



# CITY OF HOLLY HILL, FLORIDA

## BOARD OF PLANNING AND APPEALS

MINUTES • FEBRUARY 1, 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     | Excused |         |
| Robin D. Hanger  | Board Member | Present |         |
| Dennis Smith     | Board Member | Present |         |
| Tony Cassata     | Board Member | Present |         |

### 2. INVOCATION

Robin Hanger led the invocation.

### 3. PLEDGE OF ALLEGIANCE

Robin Hanger led the Pledge of Allegiance.

### 4. BOPA MINUTES APPROVAL

#### 1. Minutes-January 4Th, 2021

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

|                  |                                |
|------------------|--------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>    |
| <b>MOVER:</b>    | Robin D. Hanger, Dennis Smith  |
| <b>SECONDER:</b> | Arthur J. Byrnes, Board Member |
| <b>AYES:</b>     | Byrnes, Hanger, Smith, Cassata |

Enacted and approved this 1st day of February, 2021, in Holly Hill



### 5. AGENDA ITEM(S)

1. VARIANCE REQUEST: Riverside Drive (508) - Request for a Rear and Side Yard Setback Variance from the Requirements of Section 114-765 of the Land Development Regulations Titled, "Schedule of Dimensional Requirements."

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

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

**VARIANCE REQUEST: Riverside Drive (508)** - Request for a rear and side yard setback variance from the requirements of Section 114-765 of the Land Development Regulations titled, "Schedule of Dimensional Requirements." A variance from the required rear yard setback of 30 feet to 13 feet and a side yard setback variance from 10 feet to 2 feet for a parcel in the R-1 (Single-Family) zoning district, located on the west side of Riverside Drive, approximately 100 feet north of 5<sup>th</sup> Street and more particularly known as 508 Riverside Drive; V-2020-04 (Robert Cox, Applicant) (Brian Walker, City Planner).

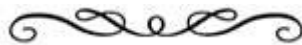
Staff finds that the applicant has met all of the criteria as stated above to grant the requested variance.

Staff recommends approval of the request for a rear and side yard setback variance from the requirements of Section 114-765 of the Land Development Regulations titled, "Schedule of Dimensional Requirements." A variance from the required rear yard setback of 30 feet to 13 feet and a side yard setback from 10 feet to 2 feet for a parcel in the R-1 (Single-Family) zoning district, located on the west side of Riverside Drive, approximately 100 feet north of 5<sup>th</sup> Street and more particularly known as 508 Riverside Drive.

Applicant, Robert Cox, requests an adjustment for the rear setback to be moved to 12ft instead of 13ft.

Brian Walker, stated that staff has no objection to 12ft instead of 13ft as the initial application requested.

***Motion to recommend the Variance Request (12ft rear setback and 2ft side setback) by Dennis Smith, seconded by Arthur Byrnes.***



## 2. The Mirage Phases 3 and 4 (Preliminary Plat/Final Engineering) Approval

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

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

Christopher Butera of Mirage HH Partners, LLC, property owner, requests Preliminary Plat /Final Engineering approval for Phases 3 and 4 of the Mirage Subdivision. Phases 3 and 4 add an additional 49 lots and increase the total number of developable lots within the subdivision from 53 to 102. The subdivision is located approximately 1200 feet east of Nova Road on the north side of Flomich Street. The site is in an R-6 (Low Density Multi-Family Residential) zoning district which allows 12 dwelling units an acre for townhomes. However, the future land use of phases 3 and 4 is low density residential (LDR) which allows a maximum of 6 dwelling units per net acre. Based on FLU Policy 1.1.3 of the City's comprehensive plan as amended on January 12, 2016 (Ordinance

2964), the R-6 zoning category may be consistent with the LDR future land use when the proposed density within R-6 does not exceed the maximum density permitted within the LDR future land use. Phases 3 and 4 propose a maximum density of 5.76 dwelling units an acre and are therefore consistent with the LDR future land use.

The applicant also has been notified that lots cannot be sold for development until such a time that the subdivision improvements have been completed, inspected, and approved unless bonded, and the subdivision has received final plat approval.

Staff recommends that the City Commission, APPROVE the Preliminary Plat for Phases 3 and 4 of the Mirage Subdivision.

Arthur Byrnes, asks for clarification regarding the phrase “unless bonded”. Brian Walker, explained.

Chris Butera, Mirage HH Partners, was present on behalf of this property.

Arthur Byrnes, asked to define the boundaries of phases 3 and 4. The plans were pulled up on the screen as Brian Walker explained the boundaries.

Arthur Byrnes, asked if the shape of the pond was going to change. Chris Butera, stated that the pond is done. The pond has been deeded to the City of Holly Hill.

John Boss, 1031 Alabama Avenue, asked if he was going to lose the woods in the rear of his property and or if fences would be installed. Chris Butera, answered that yes, the woods would be taken out, and that there is no plan to fence.

Robin Hanger directed a question to Brian Walker, if there was a required buffer between the lots. Brian Walker stated that its usually a 10 foot buffer, demonstrated in the landscape plans showed back yards (rear setback to rear setback).

Robin Hanger stated that Mr. Boss would lose his woods, and no fence or landscape is additionally required. Any fence installation would be on the property owner to apply for separately.

***Motion to recommend the Approval of the Preliminary Plat for Phases 3 and 4 of the Mirage Subdivision by Tony Cassatta, seconded by Dennis Smith.***



**6. OLD BUSINESS**

None.

**7. BOARD/STAFF COMMUNICATIONS**

Next BOPA meeting is set for Monday, March 1st, 2021.

**8. ADJOURNMENT**

Meeting adjourned at 6:32 PM

**Eleni Deligianis**

Eleni Deligianis, Assistant

2/1/2021

**Mike Myer**

Mike Myer, Chairman

2/1/2021