



CITY OF HOLLY HILL, FLORIDA

BOARD OF PLANNING AND APPEALS

MINUTES • AUGUST 1, 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 Mike Myer.

3. PLEDGE OF ALLEGIANCE

Pledge of Allegiance was led by Robin Hanger.

4. MINUTES

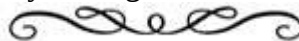
1. July 11, 2022 BOPA Minutes

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

Motion to approve minutes for July 11, 2022 by Loretta Arthur and two seconds by Tony Cassata and Robin Hanger.

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

Enacted and approved this 1st day of August, 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)

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

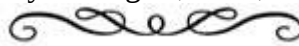
732 Avondale Avenue requests a variance from the requirements of Sec. 114-765 - schedule of dimensional requirements, requiring that principal structures in the R-3 zoning district be a minimum of 20ft from the rear property line. Such request is made in order to build a 293 square feet screen room addition 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; V-2022-02 (Gladys Silva, Applicant) (Brian Walker, Community Development Director).

Staff recommends approval of a rear yard setback variance from the requirements of Sec. 114-765 - Schedule of dimensional requirements, from twenty-feet (20 feet) to zero feet (0 feet), to allow the construction of a 293 square-foot attached screen room addition, on the south side of the existing home, located on the west side of Avondale Avenue, approximately 180 feet south of 8th Street, and more particularly known as 732 Avondale Avenue.

Motion to recommend approval of the variance for a setback from 20ft to 0ft to allow construction of screen room addition at 732 Avondale Avenue by Robin Hanger and seconded by Loretta Arthur.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Robin D. Hanger, Board Member
SECONDER:	Loretta Arthur, Board Member
AYES:	Myer, Hanger, Smith, Cassata, Arthur

Enacted and approved this 1st day of August, 2022, in Holly Hill



6. ORDINANCES

1. An Ordinance of the City of Holly Hill, Florida, Amending the Land Development Regulations, by Rezoning the Parcels Described in Exhibit a from Cc-1 (Commercial Corridor District) and B-5 (General Commercial District) and R-2 (Low-Medium Density Single-Family Residential District) and I-2 (Heavy Industrial 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)

Board Member, Robin Hanger, recused himself from Board for this agenda item due to conflict of interest. He is one of the applicants. Please see Form 8B attached.

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

Holly Hill RV Park - consider a Rezone from CC-1 (Commercial Corridor) and B-5 (General Commercial District) and R-2 (Low-Medium Density Single-Family Residential District) and I-2 (Heavy Industrial District), to BPUD (Business Planned Unit Development) with the associated written Development Agreement and Preliminary Plan, for approximately 24 acres, on the north side of Flomich Street, immediately west of the FEC Railroad and east of Tuscaloosa Avenue, and specifically identified by the Property Appraiser's Office as parcels 4242-04-28-0171 aka 490 Flomich Street, 4242-38-02-0080, 4242-38-02-0010 and 4242-38-01-0010 aka 504 Flomich. (Mark Karet of Zev Cohen & Associates, Inc. - Applicant).

Recommend the City Commission adopt the Ordinance enacting a Rezone from CC-1 (Commercial Corridor) and B-5 (General Commercial District) and R-2 (Low-Medium Density Single-Family Residential District) and I-2 (Heavy Industrial District), to BPUD (Business Planned Unit Development) with the associated written Development Agreement and Preliminary Plan, for approximately 24 acres, on the north side of Flomich Street, immediately west of the FEC Railroad and east of Tuscaloosa Avenue, and specifically currently identified by the Property Appraiser's Office as parcels 4242-04-28-0171 aka 490 Flomich Street, 4242-38-02-0080, 4242-38-02-0010 and 4242-38-01-0010 aka 504 Flomich.

Applicant, Robin Hanger spoke on behalf of the request.

Members of the public to speak:

Christina Bolin - 1716 Center Avenue - Spoke against the rezone.

Ed O'Connell - 1607 Tuscaloosa Avenue - Spoke against the rezone.

Mike Moon- 1615 Tuscaloosa Avenue - Neutral - had concerns.

John Butterfield - 503 Peacock Rd - Spoke in favor.

Roger St. Onge - 1701 Anniston Avenue - Neutral - had concerns.

Zev Cohen Engineer - Mark Karet - Spoke on behalf of plans/engineering.

Motion to recommend the City Commission adopt the Ordinance enacting a Rezone from CC-1 (Commercial Corridor) and B-5 (General Commercial District) and R-2 (Low-Medium Density Single-Family Residential District) and I-2 (Heavy Industrial District), to BPUD (Business Planned Unit Development) with the associated written Development Agreement and Preliminary Plan, for approximately 24 acres, on the north side of Flomich Street, immediately west of the FEC Railroad and east of Tuscaloosa Avenue, and specifically currently identified by the Property Appraiser's Office as parcels 4242-04-28-0171 aka 490 Flomich Street, 4242-38-02-0080, 4242-38-02-0010 and 4242-38-01-0010 aka 504 Flomich by Tony Cassata and two seconds by Loretta Arthur and Dennis Smith.

RESULT:	RECOMMEND APPROVAL TO CITY COMMISSION [UNANIMOUS]
MOVER:	Tony Cassata, Board Member
SECONDER:	Loretta Arthur, Board Member
AYES:	Myer, Hanger, Smith, Cassata, Arthur



7. **OLD BUSINESS**

None.

8. **BOARD / STAFF COMMUNICATIONS**

See following agenda item.

9. **AGENDA ITEM**

1. September Date Change

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

September meeting cancelled and moved to August 22, 2022 @ 6:00 pm.

RESULT:	INFORMATION ONLY
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Enacted and approved this 1st day of August, 2022, in Holly Hill



10. **ADJOURNMENT**

The meeting adjourned at approximately 7:04 PM.

Eleni Deligianis

Eleni Deligianis, Assistant

8/1/2022

Mike Myer

Mike Myer, Chairman

8/1/2022