



Board of Planning and Appeals

BOPA Regular Meeting

~ Minutes ~

1065 Ridgewood Ave
Holly Hill, FL 32117
www.hollyhillfl.org

Liz Nelson
386-248-9442

Monday, March 7, 2016

6:30 PM

City Commission Chamber

1. Call to Order

Attendee Name	Title	Status	Arrived
Mike Myer	Chairman	Present	
Christopher Via	Vice Chairman	Present	
Edward H Perkins	Board Member	Absent	
Dorothy Featherston	Board Member	Present	
Jim Legary	Board Member	Present	

2. Innocation

Invocation given by Chairman Mike Myer.

3. Pledge of Allegiance

Dorothy Featherston led the Pledge of Allegiance.

4. Minutes Approval

1. Agenda Item (ID # 1282)

Minutes

DISCUSSION: Approve February 1, 2016 Minutes

FISCAL ANALYSIS: N/A

STAFF RECOMMENDATION: Approve Minutes of February 1, 2016 BOPA Meeting

COMMISSION GOAL: N/A

MOTION: As determined by the Board of Planning & Appeals

COMMENTS - Current Meeting:

Chris Via amended the February 1, 2016 minutes to reflect the approved excused date of March 2, 2015 for Jim Legary.

ATTACHMENTS:

- Minutes - February 1, 2016 (PDF)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Christopher Via, Vice Chairman
SECONDER:	Dorothy Featherston, Board Member
AYES:	Mike Myer, Christopher Via, Dorothy Featherston, Jim Legary
ABSENT:	Edward H Perkins

5. Agenda Item

6. Old Business

1. Agenda Item (ID # 1296)

R-1 Front Setback Review: Continuation of the Discussion About Potential Code Amendments for Front Yard Setbacks in the R-1 Zoning District.

INTRODUCTION: The Board of Planning and Appeals has been reviewing proposals to amend the regulations governing front yard setbacks in the R-1 zoning classification. The Board discussed the issue at both the January and February meetings, and this report is intended to provide additional data for the discussion.

BACKGROUND: The staff has attached the previous BOPA reports dated October 5, 2015 and February 1, 2015. The October report presents the findings from our review of existing conditions and suggestions of potential options for Board consideration. The February memo presents proposed language and additional analysis on two options; reduced setbacks for the secondary front yard on corner properties and the averaging of setbacks where existing units sit forward of the minimum required front yard setback. This report provides proposed language for an averaging process to serve as a starting point for discussion.

DISCUSSION: Should the Board wish to pursue an averaging program, staff is suggesting that Section 114-33 Scope be amended to include a new paragraph four. Attachment A presents the proposed amendment. This amendment would be accompanied by a definition of block face which is the area between intersecting streets on the same side of the street. Please note that the draft language does not include a decision on several issues that we discussed at the February meeting including:

- Should the waiver apply to all residential districts or just the R-1 zone? (The option is limited to R-1.)
- Should there be a minimum percentage of lots with violations of the front yard setback to initiate the averaging process? (No minimum is proposed.)
- Should the resulting setback adjustment round fractional portions of a foot? (No rounding is proposed.)

The proposal may be modified for any or all of these conditions. We assume that an applicant for a building permit desiring to use the setback waiver would be required to

provide survey data showing the actual building setback for all principal structures within the block face.

During our discussion at the February meeting, it was pointed out that using an ongoing average could result in a gradual reduction of the front yard setback as new, closer structures are averaged with current existing structures. One option suggested was that the averaging process be done once for each block face and that first average would essentially become the new fixed setback for that block.

RECOMMENDATION: Continue discussion of proposed revisions to the code and direct staff as appropriate.

COMMENTS - Current Meeting:

Tom Harowski, City Planner, summarized the discussions from the previous meetings dealing with the R-1 setback issue. He suggested that if the Board wishes to pursue an averaging program, staff is suggesting that Section 114-33 Scope be amended to include a new paragraph four. He also pointed out that the draft language does not include a decision on several issues that were discussed at the February meeting.

The Board discussed different ways to adjust the R-1 setbacks. They were in consensus that averaging was not the right way to adjust the setbacks.

Chris Via suggested that the R-1 front yard setback be changed from 35 feet to 30 feet.

The Board agreed that the front side corner setback should also be changed.

Chris Via moved, seconded by Dorothy Featherson to change the R-1 front setback from 35 feet to 30 feet and the front side corner setback be reduced by 40% to 18 feet.

Mike Myer asked what did the Board think about changing the front side corner setbacks in the R-2 and R-3 Districts. The Board agreed that the front side corner setbacks should also be changed.

After much discussion regarding the setback issue. Chris Via amended his motion to: R-1 Front Setback will be changed from 35 feet to 30 feet, that the R-1 Front Side Corner Yard Setback will be changed to 18 feet and that the R-2 and R-3 Front Side Corner Yard Setbacks will be changed to 15 feet.

Ronald Strange, 24 Katrinas Drive, Ormond Beach, Florida stepped to the podium. Mr. Strange owns a vacant lot abutting 1650 Riverside Drive. He thanked the Board for taking up this issue and also thanked staff for their hard work and time spent on this. He further stated that he was in favor of the motion that was on the floor.

ATTACHMENTS:

- R-1 Residential Setback Analysis (DOC)

- R-1 Residential Setback Second Report (DOC)
- Planning - R-1 Steback Study Compliance Properties Map (PDF)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Christopher Via, Vice Chairman
SECONDER:	Dorothy Featherston, Board Member
AYES:	Mike Myer, Christopher Via, Dorothy Featherston, Jim Legary
ABSENT:	Edward H Perkins

7. Board/Staff Communications

Tom Harowski stated that he did not have any future pending actions for the Board. At this time he did not think that they would have an April meeting.

8. Adjournment

Meeting adjourned at 7:48 PM