

CITY OF HOLLY HILL BOARD OF PLANNING AND APPEALS

AGENDA PACKET

TITLE: Board of Planning and
Appeals Meeting

DATE: Monday, April 4, 2011

TIME: 6:30 PM

LOCATION: City Commission Chambers
1065 Ridgewood Avenue
Holly Hill, FL 32117



AGENDA
CITY OF HOLLY HILL, FLORIDA
BOARD OF PLANNING AND APPEALS MEETING
Monday, April 4, 2011
6:30 PM

CITY COMMISSION CHAMBERS
1065 Ridgewood Avenue, Holly Hill, Florida 32117-2898
City Clerk's Office: (386) 248-9441 **Fax: (386) 248-9448**

1. CALL TO ORDER

- A. Roll Call
- B. Invocation
- C. Pledge of Allegiance to the Flag

2. MINUTES

- A. Minutes from the Board of Planning and Appeals Meeting – February 7, 2011

3. NEW BUSINESS

A. Z-2011-02: Rezoning Request (Halifax Media Holdings LLC)

This is a request to rezone approximately 1.57 acres on Nova Road from R-2 Single Family Residential to B-5 General Commercial.

4. OLD BUSINESS

- A. None

5. COMMUNICATIONS

6. ADJOURNMENT

Website Address – www.hollyhillfl.org (City Clerk)

NOTICE – If any person decides to appeal any decision made by said body with respect to any matter considered at such meeting, he/she will need a record of the proceedings and, for that purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City does not prepare or provide such a record.



For special accommodations, please notify the City Clerk's Office at least 72 hours in advance. (386) 248-9441



Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.

In accordance with the Americans with Disabilities Act (ADA), persons needing a special accommodation to participate in the Commission proceedings should contact the City Clerk's Office no later than three (3) days prior to the proceedings.

**MINUTES
FROM THE OFFICE OF THE CITY CLERK**

AGENDA

ITEM: 2

DATE: April 4, 2011

**MINUTES
BOARD OF PLANNING AND APPEALS MEETING
CITY OF HOLLY HILL, FLORIDA**

February 7, 2011

1. CALL TO ORDER

A. Roll Call

Michael Myer called the meeting to order in the Commission Chambers at City Hall, 1065 Ridgewood Avenue at approximately 6:30 p.m. Attending with Michael Myer were Board members Chris Kiley, J.D. Mellette, Phillip Wiggins, and John Sterling.

Also attending were the following staff members: City Attorney Scott Simpson, City Planner Thomas Harowski, and City Clerk Joshua Fruecht.

B. Invocation

Mr. Myer delivered the Invocation.

C. Pledge of Allegiance to the Flag

Mr. Myer led the Pledge of Allegiance.

2. MINUTES

A. Minutes from the Board of Planning and Appeals Meeting – November 1, 2010

B. Minutes from the Board of Planning and Appeals Meeting – December 6, 2010

*Mr. Wiggins moved **APPROVAL** for the **Minutes**, seconded by Mr. Kiley.*

The motion **CARRIED** 5-0 unanimously: Wiggins – Yes , Kiley– Yes, Mellete – Yes, Sterling – Yes, Myer – Yes.

3. NEW BUSINESS

A. Z-2011-01: 5th Amendment to Marina Grande Development Agreement (Riverside Holly Hill LLC and Holly Hill 1 Associates LTD)

City Planner Thomas Harowski gave an overview of the case from the provided Staff Report.

Mr. Myer swore in Brett Dill (Riverside Holly Hill LLC and Holly Hill 1 Associates LTD)

Mr. Myer opened public participation. No one spoke.

MINUTES
BOARD OF PLANNING AND APPEALS
FEBRUARY 7, 2011

Mr. Wiggins moved APPROVAL for Z-2011-01: 5TH AMENDMENT TO MARINA GRANDE DEVELOPMENT AGREEMENT, seconded by Mr. Sterling.

The motion **CARRIED** 5-0 unanimously: Wiggins – Yes , Sterling – Yes, Kiley – Yes, Mellette – Yes, Myer – Yes.

2. OLD BUSINESS

A. None

3. OTHER – Staff Comments

City Planner Thomas Harowski

City Planner Thomas Harowski informed the members of the Board of Planning and Appeals and that there would be a training session for the Board Members at the City of Daytona Beach Shores on February 16, 2011 from 2:00 pm to 4:00 pm.

After brief discussion amongst the Board Members, City Attorney, City Planner and City Clerk there was a majority **consensus** of the Board of Planning and Appeals to have a sign-in form for members of the public that wish to speak at meetings.

4. ADJOURNMENT

The meeting officially adjourned at approximately 6:57 p.m.

Joshua Fruecht
City Clerk

NEW BUSINESS

AGENDA

ITEM: 3

DATE: April 4, 2011

Z-2011-02

Rezoning Request (Halifax Media Holdings LLC)

AGENDA

ITEM: 3A

DATE: April 4, 2011



STAFF REPORT

City of Holly Hill
Community Development Department

Board of Planning and Appeals *Agenda Item*

DATE: March 14, 2011
SUBJECT: Rezoning Application
APPLICANT: Halifax Media Holdings LLC
NUMBER: Z-2011-02
PLANNER: Thomas Harowski, AICP

INTRODUCTION: Halifax Media Holdings (Daytona Beach News-Journal) has recently amended the future land use designation for the area covered by this rezoning request from Low Density Residential to General Commercial. This rezoning request is to change the zoning applied to the 1.57 acre subject parcel from R-2 Single-Family Residential to B-5 General Commercial to allow for development of the property consistent with the land use designation

BACKGROUND: At their regular meeting of February 8, 2011 the City Commission approved an amendment of the future land use map to re-designate the subject property as General Commercial. The comprehensive plan amendment has been approved by the Florida Department of Community Affairs based on their decision not to review the application. The Volusia Growth Management Commission approval is pending.

The proposed zoning for the site is B-5 General Commercial which provides areas for local retail stores and services which are less intensive than those permitted in CC-1 and industrial zoning. The adjacent property to the south (Holly Station shopping center) is zoned B-5. The balance of the Halifax Media Holdings property is in the City of Daytona Beach and is zoned for industrial development.

DISCUSSION: The proposed zoning is consistent with the comprehensive plan designation as stated in Policy 1.1.3 of the comprehensive plan. The comprehensive plan review determined that there were adequate municipal services to support proposed development of the site; however, a complete concurrency review will be required when a specific project is brought forward.

The comprehensive plan review also included a discussion for coordinating any subdivision and site plan review with the City of Daytona Beach, and a proposal has been initiated to cover a joint review process.

Z-2011-02
Halifax Media Holdings LLC
4-4-11 BOPA Meeting

STAFF REPORT

City of Holly Hill Community Development Department

The proposed zoning is consistent with the adjacent zoning for areas within the City of Holly Hill located to the south of the project site. This property is developed with the Holly Station commercial site. The adjacent zoning in Daytona Beach in M-1 Local Industry for the News Journal site, and BW Business Warehouse and BA Business Automotive on the west side of Nova Road. Each of these zones allow retail uses similar to the Holly Hill B-5 zoning.

The applicant currently intends to develop the site with four outparcels that are intended to support uses including a fast food restaurant, pharmacy and office building along with a new entrance into the News Journal complex. A central retention area is proposed and water and sewer will be provided by the City of Holly Hill. While this plan represents the current proposal, the applicant is free to develop the site with any use and any lot arrangement that meets the minimum standards of the land development code.

RECOMMENDATION: Recommend the City Commission approve the re-zoning of the subject parcel to B-5 General Commercial zoning.

STAFF REPORT

City of Holly Hill Community Development Department

LEGAL DESCRIPTION

1. LEGAL DESCRIPTION: N 180 FT OF S 200 FT E 158.71 FT ON S/L & E 158.83 FT ON N/L OF W 320 FT OF LOT 6 BLK 20 M & C HOLLY HILL PER OR 3739 P

AND

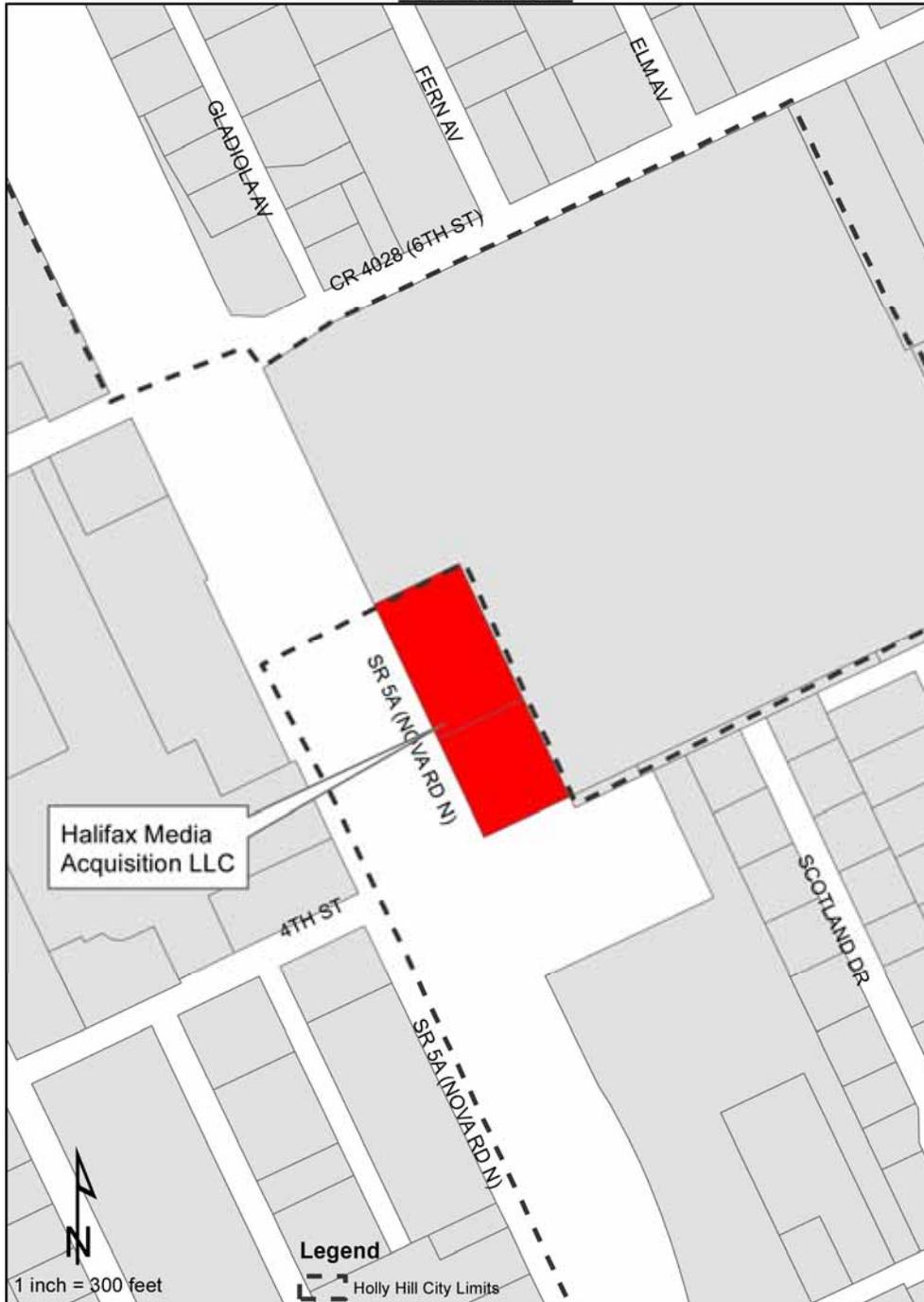
- N 250 FT OF S 450 FT OF W 320 FT OF LOT 6 EXC W 70 FT FOR DRAINAGE CANAL BLK 20 M & C HOLLY HILL PER OR 6461 PGS 649-665
2. Volusia County Tax Parcel #4244-01-20-0060, 4244-01-20-0061

STAFF REPORT

City of Holly Hill
Community Development Department

Halifax Media
Current Site Location

Site Location



STAFF REPORT

City of Holly Hill Community Development Department

Halifax Media Proposed Zoning Amendments

