



CITY OF HOLLY HILL, FLORIDA

BOARD OF PLANNING AND APPEALS

MINUTES • JULY 2, 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 Chairman Mike Myer.

3. PLEDGE OF ALLEGIANCE

Pledge of Allegiance was led by Robin Hanger.

4. BOPA MINUTES APPROVAL

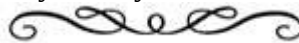
1.

Minutes of June 4, 2018 BOPA Meeting

(Requested by Brian Walker, City Planner)

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

Enacted and approved this 2nd day of July, 2018, in Holly Hill



5. AGENDA ITEM(S)

1.

Tenth Street FLU Amendment and Rezone (320)

(Requested by Brian Walker, City Planner)

The recording secretary Liz Nelson informed the Board of Planning & Appeals that she had received Form 8B - Memorandum of Voting Conflict for County, Municipal and other Local Public Officers from Robin D Hanger. This form was read into the record and is attached to these minutes.

Brian Walker, City Planner summarized his staff report, stating that the applicant is requesting a Small Scale Future Land Use Map amendment from Parks and Open Space to General Commercial and a Rezone from B-4 (Highway Business District) to CC-1 (Commercial Corridor District) for 0.765 acres, located on the north side of 10th Street, also known as 320 10th Street. Mr. Hanger's request is in order to expand his business of trailer sales, service and inventory storage. The site is currently used as a church and bible school. Prior to its current use, the site served as the location for uses such as an auto detailing facility and child daycare business and has been used for commercial purposes for approximately 40 years. Property Appraiser records indicate the property was developed with a 2000 square foot commercial structure in 1973.

The subject property is located within the city's Community Redevelopment Area (CRA) and is surrounded on the north, east and south, by properties with active commercial uses and CC-1 (Commercial Corridor) zoning designations. Although the parcel abuts Holly Land Park to the west and has a Parks and Opens Space Future Land Use, the property is not a part of the park system. Having been a commercially used property for several decades, there is no intention for the parcel ever to become part of the park system.

The applicant is requesting a change to the future land use map and a change to the current zoning so that the future land use and corresponding zoning pattern allow the actual and proposed usage of the property. Buffers and landscaping shall be required in accordance with Chapter 98, of the Land Development Regulations of Holly Hill. The proposed revision is consistent with the comprehensive plan. The requested CC-1 (Commercial Corridor) zoning classification will recognize the long-standing use of the property as a commercial business site and is consistent with the development in the area.

Staff finds the requested General Commercial future land use and CC-1 zoning classification to be consistent with the Comprehensive Plan and compatible with the trend of development in the area. Therefore, staff recommends the adoption of the proposed Ordinance enacting a Small Scale Future Land Use Map Amendment from Parks and Open Space to General Retail Commercial and a Rezone from B-4 (Highway Business District) to CC-1 (Commercial Corridor District).

The applicant Robin Hanger stepped to the podium stating that he wants to expand his business to the location of 320 10th Street, which has been used commercially since at least 1974. Upon investigating the zoning of the property after the purchase of it, it was determined that the zoning and future land use needed to be changed to be compatible with the uses. He has plans to bring this dilapidated building up to date and enhance it with landscaping, painting and building repairs.

Art Cappuccio asked if the children's safety would be in jeopardy with this use or storage of any harmful items. He was informed that there would be no use that would cause harm to any children on the ball fields.

Marie Beitia, owner of the property located at 1008 Ridgewood Avenue, stepped to the podium stating that she is against this request due to traffic that would be generated by trailers being moved back and forth across 10th Street. She feels it's a public safety issue.

Members expressed that they have been to this location many times and have never seen any public safety concerns. Also they felt that due to the commercial nature of this location it should be rezoned to CC-1 (Commercial Corridor District) and the land use changed to commercial.

RESULT:	RECOMMEND APPROVAL TO CITY COMMISSION [4 TO 0]
MOVER:	Jim Legary, Board Member
SECONDER:	Arthur W. Morris, Board Member
AYES:	Myer, Legary, Cappuccio, Morris
ABSTAIN:	Hanger

Enacted and approved this 2nd day of July, 2018, in Holly Hill



6. OLD BUSINESS

None

7. BOARD/STAFF COMMUNICATIONS

There will be a meeting on August 6, 2018. Scott Simpson City Attorney informed the Board that they may be presented with a proposal for a concept of a pickleball facility, restaurant and activity center to be located within the Hollyland Park.

8. ADJOURNMENT

7:05 PM