



CITY OF HOLLY HILL, FLORIDA

BOARD OF PLANNING AND APPEALS

MINUTES • JUNE 3, 2019

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	Excused	
Tony Cassata	Board Member	Present	

2. INVOCATION

Mike Myer gave the invocation.

3. PLEDGE OF ALLEGIANCE

Mike Myer led the Pledge of Allegiance.

4. BOPA MINUTES APPROVAL

1. April 1, 2019 BOPA Minutes

(Requested by Brian Walker, City Planner)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Robin D. Hanger, Board Member
SECONDER:	Arthur J. Byrnes, Board Member
AYES:	Byrnes, Myer, Hanger, Cassata
EXCUSED:	Smith

Enacted and approved this 3rd day of June, 2019, in Holly Hill



5. AGENDA ITEM(S)

1. Request a Waiver of "Type A" Screening Requirement Per Section 98-69

(Requested by Brian Walker, City Planner)

Brian Walker, City Planner summarized his staff report stating that the applicant is proposing to construct a 29,000 square foot gymnastic facility at 1171 S Nova Road. The site does abut residential to the east and our code requires commercial structures that abut residential to have Type "A" visual screening. Type "A" visual screen is defined as a continuous non-perforated and solid masonry wall at least six (6') feet in height. According to our Code an applicant can come before the City Board of Planning & Appeals and ask them to waive or reduce the required visual screen where such visual screen would be unreasonable and excessive due to the size of the parcel in question or the fact that the required visual screen is not necessary due to the unique location or natural topographical or other character of the specific parcel in question and provided that such reduction would not be detrimental to the adjacent parcels.

The applicant maintains that a masonry wall is not necessary due to the natural existing vegetation and tree line on the property which screens the homes from the commercial site. Additionally, the 35' buffer in the rear contains a retention pond. The back of the building, would also be used as a visual screen, since no access or parking is provided to the back of the building. All activity will be taking place on the Nova Road or west side of this building. It was further noted that for the applicant to install a six (6') foot masonry wall, they would need to tear down trees and vegetation that currently screen the property well above that of what a 6' wall would provide. The building itself acts as a screen and the applicant is willing to install supplemental trees should any gaps or thinning become evident.

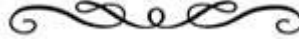
Staff recommends approval of the proposed waiver with the following conditions and provisions: That the existing tree line and vegetation on the east be left undisturbed. That if gaps or thinning are evident, the vegetated buffer shall be supplemented with additional City approved canopy and understory trees and vegetation; and that such obligation to provide additional trees and vegetation will be determined at the City's sole discretion. That the applicant will maintain the visual screen by replacing vegetation that dies or is destroyed or damaged. That the exterior of the building be aesthetically pleasing by facing the rear of the building with stucco or some other decorative embellishment. That this waiver be valid conditioned upon the site being developed as proposed on the date of the waiver's approval, and that if modifications occur in the future such as parking in the rear of the building, the waiver is nullified.

The Board members were assured that if something changes with these plans then the waiver will be null and void. It is particular to this request only.

A discussion ensued regarding the recommendation of stucco on the rear of the building. Mr. Walker stated that it doesn't have to be a stucco material, but should be something pleasing to look at for the residents to the east of the building.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Robin D. Hanger, Board Member
SECONDER:	Tony Cassata, Board Member
AYES:	Byrnes, Myer, Hanger, Cassata
EXCUSED:	Smith

Enacted and approved this 3rd day of June, 2019, in Holly Hill



6. OLD BUSINESS

None

7. BOARD/STAFF COMMUNICATIONS

Mike Myer, suggested giving the Community Development Director the authority to approve or disapprove minor variances, such as setbacks, to our Land Development Regulations without the citizens coming before the BOPA. A discussion ensued, but no action was taken.

8. ADJOURNMENT

6:50 PM