



# CITY OF HOLLY HILL, FLORIDA

## BOARD OF PLANNING AND APPEALS

MINUTES • FEBRUARY 6, 2017

City Commission Chamber

BOPA Regular Meeting

6:30 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 |         |
| Jim Legary       | Board Member | Present |         |
| Robin D. Hanger  | Board Member | Absent  |         |
| Arthur Cappuccio | Board Member | Present |         |
| Arthur W. Morris | Board Member | Excused |         |

### 2. INVOCATION

Invocation given by Art Cappuccio.

### 3. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Mike Myer.

### 4. MINUTES APPROVAL

1.

Minutes

(Requested by Elizabeth Nelson, Board of Planning and Appeals)  
Approved as submitted.

|                  |                             |
|------------------|-----------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b> |
| <b>MOVER:</b>    | Mike Myer, Chairman         |
| <b>SECONDER:</b> | Jim Legary, Board Member    |
| <b>AYES:</b>     | Myer, Legary, Cappuccio     |
| <b>ABSENT:</b>   | Hanger                      |
| <b>EXCUSED:</b>  | Morris                      |

Enacted and approved this 6th day of February, 2017, in Holly Hill



2.

Minutes

(Requested by Elizabeth Nelson, Board of Planning and Appeals)  
Approved as submitted.

|                  |                             |
|------------------|-----------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b> |
| <b>MOVER:</b>    | Mike Myer, Chairman         |
| <b>SECONDER:</b> | Jim Legary, Board Member    |
| <b>AYES:</b>     | Myer, Legary, Cappuccio     |
| <b>ABSENT:</b>   | Hanger                      |
| <b>EXCUSED:</b>  | Morris                      |

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## 5. AGENDA ITEM

1.

1840 Parque Rezoning Rezoning of a 9 Acre Parcel on the West Side of Parque Dr. North of Calle Grande to CC-1 Commercial Corridor.

(Requested by Thomas Harowski, Board of Planning and Appeals)

Thomas Harowski, City Planner briefly summarized his staff report. This is a rezoning request for a parcel that was annexed into the City in 1993, but never assigned a city zoning classification. The applicant is requesting CC-1 zoning to support a proposed warehouse/manufacturing complex. Staff recommends the Board of Planning and Appeals to approve the proposed CC-1 zoning district for the subject property.

Harry Newkirk, PE for the project stated that the north end of the property is wetlands and will be a conservation area. Most of the buildings will be at the south end of the property.

John Miller, 350 Parque Drive, expressed opposition to this project and that it will have an adverse effect on the residential neighborhood.

Correan Reddin, 725 Parque Drive, also expressed opposition to this project.

Paul Bielefeldt, 320 Arragon Street, stated that he is against any commercial project for this property.

Bryant Frazer, lives next to Publix Shopping Center, stated he is totally against any commercial activity on this property.

Kaleigh Brown, 788 Espanola Avenue, expressed opposition to this project.

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|------------------|-----------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b> |
| <b>MOVER:</b>    | Mike Myer, Chairman         |
| <b>SECONDER:</b> | Jim Legary, Board Member    |
| <b>AYES:</b>     | Myer, Legary, Cappuccio     |
| <b>ABSENT:</b>   | Hanger                      |
| <b>EXCUSED:</b>  | Morris                      |

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2.

626/628 Walker Street Rezoning Rezoning of the Parcels at 626 and 628 Walker Street from R-7 Low Density Multi-Family to R-3 Medium Density Single-Family Residential

(Requested by Thomas Harowski, Board of Planning and Appeals)

Thomas Harowski, City Planner, summarized his staff report stating that the request is to rezone 626 and 628 Walker Street from current R-7 Multi-Family to R-3 Single-Family Residential. The remainder of the properties on the north side of Walker Street are developed as single family homes and this zoning is in keeping with the current neighborhood zoning classification.

|                  |                             |
|------------------|-----------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b> |
| <b>MOVER:</b>    | Jim Legary, Board Member    |
| <b>SECONDER:</b> | Mike Myer, Chairman         |
| <b>AYES:</b>     | Myer, Legary, Cappuccio     |
| <b>ABSENT:</b>   | Hanger                      |
| <b>EXCUSED:</b>  | Morris                      |

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3.

314 Flomich Street Variance A Request for a Variance of 18 Feet to Allow Construction of a Carport to Extend to the Front Property Line.

(Requested by Thomas Harowski, Board of Planning and Appeals)

Thomas Harowski, City Planner summarized his staff report. Stating that in 2016 the applicant constructed a 20' by 26' carport without a permit. This property is a corner lot and according to our LDR, the property has two front yards and two side yards. The carport is extended into the front yard setback as well as 8' into the right-of-way of Ridge Avenue. The applicant is requesting that the portion of the carport that is in the setback be granted. However, the City cannot grant the variance for the portion of the carport that is extended into the Ridge Avenue right-of-way. The applicant would have to remove the 8' that extends into that right-of-way. This property fronts on Ridge Avenue

which has a 100' right-of-way compared to the more standard right-of-way of 5' for most other city streets.

Randy Kraiger, 314 Flomich Street, applicant stepped to the podium stating that he has moved his surveillance business into the existing garage, thereby constructing the carport to cover his vehicles.

A discussion ensued among the Board members that the reasoning for the 100' right-of-way along Ridge Avenue, may be due to the fact that Ridge Avenue was going to become US 1 at a future time.

Richard Trussell, 1536 Ridge Avenue expressed that the property has been greatly improved by Mr. Kraiger and that he has no problem with the Board granting Mr. Kraiger the variance request.

Mary Ann Trussell, 1536 Ridge Avenue also stating that she has no problem with the granting of the variance request. She questioned whether the City could moved the right-of-way line further west for the whole street.

Scott Simpson, City Attorney, stated that the City would have to go through a lengthy process of vacation and this Board would not be in that process.

|                  |                             |
|------------------|-----------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b> |
| <b>MOVER:</b>    | Mike Myer, Chairman         |
| <b>SECONDER:</b> | Jim Legary, Board Member    |
| <b>AYES:</b>     | Myer, Legary, Cappuccio     |
| <b>ABSENT:</b>   | Hanger                      |
| <b>EXCUSED:</b>  | Morris                      |

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## 6. OLD BUSINESS

1.

Fountainhead MPUD An Application for Approval of a Mixed Planned Unit Development for an Approximately 25-Acre Parcel Located at the Intersection of Center Avenue and Walker Street.

(Requested by Thomas Harowski, Board of Planning and Appeals)

This item has been tabled until the Board of Planning & Appeals Special Meeting on February 22, 2017 @ 6:30 pm

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|------------------|-----------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b> |
| <b>MOVER:</b>    | Jim Legary, Board Member    |
| <b>SECONDER:</b> | Mike Myer, Chairman         |
| <b>AYES:</b>     | Myer, Legary, Cappuccio     |
| <b>ABSENT:</b>   | Hanger                      |
| <b>EXCUSED:</b>  | Morris                      |

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## 7. BOARD/STAFF COMMUNICATIONS

1.

Chairman of the Board of Planning & Appeals

(Requested by Elizabeth Nelson, Board of Planning and Appeals)

Art Cappuccio resigned his seat as Chairman of the BOPA. Mike Myer was nominated as Chairman and accepted the position.

|                |                         |
|----------------|-------------------------|
| <b>RESULT:</b> | <b>INFORMATION ONLY</b> |
|----------------|-------------------------|

Enacted and approved this 6th day of February, 2017, in Holly Hill



## 8. ADJOURNMENT

This meeting adjourned at 8:15 PM