



CITY OF HOLLY HILL, FLORIDA

BOARD OF PLANNING AND APPEALS

MINUTES • JULY 11, 2022

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
Mike Myer	Chairman	Present	
Robin D. Hanger	Board Member	Present	
Dennis Smith	Board Member	Present	
Tony Cassata	Board Member	Present	
Loretta Arthur	Board Member	Present	

2. INVOCATION

Invocation was led by Robin Hanger.

3. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Mike Myer.

4. MINUTES

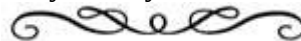
1. BOPA Meeting May 2, 2022

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

Motion to approve minutes for July 2022 BOPA Meeting by Robin Hanger and seconded by Loretta Arthur.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Myer, Hanger, Smith, Cassata, Arthur

Enacted and approved this 11th day of July, 2022, in Holly Hill



5. AGENDA ITEM(S)

1. VARIANCE – 732 Avondale Avenue - Request a Variance from the Requirements of Sec. 114-765 – Schedule of Dimensional Requirements, Requiring that Principal Structures in the R-3 (Single-Family) Zoning District be a Minimum of Twenty-Feet (20') from the Rear Property Line. Such Request is Made in Order to Build a 293 Square Feet Screen Room Addition Onto the South Side of the Existing House. the Request is

Made for Property Located on the West Side of Avondale Avenue, Approximately 180 Feet South of 8Th Street, and More Particularly Known as 732 Avondale Avenue

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

Staff requested this agenda item be continued to August 1, 2022 BOPA meeting at 6:00 PM.

RESULT:	CONTINUED [UNANIMOUS]
AYES:	Myer, Hanger, Smith, Cassata, Arthur

Enacted and approved this 11th day of July, 2022, in Holly Hill



2. Revised Preliminary Plat/Final Engineering for Phases 3 and 4 of the Mirage Subdivision Located on the South Side of Alabama Avenue and the North Side of Flomich Avenue.

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

Brian Walker, City Planner/Community Development Director summarized his staff report.

This is a request for a revision to the preliminary plat/final engineering for Phases 3 and 4 of the Mirage Subdivision Located on the South Side of Alabama Avenue and North Side of Flomich Avenue.

As of this date, Phases 3 and 4 have not been developed and the property is now under new ownership. On May 25th, 2022, the new owner submitted plans to add an additional 19 lots to the previously approved plans. This increases the total number of developable lots within the subdivision from 102 to 121. This item is being brought before the BOPA, in order to consider recommending approval, or denial, of the proposed subdivision revision from 102 town homes to 121 town homes.

Staff recommends that the City Commission, APPROVE the revised Preliminary Plat/Final Engineering for Phases 3 and 4 of the Mirage Subdivision.

Chairman Myer opened the floor to the public:

Jerry - Project Engineer

Joan Roberts - Mirage Phase 1 unit owner

Chris Warren - 1601 Primo Court

Christina Bolin - 1716 Center Avenue

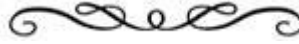
Darren Phrase - 1608 Primo Court

Dawn Bolin - 1716 Center Avenue

Motion to recommend to approve the revised Preliminary Plat/Final Engineering for Phases 3 and 4 of the Mirage Subdivision by Robin Hanger and seconded by Tony Cassata.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Myer, Hanger, Smith, Cassata, Arthur

Enacted and approved this 11th day of July, 2022, in Holly Hill



6. OLD BUSINESS

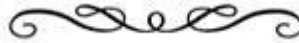
None.

7. BOARD / STAFF COMMUNICATIONS

1. September Date Change

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

All board members approved date change for September BOPA meeting to Tuesday, September 6, 2022.



8. ADJOURNMENT

This meeting was adjourned at approximately 6:45 PM.

Eleni Deligianis

Eleni Deligianis, Assistant

7/11/2022

Mike Myer

Mike Myer, Chairman

7/11/2022