



CITY OF HOLLY HILL, FLORIDA

BOARD OF PLANNING AND APPEALS

MINUTES • JULY 12, 2021

Large Conference Room

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

Invocation was led by Mike Meyer.

3. PLEDGE OF ALLEGIANCE

Pledge of Allegiance was skipped due to no flag present in room.

4. BOPA MINUTES APPROVAL

Minutes were approved.

1. Minutes - May 3, 2021 BOPA Meeting

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



5. AGENDA ITEM(S)

1. An Ordinance of the City of Holly Hill, Florida, Amending the Land Development Regulations, by Rezoning the Parcel Described in Exhibit a from Cc-1 (Commercial Corridor District) to Bpud (Business Planned Unit Development); 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 is requesting a rezone to BPUD (Business Planned Unit Development) in order to develop a recreational vehicle and boat storage facility in conjunction with a

sports facility on the same site. The property is currently the location for an automotive body shop and the applicant proposes to eliminate this use. The BPUD is being requested in order to allow new uses and provide flexibility with regard to parking standards and buffering that could not be achieved under a straight zoning district.

Landscaping and buffers will be required per the Conceptual Preliminary Development Plan. Landscaping above and beyond basic code requirements is proposed.

Staff recommends the City Commission adopt the Ordinance enacting a Rezone from CC-1 (Commercial Corridor) to BPUD (Business Planned Unit Development) and the associated Development Agreement and Preliminary Plan, for approximately 2.38 acres, located on the east side of Nova Road S approximately 375 feet south of Gold Avenue and more specifically known as 1137 S. Nova Road.

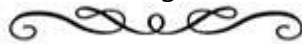
Harry Newkirk, Newkirk Engineering, spoke on behalf of the request giving a brief description of proposal.

Arthur Byrnes asked if there was going to be public viewing or public events. Newkirk responded, that there would be viewing provided for parents and no public events.

Arthur Byrnes asked about a cross access easement between Flight and Volusia Sports and Storage Center. Mr. Walker stated it was proposed and discussed with the owner of Flight and they said no.

Robin Hanger was recognized because of late attendance.

Motion to recommend the Rezone to BPUD (Business Planned Unit Development) by Tony Cassata and seconded by Robin Hanger.



6. OLD BUSINESS

Moving the BOPA meeting start time to 5:30pm was brought to a vote.

Motion to recommend by Robin Hanger, seconded by Dennis Smith. Brought to a discussion, Arthur Byrnes, Tony Cassata, and Mike Myer voted against the time change. Motion died.

7. BOARD/STAFF COMMUNICATIONS

Mike Myer distributed Robert's Rules of Order.

8. ADJOURNMENT

Meeting adjourned at 6:26 PM by Mike Myer.

Eleni Deligianis

Eleni Deligianis, Assistant

7/12/2021

Mike Myer

Mike Myer, Chairman

7/12/2021