



CITY OF HOLLY HILL, FLORIDA

BOARD OF PLANNING AND APPEALS

MINUTES • MARCH 7, 2022

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

I. CALL TO ORDER

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

II. INVOCATION

Invocation was led by Mike Myer.

III. PLEDGE OF ALLEGIANCE

Pledge of Allegiance was led by Robin Hanger.

Mike Myer introduces the new board member Loretta Arthur.

Robin Hanger nominates Mike Myer for Chair. Mike Myer accepts nomination. Unanimously passed, 5-0.

Mike Myer nominates Robin Hanger for vice chair, Robin Hanger declines and nominates Dennis Smith. Dennis Smith accepts nomination. Unanimously passed, 5-0.

Roll Call after nomination - all board members were present.

IV. BOPA MINUTES APPROVAL

Motion to approve minutes for December 2021 BOPA Meeting by Robin Hanger, seconded by Dennis Smith.

V. ORDINANCES

1. An Ordinance of the City of Holly Hill, Volusia County, Florida, Relating to Comprehensive Planning; Adopting Updates to the City's 5-Year Capital Improvements Schedule Within the City's Capital Improvements Element in Accordance with Florida Law; Providing for Repeal of All Ordinances and Parts of Ordinances in Conflict Herewith; 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.

State law requires that each year the City update its five-year program for capital improvements to keep the City's Comprehensive Plan in compliance with state requirements. The Capital Improvements Element (CIE) update must be adopted by ordinance. This report contains the proposed update to the City's CIP for the five-year period covering FY2021-22 through FY 2025-26, referenced as Exhibit A. There are no revisions to the adopted goals, objectives and policies of the approved Capital Improvements Element.

Staff recommends the City Commission adopt the attached update to the 5-year Capital Improvements Element and incorporate the revised program into the City's Comprehensive Plan.

Motion to adopt the proposed Capital Improvements Element (CIE) update by Dennis Smith, and seconded by Robin Hanger.



2. An Ordinance of the City of Holly Hill, Florida, Approving the First Major Amendment to the Volusia Sports and Storage Center Business Planned Unit Development (Bpud) Development Agreement; 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.

Volusia Sports and Storage Center; Business Planned Unit Development (BPUD) Major Amendment and Rezone - Consider a major amendment and rezone to the Volusia Sports and Storage Center BPUD located on approximately 2.38 acres, on the east side of Nova Road S approximately 375 feet south of Golf Avenue and more specifically known as 1137 S Nova Road. (Aerial Hydraulics, Applicant) District 4 - Commissioner Johnson (Brian Walker, City Planner).

The applicant is requesting to amend the approved BPUD as follows:

1. Amend the Preliminary Development Plan by removing the phasing plan.
2. Remove from the Preliminary Development Plan all RV and Boat storage.
3. Remove from the Preliminary Development Plan the 6,318 square foot covered open air recreational area.
4. Change the parking lot layout and reduce the number of parking spaces.
5. Change the location of the dumpster pad and enclosure.
6. The size of the dry retention pond may be reduced since the amount of impervious surface is being reduced.

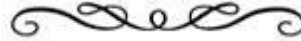
There is an existing 7,893 square foot building on the property that the applicant proposes to develop as a sports center with related storage.

No changes to the landscaped buffer sizes are proposed. There are relatively minor changes to the landscaping that consist primarily of changes to some tree types. Sod will be placed in the areas that are no longer proposed for RV and boat storage. The enhanced landscaping originally proposed along Nova Road remains in place with the proposed amendment.

No changes in the permitted uses are proposed with this amendment.

Staff recommends the City Commission adopt the Ordinance enacting a Rezone from Business Planned Unit Development to Business Planned Unit Development (a Major Amendment) and the associated Development Agreement and Preliminary Development Plan, for approximately 2.38 acres, located on the east side of Nova Road S approximately 375 feet south of Golf Avenue and more specifically known as 1137 S Nova Road.

Motion to approve the major amendment and rezone to the Volusia Sports and Storage Center BPUD was made by Tony Cassata and seconded by Robin Hanger.



VI. OLD BUSINESS

None.

VII. BOARD/STAFF COMMUNICATIONS

April 4th, 2022 is the next meeting.

VIII. ADJOURNMENT

Meeting ended 6:30pm

Eleni Deligianis

Eleni Deligianis, Assistant

3/7/2022

Mike Myer

Mike Myer, Chairman

3/7/2022