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

October 3, 2011

1. CALL TO ORDER

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 John Sterling and Phillip Wiggins.

Excused Absences:

Chris Kiley (arrived at 7:40 pm)
J.D. Mellette

Also attending were the following staff members: Attorney Scott Simpson, City Planner Thomas Harowski, Economic Development Director Lynn Dehlinger and City Clerk Valerie Manning.

A. Invocation

Mr. Myer delivered the Invocation.

B. Pledge of Allegiance to the Flag

Mr. Myer led the Pledge of Allegiance.

2. MINUTES

Minutes from the Board of Planning and Appeals Meeting – August 1, 2011

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

The motion **CARRIED** 3-0 by roll call vote: Wiggins – Yes, Sterling – Yes, Kiley – Absent, Mellette – Absent, and Myer – Yes

3. NEW BUSINESS

A. V-2011-02 Rear Yard Variance Request for 700 Ridgewood: An application by Mark Dowst requesting a variance from the required building setback of 35 feet to allow a rear yard setback of 24 feet.

Applicant: Mark Dowst

City Planner Thomas Harowski gave an overview of the rear yard variance request for 700 Ridgewood Avenue from the provided Staff Report.

Mark Dowst spoke briefly and gave an overview of what the variance would consist of; briefly went over site plans with the Board members.

Mr. Myer opened public participation.

The following individual came forward to speak to the Board members:

- Judy Lemons, 1365 Woodward Avenue, Holly Hill – Addressed the Board of Planning and Appeals members regarding the air conditioning units on the roof and shared her concerns about them.

Mr. Myer closed public participation.

*Mr. Wiggins moved **APPROVAL** for* **V-2011-02: REAR YARD VARIANCE REQUEST FOR 700 RIDGEWOOD – approve staff's recommendations and that the design of the structure will be in substantial compliance with the attached exhibit given to staff**, *seconded by Mr. Sterling.*

The motion **CARRIED** 3-0 by roll call vote: Wiggins – Yes, Sterling – Yes, Kiley – Absent, Mellette – Absent, and Myer – Yes

B. Z-2011-08 Revisions to the BPUD for 1050 Nova Road: A request by Berkshire Investment Holdings, Inc., to amend the Business Planned Unit Development for 1050 Nova Road.

<u>Applicant</u>: John Keiser

City Planner Thomas Harowski gave an overview of the revisions to the BPUD for 1050 Nova Road from the provided Staff Report.

John Keiser spoke briefly and gave an overview of what the revisions to the BPUD for 1050 Nova Road would be. Mr. Keiser shared his thoughts about having a pole sign instead of the LED monument sign but if he had to have that type of sign, he would prefer 75% instead of 50% LED but its not their intention to do 100% LED.

Mr. Myer opened public participation. No one spoke.

*Mr. Wiggins moved **APPROVAL** for* **Z-2011-08: REVISIONS TO THE BPUD FOR 1050 NOVA ROAD – approve staff's recommendation along with the exception the applicant will be allowed a pole sign with 100% LED lighting**, *seconded by Mr. Sterling.*

The motion **CARRIED** 3-0 by roll call vote: Wiggins – Yes, Sterling – Yes, Kiley – Absent, Mellette – Absent, and Myer – Yes

C. Z-2011-08 Revisions to the Redevelopment Overlay District: An administrative request by the City of Holly Hill to amend the permitted uses in the Redevelopment Overlay District.

City Planner Thomas Harowski gave an overview of the revisions to the Redevelopment Overlay District from the provided Staff Report.

Mr. Myer opened public participation.

The following individuals came forward to speak to the Board members:

- Tom Shellings, 1410 State Avenue, Holly Hill – Addressed the Board of Planning and Appeals members regarding the proposed changes to the overlay district; LPGA – CRA corridor and its prohibited uses; shared his concerns about the residential properties and the salvage area behind his house.
- Richard Campbell, 1406 State Avenue, Holly Hill – Address the Board of Planning and Appeals members stating that a business some years ago was trying to get in over at 15th Street and State Avenue; he shared his concerns about certain businesses trying to take over that lot.
- Judy Lemons, 1365 Woodward Avenue, Holly Hill – Addressed the Board of Planning and Appeals about the redevelopment area; shared her concerns about her neighbors and the problems she's been having; mentioned that she came in and applied for a permit to put up a wall/fence on her property and was denied; shared her concerns about the shooting range that was just approved tonight.

Mr. Myer closed public participation.

*Mr. Wiggins moved **APPROVAL** for* **Z-2011-09 REVISIONS TO THE REDEVELOPMENT OVERLAY DISTRICT**, *seconded by Mr. Sterling.*

The motion **CARRIED** 4-0 by roll call vote: Wiggins – Yes, Sterling – Yes, Kiley – Yes, Mellette – Absent, and Myer – Yes

4. OLD BUSINESS

None

5. OTHER – Staff Comments

City Planner Thomas Harowski notified the Board that 748 Ridgewood is now a swap shop.

Mr. Myer asked if anyone got the information about the Sunshine Law seminar; he sorry they missed it; asked about 830 Ridgewood Avenue, the thrift shop.

Mr. Wiggins asked about the boats in the river. Attorney Simpson shared some information regarding the Marine Coast Guard and spoke about what happened in South Daytona where some boats were anchoring boats in the river.

6. ADJOURNMENT

The meeting officially adjourned at approximately 8:10 p.m.

Valerie Manning
City Clerk/Administrative Assistant