CITY OF HOLLY HILL, FLORIDA

BOARD OF PLANNING AND APPEALS

MINUTES ● AUGUST 6, 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	Present	
Jim Legary	Board Member	Absent	
Robin D. Hanger	Board Member	Present	
Arthur Cappuccio	Board Member	Present	
Arthur W. Morris	Board Member	Present	

2. INVOCATION

Invocation was given by Chairman Mike Myer.

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Art Cappuccio.

4. BOPA MINUTES APPROVAL

1.

Minutes of July 2, 2018 BOPA Meeting

(Requested by Brian Walker, City Planner)

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

Enacted and approved this 6th day of August, 2018, in Holly Hill

5. AGENDA ITEM(S)

1.

Outdoor Display Amendment

(Requested by Brian Walker, City Planner)
Brian Walker, City Planner summarized his staff report stating that there are two issues with dealing with the "Outdoor display of merchandise" Some businesses were displaying outdoor merchandise prior to the adoption of this restriction and therefore are displaying items that are not intended for use outdoors. The restriction as written, has been very loosely interpreted which has resulted in the intent of the restriction not being met. For example, while strollers are intended for outdoor use, it was not the intent of the restriction to allow them for outdoor display. The resulting feedback from the community has been that the outdoor display of merchandise has reached a point where it detracts from the beautification efforts being made by the City. The City Commission held a work shop for the purpose to discuss ways of reducing non-conformities with regard to outdoor displays.

Robert & Roseanne Nash, Owners of Dollar Plus, located at 600 Ridgewood Avenue strongly expressed opposition to this change of the outdoor storage Ordinance. Stating that placing items outside is a way to draw people to his business and that this change seems to be against small businesses and the City should be trying to do everything to help the small businesses. Further stating that by changing this Ordinance you will be chasing more small businesses out of the City and creating more empty commercial buildings, which adds to the blight.

Dennis Bindig, Antique Mall stepped to the podium to express his displeasure with the Ordinance change, stating that the empty commercial buildings are more of a problem to the beautification of the City, than the outdoor storage of a few items.

Hiedi Heller, 460 Ridgewood Avenue also express that she is against this Ordinance, stating that the lack of Code Enforcement action has led to the blighted area along Ridgewood Avenue, not the storage of items outside of the businesses.

Jay Love, 1010 Ridgewood Avenue stated that he is also against this Ordinance and agrees with all that has been said by the previous people.

Chairman Mike Myer expressed that he is against this Ordinance, stating that the outdoor storage is not what is causing the blight of Ridgewood Avenue. Further commenting that there are a lot of commercial buildings on Ridgewood, empty and occupied that are in need of repair, painting and general maintenance and are not be addressed by Code Enforcement. This Ordinance needs to be reworked before he would support it.

Art Cappuccio stated that he agrees with what Chairman Myer has stated and that Code Enforcement needs to be more active along the Ridgewood Avenue corridor, citing for painting, landscaping, broken or deteriorating signs and awnings.

Robin Hanger expressed that the Ordinance is more of an issue that just strollers outside. The Code Enforcement Department has been actively enforcing maintenance issues along Ridgewood Avenue. These are two different issues and that the maintenance issues are the responsibility of the building owners and the outdoor storage issue is the business owner's responsibility.

A discussion ensued regarding the blight along Ridgewood Avenue.

Brian Walker, City Planner stated that this Ordinance change came about from business community feed back as well as the City Commission workshops. Addressing the concerns regarding the lack of Code Enforcement action along Ridgewood Avenue, he stated that the last Code Enforcement Hearing had the largest meeting in it's history and that at the next scheduled meeting there will be over 50 violations being brought before the Special Master. They are addressing all the concerns that have been discussed this evening and are working very hard. Mr. Walker continued to discuss the progress of our Code Enforcement Division.

Arthur Morris, agreed that the City needs to address the blighted buildings and that the City needs to protect our small businesses that are the life lines of any small town.

A lively discussion ensured.

Robin Hanger moved to recommend approval, the motion died due to a lack of a second.

Scott Simpson, City Attorney informed the Board members that there are limits to what actions Code Enforcement can take and that a violation has a due process that can take months to be resolved.

RESULT:	**DO NOT RECOMMEND APPROVAL TO CITY COMMISSION [3 TO 1]**
MOVER:	Arthur Cappuccio, Board Member
SECONDER:	Arthur W. Morris, Board Member
AYES:	Myer, Cappuccio, Morris
NAYS:	Hanger
ABSENT:	Legary

Enacted and approved this 6th day of August, 2018, in Holly Hill

6. OLD BUSINESS

None

7. BOARD/STAFF COMMUNICATIONS

Brian Walker, City Planner stated there at of this date he has nothing to bring before the Board for the September 2018 Meeting.

Scott Simpson, City Attorney informed the Board that the Pickle Ball project will be moving forward and there will be no need for a rezoning or comp plan amendment.

8. ADJOURNMENT

This meeting adjourned at 7:15 PM