



CITY OF HOLLY HILL, FLORIDA

CITY COMMISSION

MINUTES • SEPTEMBER 18, 2017

Large Conference Room

Work Session

6:00 PM

CITY HALL
1065 RIDGEWOOD AVENUE
HOLLY HILL, FL 32117

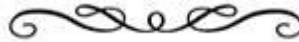
City Clerk's office: (386) 248-9441 - Fax: (386) 248-9448

1. CALL TO ORDER

a.

Overlay District Uses & Outside Sales, Medical Marijuana, & Gateway Project Southeast City Limits

(Requested by Valerie Manning, City Clerk)



2. MEDICAL MARIJUANA

The Mayor and Commissioners previously adopted a twelve month moratorium on the growing, manufacturing, distributing, dispensing and selling of medical marijuana within the city limits of Holly Hill. Since Ordinance 2988 was adopted the Florida Legislature adopted and Governor Rick Scott has signed a new law which is in effect. The Mayor and Commissioners were in consensus to allow staff to bring back an ordinance repealing Ordinance 2988 and have decided not to ban medical marijuana treatment centers within the city limits and to consider requests for new medical marijuana treatment centers as a pharmacy for purposes of applying to the city's regulations. Mr. Forte will bring something back to the Mayor and Commissioners in October for them to look over and consider adopting.

3. OVERLAY DISTRICT USES & OUTSIDE DISPLAY

The Mayor and Commissioners discussed the Overlay District and loosening up prohibited uses as a **special exception along US1**. The following were consensus: tattoo parlors - with time restrictions, yes; laboratories, yes; mini warehouses - no outside storage, yes; warehousing and distribution, yes.

The Mayor and Commissioners discussed the Overlay District and loosening up prohibited uses **within the CRA district**. The following were consensus: **there were NO changes; leave as it is.**

4. GATEWAY PROJECT SOUTHEAST CITY LIMITS

Mr. Forte discussed the \$700,000 the city received from selling of The Market and the thought was to revive along Riverside Drive coming from Mason Avenue by improving the landscaping along Riverside Drive once you have come off the Seabreeze Bridge and enter

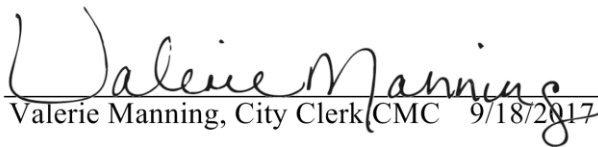
Holly Hill. Mr. Forte showed some pictures of some of the businesses there along Riverside Drive before The Market that could use some extra landscaping to spruce that area up a bit. There was consensus from the Mayor and Commissioners to move forward with that and also suggested that possibly use some of the funds in other areas of the CRA district.

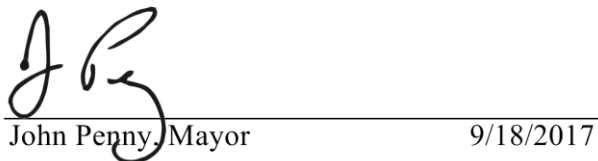
Mr. Forte discussed Rental Property Registrations with the Mayor and Commissioners and suggested that this begin to take place within the city limits for all rental properties. Rental properties would be required to be registered annually, it's \$100 registration fee, per property. They keep \$50 and the city gets \$50. With the city's \$50, staff can kick back up the rental inspections program and actually end up hiring somebody to do that. The landlord will also have to get their business tax receipt because they're operating a business. Part of that registration means, the landlord has to have a contact person that is either the property maintenance or a company that does property maintenance so that if the grass is high or there is some code violation, they contact this person and then it gets corrected. If you live within the county or neighboring county, they can be that property manager themselves. If they live outside of that area, they will have to hire a commercial property management company that maintains that home and that's how a lot of the cities operate. Our rental properties are the city's biggest code violations, which is over 40% of rental properties that they know of. It would cost \$150 to operate a rental property per year in the city. There was consensus to get the rental inspections back in place.

Mr. Forte mention Krystal's sign that was taken down just before Hurricane Irma came so it didn't fall over into the street. In the last storm it twisted and Krystal's was getting prices to get it replaced and now this second storm came, staff was concerned it was going to blow down and told them they needed to do something with it and they laid it down in their parking lot before the storm came. There was consensus to see the Krystal's sign go back up. It's a landmark for the city. Consensus to have the gateway sign to the city 100 feet north in the median, which would be just about in front of McDonald's.

5. ADJOURNMENT

The workshop adjourned at approximately 7:00 PM.


Valerie Manning, City Clerk CMC 9/18/2017


John Penny, Mayor 9/18/2017