



CITY OF HOLLY HILL, FLORIDA

BOARD OF PLANNING AND APPEALS

MINUTES • AUGUST 7, 2017

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	Excused	
Arthur Cappuccio	Board Member	Present	
Arthur W. Morris	Board Member	Present	

2. INVOCATION

Invocation was led by Chairman Mike Myer.

3. PLEDGE OF ALLEGIANCE

Art Cappuccio led us in the Pledge of Allegiance.

4. BOPA MINUTES APPROVAL

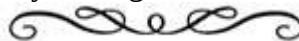
1.

Minutes of June 5, 2017 BOPA Meeting

(Requested by Elizabeth Nelson, Board of Planning and Appeals)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jim Legary, Board Member
SECONDER:	Arthur Cappuccio, Board Member
AYES:	Myer, Legary, Cappuccio, Morris

Enacted and approved this 7th day of August, 2017, in Holly Hill



5. AGENDA ITEM(S)

1.

Request for a Variance of 6.5 Feet from the Minimum Lot Width of 60 Feet in the R-3 Zoning District to Permit a Lot Width of 53.5 Feet and a Variance of 222 Square Feet from the Minimum Lot Area of 6,000 Square Feet to Permit a Lot of 5,778 Square Feet.

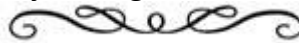
(Requested by Thomas Harowski, Board of Planning and Appeals)

City Planner Tom Harowski, summarized his staff report stating that the applicant is seeking a variance of 6.5 feet from the required lot width of 60 feet and a variance of 222 square feet from the minimum lot area of 6,000square feet to permit a subdivision of a residential lot from the existing parcel located at 839 Center Avenue. The applicant desires to create an additional lot by separating a parcel from the master parcel. In order to recommend a variance the Board of Planning and Appeals must find that the case meets specific criteria. Staff does not believe the application meets the test for criteria and does not recommend approval of the variance.

Chris Gay, 1204 Harbour Point Drive, Port Orange, Florida, applicant stated that he bought the property as a rental investment. That he would like to build another rental home on the new parcel. He further stated that he would also like to remove the existing structure and have a duplex built on the site. He was informed by Mr. Harowski, that the R-3 zoning does not allow for duplex's.

RESULT:	DO NOT RECOMMEND APPROVAL TO CITY COMMISSION [UNANIMOUS]
MOVER:	Jim Legary, Board Member
SECONDER:	Arthur W. Morris, Board Member
AYES:	Myer, Legary, Cappuccio, Morris

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2.

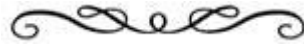
Comprehensive Plan Review Submittal Report to Florida Department of Economic Opportunity Stating Intent to Conduct a Review and Evaluation of the Currently Adopted Comprehensive Plan.

(Requested by Thomas Harowski, Board of Planning and Appeals)

Tom Harowski, City Planner summarized his staff report, stating that every seven years local governments are required to conduct a review of their adopted comp plan to determine if revisions are needed as a result of changed conditions or changed in the law. Staff recommends the Board recommend the City Commission transmit the report and a cover letter to the Florida Department of Economic Opportunity.

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

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6. OLD BUSINESS

None

7. BOARD/STAFF COMMUNICATIONS

None

8. ADJOURNMENT

This meeting adjourned at 7:50 PM