



CITY OF HOLLY HILL, FLORIDA

BOARD OF PLANNING AND APPEALS

MINUTES • MAY 3, 2021

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

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

2. INVOCATION

Mike Myer led the Invocation.

3. PLEDGE OF ALLEGIANCE

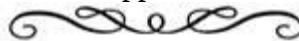
Mike Myer led the Pledge of Allegiance.

4. BOPA MINUTES APPROVAL

1. Minutes - April 5Th, 2021 BOPA Meeting

(Requested by Eleni Deligianis, Board of Planning and Appeals)

The April 2021 Meeting Minutes were approved.



5. AGENDA ITEM(S)

1. An Ordinance of the City of Holly Hill Florida, Amending the Comprehensive Plan by Amending the Future Land Use Map Designation of Certain Property Identified as 1860 N Nova Road and 1529 Old Kings Road Having Parcel Numbers 424231010280 and 424231010270 Respectively, by Virtue of a Small Scale Future Land Use Map Amendment; Changing the Future Land Use Map Designation from Mxz (Mixed Use Zone) to General Commercial; Providing for Conflicting Ordinances; Providing for Severability; and Providing an Effective Date. And an Ordinance of the City of Holly Hill, Florida, Amending the Land Development Regulations, by Amending the Official Zoning Map to Designate the Property Described in Exhibit a from I-1 (Light Industrial) and B-5 (Heavy Commercial) to Cc-1 (Commercial Corridor District); 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.

The Applicant has petitioned for the parcels in question to be annexed into the City of Holly Hill. At its regular meeting on March 23, 2021, the City Commission voted unanimously to approve the annexation. The property now needs to receive City zoning and be included in the City of Holly Hill's Comprehensive Plan.

The Applicant is requesting a Small Scale Future Land Use Amendment from Volusia County's future land use designation of MXZ (Mixed Use Zone) to General Commercial (Holly Hill) and a Rezone from I-1 (Light Industrial) and B-5 (Heavy Commercial) (Volusia County) to CC-1 (Commercial Corridor) (Holly Hill).

Staff recommends adoption of the proposed Ordinance enacting a Small Scale Future Land Use Map Amendment from MXZ (Mixed Use Zone) (Volusia County) to General Commercial (Holly Hill) AND adoption of the proposed Ordinance enacting a Rezone from I-1 (Light Industrial) and B-5 (Heavy Commercial) (Volusia County) to CC-1 (Commercial Corridor) (Holly Hill) for approximately 1.45 acres located about 500 feet south of Flomich St. between N Nova Road and Old Kings Road.

Motion to recommend the Comprehensive Plan Amendment by Robin Hanger and seconded by Tony Cassata. Motion to approve the Rezone by Robin Hanger and seconded by Arthur Byrnes.



6. OLD BUSINESS

None.

7. BOARD/STAFF COMMUNICATIONS

Board Member Robin Hanger brought up the question of moving the monthly BOPA meeting to 5:30PM. The issue was discussed but no decision was made at the time.

8. ADJOURNMENT

BOPA Meeting Adjourned by Mike Myer at 6:19PM.

Eleni Deligianis

Eleni Deligianis, Assistant

5/3/2021

Mike Myer

Mike Myer, Chairman

5/3/2021