



CITY OF HOLLY HILL, FLORIDA

BOARD OF PLANNING AND APPEALS

MINUTES • FEBRUARY 5, 2018

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	Excused	
Jim Legary	Board Member	Present	
Robin D. Hanger	Board Member	Present	
Arthur Cappuccio	Board Member	Excused	
Arthur W. Morris	Board Member	Present	

2. INVOCATION

Innvocation given by Robin Hanger.

3. PLEDGE OF ALLEGIANCE

Pledge of Allegiance was led by Robin Hanger.

4. BOPA MINUTES APPROVAL

1.

Minutes of August

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

The minutes of the August 7, 2017 BOPA Meeting where approved.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Arthur W. Morris, Board Member
SECONDER:	Robin D. Hanger, Board Member
AYES:	Legary, Hanger, Morris
EXCUSED:	Myer, Cappuccio

Enacted and approved this 5th day of February, 2018, in Holly Hill



5. AGENDA ITEM(S)

1.

Land Development Regulations Text Amendment Consider Adoption of an Ordinance Amending Division 15 Redevelopment District Overlay Sections 114-634 Special Exceptions, and 114-635 Prohibited Uses, Creating Sections 114-708 and 114-709, and Amending Sections 114-444, 114-594, 114-696 and 78-14 of the Land Development Regulations

(Requested by Brian Walker, Board of Planning and Appeals)

Brian Walker, City Planner summarized his staff report. Stating that the Redevelopment District Overlay was adopted by the City Commission in April of 2005. The purpose of the Overlay was to promote redevelopment of property, provide parking and a compatibility of land uses within the district to enhance Ridgewood Avenue and LPGA Boulevard. The needs of the business community with the Overlay have changed and in response to that, the City Commission would like to enhance business flexibility with the District. The current overlay district restricts certain types of businesses and due to the feedback from the community, the City Commission would like to open up these restrictions, by allowing tattoo parlors, laboratories, mini-warehouses and warehousing and distribution facilities to be permitted uses through the Special Exception process. Staff recommends adoption of the Ordinance.

The Board members discussed the different types of businesses. Questioning if laboratories included plasma centers. They were informed that blood plasma centers would still be prohibited in the overlay district. A discussion ensued as to mini-warehouses and warehouses. Mr. Walker informed the Board that under the Special Exception conditions, warehouses are to be used as a part of a retail commercial operation wherein products and supplies in the warehouse are stored.

Arthur Morris expressed concern over allowing these types of businesses along Ridgewood Avenue, stating that he doesn't see these enhancing the corridor.

Robin Hanger stated that businesses bring business and that he is in favor of these changes.

Robin Hanger made a motion to recommend approval. The motion died for a lack of a second.

Arthur Morris made a motion to recommend approval, with the elimination of tattoo parlors, seconded by Robin Hanger. Motion carried.

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

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6. OLD BUSINESS

None

7. BOARD/STAFF COMMUNICATIONS

None

8. ADJOURNMENT

This meeting adjourned at 7:15 PM