



CITY OF HOLLY HILL, FLORIDA

BOARD OF PLANNING AND APPEALS

MINUTES • JULY 6, 2020

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	Excused	
Robin D. Hanger	Board Member	Present	
Dennis Smith	Board Member	Present	
Tony Cassata	Board Member	Present	

2. INVOCATION

Given by Robin Hanger

3. PLEDGE OF ALLEGIANCE

Arthur Brynes led us in the Pledge of Allegiance

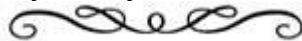
4. BOPA MINUTES APPROVAL

1. Minutes - June 1, 2020 Meeting

(Requested by Brian Walker, City Planner)

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

Enacted and approved this 6th day of July, 2020, in Holly Hill



5. AGENDA ITEM(S)

1. Riverside Drive (224) PD Rezone

(Requested by Brian Walker, City Planner)

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

Rezone - Consider a Rezone from CC-1 (Commercial Corridor) to BPUD (Business Planned Unit Development) for approximately .46 acres, located on the west side of Riverside Drive approximately 300 feet north of 2nd Street and more specifically known as 224 Riverside Drive. The parcel addressed as 224 Riverside Drive sits directly in front of Marina Grande, a luxury residential condominium community with upscale retail and office space facing west along Riverside Drive. Approximately 350 feet to the south is The Market. A facility that the City remodeled and that now contains one of the City's finest dining restaurants. The parcel is also located within the City's Redevelopment District. Among other things, part of the stated purpose of the CRA District is to enhance the City's assets.

The CC-1 zoning designation is very broad and allows uses ranging from a book store to light industrial and manufacturing. Staff has received inquiries from potential buyers of the property. General inquiries have centered on putting uses on the property, such as motorcycle repair, and others that are not compatible with this location or trend of development in this area.

Recommend the City Commission adopt the Ordinance enacting a Rezone from CC-1 (Commercial Corridor) to BPUD (Business Planned Unit Development) for approximately .46 acres, located on the west side of Riverside Drive approximately 300 feet north of 2nd Street and more specifically known as 224 Riverside Drive.

Brian Walker, stated for the record that a BPUD typically has a proposed master development agreement that specifies principal uses and prohibited principal uses. Usually when a BPUD is done, you have the developers agreement, you also have a development (site) plan where you see what is going to be proposed for the site. For this specific property, we don't have a buyer yet, so we don't have a development plan. When the property is purchased they would submit their development (site) plan, which would show us exactly what they are planning.

Brian Walker, stated for the record that this would be considered a minor amendment to be approved at the staff level as long as they comply with all the stated conditions within the master development agreement.

Discussion was had about a potential buyer and container-type development referred to as "Container-minium".

Brian Walker, stated for the record that containers would not currently be allowed under the written development and that written modifications would need to be added to the development agreement to specifically allow them.

Robin Hanger, stated that these exist in Texas, "Container-miniums" and "Barn-dominiums", they are metal buildings with landscaping to beautify it, this is a new way that people are looking to build. This is a resource that is readily available. He stated that his only concern is the location in the area across from the Marina Grande. He thinks there is a lot of ground work to be done before we can incorporate this in our city.

Dennis Smith, questioned what would be going inside of it.

Brian Walker, stated that the uses are listed in the developers agreement.

Robin Hanger, questioned what the possibility of doing container development is for homes for other adjacent properties in Holly Hill.

Brian Walker, stated that we don't have a straight zoning category that would allow them, we would have to write a portion into the development code that speaks to these that has standards to them, or do BPUD. We also would need to make sure that each would follow the Florida Building Code.

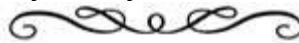
Arthur Byrnes, requests that of the principal uses - Elevated Boat Storage, New Automobile Sales, New Recreational Vehicles, and Veterinary clinics be removed from this list. Tony Cassata seconds this request. 4 votes to remove these.

Adams Cameron Realtor, Marta Pascal, stated that she had several interested buyers, her personal opinion is that a container-based building would be great on Riverside Drive because it would be so unique to that area.

Robin Hanger moved, seconded by Dennis Smith to approve the Rezone WITH the conditions of those 4 principal uses being removed and to allow the container development as stated and shown in the written development agreement.

RESULT:	RECOMMEND APPROVAL TO CITY COMMISSION [UNANIMOUS]
MOVER:	Robin D. Hanger, Board Member
SECONDER:	Dennis Smith, Board Member
AYES:	Byrnes, Hanger, Smith, Cassata
EXCUSED:	Myer

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6. OLD BUSINESS

None

7. BOARD/STAFF COMMUNICATIONS

Discuss September BOPA Meeting date. Regularly scheduled for September 7th, this is Labor Day.

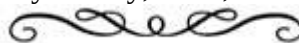
1. Discuss September BOPA Meeting Date

(Requested by Brian Walker, City Planner)

After a small discussion, the Board decided that if there is a meeting in September, September 14, 2020 would work for all.

RESULT:	INFORMATION ONLY
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Enacted and approved this 6th day of July, 2020, in Holly Hill



8. ADJOURNMENT