



CITY OF HOLLY HILL, FLORIDA

BOARD OF PLANNING AND APPEALS

MINUTES • JUNE 5, 2017

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 given by Chairman Myer.

3. PLEDGE OF ALLEGIANCE

Jim Legary led us in the Pledge of Allegiance.

4. MINUTES APPROVAL

1.

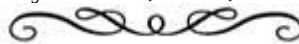
Minutes of May 1, 2017 BOPA Minutes

(Requested by Elizabeth Nelson, Board of Planning and Appeals)

Chairman Myer asked if the language of the motions in our minutes program could be changed from "approve a recommendation" to "make a recommendation". We will look into the program and see if this can be changed.

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

Enacted and approved this 5th day of June, 2017, in Holly Hill



5. AGENDA ITEM

1. -DOC-2017-3

V-2017-05 536 Center Avenue A Request for a Variance from the Requirements of Section 114-745 Portable Storage Units to Allow Two Storage Units to Exceed the Maximum Allowable Time of 30 Days on Site and to Allow the Storage Units to Exceed the Maximum Size of 16 Feet by Eight Feet.

(Requested by Thomas Harowski, Board of Planning and Appeals)

Tom Harowski, City Planner summarized the applicants request. Stating that in 2011 the applicant requested the same variance request and the Board of Planning and Appeals recommend the units be allowed to remain for up to one (1) year. However, the City Commission granted a two (2) year variance, which expired in 2013. The City did not take any follow up code enforcement action and the units remain on site. As of today, Code Enforcement has directed the units be removed in compliance with the 2011 City Commission decision. Mr. Nation subsequently applied for another variance to exempt his storage units from the time limit and to exempt the units from the maximum size for temporary storage units, a requirement that was added to the ordinance subsequent to Mr. Nation's variance.

The Board had a lengthy discussion on whether Mr. Nations storage units where indeed temporary storage units subject to the regulations of Section 114-745 or whether they had become permanent structure since they were properly anchored like a mobile home or modular unit. The BOPA recommended the 2011 variance be continued until this issue was resolved.

RESULT:	TABLED INDEFINITELY [UNANIMOUS]
MOVER:	Robin D. Hanger, Board Member
SECONDER:	Jim Legary, Board Member
AYES:	Myer, Legary, Hanger, Cappuccio, Morris



6. OLD BUSINESS

1. -DOC-2017-4

V-2017-04 226 Walker Street Variance Request A Request for a Variance to Allow a Deck and Steps Constructed in the Required Front Yard to Remain.

(Requested by Thomas Harowski, Board of Planning and Appeals)

Tom Harowski, City Planner explained that the applicant did not fulfill the notification of surrounding properties owners in time for this meeting. The applicant did not fulfill this same requirement last month. Mr. Harowski suggested that the Board table this request until the applicant supplies the City of a valid survey showing the deck and what exact measurement the setback relief would be. Also the applicant must meet the neighborhood notification process.

All Board members where in agreement.

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



7. BOARD/STAFF COMMUNICATIONS

City Planner, Tom Harowski, stated that due to no requests, there will be no July Meeting.

8. ADJOURNMENT

This meeting adjourned at 7:25 PM