CITY OF HOLLY HILL, FLORIDA

BOARD OF PLANNING AND APPEALS

MINUTES ● JANUARY 8, 2024

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

2. ROLL CALL

Attendee Name	Title	Status	Arrived
Mike Myer	Chairman	Present	
Dennis Smith	Board Member	Present	
Tony Cassata	Board Member	Present	
Loretta Arthur	Board Member	Present	
Lorraine Geiger	Board Member	Present	

3. INVOCATION

Mr. Myer lead the invocation.

4. PLEDGE OF ALLEGIANCE

Mr. Myer lead the Pledge of Allegiance to the flag.

5. ORGANIZATIONAL - ELECT CHAIRMAN

Mr. Cassata made a motion to re-elect Mr. Myer as the Chairman, seconded by Ms. Arthur.
Unanimously approved by the Board, 5-0.

6. MINUTES

1. Minutes - November 6, 2023 BOPA Meeting and December 4, 2023 BOPA Meeting

(Requested by Leslie Montgomery, Board of Planning and Appeals)

RESULT:	**RECOMMEND APPROVAL TO CITY COMMISSION [UNANIMOUS]**
MOVER:	Dennis Smith, Board Member
SECONDER:	Lorraine Geiger, Board Member
AYES:	Myer, Smith, Cassata, Arthur, Geiger

Enacted and approved this 8th day of January, 2024, in Holly Hill

7. AGENDA ITEM(S) - NONE

8. 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 in Attachment A, by Virtue of a Small Scale Future Land Use Map Amendment; Changing the Future Land Use Map Designation from Low-Density Residential to Commercial and Further Adding Text to Restrict Commercial Development on Such Parcels to Personal Storage Uses; Providing for Conflicting Ordinances; Providing for Severability; and Providing an Effective Date. AND An Ordinance of the City of Holly Hill, Florida, Approving the Second Major Amendment to the Plaza Grande, LLC Industrial Planned Unit Development; Providing for Conflicting Ordinances; Providing for Severability; and Providing an Effective Date.

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

   Mr. Walker presented both ordinances to the board. These ordinances will be voted on separately.
   Mr. Myer opened public participation for both ordinances as presented by Mr. Walker.
   The following individuals spoke for this ordinance.
   Brandon Adkins, the applicant for Riviera Oaks Self Storage was present for questions of the board if needed; Mark Hoffman (?), Holly Hill; Rose Rodriguez, Holly Hill.
   Mr. Myer closed public participation.
   <u>FUTURE LAND USE MAP AMENDMENT ORDINANCE</u>
   Mr. Smith made a motion to ***RECOMMEND APPROVAL TO THE CITY COMMISSION AMENDING THE COMPREHENSIVE PLAN BY AMENDING THE FUTURE LAND USE MAP DESIGNATION OF CERTAIN PROPERTY IDENTIFIED IN ATTACHMENT A, BY VIRTUE OF A SMALL SCALE FUTURE LAND USE MAP AMENDMENT; CHANGING THE FUTURE LAND USE MAP DESIGNATION FROM LOW-DENSITY RESIDENTIAL TO COMMERCIAL AND FURTHER ADDING TEXT TO RESTRICT COMMERCIAL DEVELOPMENT ON SUCH PARCELS TO PERSONAL STORAGE USES; PARCEL # 424204210100 ALSO KNOWN AS 975 GOLF AVENUE, AND LEGALLY DESCRIBED IN THE ATTACHMENT NAMED "LEGAL DESCRIPTION OF GOLF AVENUE PARCEL WITH COMMERCIAL USE LIMITATION' SHALL BE RESTRICTED TO DEVELOPMENT CONSISTING OF PERSONAL STORAGE WITH A MAXIMUM FLOOR AREA RATIO OF .30. DEVELOPMENT OF SAID PARCEL SHALL BE GOVERNED BY A PD WRITTEN DEVELOPMENT AGREEMENT AND PRELIMINARY PLAN,*** seconded by Ms. Geiger.
   ROLL CALL VOTE: Smith - Yes; Geiger - Yes; Arthur - Yes; Cassata - Yes; Myer - Yes
   MOTION CARRIES, 5-0.

   <u>SECOND MAJOR AMENDMENT TO THE PLAZA GRANDE, LLC ORDINANCE</u>
   Mr. Smith made a motion to ***RECOMMEND APPROVAL TO THE CITY COMMISSION THE SECOND MAJOR AMENDMENT TO THE PLAZA GRANDE, LLC INDUSTRIAL PLANNED UNIT DEVELOPMENT FOR APPROXIMATELY 5***

ACRES, LOCATED ON THE SOUTH SIDE OF GOLF AVENUE, APPROXIMATELY 1100 FEET EAST OF NOVA ROAD S AND MORE SPECIFICALLY KNOWN AS 975 GOLF AVENUE, seconded by Ms. Geiger.
ROLL CALL VOTE: Smith - Yes; Geiger - Yes; Cassata - Yes; Arthur- Yes; Myer - Yes
MOTION CARRIES, 5-0.

RESULT:	**RECOMMEND APPROVAL TO CITY COMMISSION [UNANIMOUS]**
MOVER:	Dennis Smith, Board Member
SECONDER:	Lorraine Geiger, Board Member
AYES:	Myer, Smith, Cassata, Arthur, Geiger

2. 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 Attachment a from R-6 (Low Density Multifamily Residential 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)

   Mr. Walker presented the following ordinance to the board pertaining to amending the Land Development Regulations by amending the Official Zoning Map to designate the property described in Attachment A from R-6 (Low Density Multifamily Residential District) to RPUD (Residential Planned Unit Development).
   Attorney Rob Merrell, Cobb Cole, gave a brief presentation to the board pertaining to HFH Fox Pointe as described in staff's report presented by Mr. Walker.
   Mr. Myer opened public participation for both ordinances as presented by Mr. Walker and Mr. Merrell.
   Against; Grace (?), Holly Hill, Benjamin Burcham, Holly Hill, Charlene Hazel, Holly Hill, Pat Cappello, Holly Hill, Brittany Spirot, Holly Hill, Linda Connell, Holly Hill, Elaine McDonald, Holly Hill, Eileen Axelrod, Daytona Beach on behalf of Holly Hill friends.
   All spoke to oppose the actual building, not realizing it was for just the size of the apartments as the building was already approved in 2021.

   ADOPT THE PROPOSED ORDINANCE ENACTING A REZONE FROM R-6 (LOW DENSITY MULTIFAMILY RESIDENTIAL DISTRICT) TO RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD) WITH THE ASSOCIATED DEVELOPMENT AGREEMENT AND PRELIMINARY PLAN 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.
   THE PROJECT PROPOSES 1, 2, AND 3-BEDROOM UNITS. HOWEVER, THE 1 AND 2-BEDROOM UNITS DO NOT MEET THE MINIMUM FLOOR SIZE

REQUIREMENT OF 900 SQUARE FEET AS REQUIRED BY THE R-6 ZONING DISTRICT. THE 1 AND TWO-BEDROOM UNITS WILL BE 616 AND 877 SQUARE FEET RESPECTIVELY. FOR THIS REASON, THE APPLICANT IS REQUESTING A REZONE FROM R-6 TO RPUD.

ROLL CALL VOTE: Smith - Yes; Geiger - Yes; Arthur - Yes; Cassata - Yes; Myer - Yes
MOTION CARRIES, 5-0.

A COPY OF THIS RECORDING IS AVAILABLE AT THE CITY CLERK'S OFFICE OR ON YOU-TUBE.

RESULT:	**RECOMMEND APPROVAL TO CITY COMMISSION [UNANIMOUS]**
MOVER:	Loretta Arthur, Board Member
SECONDER:	Tony Cassata, Board Member
AYES:	Myer, Smith, Cassata, Arthur, Geiger

9. OLD BUSINESS / NEW BUSINESS

10. BOARD / STAFF COMMUNICATIONS

A. Attorney Simpson - Discuss Sunshine Law, Public Records Law and various topics as needed
B. Discuss Attendance for Board members

11. ADJOURNMENT

Leslie Montgomery
Leslie Montgomery 1/8/2024

Mike Myer
Mike Myer, Chairman 1/8/2024