



CITY OF HOLLY HILL, FLORIDA

BOARD OF PLANNING AND APPEALS

MINUTES • MAY 7, 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. INVOCATION

Invocation was given by Robin Hanger.

3. PLEDGE OF ALLEGIANCE

Chairman Mike Myer led the Pledge of Allegiance.

4. BOPA MINUTES APPROVAL

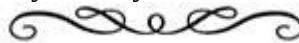
1.

Minutes of April 3, 2018 Meeting

(Requested by Brian Walker, City Planner)

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

Enacted and approved this 7th day of May, 2018, in Holly Hill



5. AGENDA ITEM(S)

1.

Halifax Media Holly Hill BPUD Rezone

(Requested by Brian Walker, City Planner)

Brian Walker, City Planner, summarized his staff report, stating that the applicant is requesting a rezone to BPUD (Business Planned Unit Development) in order to develop lots 3, 4 and 5 of the Halifax Media Plat. Lots 3 and 4 are divided between the Cities of Holly Hill and Daytona Beach. The portion lying within the City of Daytona Beach are part of the Halifax Media Planned District Agreement between the City of Daytona Beach and RPS News-Journal Building, LLC. The portions lying within the City of Holly Hill are zoned B-5 (General Commercial District). Therefore, each lot has two different zoning districts. The applicant proposes commercial structures on the portions of lots 3 and 4 lying within the City of Daytona Beach that are compatible with the stated allowable uses of the Halifax Media Planned District Agreement. On the portions of lots 3 and 4 lying within the City of Holly Hill, the applicant proposes to develop the site as parking area and drainage only, in support of the commercial structures proposed on those same lots within the City of Daytona Beach.

The portions of lots 3 and 4 proposed for parking and drainage are zoned B-5 which does not allow parking and drainage without a structure. Because the proposed structures are in another jurisdiction and zoning district, it is necessary to rezone the B-5 zoned property to a zoning classification that will allow parking and drainage as a support use only. The Business Planned Unit Development zoning district is designed to allow flexibility of business uses and their supporting infrastructure. Therefore, the rezone will allow the portion of lots 3 and 4 lying within the City of Holly Hill to be used as parking and drainage in support of commercial structures within the City of Daytona Beach.

Lot 5 is entirely within the City of Holly Hill and is currently zoned B-5 (General Commercial District). The applicant proposes to include this lot within the BPUD with the permitted uses to be consistent with the uses permitted under the B-5 zoning district of the Land Development Regulations of the City of Holly Hill. Staff finds that the requested BPUD zoning classification is compatible with the allowable uses and density provisions of the General Commercial Development future land use designation as well as with existing adjacent and future land uses. Staff recommends that the City Commission adopt the Ordinance enacting a Rezone from B-5 (General Commercial to BPUD (Business Planned Unit Development), and approve the associated Development Agreement and Preliminary Development Plan for approximately 1.58 acres, located on the east side of Nova Road approximately 600 feet south of 6th Street.

Rachel Pringle, Attorney representing RPS News-Journal LLC, stepped to the podium to answer any questions the Board may have. The Board asked if a Hardee's was being constructed on any of the lots under discussion.

Jerry Finley, Project Engineer, stated that a Hardee's Restaurant may be built on Lot #2, which is in the jurisdiction of the City of Daytona Beach and not part of the lots under discussion.

Brian Walker, City Planner stated that a Dialysis Center is under plan review for lot #4, which is located within the City of Daytona Beach limits.

Arthur Morris, asked how this project will affect the property values for the parcels within the City limits of Holly Hill? The property is owned by the News-Journal,

therefore, the taxes would be going to the City of Daytona Beach, being that the News-Journal building is located within that jurisdiction.

Michael Myer asked if the City could de-annex our parcel and have them annexed into the City of Daytona Beach. Scott Simpson stated that you cannot de-annex property that has been properly annexed.

Jim Legary expressed that he feels that this project benefits the City of Daytona Beach and that the City of Holly Hill is getting nothing from this.

Robin Hanger, stated that he feels it is better to have the land paved and landscaped, then just dirt sitting there. Being developed will attract interest into the area.

Brian Walker, City Planner stated that the Project will have a 50' landscaped buffer.

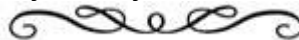
There was a discussion among the Board members as to whether this is good for the City, being that we are not really getting anything from this project.

Scott Simpson, City Attorney expressed to the Board that the question before us is - does this request meet our Land Development Code? Even though the Board may not think this City is benefiting from this project, they must look to see if they meet the criteria for the rezoning through our Land Development Code and Comp Plan.

The consensus of the Board was that the City is not benefiting from this project, but feels that the land would be better developed then undeveloped.

RESULT:	RECOMMEND APPROVAL TO CITY COMMISSION [UNANIMOUS]
MOVER:	Robin D. Hanger, Board Member
SECONDER:	Arthur Cappuccio, Board Member
AYES:	Myer, Legary, Hanger, Cappuccio, Morris

Enacted and approved this 7th day of May, 2018, in Holly Hill



6. OLD BUSINESS

None

7. BOARD/STAFF COMMUNICATIONS

None

8. ADJOURNMENT

This meeting adjourned at 7:10 PM