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

March 4, 2013

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 Nick Mostert, J.D. Mellette, Art Cappuccio, and David Heald.

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

A. Invocation

Mr. Myer delivered the Invocation.

B. Pledge of Allegiance to the Flag

Mr. Mellette led the Pledge of Allegiance.

2. MINUTES

Minutes from the Board of Planning and Appeals Meeting – February 4, 2012 *(City Clerk)*

*Mr. Mostert moved **APPROVAL** for the* **Minutes**, *seconded by Mr. Mellette.*

The motion **CARRIED** 5-0 by roll call vote: Mostert – Yes, Mellette – Yes, Cappuccio – Yes, Heald – Yes and Myer – Yes

3. NEW BUSINESS

A. Selection of Chairman

*Mr. Mostert moved **APPROVAL** for **Mike Myer to continue as the Board Chairman**, seconded by Mr. Mellette.*

The motion **CARRIED** 4-1 by roll call vote: Mostert – Yes, Mellette – Yes, Cappuccio – Yes, Heald – Yes and Myer – No

B. Selection of Vice Chairman

*Mr. Mostert moved **APPROVAL** for **Art Cappuccio to be the Vice-Chairman**, seconded by Mr. Heald.*

The motion **CARRIED** 4-1 by roll call vote: Mostert – Yes, Heald – Yes, Cappuccio – No, Mellette – Yes and Myer – Yes

C. **CPA-2013-01** AND **Z-2013-02**: 947 Center Avenue – Comprehensive Plan Amendment and Rezoning

City Planner Thomas Harowski gave a brief staff report as it pertains to the Comprehensive Plan Amendment and Rezoning request from Mr. Bill Robertson.

Mr. Myer opened public participation.

The following individuals came forward to speak:

- Bill Robertson, owner of 947 Center Avenue, Holly Hill – Addressed the Chairman and Board members pertaining to his request for a comp plan amendment and rezoning of that property. Informed the board that as of last Saturday he rented the building to a beauty supply business and hopes that it does well there.
- Steve Smith, 1410 Riverside Drive, Holly Hill – Addressed the Chairman and Board members by sharing his concerns about Mr. Robertson's request to rezone and amend the comprehensive plan; the survey done on that property is old and spoke about the notices to inform the public about the amendment and rezoning.
- Floyd Flurry, Holly Hill – Addressed the Chairman and Board members by stating that he is okay with request as long as it doesn't draw out the wrong crowd.
- Chuck Hinemiller(?), Holly Hill – Addressed the Chairman and Board members by informing them that his mother lives next door to this property and Mr. Smith was just speaking on behalf of his mother; suggested that the Board consider combining the two properties as it pertains to the City's rules and regulations.

Mr. Myer closed public participation.

*Mr. Mellette moved **APPROVAL** for **CPA-2013-01 AND Z-2013-02**, seconded by Mr. Heald.*

The motion **CARRIED** 5-0 by roll call vote: Mellette – Yes, Heald – Yes, Mostert – Yes, Cappuccio – Yes, and Myer – Yes

D. V-2013-01: 1515 Ridgewood Avenue – Variance from requirement of 1000 square feet of lot area per client for adult day care

City Planner Thomas Harowski gave a brief staff report as it pertains to the variance request for an adult day care by Mr. Ryan Kennedy.

Mr. Myer opened public participation.

The following individual came forward to speak:

- Arthur Kowitz, 1501 Ridgewood Avenue, Holly Hill – Addressed the Chairman and Board members by sharing his concerns about the variance request from Mr. Ryan Kennedy for an adult day care facility at that location. Mr. Kowitz mentioned the parking area already has its issues with the businesses that are there now; ingress and egress issues; shared his concerns about the extra density being requested; not in favor of this request.

Mr. Myer closed public participation.

There was some discussion amongst the Chairman, board members, Mr. Harowski, and Attorney Simpson about the B4 zoning district. After discussing the issue, staff came across some findings in the Code that this may already be a permitted use and this item would end up being a muted issue.

*Mr. Mostert moved **FOR DENIAL** of **V-2013-01**, seconded by Mr. Cappuccio.*

The motion **CARRIED** 5-0 by roll call vote: Mostert – Yes, Cappuccio – Yes, Mellette – Yes, Heald – Yes, and Myer – Yes

4. OLD BUSINESS - NONE

5. COMMUNICATIONS FROM BOARD MEMBERS & STAFF

Mr. Myer and Attorney Simpson welcomed the new board members. Attorney Simpson took some time to discuss briefly with the new members regarding rules and regulations, Sunshine Law as it pertains to zoning, land use and city issues, quasi-judicial and legislative hearings, and ex parte communications.

6. ADJOURNMENT

The meeting officially adjourned at approximately 8:05 p.m.

Valerie Manning

Valerie Manning, City Clerk