CITY OF HOLLY HILL, FLORIDA

BOARD OF PLANNING AND APPEALS

MINUTES ● APRIL 2, 2018

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	Present	
Arthur Cappuccio	Board Member	Present	
Arthur W. Morris	Board Member	Present	

2. INNVOCATION

Invocation was given by Chairman Mike Myer.

3. PLEDGE OF ALLEGIANCE

Chairman Mike Myer led the Pledge of Allegiance.

4. BOPA MINUTES APPROVAL

1.

March 5, 2018 BOPA Minutes

(Requested by Brian Walker, City Planner)

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Arthur W. Morris, Board Member
SECONDER:	Arthur Cappuccio, Board Member
AYES:	Myer, Legary, Hanger, Cappuccio, Morris

Enacted and approved this 2nd day of April, 2018, in Holly Hill

5. AGENDA ITEM(S)

1.

Krystal Sign Height and Area Variance Request

(Requested by Brian Walker, City Planner)

Brian Walker, City Planner summarized his staff report stating that the request is for a variance from Section 110.8 c (1) of the Land Development Regulations, for sign height from twenty-five (25') feet to fifty-five feet - ten inches (55'-10") and a sign area variance from seventy-two (72) square feet to two-hundred fifty (250) square feet, for a Krystal sign located on the northeast corner of Ridgewood and Mason Avenue, addressed as 101 Ridgewood Avenue. This Krystal restaurant has been located on this property since approximately the early to mid 70's. The duel pole sign approximately fifty (50') feet high and twenty-two (22') feet has been on the property since the restaurant was built. This sign predated the City's Land Development Regulations which were adopted in 1993. This sign was considered a legal non-conforming sign and allowed to remain in place. Due to damage from Hurricane Matthew in 2016, the sign supports were damaged. After discussion with the City, the sign was removed in the interest of public safety, prior to the approaching Hurricane Irma in 2017. The applicant is requesting to make all needed structural repairs in compliance with current Building Codes and re-erect the sign in its previous location. Because the sign was completely removed from its original location and does not meet the current size and height requirements, a variance is needed to re-erect the sign. He further stated that the applicant has satisfied all six criteria under Section 82-317 of the Land Development Regulations for granting a variance. Based on the findings, staff recommends approval of the variance request.

Art Cappuccio expressed concerns over the large size and height of this sign and is against this variance request.

Scott Simpson, City Attorney stated that this is a unique situation in which the City asked Krystal to remove this damaged sign before Hurricane Irma got here in the interest of public safety. Under our code they could have repaired this sign as it stands, but the City asked them to remove it for safety reasons, due to the approaching hurricane.

Robin Hanger stated that he purchased property on Ridgewood Avenue that had a sign that needed the posts repaired in 1999. The sign had to be removed to make these repairs and in doing so, the City would not allow him to put back what was taken down. The new sign had to meet the new sign regulations. He is against this variance.

Mike Myer, stated that being that the City requested them to remove this sign for public safety reasons, in good faith, he feels that the variance needs to be granted.

Arthur Morris, expressed the same sentiment that Mike Myer stated. The City should grant this variance in good faith, we are under an obligation.

Jim Legacy stated that he is in favor of the variance request.

The motion carried by a 3-2 vote.

RESULT:	**APPROVED [3 TO 2]**
MOVER:	Jim Legary, Board Member
SECONDER:	Arthur W. Morris, Board Member
AYES:	Myer, Legary, Morris
NAYS:	Hanger, Cappuccio

Enacted and approved this 2nd day of April, 2018, in Holly Hill

6. OLD BUSINESS

None

7. BOARD/STAFF COMMUNICATIONS

Brian Walker stated that there will probably be a May Meeting regarding a rezoning request.

Scott Simpson, City Attorney, reminded the Board Members to check their emails for their agenda packets when a meeting date is approaching.

8. ADJOURNMENT

This meeting adjourned at 6:50 PM