



CITY OF HOLLY HILL, FLORIDA

BOARD OF PLANNING AND APPEALS

MINUTES • AUGUST 22, 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**

2. **ROLL CALL**

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	

3. **INVOCATION**

Mr. Myer led the invocation.

4. **PLEDGE OF ALLEGIANCE**

Ms. Arthur led the pledge of allegiance to the flag.

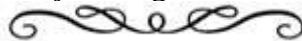
5. **MINUTES**

1. Bopa Meeting August 1, 2022 Minutes

(Requested by Eleni Deligianis,)

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

Enacted and approved this 22nd day of August, 2022, in Holly Hill



6. **AGENDA ITEM(S)**

7. **ORDINANCES**

1. AN ORDINANCE OF THE CITY OF HOLLY HILL FLORIDA, AMENDING THE COMPREHENSIVE PLAN BY AMENDING THE FUTURE LAND USE MAP

DESIGNATION OF CERTAIN PROPERTY IDENTIFIED AS 649 6TH STREET HAVING PARCEL NUMBER 4244-01-20-0037 AND 661 6TH STREET HAVING PARCEL NUMBER 4244-01-20-0048 AND 659 6TH STREET HAVING PARCEL NUMBER 4244-01-20-0045 AND 538 CEDAR AVENUE HAVING PARCEL NUMBER 4244-01-20-0046, BY VIRTUE OF a SMALL SCALE FUTURE LAND USE MAP AMENDMENT; CHANGING THE FUTURE LAND USE MAP DESIGNATION FROM LOW DENSITY SINGLE-FAMILY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL; PROVIDING FOR CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE. AND AN ORDINANCE OF THE CITY OF HOLLY HILL, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS, BY AMENDING THE OFFICIAL ZONING MAP TO DESIGNATE THE PROPERTY DESCRIBED IN EXHIBIT a FROM APUD (AGRICULTURE PLANNED UNIT DEVELOPMENT) AND R-2 (LOW-MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL) TO RPUD (RESIDENTIAL PLANNED UNIT DEVELOPMENT); PROVIDING FOR CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

Mr. Walker went through his staff report for the board members and members of the audience pertaining to The Vineyards Townhomes, LLC agenda item that amends the Comprehensive Plan by amending the Future Land Use map designation of certain property identified within the staff report and the second Ordinance for The Vineyards Townhomes, LLC item amends the Land Development Regulations by amending the official zoning map to designate the property described in the exhibit identified within the staff report and amends the Agriculture Planned Unit Development (APUD) and R-2 (Low-Medium Density Single-Family Residential) to Residential Planned Unit Development (RPUD). Mr. Walker informed the board members that he will discuss both of these Ordinances together, however, they will vote on them separately and the board's recommendation will go before the City Commission on Monday, September 12, 2022 at their regular City Commission meeting for first reading.

Harry Newkirk, P.E., President/CEO for Newkirk Engineering, Inc., 1230 US HWY1, Ste. 3, Ormond Beach the consultant for the applicant and owner, discussed The Vineyards Townhomes, LLC to the board members, staff and the audience.

Mr. Myer opened public participation. He informed the members of the audience that they would be allowed two-minutes to speak either for or against this item.

The following individuals spoke **AGAINST** these Ordinances. (*Please excuse the misspelling of anyone's names*)

1. Peter Pustai, Holly Hill
2. Terry Tyler (?), Holly Hill
3. Joe (?), Holly Hill
4. Charles Stamper, Holly Hill
5. Phil Canellis, Holly Hill
6. Kevin Juno, Holly Hill
7. Dan Moster, Holly Hill

8. Christina Bolin, Holly Hill (neither for or against)
9. Joanne Lane, Holly Hill
10. Raymond Taylor, Holly Hill
11. Dawn Bolin, Holly Hill
12. Fred Day, Holly Hill
13. Melissa Adjemian, Holly Hill
14. Heidi Heller, Holly Hill
15. Ross Catalano, Holly Hill
16. Cheyanne Stamper, Holly Hill
17. Randy Augat, Holly Hill

The following individual spoke **FOR / NEUTRAL** on this Ordinances.

1. Nick Moster, Holly Hill

Mr. Myer closed public participation.

Mr. Myer reminded the board members that they will be voting on these two Ordinances separately.

FIRST VOTE: FIRST ORDINANCE - AMENDING THE COMPREHENSIVE PLAN BY AMENDING THE FUTURE LAND USE MAP

Mr. Hanger made a motion to RECOMMEND APPROVAL TO THE CITY COMMISSION AMENDING THE COMPREHENSIVE PLAN BY AMENDING THE FUTURE LAND USE MAP DESIGNATION OF CERTAIN PROPERTY IDENTIFIED AS 649 6TH STREET HAVING PARCEL NUMBER 4244-01-20-0037 AND 661 6TH STREET HAVING PARCEL NUMBER 4244-01-20-0048 AND 659 6TH STREET HAVING PARCEL NUMBER 4244-01-20-0045 AND 538 CEDAR AVENUE HAVING PARCEL NUMBER 4244-01-20-0046, BY VIRTUE OF a SMALL SCALE FUTURE LAND USE MAP AMENDMENT; CHANGING THE FUTURE LAND USE MAP DESIGNATION FROM LOW DENSITY SINGLE-FAMILY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL, seconded by Mr. Smith.

PASSED, 5-0 unanimously by roll call vote.

SECOND VOTE: SECOND ORDINANCE - AMENDING THE LAND DEVELOPMENT REGULATIONS

Mr. Smith made a motion to RECOMMEND APPROVAL TO THE CITY COMMISSION TO ADOPT THE PROPOSED ORDINANCE ENACTING A REZONE FROM R-2 (LOW MEDIUM-DENSITY SINGLE-FAMILY RESIDENTIAL) AND APUD (AGRICULTURE PLANNED UNIT DEVELOPMENT) TO RPUD (RESIDENTIAL PLANNED UNIT DEVELOPMENT) AND APPROVE THE ASSOCIATED PRELIMINARY PLAN AND WRITTEN DEVELOPMENT

AGREEMENT, FOR 4 PARCELS TOGETHER TOTALING APPROXIMATELY 14.24 ACRES LOCATED APPROXIMATELY 900 FEET WEST OF CENTER AVENUE ON THE SOUTH SIDE OF 6TH STREET AND MORE SPECIFICALLY KNOWN AS 661 6TH STREET, 659 SIXTH STREET, 649 6TH STREET AND 538 CEDAR, seconded by Mr. Hanger.

PASSED, 5-0 unanimously by roll call vote.

Mr. Walker informed the board members that these two Ordinances will go before the City Commission on Monday, September 12, 2022 for first readings.

(A copy of this Board of Planning and Appeals (BOPA) meeting in its entirety is available on CD upon request at the City Clerk's Office and is also available online on the city's YouTube channel).

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

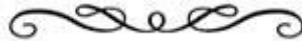


2. An Ordinance of the City of Holly Hill, Florida, Regulating Planned Unit Developments; Amending Chapter 114 Titled Zoning, Section 114-771 Titled Planned Unit Development Regulations, of the Land Development Regulations, to Add Definitions and Reduce the Percentage of Required Open Space; Providing for Codification; Providing for Conflicting Ordinances; Providing for Severability; and Providing an Effective Date.

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

Mr. Myer opened public participation. No one spoke.

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



8. OLD BUSINESS

- A. City Planner Clarification on 732 Avondale Avenue Variance

Mr. Walker stated he wanted to make a clarification with the board members. At their last meeting there was a variance request for 732 Avondale Avenue. The variance request was for a rear yard setback and it was considered, it was decided that the board would

recommend. However, when the motion was made it was stated that it was a “side yard” setback. He just wanted to...the only setback that was on the agenda with regards to that property was a “rear yard setback.” No side yard setback was needed. He just wanted to clarify that with the board members and make sure they did mean a “side yard” setback and that the board is okay with that. In all transparency because if someone from the public goes back and looks at the last meeting they’re going to see that it said a “side yard” setback but it is actually a “rear yard” setback. The staff report and all of the exhibits did and do show a “rear yard” setback.

Mr. Myer stated, okay.

Mr. Hanger stated I visited that property and we are correct. There is no backyard to it so the definition was definitely meant to be the “side yard”.

Mr. Walker asked side yard or rear yard?

Mr. Hanger stated, the rear yard because there is no rear yard.

Mr. Walker stated, right.

Mr. Hanger stated he understands that’s where the confusion came in.

Mr. Smith stated I’ve been to the property also. The house is right in the backyard so they need a variance for a rear yard.

Ms. Arthur stated I remember asking the question on the side yard when you said it met the standard size. The intention was the rear against the commercial.

Mr. Cassata stated, yes.

Mr. Myer stated that was my intention as well.

Mr. Walker stated he just wanted to make sure that everyone meant “rear yard.”

9. BOARD / STAFF COMMUNICATIONS

None.

10. ADJOURNMENT

The meeting adjourned at approximately 7:40 PM.

Peg Collier

Peg Collier, Assistant

8/22/2022

Mike Myer

Mike Myer, Chairman

8/22/2022