



CITY OF HOLLY HILL, FLORIDA

BOARD OF PLANNING AND APPEALS

MINUTES • FEBRUARY 22, 2017

City Commission Chamber

Special Meeting

6:30 PM

CITY HALL
1065 RIDGEWOOD AVENUE
HOLLY HILL, FL 32117

City Clerk's office: (386) 248-9441 - Fax: (386) 248-9448

I. 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	

II. INVOCATION

Invocation was given by Chairman Michael Myer.

III. PLEDGE OF ALLEGIANCE

Pledge of Allegiance was led by Board Member Robin Hanger.

IV. AGENDA ITEM

1.

Fountainhead MPUD A Request to Approve a Mixed Use Planned Unit Development Agreement for the 25-Acre Parcel Generally Located at Center Avenue and Walker Street.

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

Scott Simpson, City Attorney, explained that the Board members are limited to their discussion to the topic of the MPUD Development Agreement, the layout of the project and uses involved with this project.

Tom Harowski, City Planner summarized the background of this project. Stating that this project has been under discussion at the staff level since July 2015, for the development of the 25-acre former school site at the corner of Center Avenue and Walker Street. The City has approved an agreement for the sale of the property to the applicant and the City has approved an incentive agreement to encourage the location of Synergy Billing on the site and further developments on the site. The MPUD agreement will become the controlling development for this project. The MPUD will defer to the City's land development code on issued not covered by the MPUD agreement, but the most important aspects of the project will be regulated in the MPUD. This is why it is important that the MPUD be specific and detailed in its content. He summarized the

basic plan for the project, which are outlined in his staff attached to this agenda. This a very substantial development, possible one of the largest this city has seen. Mr. Harowski stated that the City has resolved almost all of the issues presented in the January 25, 2017 staff report. However, there are a couple of items that staff desires to layout for the Board to consider. One of the items is regarding the landscaped buffer along Walker Street. The applicant has proposed allowing sidewalks with the buffer. If sidewalks are planned for the buffer area, the density of plant material for the buffer will not be reduced. Traffic improvements remain an issue. Staff opinion is not in agreement with the developers traffic improvement. The developer will install a left turn lane from Center Avenue into the project when the project development reaches 80,000 square feet of building area has been constructed or an AM Peak Hour Traffic volume of 247 trips. It is planning staff's opinion that the turn lane improvement is too into the project to mitigate traffic impacts and has the potential to create safety hazards. The planning staff recommends the requirement for the turn lane be activated following the first phase of construction or 28,000 square feet of building area.

Mark Watts, Attorney representing the applicant, thank all staff for working with them on this project. He further commented that his client is in agreement with most of the Development Agreement. The issues they are still negotiating with City staff are the landscape buffer requirements, facade signage, and the traffic analysis.

Andrew J Ames, PE with Lassiter Transportation Group, Inc., who conducted the traffic analysis, stated that according to the traffic impact analysis, no left turn lane would be warranted until the construction of any principal buildings on Parcels 1, 2 or 3 beyond the initial 80,000 square feet of rehabilitation and new construction.

There was a lengthy discussion regarding the traffic impact analysis and the impact on the safety of the children walking to and from the school on the corner of Center Avenue and 15th Street and the added vehicular traffic from school pick ups and drop offs.

After a very lengthy discussion:

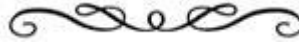
Motion #1: Jim Legary moved, seconded by Arthur Morris to amend the development agreement to require the construction of the left turn lane on Center Avenue at the start of construction of the project. This motion **failed** due to a tie vote as follows: Jim Legary - yea, Arthur Morris - yea, Robin Hanger - nay, Art Cappuccio nay, Mike Myer - abstained.

Motion #2: Robin Hanger moved, seconded by Art Cappuccio to amend the development agreement to require the construction of the left turn lane on Center Avenue when the AM peak trips reaches 247. This motion **failed** due to a tie vote as follows: Robin Hanger - yea, Art Cappuccio - yea, Jim Legary - nay, Arthur Morris - nay, Mike Myer - abstained.

Motion #3: Arthur Morris moved, seconded by Jim Legary to amend the development agreement to require the construction of the left turn lane on Center Avenue, when the construction of any principal building reaches 28,000 square feet or when the trips reach the number of 247 AM Peak Hour. Call vote is in the above table.

RESULT:	APPROVED [3 TO 1]
MOVER:	Arthur W. Morris, Board Member
SECONDER:	Jim Legary, Board Member
AYES:	Legary, Hanger, Morris
NAYS:	Cappuccio
ABSTAIN:	Myer

Enacted and approved this 22nd day of February, 2017, in Holly Hill



V. ADJOURNMENT

This Meeting adjourned at 8:45 PM