



CITY OF HOLLY HILL, FLORIDA

BOARD OF PLANNING AND APPEALS

MINUTES • APRIL 7, 2025

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

Michael Myer called the meeting to order at 6:00pm

2. ROLL CALL

Attendee Name	Title	Status	Arrived
Mike Myer	Chairman	Present	
John Danio	Board Member	Present	
Dennis Smith	Board Member	Present	
Tony Cassata	Board Member	Present	
Kymberlee Nguyen	Board Member	Present	

3. INVOCATION

4. PLEDGE OF ALLEGIANCE

5. MINUTES

Minutes were approved.

- Minutes - February 3, 2025 BOPA Meeting

(Requested by Leslie Montgomery, Board of Planning and Appeals)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Tony Cassata, Board Member
SECONDER:	Dennis Smith, Board Member
AYES:	Myer, Danio, Smith, Cassata, Nguyen

Enacted and approved this 7th day of April, 2025, in Holly Hill



6. AGENDA ITEM(S)

- Extension and Modification of the Community Redevelopment Plan in Consistency with the Comprehensive Plan

(Requested by Valerie Manning, City Clerk)

STAFF RECOMMENDATION:

Staff respectfully requests that the Board of Planning and Appeals finds the Community Redevelopment Plan update in compliance with the Comprehensive Plan and recommends its approval by the City Commission.

Staff, Brian Walker, Community Development Director, and Amy Zengotita, the Economic Development Manager and CRA Coordinator for the City gave a brief summary, recommending approval.

Board asked questions and there was discussion.

Chairman Myer asked if there were any additional questions or discussion. Seeing none, a motion was made.

MOTION:

To find the Community Redevelopment Plan update in compliance with the Comprehensive Plan and recommend approval by the City Commission.

RESULT:	RECOMMEND APPROVAL TO CITY COMMISSION [UNANIMOUS]
MOVER:	John Danio, Board Member
SECONDER:	Tony Cassata, Board Member
AYES:	Myer, Danio, Smith, Cassata, Nguyen

Enacted and approved this 7th day of April, 2025, in Holly Hill



2. 1540 Center Avenue Side Yard Setback Variance

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

Mr. Walker outlined the applicant's request for a setback variance from the requirements of Section 114-765 of the Land Development Regulations titled, "Schedule of Dimensional Requirements." A variance from the required side yard setback of 8 feet to 5.5 feet for a parcel in the R-2 (Single-Family) zoning district, location on the west side of Center Avenue, approximately 380 feet south of Flomich Street and more particularly known as 1540 Center Avenue. The six outlined criteria presented have findings of fact that the applicant has not met any of the criteria as stated above to grant the requested variance.

STAFF RECOMMENDATION:

Staff recommends denial of the request for a side yard setback variance.

The Chairman asked if the applicant would like to speak.

The applicant, Frank Solitto, briefly discussed the request and why the variance was

needed.

No one else spoke for or against the request.

Chairman Myer asked if there were any additional questions or comments from the Board.

Goes to City Commission, April 22nd, 2025

RESULT:	APPROVED TO DENY [4 TO 1]
MOVER:	John Danio, Board Member
SECONDER:	Dennis Smith, Board Member
AYES:	Myer, Danio, Smith, Nguyen
NAYS:	Cassata

Enacted and approved this 7th day of April, 2025, in Holly Hill



7. **ORDINANCE(S)**

1. 1152 S Nova Road - Annexation

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

A request to annex 1.028 acres on the west side of Nova Road approximately 475 feet south of Golf Avenue and more specifically known as 1152 S Nova Road. This application is companion to a comprehensive plan amendment (CPA-2025-01) and a rezone.

The Chairman asked if anyone would like to speak in favor.

Dino Anderson, Ormond Beach, spoke in favor. His commercial property abuts the applicant’s commercial property.

No one spoke against.

Chairman Myer asking if there were any additional questions or discussion from the Board. There were none.

RESULT:	RECOMMEND APPROVAL TO CITY COMMISSION [UNANIMOUS]
MOVER:	Tony Cassata, Board Member
SECONDER:	Dennis Smith, Board Member
AYES:	Myer, Danio, Smith, Cassata, Nguyen



2. 1152 S Nova Road CPA and Rezone

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

STAFF RECOMMENDATION

Adopt the proposed Ordinance enacting a Small-Scale Future Land Use Map Amendment from MXZ (Mixed Use Zone) (Volusia County) to General Commercial (Holly Hill) for approximately 1.02 acres, located on the west side of Nova Road approximately 475 feet south of Golf Avenue and more specifically known as 1152 S Nova Road.

and;

Adopt the proposed Ordinance enacting a Rezone from I-3 (Light Industrial) (Volusia County) to CC-1 (Commercial Corridor) (Holly Hill) for approximately 1.02 acres, located on the west side of Nova Road approximately 475 feet south of Golf Avenue and more specifically known as 1152 S Nova Road.

The Chairman asked if there were any additional questions or comments from the Board. There were none.

RESULT:	RECOMMEND APPROVAL TO CITY COMMISSION [UNANIMOUS]
MOVER:	John Danio, Board Member
SECONDER:	Tony Cassata, Board Member
AYES:	Myer, Danio, Smith, Cassata, Nguyen



8. OLD BUSINESS / NEW BUSINESS

9. BOARD / STAFF COMMENTS

10. ADJOURNMENT

Adjournment: 7:20pm