

CITY OF HOLLY HILL, FLORIDA

BOARD OF PLANNING AND APPEALS

REVISED AGENDA • OCTOBER 2, 2023

City Commission Chamber

BOPA Regular Meeting

6:00 PM

CITY HALL
1065 RIDGEWOOD AVENUE
HOLLY HILL, FL 32117

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



City Commission Chamber
City Hall
1065 Ridgewood Avenue
Holly Hill, FL 32117

PLANNING & APPEALS BOARD MEMBERS

Chairman
Mike Myer

Board Member
Robin D. Hanger

Board Member
Tony Cassata

Board Member
Dennis Smith

Board Member
Loretta Arthur

CITY PLANNER
Brian Walker

Building & Zoning
Leslie Montgomery

1. CALL TO ORDER**2. ROLL CALL****3. INVOCATION****4. PLEDGE OF ALLEGIANCE****5. MINUTES**

1. Minutes - August 7, 2023 - Board of Planning and Appeals Meeting
(Requested by Valerie Manning, City Clerk)

6. AGENDA ITEM(S) - NONE**7. ORDINANCES**

1. Ordinance An Ordinance of the City of Holly Hill, Florida, Amending the Comprehensive Plan by Amending the Future Land Use Map Designation of Certain Property Identified as 1872 N Nova Road and 1888 N Nova Road Having Parcel Numbers 4242-31-01-0290 and 4242-31-01-0291, by Virtue of a Small Scale Future Land Use Map Amendment; Changing the Future Land Use Map Designation from Mxz (Mixed Use Zone) to General Commercial; Providing for Conflicting Ordinances; Providing for Severability; and Providing an Effective Date. And An Ordinance of the City of Holly Hill, Florida, Amending the Land Development Regulations, by Amending the Official Zoning Map to Designate the Property Described in Exhibit a from B-5 (Heavy Commercial) Volusia County, to Cc-1 (Commercial Corridor District) Holly Hill; Providing for Conflicting Ordinances; Providing for Severability; and Providing an Effective Date.

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

8. OLD BUSINESS**9. BOARD / STAFF COMMUNICATIONS****10. ADJOURNMENT**

Website Address – www.hollyhillfl.org (City Clerk)

NOTICE – If any person decides to appeal any decision of the City Commission at this meeting, he/she will need a record of the proceedings and, for that purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City does not prepare or provide such a record.



For special accommodations, please notify the City Clerk's Office at least 72 hours in advance. (386) 248-9441



Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.

In accordance with the Americans with Disabilities Act (ADA), persons needing a special accommodation to participate in the Commission proceedings should contact the City Clerk's Office no later than three (3) days prior to the proceedings.



**STAFF REPORT
CITY OF HOLLY HILL, FLORIDA**

5.1

**Board of Planning and Appeals
Agenda Item**

MEETING DATE: October 2, 2023
FROM: Valerie Manning
SUBJECT: Minutes - August 7, 2023 - Board of Planning and Appeals Meeting
NUMBER: (ID # 4280)
APPLICANT:
PLANNER:

DISCUSSION:

Minutes from the August 7, 2023 Board of Planning and Appeals meeting.

MOTION:

Approve the minutes as submitted by staff.

- BOPA Minutes - August 7, 2023 (PDF)



CITY OF HOLLY HILL, FLORIDA

BOARD OF PLANNING AND APPEALS

MINUTES • AUGUST 7, 2023

City Commission Chamber

BOPA Regular Meeting

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

2. ROLL CALL

Attendee Name	Title	Status	Arrived
Mike Myer	Chairman	Present	
Robin D. Hanger	Board Member	Present	
Dennis Smith	Board Member	Present	
Tony Cassata	Board Member	Present	
Loretta Arthur	Board Member	Excused	

3. INVOCATION

Mr Myer led invocation.

4. PLEDGE OF ALLEGIANCE

Mr Myer led Pledge of Allegiance.

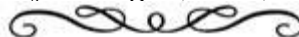
5. MINUTES

1. Minutes - June 5, 2023 BOPA Meeting

(Requested by Leslie Montgomery, Board of Planning and Appeals)

RESULT: APPROVED [UNANIMOUS]
MOVER: Tony Cassata, Board Member
SECONDER: Dennis Smith, Board Member
AYES: Myer, Hanger, Smith, Cassata
EXCUSED: Arthur

Enacted and approved this 7th day of August, 2023, in Holly Hill



6. AGENDA ITEM(S)

- VARIANCE – 1438 Riverside Drive - Request a Variance from the Requirements of Sec. 114-765 – Schedule of Dimensional Requirements, Requiring that Principal Structures in

the R-1 (Single-Family) Zoning District be a Minimum of Ten-Feet (10') from the Side Property Line. Such Request is Made in Order to Build a New Home on a Lot that is Substandard with Regard to Width. the Applicant is Also Requesting a Height Variance from 30 Feet to 35 Feet. the Property is Located on the West Side of Riverside Drive Approximately 130 Feet South of 15Th Street and More Specifically Known as 1438 Riverside Drive.

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

Brian Walker, City Planner, briefly went over the following staff report with the Board members. The applicant is requesting from the requirements of Sec. 114-765 - Schedule of dimensional requirements, requiring that principal structures in the R-1 (Single-Family) zoning district be a minimum of ten-feet (10') from the side property line. Such request is made in order to build a new home on a lot that is substandard with regard to width. The applicant is also requesting a height variance from 30 feet to 35 feet. The property is located on the west side of Riverside Drive approximately 130 feet south of 15th Street and more specifically known as 1438 Riverside Drive. The property under consideration is zoned R-1 which requires that the property be a minimum of 90 feet wide. However, the property is only 40 feet wide. Staff has researched the parcel, and spoken with the Property Appraiser's Office in an effort to find out why the property is so narrow and when it was created. A definite answer could not be obtained. However, it is thought that the parcel was broken off of the parcel it abuts to the south sometime in the mid-1960s, creating two non-conforming parcels. It is staff's opinion that the lot was created prior to the adoption of the City's Land Development Regulations. Additionally, between Walker Street and 15th Street, the west side of Riverside Drive contains 21 parcels. Only two of these meet the 90-foot minimum lot width requirement. The lots in this area of Riverside Drive, were platted at 100-foot-wide lots although very few are near that width today. The applicant would like to remove the old structure on the property, and build a new house. Given that the parcel is undersized with respect to width, they do not feel that the side yard setbacks can be reasonably met and have applied for a variance to allow 5-foot setbacks instead of the required 10 feet. To gain some additional space on the lot, they are also requesting an additional 5 feet in height. Should the variance be approved, the applicant will be permitted to build a 35-foot-high home with 5-foot side yard setbacks. In order to grant the variance request, the commission must find that the request meets the requirements of Sec. 82-317.

At this time the Board briefly discussed their concerns of the height of the house. Therefore, there was a split vote amongst the members resulting the variance request as submitted by staff to go to the City Commission.

Caralea Sanders, the property owner, came forward to speak to the Board about the variance request.

(This meeting in its entirety is available upon request to a CD in the Building and Zoning Department or you may listen to the meeting on the City's You-Tube channel.)

RESULT:	RECOMMEND APPROVAL TO CITY COMMISSION [2 TO 2]
MOVER:	Dennis Smith, Board Member
SECONDER:	Robin D. Hanger, Board Member
AYES:	Hanger, Smith
NAYS:	Myer, Cassata
EXCUSED:	Arthur

Enacted and approved this 7th day of August, 2023, in Holly Hill



7. ORDINANCES

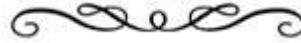
1. An Ordinance of the City of Holly Hill, Volusia County Florida, Annexing by Voluntary Petition Approximately .83 Acres Identified as Parcel Numbers 4242-31-01-0291 and 4242-31-01-0290 Contiguous to the City of Holly Hill; Redefining Boundaries of the City of Holly Hill to Include Said Property and the Adjacent Rights-Of-Way of N Nova Road and Old Kings Road; Directing the City Clerk to File the Ordinance with the Clerk of the Circuit Court, with the Chief Administrative Officer of Volusia County and with the Department of State; Providing for Conflicting Ordinances; Providing for Severability; and Providing an Effective Date.

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

Brian Walker, City Planner, briefly discussed the staff report pertaining to the following annexation. This request is to annex parcels totaling approximately .83 acres, located approximately 275 feet south of Flomich Street between N Nova Road and Old Kings Road. The parcels abut one another and the City of Holly Hill and are more specifically known as 1872 N Nova Road and 1888 N Nova Road. The parcel known as 1872 N Nova Road contains a building that is approximately 1,250 square feet in size and used an office. While 1888 N Nova Road is a vacant property. The applicant has submitted a petition for voluntary annexation into the City of Holly Hill. Florida Statutes Section 171.044 shows the requirements for voluntary annexation. The parcels are contiguous to the City limit and are under common ownership. The annexation will result in a City limit that is reasonably compact and does not create an enclave. Therefore, the request meets the statutory requirements. This request precedes a request for a comprehensive plan amendment and rezone. The proposed comprehensive plan map amendment requests General Commercial future land use, and the proposed rezone requests CC-1 (Corridor Commercial), which is consistent with the abutting properties in the City of Holly Hill. Staff recommends to the City Commission to annex parcels totaling approximately .83 acres, along with the adjacent rights of way, located approximately 275 feet south of Flomich Street between N Nova Road and Old Kings Road. The parcels abut one another and are more specifically known as 1872 N Nova Road and 1888 N Nova Road. No one from the audience came forward to speak regarding the annexation.

(This meeting in its entirety is available upon request on CD in the Building and Zoning Departments or you can listen to it on the City's You-Tube channel.)

RESULT:	RECOMMEND APPROVAL TO CITY COMMISSION [UNANIMOUS]
MOVER:	Robin D. Hanger, Board Member
SECONDER:	Dennis Smith, Board Member
AYES:	Myer, Hanger, Smith, Cassata
EXCUSED:	Arthur



8. OLD BUSINESS

None

9. BOARD / STAFF COMMUNICATIONS

Mr Hanger announced that he will be resigning his place on the board effective immediately.

There was consensus from the Board to hold the next meeting on Tuesday, September 5th, 2023.

10. ADJOURNMENT

The meeting adjourned at approximately 6:36pm.



**STAFF REPORT
CITY OF HOLLY HILL, FLORIDA**

**Board of Planning and Appeals
Ordinance**

MEETING DATE: October 2, 2023
FROM: Brian Walker
SUBJECT: An Ordinance of the City of Holly Hill, Florida, Amending the Comprehensive Plan by Amending the Future Land Use Map Designation of Certain Property Identified as 1872 N Nova Road and 1888 N Nova Road Having Parcel Numbers 4242-31-01-0290 and 4242-31-01-0291, by Virtue of a Small Scale Future Land Use Map Amendment; Changing the Future Land Use Map Designation from Mxz (Mixed Use Zone) to General Commercial; Providing for Conflicting Ordinances; Providing for Severability; and Providing an Effective Date. And An Ordinance of the City of Holly Hill, Florida, Amending the Land Development Regulations, by Amending the Official Zoning Map to Designate the Property Described in Exhibit a from B-5 (Heavy Commercial) Volusia County, to Cc-1 (Commercial Corridor District) Holly Hill; Providing for Conflicting Ordinances; Providing for Severability; and Providing an Effective Date.

NUMBER: (ID # 4269)
APPLICANT: Brian Walker
PLANNER:

INTRODUCTION

1872 and 1888 N NOVA ROAD CPA AND REZONE - Consider an Ordinance enacting a Small-Scale Future Land Use Map Amendment from MXZ (Mixed Use Zone) (Volusia County) to General Commercial (Holly Hill) and,

An Ordinance enacting a Rezone from B-5 (Heavy Commercial) (Volusia County) to CC-1 (Commercial Corridor) (Holly Hill) for approximately .83 acres, located approximately 275 feet south of Flomich Street between N Nova Road and Old Kings Road. The parcels abut one another and are more specifically known as 1872 N Nova Road and 1888 N Nova Road.

BACKGROUND

The Applicant petitioned for the parcels in question to be annexed into the City of Holly Hill and at its regular meeting on September 26, 2023, the City Commission voted unanimously to approve the annexation. The property now needs to receive City zoning and be included in the City of Holly Hill's Comprehensive Plan.

The Applicant is requesting a Small-Scale Future Land Use Map Amendment from Volusia

County's future land use designation of MXZ (Mixed Use Zone) to General Commercial (Holly Hill) and a Rezone from B-5 (Heavy Commercial) (Volusia County) to CC-1 (Commercial Corridor) (Holly Hill).

PROJECT

INFORMATION

Size of Property: The total property is approximately .83 Acres +/-

Legal Description and Parcel Identification Number: 4242-31-01-0290 and 4242-31-01-0291 per Property Appraiser. (Exhibit A)

General Location: The property is generally located about 275 feet south of Flomich Street between N Nova Road and Old Kings Road. (Location Map Exhibit B).

Frontage: The property has frontage along N. Nova Road and Old Kings Road.

Access: Vehicular access will be provided via the abutting rights-of-way.

Aerial Photography: (See MAPS)

Existing Development: The area is comprised of two parcels. One parcel is vacant and the other contains an office.

Future Land Use Designation: The current FLU designation is MXZ (Mixed Use Zone) (Volusia County) and the proposed FLU designation is General Commercial (Holly Hill). (See MAPS)

Zoning: Current Zoning is B-5 (Heavy Commercial) and the proposed zoning is CC-1 (Commercial Corridor) (Holly Hill). (See MAPS)

Floodplain Impacts: Based on FEMA map analysis, the property is not in a Special Flood Hazard Area (SFHA).

Wetland Impacts: Based on aerial photos, survey, and County wetland map analysis, there are no wetlands on the subject property.

ZONING AND LAND USES

See the attached sheet labeled "Zoning and Land Use Table."

PROJECT

ANALYSIS

In addition to criteria established in the Comprehensive Plan, the amendment has been analyzed in terms of its infrastructure impacts. For considering a change of land use, an analysis comparing the maximum development potential under each land use and available capacity is required.

Impacts to traffic are shown in the attached report titled "Traffic Statement." Based on the 11th generation Trip Generation a total of 688 daily, 96 AM peak hour, and 167 PM Peak hour trips will be generated from the highest intensity use for the proposed land (Strip Retail Plaza). No increase is seen from the request in zoning and land use change. The 688 anticipated daily trips

do not trip the City's threshold requirement of 1000 daily trips and therefore this application does not require a full TIA study to be conducted.

Impacts to potable water and waste water are shown in the attached report titled, "Utility Demand Report" and show that current levels of service will not be adversely affected.

Stormwater Management: Any additional development will require an engineered drainage plan to demonstrate that all government and agency regulations are being met with regard to stormwater management.

Solid Waste: The City's contracted waste hauler, Waste Pro, delivers solid waste to the Volusia County's Tomoka Farms Road Landfill. This is a 3,400-acre Class 1 landfill and is estimated to have excess capacity through 2052.

CONSISTENCY WITH URBAN SPRAWL RULE

Section 163.3177(6)(a)(9)(b), Florida Statutes, provides that plan amendments be determined to discourage the proliferation of urban sprawl. In general terms and as directed by Florida Statutes and rules of the Florida Administrative Code, key urban sprawl indicators are leapfrog development, premature development, and development that does not make efficient use of urban services. Local governments are responsible for ensuring that their actions do not further urban sprawl.

This amendment does not meet any of the key urban sprawl indicators. This amendment generally promotes efficiency in the use of urban services.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

A review of the goals, objectives and policies of the comprehensive plan was conducted to determine if the proposed amendment to the future land use map is consistent with the comprehensive plan. The proposed request is consistent with the comprehensive plan with particular note of the following:

Chapter 1 - Future Land Use Element

- Policy 1.1.2 - The Future Land Use Element sets a maximum development intensity for the General Commercial Development future land use, at an F.A.R. of 1.95.

Current development is within this limitation and any future development on the subject parcel will be required to comply with this limitation.

- Policy 1.1.5 requires development to be consistent with all aspects of the comprehensive plan.

Current development is consistent with the comprehensive plan and any proposed development will be required to be consistent with the comprehensive plan and demonstrate that there will be no decline to any established levels of service.

- Policy 1.2.17 - Properties that are annexed into the City of Holly Hill shall be assigned a similar land use that existed in Volusia County. Property owners may apply for more intensive land uses, but shall be required to provide the data and analysis to justify the increase in density and/or intensity.

The County's land use designation of this property is "Mixed Use Zone" which is described in the County's Future Land Use Element in part as "An area that provides for a mixture of primarily commercial and industrial development with many different property owners." It goes on to state: "Retail commercial, office use, and even some residential, normally make up a minor part in each zone. The associated impacts, such as noise, dust, and odors, can make these areas somewhat undesirable for the less than "heavy" uses."

Designating the subject site as "General Commercial" will allow the same uses as "Mixed Use Zone" with the exception of residential which would not fit in with this highly commercialized area along Nova Road. The "General Commercial" future land use will allow that the property be developed at a greater intensity, however increased impacts to facilities can be accommodated.

- Policy 1.9.1 - The City shall promote and encourage infill development on previously bypassed, vacant properties and redevelopment of underutilized properties.

This amendment promotes infill development for this location. The property is located on Nova Road which is classified in the City's Comprehensive Plan as a Principal Arterial. The parcel is surrounded on three sides by commercial development.

- Policy 2.3.4 - Encourage the maintenance, restoration and adaptive reuse of existing urban areas, including buildings, infrastructure and other assets, to reduce energy use and Vehicle Miles Traveled (VMTs).

The subject site is not on the fringe of a developed area, but is an infill location. One of the benefits of infill development is reduced VMTs.

- Policy 5.1.2. - The City shall continually work to expand the Holly Hill non-residential tax base and other revenue sources.

The proposed amendment is consistent with this policy. The property was recently annexed into the City. This will have the direct effect of expanding the City's tax base.

Staff finds that the requested small-scale land use amendment is consistent with the City's Comprehensive Plan. The City has available capacity to serve increased demand on facilities and infrastructure created by the requested amendment. Additionally, the requested amendment does not encourage the proliferation of sprawl.

Appropriateness of the Requested Zoning Category

The predominant zoning category applied along the west side of Nova Road north of 15th

Street and south of Flomich Street is CC-1(Commercial Corridor District) and B-4 (Highway Business District). The existing business and property that about the parcels under review is zoned CC-1. According to Policy 1.1.3 of the Future Land Use Element, the CC-1 zoning designation is consistent with the General Commercial land use classification.

Any future development on the site will be consistent with the stated intent of the CC-1 zoning district and the general intent of the land development regulations.

STAFF

RECOMMENDATION

Adopt the proposed Ordinance enacting a Small-Scale Future Land Use Map Amendment from MXZ (Mixed Use Zone) (Volusia County) to General Commercial (Holly Hill) for approximately .83 acres, located approximately 275 feet south of Flomich Street between N Nova Road and Old Kings Road and are more specifically known as 1872 N Nova Road and 1888 N Nova Road.

and;

Adopt the proposed Ordinance enacting a Rezone from B-5 (Heavy Commercial) (Volusia County) to CC-1 (Commercial Corridor) (Holly Hill) for approximately .83 acres, located approximately 275 feet south of Flomich Street between N Nova Road and Old Kings Road and are more specifically known as 1872 N Nova Road and 1888 N Nova Road.

ATTACHMENTS:

- CPA and Rezone Application (PDF)
- PA Info Card - 1872 N Nova Rd (PDF)
- PA Info Card - 1888 N Nova Rd (PDF)
- EXHIBIT A (PDF)
- EXHIBIT B (PDF)
- MAPS (PDF)
- Zoning and Land Use Table (PDF)
- Zoning and FLU Descriptions (PDF)
- Traffic Statement (PDF)
- Utility Demand Report (PDF)
- Survey (PDF)

Ordinance No. (ID # 4269)

AN ORDINANCE OF THE CITY OF HOLLY HILL, FLORIDA, AMENDING THE COMPREHENSIVE PLAN BY AMENDING THE FUTURE LAND USE MAP DESIGNATION OF CERTAIN PROPERTY IDENTIFIED AS 1872 N NOVA ROAD AND 1888 N NOVA ROAD HAVING PARCEL NUMBERS 4242-31-01-0290 AND 4242-31-01-0291, BY VIRTUE OF A SMALL SCALE FUTURE LAND USE MAP AMENDMENT; CHANGING THE FUTURE LAND USE MAP DESIGNATION FROM MXZ (MIXED USE ZONE) TO GENERAL COMMERCIAL; PROVIDING FOR CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE. AND AN ORDINANCE OF THE CITY OF HOLLY HILL, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS, BY AMENDING THE OFFICIAL ZONING MAP TO DESIGNATE THE PROPERTY DESCRIBED IN EXHIBIT A FROM B-5 (HEAVY COMMERCIAL) VOLUSIA COUNTY, TO CC-1 (COMMERCIAL COORIDOR DISTRICT) HOLLY HILL; PROVIDING FOR CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

AN ORDINANCE OF THE CITY OF HOLLY HILL, FLORIDA, AMENDING THE COMPREHENSIVE PLAN BY AMENDING THE FUTURE LAND USE MAP DESIGNATION OF CERTAIN PROPERTY IDENTIFIED AS 1872 N NOVA ROAD AND 1888 N NOVA ROAD HAVING PARCEL NUMBERS 4242-31-01-0290 AND 4242-31-01-0291, BY VIRTUE OF A SMALL SCALE FUTURE LAND USE MAP AMENDMENT; CHANGING THE FUTURE LAND USE MAP DESIGNATION FROM MXZ (MIXED USE ZONE) TO GENERAL COMMERCIAL; PROVIDING FOR CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Holly Hill, Volusia County, Florida, has adopted a comprehensive plan pursuant to, and in compliance with 163.3161 et. Seq., Florida Statutes; and

WHEREAS, the City Commission has reviewed the future land use designation

for the parcel described in Attachment “A” and determined that it is necessary to amend its Future Land Use Map as herein provided in order to more effectively implement its adopted comprehensive plan.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION
OF THE CITY OF HOLLY HILL, FLORIDA:**

SECTION 1. The Future Land Use Map for the City of Holly Hill, is hereby amended to designate the parcels identified as 1872 N Nova Road having parcel number 424231010290 and 1888 N Nova Road Old Kings Road having parcel number 424231010291 as described in Attachment A, as General Commercial.

SECTION 2. The City Manager is authorized and directed to submit the proposed amendment to the Florida Department of Economic Opportunity and the Volusia Growth Management Commission, as required by law.

SECTION 3. The proposed amendment will not become final until certification of consistency is provided by the Volusia Growth Management Commission and approval is noticed by the Florida Department of Economic Opportunity.

SECTION 4. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance, or application hereof, is for any reason held invalid or unconstitutional by any Court, such portion or application shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions or application hereof.

SECTION 5. That all ordinances made in conflict with this Ordinance are hereby repealed.

ATTACHMENT "A"

THE NORTHERLY 75 FEET OF LOT 29, AND THE SOUTHERLY 20 FEET OF LOT 30, (EXCEPTING THEREFROM THAT PORTION DEEDED FOR HIGHWAY PURPOSES AND EXCEPT THAT PORTION IN ORDER OF TAKING FILED IN OFFICIAL RECORDS BOOK 3742, PAGE 550), BLOCK 1, LARSEN SUBDIVISION, ACCORDING TO THE MAP THEREOF, RECORDED IN MAP BOOK 11, PAGE 252, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

MORE PARTICULARLY DESCRIBED AS: COMMENCE AT THE NORTHWEST CORNER OF LOT 31, BLOCK 1, THENCE S25°48'33"E FOR A DISTANCE OF 180 FEET TO POINT OF BEGINNING, SAID POINT BEING 20 FEET NORTHWESTERLY FROM THE SOUTHERLY MOST CORNER OF LOT 30, BLOCK 1; THENCE CONTINUE S25°48'33"E FOR A DISTANCE OF 95 FEET TO A POINT THAT IS 25' NORTHWESTERLY FROM THE SOUTHERLY MOST CORNER OF LOT 29, BLOCK 1; THENCE N64°14'23"E A DISTANCE OF 300 FEET TO A POINT ON THE NORTHEASTERLY BOUNDARY OF LOT 29; THENCE N25°48'33"W FOR A DISTANCE OF 75 FEET TO THE NORTHEASTERLY CORNER OF LOT 29, BLOCK 1; THENCE S64°14'23"W A DISTANCE OF 100 FEET TO THE EASTERLY MOST CORNER OF LOT 30, BLOCK 1; THENCE N25°48'33"W FOR A DISTANCE OF 20 FEET TO THE NORTH LINE OF THE SOUTH 20 FEET OF LOT 30, BLOCK 1; THENCE S64°14'23"W A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THAT PORTION DEEDED FOR HIGHWAY PURPOSES AND EXCEPT THAT PORTION IN ORDER OF TAKING FILED IN OFFICIAL RECORDS BOOK 3742, PAGE 550), BLOCK 1, LARSEN SUBDIVISION, ACCORDING TO THE MAP THEREOF, RECORDED IN MAP BOOK 11, PAGE 252, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

PARCEL NUMBER: 4242-31-01- 0291

THE SOUTH 25 FEET OF LOT 29, BLOCK 1, LARSEN SUBDIVISION, AS PER MAP IN MAP BOOK 11, PAGE 252, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, INCLUDING THE NORTH 75 FEET OF UNPLATTED PART ADJOINING SAID LOT ON THE SOUTH, EXCEPT THAT PART TAKEN FOR ROAD RIGHT OF WAY AS SHOWN IN DEED BOOK 558, PAGE 353, AND AS PER DEED RECORDED IN O.R. BOOK 3694, PAGE 1071, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

MORE PARTICULARLY DESCRIBED AS: COMMENCE AT THE NORTHWEST CORNER OF LOT 31, BLOCK 1, THENCE S25°48'33"E FOR A DISTANCE OF 275 FEET TO POINT OF BEGINNING, SAID POINT BEING 25 FEET NORTHWESTERLY FROM THE SOUTHERLY MOST CORNER OF LOT 29, BLOCK 1; THENCE CONTINUE S25°48'33"E FOR A DISTANCE OF 100 FEET ALONG THE EXTENSION OF THE SOUTHWESTERLY

LOT LINE OF LOT 29, BLOCK 1; THENCE N64°14'23"E A DISTANCE OF 300 FEET TO A POINT ALONG THE EXTENSION LINE OF THE NORTHEASTERLY LOT LINE OF LOT 29, BLOCK 1; THENCE N25°48'33"W FOR A DISTANCE OF 100 FEET TO THE NORTH LINE OF THE SOUTH 25 FEET OF LOT 29, BLOCK 1; S64°14'23"W A DISTANCE OF 300 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THAT PORTION DEEDED FOR HIGHWAY PURPOSES AND EXCEPT THAT PORTION IN ORDER OF TAKING FILED IN OFFICIAL RECORDS BOOK 3742, PAGE 550), BLOCK 1, LARSEN SUBDIVISION, ACCORDING TO THE MAP THEREOF, RECORDED IN MAP BOOK 11, PAGE 252, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

PARCEL NO. 4242-31-01-0290

AN ORDINANCE OF THE CITY OF HOLLY HILL, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS, BY AMENDING THE OFFICIAL ZONING MAP TO DESIGNATE THE PROPERTY DESCRIBED IN EXHIBIT A FROM B-5 (HEAVY COMMERCIAL) VOLUSIA COUNTY, TO CC-1 (COMMERCIAL COORIDOR DISTRICT) HOLLY HILL; PROVIDING FOR CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Holly Hill, Volusia County, Florida, has adopted a comprehensive plan pursuant to, and in compliance with 163.3161 et. Seq., Florida Statutes; and

WHEREAS, the City Commission, as authorized by 163.3202, Florida Statutes, has enacted and does enforce the Land Development Regulations, based on, related to, and as a means to implement its adopted comprehensive plan; and

WHEREAS, the City Commission has determined that it is necessary to amend its Land Development Regulations as herein provided in order to more effectively implement its adopted comprehensive plan; and

WHEREAS, the City Commission has determined that the proposed amendment

to the Land Development Regulations is consistent with its adopted comprehensive plan.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION
OF THE CITY OF HOLLY HILL, FLORIDA:**

SECTION 1. The Official Zoning Map of the City of Holly Hill is hereby amended to designate the property described in Attachment “A” as CC-1 (Commercial Corridor District.)

SECTION 2. Development of the property described in Attachment “A” shall conform to the Land Development Regulations of Holly Hill.

SECTION 3. This ordinance shall become effective following approval of the future land use map amendments designated as CPA-2023-03, by the Florida Department of Economic Opportunity and certification of the same amendment by the Volusia Growth Management Commission.

Section 4. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance, or application hereof, is for any reason held invalid or unconstitutional by any Court, such portion or application shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions or application hereof.

SECTION 5. That all ordinances made in conflict with this Ordinance are hereby repealed.

ATTACHMENT “A”

LEGAL DESCRIPTION:

A PORTION OF THE FOLLOWING: THE SOUTHERLY 20 FEET OF LOT 30, LOT 29,

INCLUDING THE NORTH 75 FEET OF UNPLATTED PART ADJOINING SAID LOT ON THE SOUTH, BLOCK 1, LARSEN SUBDIVISION, ACCORDING TO THE MAP THEREOF, RECORDED IN MAP BOOK 11, PAGE 252, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 31, BLOCK 1, MAP BOOK 11, PAGE 252, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE S25°48'33"E ALONG THE SOUTHWESTERLY BOUNDARY OF SAID BLOCK 1 FOR A DISTANCE OF 180.00 FEET TO POINT OF BEGINNING, SAID POINT BEING 20 FEET NORTHWESTERLY FROM THE SOUTHERLY MOST CORNER OF LOT 30, BLOCK 1; THENCE CONTINUE S25°48'33"E ALONG THE SOUTHWESTERLY BOUNDARY OF SAID BLOCK 1 FOR A DISTANCE OF 195.00 FEET TO A POINT THAT IS 25' NORTHWESTERLY FROM THE WESTERLY MOST CORNER OF LOT 28, BLOCK 1; THENCE N64°14'23"E FOR A DISTANCE OF 229.12 FEET; THENCE N50°09'43"W ALONG THE SOUTHWESTERLY BOUNDARY OF NORTH NOVA ROAD AS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3742, PAGE 550 FOR A DISTANCE OF 214.13 FEET; THENCE S64°14'23"W FOR A DISTANCE OF 140.81 FEET TO THE POINT OF BEGINNING.



HOLLY HILL

F L O R I D A

1065 Ridgewood Avenue, Holly Hill, FL 32117

Phone: (386) 248-9442 Fax: (386) 248-9498 Permitdesk@hollyhillfl.org

01/2023

REZONE/ FUTURE LAND USE AMENDMENT

Date Received: _____ Application ID: _____ Submitted By: _____

PROJECT INFORMATION:

PROJECT NAME: Verdego SSCPA and Rezoning
 PARCEL ID #(S): 4242-31-01-0290 and 4242-31-01-0291
 LOCATION: 1872 and 1888 N. Nova Road, Daytona Beach, FL 32117
 EXISTING USE(S): business building on 1872 and 1888 is vacant - parking
 PROPOSED USE(S): same
 TOTAL ACREAGE: _____
 WATER PROVIDER: _____ SEWER PROVIDER: _____
 PRIVATE WELL _____ PRIVATE SEPTIC _____
 CURRENT ZONING: Vol Co B-5(3) PROPOSED ZONING: CC-1 and B-4
 CURRENT FUTURE LAND USE: Vol Co MXZ PROPOSED FUTURE LAND USE: General Commercial

APPLICANT INFORMATION:

Name: Cobb Cole/Jessica L. Gow, Esquire E-Mail: Jessica.Gow@CobbCole.com
 Address: 149 S. Ridgewood Avenue, Suite 700 Daytona Beach, FL 32114 Phone: 386/323-9225
 Company: Cobb Cole Fax: 386/323-9207
☐ Owner ☐ Agent for Owner ☒ Attorney for Owner

OWNER INFORMATION:

Name: LFC Holdings FC, LLC E-Mail: Jessica.Gow@CobbCole.com
 Address: 39 Audobon Lane, Flagler Beach, FL 32136 Phone: 386/323-9225
 Fax: 386/323-9207

CONSULTANT INFORMATION:

Name: _____ E-Mail: _____
 Address: _____ Phone: _____
 Company: _____ Fax: _____

Attachment: CPA and Rezone Application (4269 : Nova Road - 1872 and 1888 CPA and Rezone)



HOLLY HILL FLORIDA

1065 Ridgewood Avenue, Holly Hill, FL 32117

Phone: (386) 248-9442 Fax: (386) 248-9498 Permitdesk@hollyhillfl.org

01/2023

WHO SHOULD ALL COMMUNICATION BE DIRECTED TO?

☒ APPLICANT ☐ OWNER ☐ CONSULTANT

APPLICATION TYPE(S)/FEE(S)*

LAND USE AMENDMENT

- ☐ LARGE SCALE FUTURE LAND USE AMENDMENT (>10 ACRES) \$3,000.00
☒ SMALL SCALE FUTURE LAND USE AMENDMENT (≤10 ACRES) \$2,000.00

REZONE (NON-PD)

- ☒ STRAIGHT REZONE / LDR TEXT AMENDMENT \$1,400

REZONE (PD)

- ☐ PD REZONE \$2,000
☐ MAJOR AMENDMENT TO EXISTING PD \$1,250
☐ MINOR AMENDMENT TO EXISTING PD \$400 (This does not include changes in uses items such or density but means minor changes such as layout and landscaping that do not affect the overall intent or "spirit" of the PD.

***THERE MAY BE ADDITIONAL PASS-THROUGH FEES FOR REVIEWS DONE BY REVIEWERS OUTSIDE OF THIS AGENCY. ALL FEES ARE DUE AT THE TIME OF APPLICATION SUBMITTAL.**

ATTACHMENT CHECKLIST

REQUIRED SUBMITTALS

- ☐ COPY OF PRE-APPLICATION COMMENTS. IF YOU HAVE NOT HAD A PRE-APPLICATION MEETING TO DISCUSS THIS PROJECT PLEASE CONTACT THE CITY PLANNER TO ARRANGE AN APPOINTMENT AT 386-248-9424.
- ☐ ELECTRONIC COPY OF ALL ITEMS SUBMITTED
- ☐ APPLICATION AND FEE
- ☐ PROOF THAT TAXES ARE CURRENT
- ☐ PROPERTY APPRAISER'S PROPERTY INFORMATION PRINTOUT
- ☐ OWNERSHIP DISCLOSURE FORM (ADD'L DOCUMENTATION MAY REQUIRED IF OWNER IS A TRUST OR CORPORATION)
- ☐ OWNER'S AUTHORIZATION FORM, IF APPLICABLE (ADD'L DOCUMENTATION REQUIRED IF OWNER IS A TRUST OR CORPORATION)
- ☐ 2 CURRENT SIGNED AND SEALED BOUNDARY SURVEYS
- ☐ LEGAL DESCRIPTION IN MS WORD FORMAT (EMAIL THIS TO THE CITY PLANNER)
- ☐ SCHOOL CAPACITY REVIEW – IF PROPOSING OVER 10 RESIDENTIAL UNITS (CONTACT SCHOOL BOARD PLANNING & BUSINESS SERVICES AT 386-734-7190 FOR APPLICATION)

Attachment: CPA and Rezone Application (4269 : Nova Road - 1872 and 1888 CPA and Rezone)



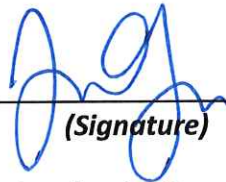
1065 Ridgewood Avenue, Holly Hill, FL 32117

Phone: (386) 248-9442 Fax: (386) 248-9498 Permitdesk@hollyhillfl.org

01/2023

- ☐ TRAFFIC IMPACT ANALYSIS FOR PROJECTS GENERATING OVER 1000 TRIPS PER DAY ACCORDING TO RATES PUBLISHED BY THE INSTITUTE OF TRANSPORTATION ENGINEERS "TRIP GENERATION MANUAL" (LATEST EDITION)
- ☐ DRAFT DEVELOPMENT ORDER IN MS WORD FORMAT (*PD REZONE ONLY – CONTACT THE CITY PLANNER*)
- ☐ PRELIMINARY DEVELOPMENT PLAN (*PD REZONE ONLY - SEE CODE SEC. 114-771*)
- ☐ **REZONES ONLY:** ANSWER THE 8 QUESTIONS ATTACHED ON THE REZONING REQUIREMENTS SHEET
- ☐ **COMPREHENSIVE PLAN AMENDMENTS ONLY:** Provide a **Facility Demand Comparison**. For example, for the existing Future Land Use designation, show the demands on the city's infrastructure at the highest intensity, and for the proposed Future Land Use, show what the demands would be at the highest intensity. Show this information for the following facilities:
 - Potable Water
 - Sanitary Sewer
 - Stormwater
 - Transportation (Use current year ITE Trip Generation Rates—Provide PM Peak Hour and Avg Daily)
 - Solid Waste Collection
 - School (Residential Only)
- ☐ **COMPREHENSIVE PLAN AMENDMENTS ONLY:** Provide a **Demonstration of Capacity**: Show that there is capacity and ability to meet increased demands on facilities. The city's public works department can assist in providing information regarding potable water, sanitary sewer and solid waste.

Applicant's Signature: _____


(Signature)

Jessica L. Gow, Esquire
(Print)


(Date)

Applications must be complete to initiate the review process. For questions please contact the City Planner at (386) 248-9424, fax (386) 248-9498 or email at bwalker@hollyhillfl.org

Attachment: CPA and Rezone Application (4269 : Nova Road - 1872 and 1888 CPA and Rezone)



Volusia County Property Appraiser

123 W. Indiana Ave., Rm. 102

DeLand, FL. 32720

Phone: (386) 736-5901 Web: vcpa.vcgov.org

AltKey: 3194802

Parcel ID: 424231010290

LFC HOLDINGS FC LLC

1872 N NOVA RD, DAYTONA BEACH, FL

Parcel Summary

Alternate Key:	3194802
Parcel ID:	424231010290
Township-Range-Section:	14 - 32 - 42
Subdivision-Block-Lot:	31 - 01 - 0290
Owner(s):	LFC HOLDINGS FC LLC - FS - Fee Simple - 100%
Mailing Address On File:	39 AUDOBON LN FLAGLER BEACH FL 32136
Physical Address:	1872 N NOVA RD, DAYTONA BEACH 32117
Property Use:	1700 - OFFICE 1 STORY
Tax District:	200-UNINCORPORATED - NORTHEAST
2022 Final Millage Rate:	18.2602
Neighborhood:	7060
Business Name:	VERDEGO LANDSCAPE
Subdivision Name:	
Homestead Property:	No

Attachment: PA Info Card - 1872 N Nova Rd (4269 : Nova Road - 1872 and 1888 CPA and Rezone)



Volusia County Property Appraiser

123 W. Indiana Ave., Rm. 102

DeLand, FL. 32720

Phone: (386) 736-5901 Web: vcpa.vcgov.org

AltKey: 3194811

Parcel ID: 424231010291

LFC HOLDINGS FC LLC

1888 N NOVA RD, DAYTONA BEACH, FL

Parcel Summary

Alternate Key:	3194811
Parcel ID:	424231010291
Township-Range-Section:	14 - 32 - 42
Subdivision-Block-Lot:	31 - 01 - 0291
Owner(s):	LFC HOLDINGS FC LLC - FS - Fee Simple - 100%
Mailing Address On File:	39 AUDOBON LN FLAGLER BEACH FL 32136
Physical Address:	1888 N NOVA RD, DAYTONA BEACH 32117
Property Use:	1000 - VACANT COMM
Tax District:	200-UNINCORPORATED - NORTHEAST
2022 Final Millage Rate:	18.2602
Neighborhood:	7060
Business Name:	VERDEGO-PARKING LOT
Subdivision Name:	
Homestead Property:	No

Attachment: PA Info Card - 1888 N Nova Rd (4269 : Nova Road - 1872 and 1888 CPA and Rezone)

EXHIBIT A LEGAL DESCRIPTION

Parcel Numbers 4242-31-01-0291 and 4242-31-01-0290

THE NORTHERLY 75 FEET OF LOT 29, AND THE SOUTHERLY 20 FEET OF LOT 30, (EXCEPTING THEREFROM THAT PORTION DEEDED FOR HIGHWAY PURPOSES AND EXCEPT THAT PORTION IN ORDER OF TAKING FILED IN OFFICIAL RECORDS BOOK 3742, PAGE 550), BLOCK 1, LARSEN SUBDIVISION, ACCORDING TO THE MAP THEREOF, RECORDED IN MAP BOOK 11, PAGE 252, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

MORE PARTICULARLY DESCRIBED AS: COMMENCE AT THE NORTHWEST CORNER OF LOT 31, BLOCK 1, THENCE S25°48'33"E FOR A DISTANCE OF 180 FEET TO POINT OF BEGINNING, SAID POINT BEING 20 FEET NORTHWESTERLY FROM THE SOUTHERLY MOST CORNER OF LOT 30, BLOCK 1; THENCE CONTINUE S25°48'33"E FOR A DISTANCE OF 95 FEET TO A POINT THAT IS 25' NORTHWESTERLY FROM THE SOUTHERLY MOST CORNER OF LOT 29, BLOCK 1; THENCE N64°14'23"E A DISTANCE OF 300 FEET TO A POINT ON THE NORTHEASTERLY BOUNDARY OF LOT 29; THENCE N25°48'33"W FOR A DISTANCE OF 75 FEET TO THE NORTHEASTERLY CORNER OF LOT 29, BLOCK 1; THENCE S64°14'23"W A DISTANCE OF 100 FEET TO THE EASTERLY MOST CORNER OF LOT 30, BLOCK 1; THENCE N25°48'33"W FOR A DISTANCE OF 20 FEET TO THE NORTH LINE OF THE SOUTH 20 FEET OF LOT 30, BLOCK 1; THENCE S64°14'23"W A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THAT PORTION DEEDED FOR HIGHWAY PURPOSES AND EXCEPT THAT PORTION IN ORDER OF TAKING FILED IN OFFICIAL RECORDS BOOK 3742, PAGE 550), BLOCK 1, LARSEN SUBDIVISION, ACCORDING TO THE MAP THEREOF, RECORDED IN MAP BOOK 11, PAGE 252, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
PARCEL NUMBER: 4242-31-01- 0291

THE SOUTH 25 FEET OF LOT 29, BLOCK 1, LARSEN SUBDIVISION, AS PER MAP IN MAP BOOK 11, PAGE 252, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, INCLUDING THE NORTH 75 FEET OF UNPLATTED PART ADJOINING SAID LOT ON THE SOUTH, EXCEPT THAT PART TAKEN FOR ROAD RIGHT OF WAY AS SHOWN IN DEED BOOK 558, PAGE 353, AND AS PER DEED RECORDED IN O.R. BOOK 3694, PAGE 1071, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

MORE PARTICULARLY DESCRIBED AS: COMMENCE AT THE NORTHWEST CORNER OF LOT 31, BLOCK 1, THENCE S25°48'33"E FOR A DISTANCE OF 275 FEET TO POINT OF BEGINNING, SAID POINT BEING 25 FEET NORTHWESTERLY FROM THE SOUTHERLY MOST CORNER OF LOT 29, BLOCK 1; THENCE CONTINUE S25°48'33"E FOR A DISTANCE OF 100 FEET ALONG THE EXTENSION OF THE SOUTHWESTERLY LOT LINE OF LOT 29, BLOCK 1; THENCE N64°14'23"E A DISTANCE OF 300 FEET TO A POINT ALONG THE EXTENSION LINE OF THE NORTHEASTERLY LOT LINE OF LOT 29, BLOCK 1; THENCE N25°48'33"W FOR A DISTANCE OF 100 FEET TO THE NORTH LINE OF THE SOUTH 25 FEET OF LOT 29, BLOCK 1; S64°14'23"W A DISTANCE OF 300 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THAT PORTION DEEDED FOR HIGHWAY PURPOSES AND EXCEPT THAT PORTION IN ORDER OF TAKING FILED IN OFFICIAL RECORDS BOOK 3742, PAGE 550), BLOCK 1, LARSEN SUBDIVISION, ACCORDING TO THE MAP THEREOF, RECORDED IN MAP BOOK 11, PAGE 252, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
PARCEL NO. 4242-31-01-0290

Attachment: EXHIBIT A (4269 : Nova Road - 1872 and 1888 CPA and Rezone)

**EXHIBIT B
PROPERTY LOCATION MAP**

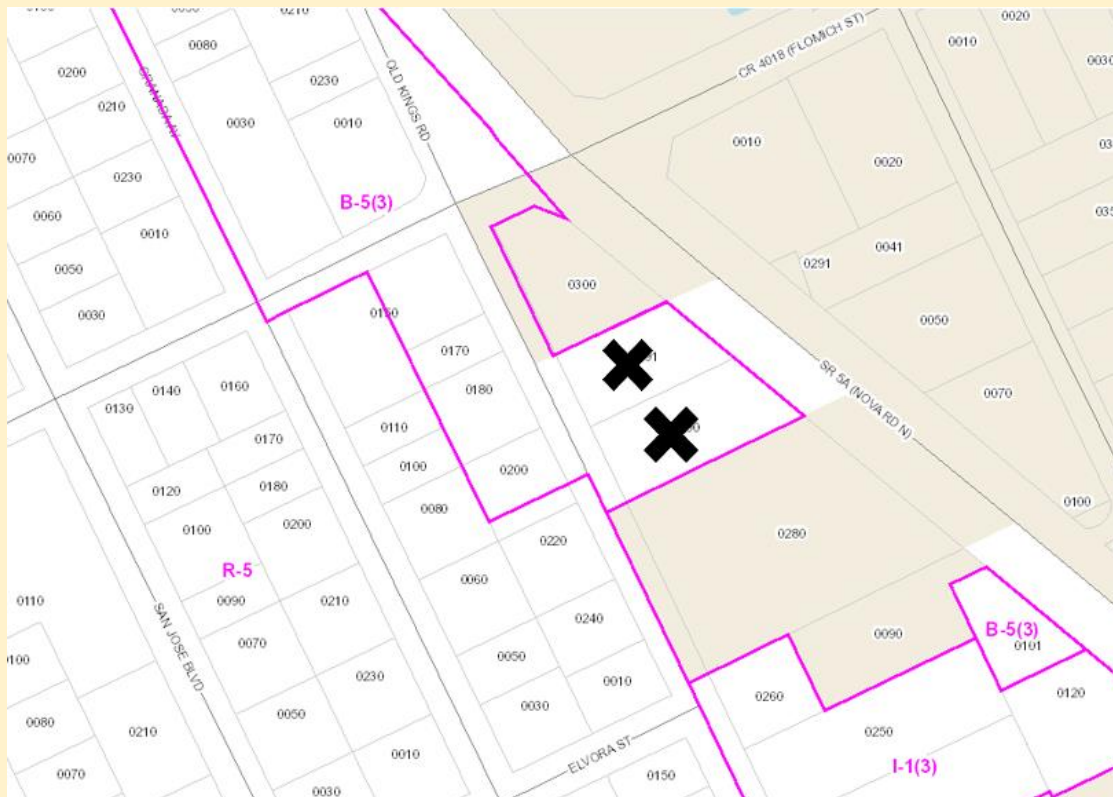


Attachment: EXHIBIT B (4269 : Nova Road - 1872 and 1888 CPA and Rezone)

Aerial – Parcels under consideration are marked with **X**



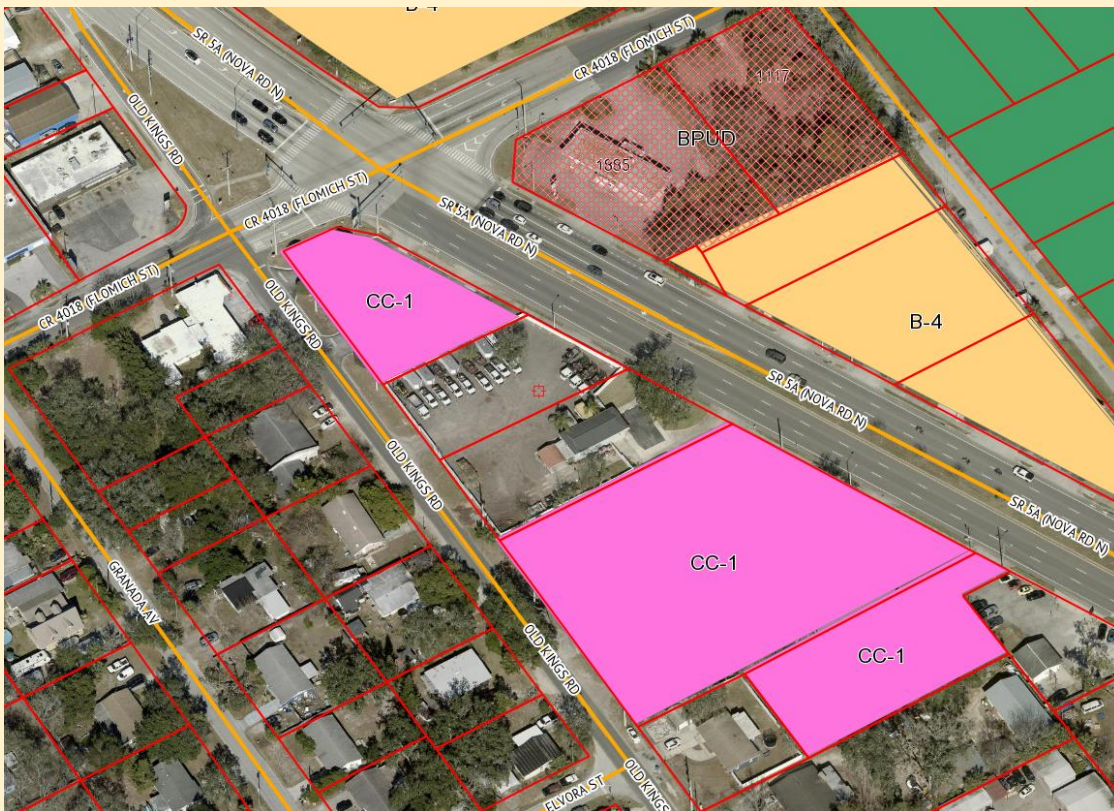
Parcels (marked with X) currently have Volusia County B-5 Zoning



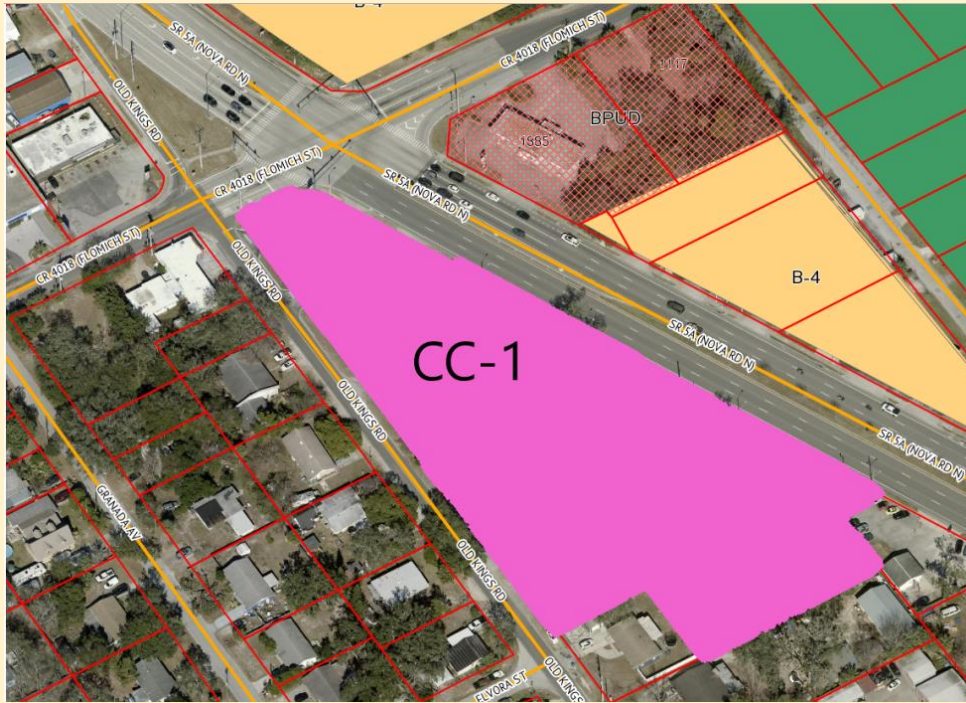
Parcels (marked with X) currently have Volusia County MXZ Future Land Use



Current Zoning Map of the Area



Proposed Zoning Map



Current FLU Map



Proposed FLU Map

Table 1: Land Use and Zoning Table

1872 and 1888 N. Nova Road

	Existing Development	Future Land Use Designation	Zoning Classification
Site	Office and Vacant Lot	MXZ	B-5 Volusia County
North	Commercial Development	Commercial	CC-1 (Holly Hill)
South	Commercial Development	Commercial	CC-1 (Holly Hill)
East	N. Nova Road & Commercial & Multi-family Development	Commercial	B-4 and BPUD (Holly Hill)
West	Mistletoe Drive and Single-Family Residential	UMI	R-5 (Volusia County)

FUTURE LAND USES

CURRENT FLU

MIXED USE ZONE (MXZ) - VOLUSIA COUNTY - an area that contains a variety of land uses that are normally located within one development or a small geographical area. This designation allows for two distinct types of mixed-use zones; Existing and Planned.

(a) Existing - An area that provides for a mixture of primarily commercial and industrial development with many different property owners. The uses are usually so intermixed and interrelated it becomes hard to distinguish between what is industrial and what is "heavy" commercial. The intermixture of these uses also presents a mapping problem. If an attempt was made to place individual designations on the Future Land Use Map, the scale of the map would make those areas indistinguishable.

The mixture of industrial and commercial uses has commonly been developed along "Truck Routes" or arterials in a strip fashion. In some instances, small clusters will exist that again have an indistinguishable mixture of commercial, residential and industrial. These zones have developed over time because of the faint distinction between what is considered industrial, warehousing and "heavy" commercial uses. Retail commercial, office use, and even some residential normally make up a minor part in each zone. The associated impacts, such as noise, dust, and odors, can make these areas somewhat undesirable for the less than "heavy" uses.

This designation was initially applied on the Future Land Use Map to areas that currently contain the above characteristics and typically contain areas less than fifteen (15) acres in size.

An Existing Mixed-Use Zone may retain the zoning classifications that exist at the time of adoption of the Comprehensive Plan. A change in zoning must be consistent with the future land use designation, however, if existing zoning is more intense than the future land use designation, a change to a similar intensity zoning classification may be permitted.

PROPOSED FLU

GENERAL COMMERCIAL (HOLLY HILL)

General commercial development - the ratio of building floor area to total site area shall not exceed 1.95 except for properties fronting on Ridgewood Avenue where a ratio of 4.55 may be permitted. (The ratio is calculated by dividing building floor area by site area.)

ZONING DISTRICTS

CURRENT ZONING

B-5 HEAVY COMMERCIAL (VOLUSIA COUNTY)

This classification is to provide areas for commercial uses and structures that are not generally compatible with B-4 uses and structures. Minimum 1 acre per lot.

PROPOSED ZONING

CC-1, COMMERCIAL CORRIDOR DISTRICT

Sec. 114-591. - Scope.

This division shall apply to the CC-1 commercial corridor district.

Sec. 114-592. - Intent.

The CC-1 district regulations are intended to promote a relatively intense mix of uses along Ridgewood Avenue, including general retail, wholesale commercial, light industrial and limited residential uses, that are compatible and functionally related so as to enhance the economy of the area; to promote functionally efficient and visually attractive open spaces along the street and between buildings; and to promote the efficient use of Ridgewood Avenue and to minimize the deleterious effects of vehicle turning movements on its traffic-carrying capacity through reasonable access controls.

Sec. 114-593. - Permitted principal uses and structures.

Permitted principal uses and structures in the CC-1 district are as follows:

- (1) Administrative offices.
- (2) Adult congregate living facilities not exceeding 65 clients per acre (licensed capacity).
- (3) Adult day care centers.
- (4) Banks and savings and loans.
- (5) Barbershops.
- (6) Bars and nightclubs, except when such uses are located on a parcel abutting any R-1 through R-9 zoned property.
- (7) Beauty salons.
- (8) Business services.
- (9) Carwash facilities, except when located on property adjacent to Ridgewood Avenue or LPGA Blvd., in which case such use is allowed by special exception.
- (10) Child day care centers.
- (11) Civic, fraternal and service organizations.
- (12) Clubs, private.
- (13) Convenience grocery stores.
- (14) General office uses.
- (15) Hospitals.
- (16) Hotels/motels.
- (17) Houses of worship.
- (18) Laboratories: biological, optical, medical, dental and X-ray, but not including research and development laboratories related to the manufacturing of drugs for distribution and sale.
- (19) Manufacturing (light industrial).
- (20) Marinas.
- (21) Medical and dental clinics.
- (22) Miniwarehouses.
- (23) Motor vehicle sales and rentals.
- (24) Newsstands.

- (25) Personal services.
- (26) Prescription pharmacies.
- (27) Professional services offices.
- (28) Public uses.
- (29) Public utility uses and structures.
- (30) Recreational vehicles and equipment sales (including boat sales).
- (31) Residential dwelling units (not more than ten dwelling units per acre in conjunction with a nonresidential use only).
- (32) Rest and convalescent homes.
- (33) Restaurants, type A or B, except when such uses are located on a parcel abutting any R-1 through R-9 zoned property.
- (34) Retail sales and services.
- (35) Retail specialty shops.
- (36) Self-service laundromats.
- (37) Shopping centers.
- (38) Veterinary clinics.
- (39) Warehousing and distribution.
- (40) Motor vehicle and marine sales, services, parts and repair.
- (41) Paint and body shops, except when such uses are located on a parcel abutting Ridgewood Avenue (U.S. 1/S.R. 5) or abutting any R-1 through R-9 zoned property.



NEWKIRK ENGINEERING, INC.

CIVIL ENGINEERING - TRANSPORTATION - CEI - LANDSCAPE ARCHITECTURE

1230 N US HWY 1, SUITE 3, ORMOND BEACH, FLORIDA 32174 386-872-7794

June 6th, 2023

Brian M. Walker, AICP, Community Development Director

City of Holly Hill

1065 Ridgewood Avenue

Holly Hill, Florida 32117

386-248-9424

RE: Parcels: 4242-31-01-0290 & 4242-31-01-0291

Trip Generation Statement

Dear Mr. Walker,

The proposed project consists of the rezoning, comprehensive plan amendment and Annexation of Parcels 4242-31-01-0290 and 4242-31-01-0291 from Unincorporated Volusia County to City of Holly Hill. Expected trip generation changes for the site is as follows:

FLU	Description / ITE Code	UNIT	ITE Vehicle Trip Generation Rates							
			DAILY	AM	AM In	AM Out	PM	PM In	PM Out	Pass-By
VC - MIXED USE	STRIP RETAIL PLAZA (822)	KSF	54.45	7.60	50%	50%	13.24	55%	45%	0%
HH - GEN RET COMM	STRIP RETAIL PLAZA (822)	KSF	54.45	7.60	50%	50%	13.24	55%	45%	0%
ACTUAL USE	SPECIALTY TRADE (180)	KSF	9.82	1.98	77%	23%	2.18	38%	62%	0%

	Existing Conditions	Unit	Total Distribution of Generated Trips							
	Description (ITE Code)		Daily	AM Hour	AM In	AM Out	PM Hour	PM In	PM Out	Pass-By
ALL PARCELS	STRIP RETAIL PLAZA (822)	12.63	688	96	48	48	167	92	75	0
	Total Existing	12.63	688	96	48	48	167	92	75	0

	Proposed Conditions	Unit	Total Distribution of Generated Trips							
	Description (ITE Code)		Daily	AM Hour	AM In	AM Out	PM Hour	PM In	PM Out	Pass-By
ALL PARCELS	STRIP RETAIL PLAZA (822)	12.63	688	96	48	48	167	92	75	0
	Total Proposed	12.63	688	96	48	48	167	92	75	0

	Actual Conditions	Unit	Total Distribution of Generated Trips							
	Description (ITE Code)		Daily	AM Hour	AM In	AM Out	PM Hour	PM In	PM Out	Pass-By
ALL PARCELS	SPECIALTY TRADE (180)	1.56	15	3	2	1	3	1	2	0
	Total Actual	1.56	15	3	2	1	3	1	2	0

*ASSUME 35% Max Building Area

The current FLU is Volusia County MIXED USE with the proposed FLU being City GENERAL RETAIL COMMERCIAL. Maximum ITE codes were used to properly estimate the maximum expected trips given the requested use and zoning and the parcel size, shape, and location.

The two ITE Codes used in the chart are **(822) Strip Retail Plaza** and **(180) Specialty Trade Contractor**. The existing and proposed land use and zoning allow for the same uses of the property, therefore, the maximum building percentage of 35% was used to estimate trip generation for the Existing and Proposed

scenarios. A third calculation table was provided to show the actual use of the project today (VerdeGo Landscaping).

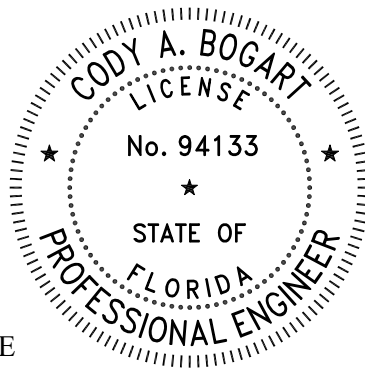
Based on the 11th generation Trip Generation a total of 688 daily, 96 AM peak hour, and 167 PM Peak hour trips will be generated from the highest intensity use for the proposed land (Strip Retail Plaza). No increase is seen from the request in zoning and land use change. The 688 anticipated daily trips do not trip the City's threshold requirement of 1000 daily trips and therefore this application does not constitute a full TIA study to be conducted.

As the table above shows, the actual use of the current business on site is a "Specialty Trade Contractor" use that generates an estimated 15 daily, 3 AM peak hour, and 3 PM Peak hour trips.

If you have any questions or need additional information, please feel free to call or email me at Cody@Newkirk-Engineering.com.

Sincerely,

Newkirk Engineering, Inc.



Cody Bogart, PE
Project Engineer



Land Use: 822

Strip Retail Plaza (<40k)

Description

A strip retail plaza is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Each study site in this land use has less than 40,000 square feet of gross leasable area (GLA). Because a strip retail plaza is open-air, the GLA is the same as the gross floor area of the building.

The 40,000 square feet GFA threshold between strip retail plaza and shopping plaza (Land Use 821) was selected based on an examination of the overall shopping center/plaza database. No shopping plaza with a supermarket as its anchor is smaller than 40,000 square feet GLA.

Shopping center (>150k) (Land use 820), shopping plaza (40-150k) (Land Use 821), and factory outlet center (Land Use 823) are related uses.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Delaware, Florida, New Jersey, Ontario (CAN), South Dakota, Vermont, Washington, and Wisconsin.

Source Numbers

304, 358, 423, 428, 437, 507, 715, 728, 936, 960, 961, 974, 1009

Strip Retail Plaza (<40k)

(822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

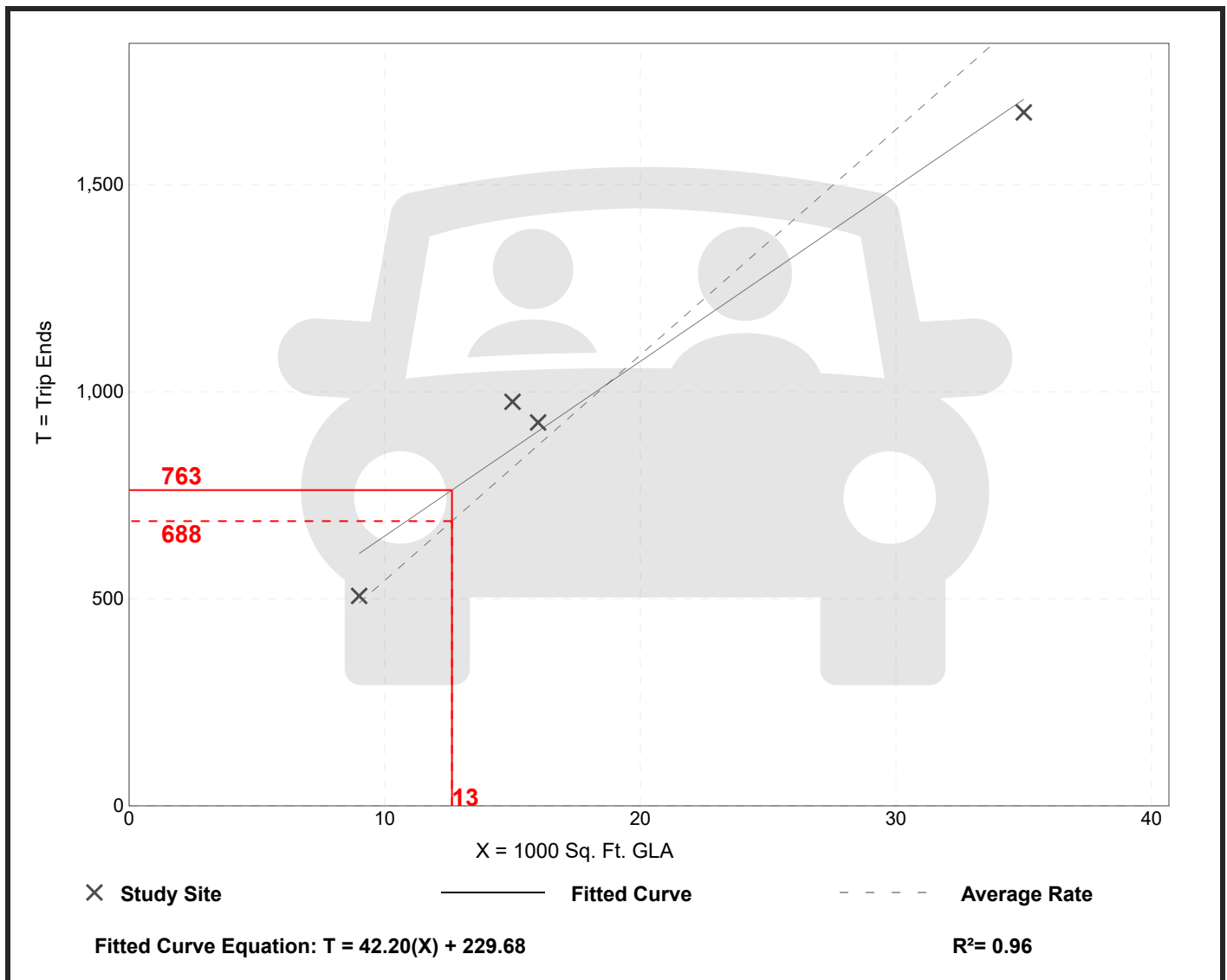
Setting/Location: General Urban/Suburban
Number of Studies: 4
Avg. 1000 Sq. Ft. GLA: 19
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
54.45	47.86 - 65.07	7.81

Data Plot and Equation

Caution – Small Sample Size



Attachment: Traffic Statement (4269 : Nova Road - 1872 and 1888 CPA and Rezone)

Strip Retail Plaza (<40k)

(822)

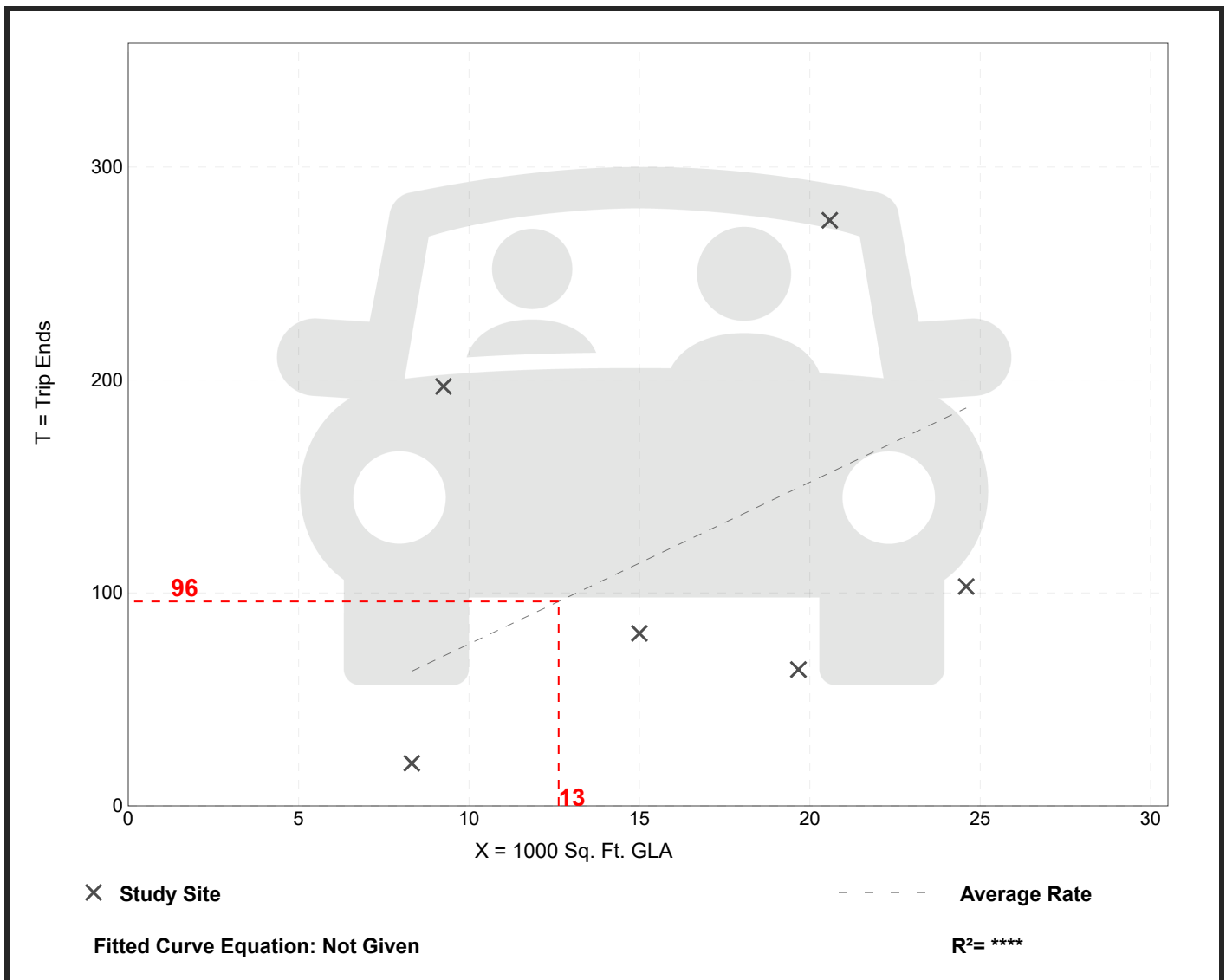
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 6
Avg. 1000 Sq. Ft. GLA: 16
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
7.60	2.40 - 21.30	6.45

Data Plot and Equation



Strip Retail Plaza (<40k)

(822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
PM Peak Hour of Generator

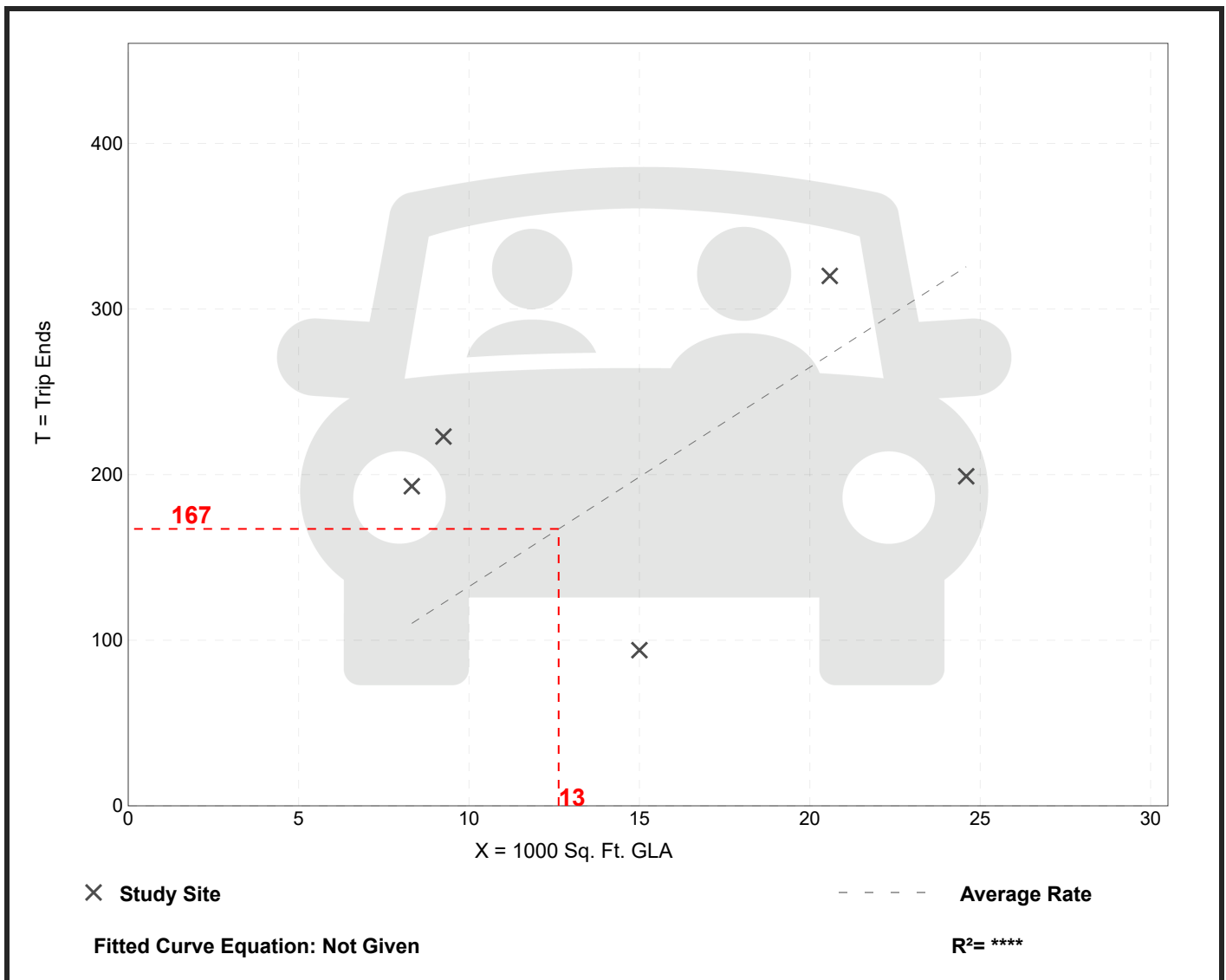
Setting/Location: General Urban/Suburban
Number of Studies: 5
Avg. 1000 Sq. Ft. GLA: 16
Directional Distribution: 54% entering, 46% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
13.24	6.27 - 24.11	7.40

Data Plot and Equation

Caution – Small Sample Size



Land Use: 180

Specialty Trade Contractor

Description

A specialty trade contractor is a business primarily involved in providing contract repairs and services to meet industrial or residential needs. This land use includes businesses that provide the following services: plumbing, heating and cooling, machine repair, electrical and mechanical repair, industrial supply, roofing, locksmith, weed and pest control, and cleaning.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 2010s in Texas.

Source Numbers

889, 890

Specialty Trade Contractor (180)

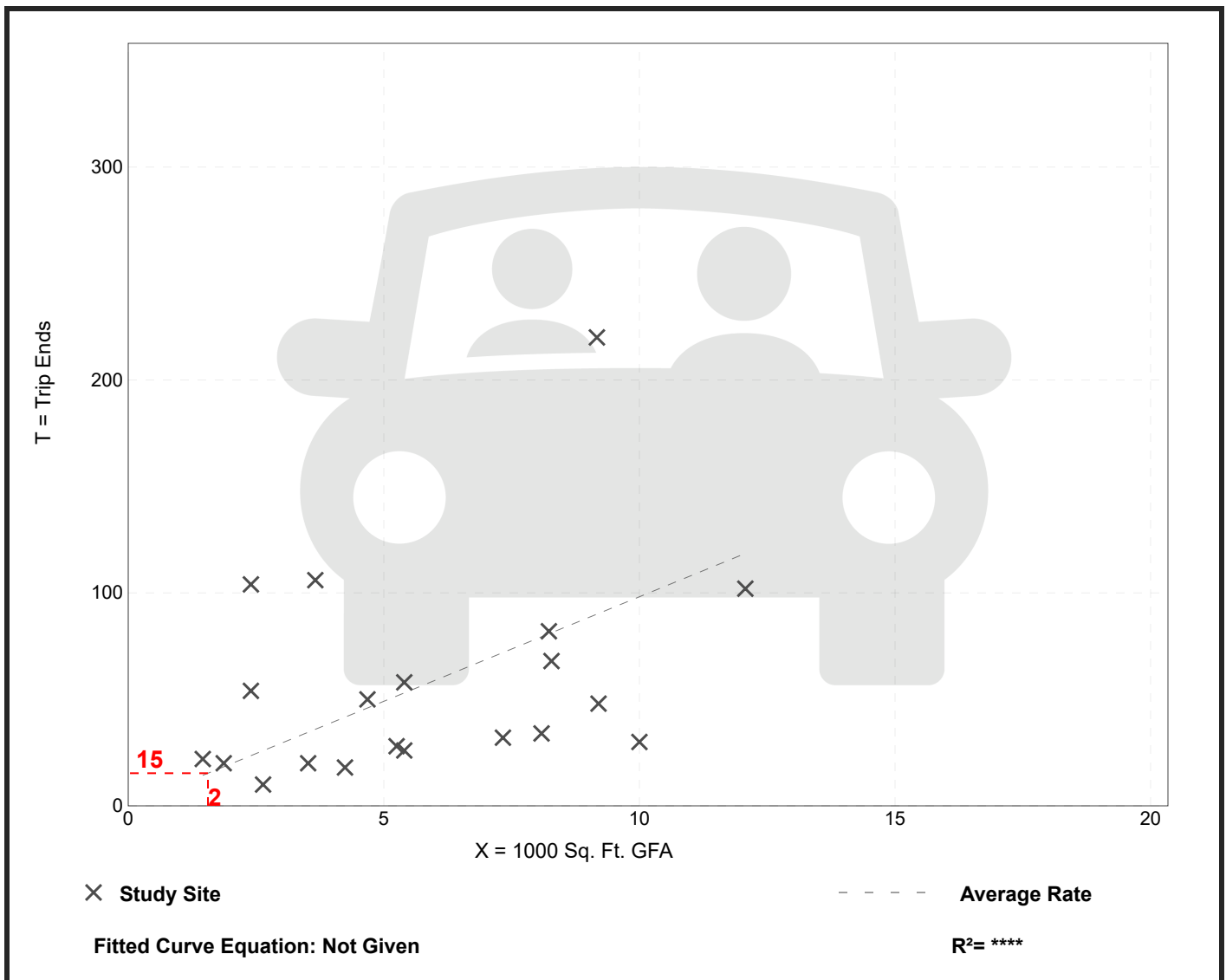
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 20
Avg. 1000 Sq. Ft. GFA: 6
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.82	3.00 - 43.33	8.56

Data Plot and Equation



Specialty Trade Contractor (180)

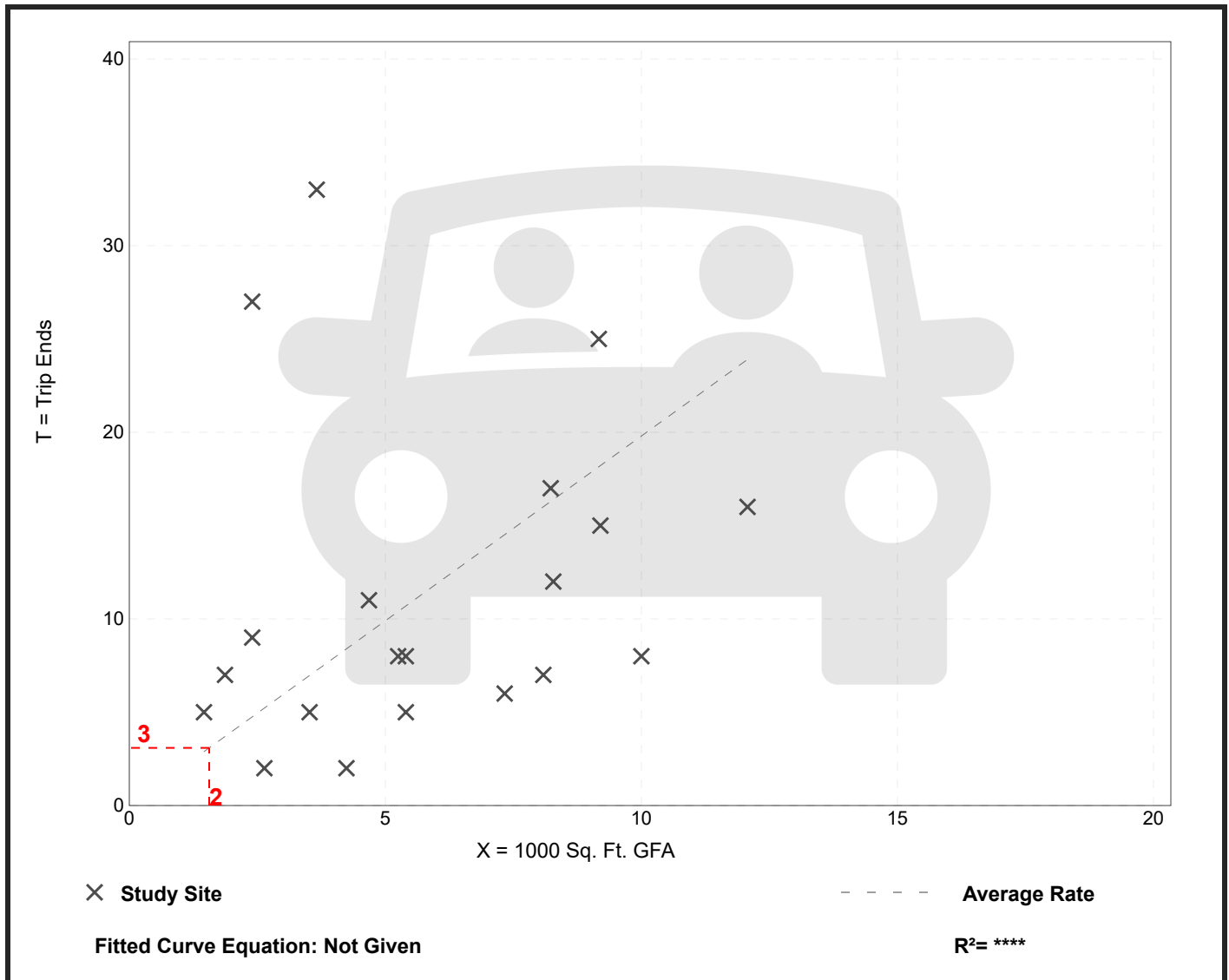
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 20
Avg. 1000 Sq. Ft. GFA: 6
Directional Distribution: 77% entering, 23% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.98	0.47 - 11.25	2.08

Data Plot and Equation



Specialty Trade Contractor (180)

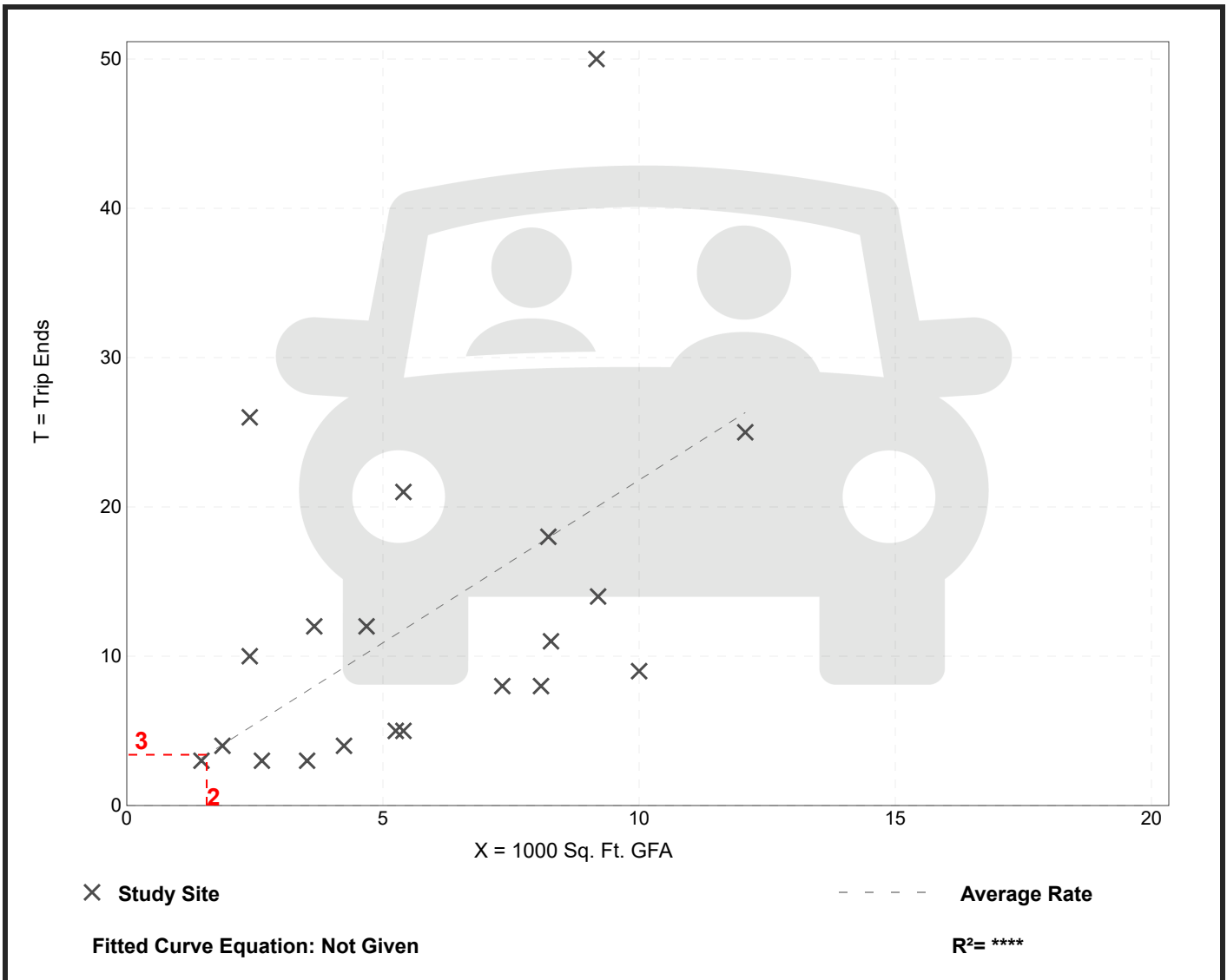
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 20
Avg. 1000 Sq. Ft. GFA: 6
Directional Distribution: 38% entering, 62% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.18	0.85 - 10.83	1.88

Data Plot and Equation





NEWKIRK ENGINEERING, INC.

CIVIL ENGINEERING - TRANSPORTATION - CEI - LANDSCAPE ARCHITECTURE

1230 N US HWY 1, SUITE 3, ORMOND BEACH, FLORIDA 32174 386-872-7794

August 14th, 2023

Brian M. Walker, AICP, Community Development Director

City of Holly Hill
1065 Ridgewood Avenue
Holly Hill, Florida 32117
386-248-9424

RE: Parcels: 4242-31-01-0290 & 4242-31-01-0291
Utility Demand Statement
Water, Sewer, Stormwater, & Solid Waste

Dear Mr. Walker,

Submitted is a Utility Demand Calculation for the above referenced project which proposes the rezoning, comprehensive plan amendment and Annexation of Parcels 4242-31-01-0290 and 4242-31-01-0291 from Unincorporated Volusia County to City of Holly Hill.

Water & Sewer

The FDEP demand calculations show the water and sewer demands in accordance with the Holly Hill and FDEP rates. With the proposed parcel annexation and rezoning, there are no anticipated changes in the average or peak daily flow rates. The anticipated maximum gross building area is the same for a potential development on these parcels. The actual property building use is substantially lower than the calculations shown.

NOVA RD FLOW DETERMINATIONS FOR FDEP APPLICATIONS				
AVERAGE DAILY FLOW				
ESTABLISHMENT	UNIT	FACTOR	NO. OF UNITS	TOTAL ERU'S
Commercial				
Office Building (Add food service & retail space)	Per 1,000 sq. ft. gross	0.334	12,630	4.218
ERU COMBINED ERU's				
Combined Above ERU's =				4.218
Fixture Units for Establishments (Uses) not listed in above tables =				0
Additional ERU's Based on Remaining Unit Fixtures =				0.000
Total Combined ERU's =				4.218
Is Sanitary Sewer applicable to the project (enter Y or N)? =				Y
Sewer Multiplier =				0.75
AVERAGE DAILY FLOW (ADF)				
Water = ERU x 300 GPD			1,266	GPD
Sewer = Water ADF * Sewer Multiplier =			949	GPD
MAXIMUM DAILY FLOW				
Water = 2 x ADF =			2,531	GPD
Sewer = 2 x ADF =			1,898	GPD
PEAK HOURLY FLOW				
Water = 4 x ADF =			3.5	gpm
Peak Factor =			4.0	
Sewer = Peak Factor x ADF =			2.6	gpm

Stormwater

There is no existing maximum impervious site coverage for the site as per the Volusia County municipal code for a property in B-5 zoning. The proposed change in zoning will be from Volusia County B-5 to Holly Hill CC-1. The maximum site coverage for a property in CC-1 zoning in Holly Hill is 75% of the total site area. However, due to landscape buffer requirements, the maximum buildable impervious area is 71.8%. This maximum impervious area (71.8%) will govern the stormwater runoff calculation. This percentage is reflected in the "C" value in the calculations and as a result, equal runoff is produced. The rainfall intensity used for this calculation is 9 inches per hour in both the existing and proposed calculations. The drainage area "A" is equivalent to the total site area. The proposed site will not cause adverse impacts due to storm water by following Holly Hill, FDOT, and SJRWMD Regulations.

EXISTING CONDITIONS

$$Q = CiA$$

Q	=	Runoff (acre-ft)
C	=	Runoff Coefficient
i	=	Rainfall Intensity (in/hour)
A	=	Drainage Area (ac)
Q	=	(0.718)(9.0 in/hr)(0.828 ac)
Q	=	0.445 acre-ft

PROPOSED CONDITIONS

$$Q = CiA$$

Q	=	Runoff (acre-ft)
C	=	Runoff Coefficient
i	=	Rainfall Intensity (in/hour)
A	=	Drainage Area (ac)
Q	=	(0.718)(9.0 in/hr)(0.828 ac)
Q	=	0.445 acre-ft

As the maximum buildable area of the total site has not increased nor decreased in comparison to existing conditions, the runoff will remain the same for proposed conditions.

Solid Waste

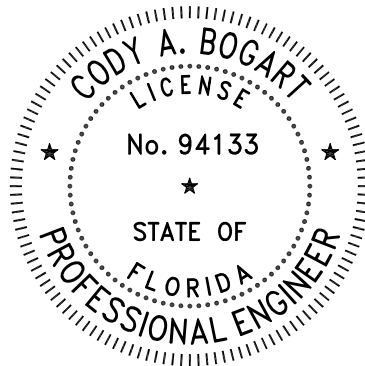
Due to the uses listed in the zoning and land use requested, the site can be served by a single or double dumpster location like most commercial locations. No toxic byproducts or materials waste is expected to stem from uses allowed in this zoning. It is the owners responsibility to coordinate with the city and its contractors for proper removal of solid waste products.

If you have any questions or need additional information, please feel free to call or email me at Cody@Newkirk-Engineering.com.

Sincerely,

Newkirk Engineering, Inc.

Cody Bogart, PE
Project Engineer



LEGAL DESCRIPTION:

THE NORTHERLY 75 FEET OF LOT 29, AND THE SOUTHERLY 20 FEET OF LOT 30, (EXCEPTING THEREFROM THAT PORTION DEEDED FOR HIGHWAY PURPOSES AND EXCEPT THAT PORTION IN ORDER OF TAKING FILED IN OFFICIAL RECORDS BOOK 3742, PAGE 550), BLOCK 1, LARSEN SUBDIVISION, ACCORDING TO THE MAP THEREOF, RECORDED IN MAP BOOK 11, PAGE 252, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

MORE PARTICULARLY DESCRIBED AS: COMMENCE AT THE NORTHWEST CORNER OF LOT 31, BLOCK 1, THENCE S25°48'33"E FOR A DISTANCE OF 180 FEET TO POINT OF BEGINNING, SAID POINT BEING 20 FEET NORTHWESTERLY FROM THE SOUTHERLY MOST CORNER OF LOT 30, BLOCK 1; THENCE CONTINUE S25°48'33"E FOR A DISTANCE OF 95 FEET TO A POINT THAT IS 25' NORTHWESTERLY FROM THE SOUTHERLY MOST CORNER OF LOT 29, BLOCK 1; THENCE N64°14'23"E A DISTANCE OF 300 FEET TO THE POINT ON THE NORTHEASTERLY BOUNDARY OF LOT 29; THENCE N25°48'33"W FOR A DISTANCE OF 75 FEET TO THE NORTHEASTERLY CORNER OF LOT 29, BLOCK 1; THENCE S64°14'23"W A DISTANCE OF 100 FEET TO THE EASTERLY MOST CORNER OF LOT 30, BLOCK 1; THENCE N25°48'33"W FOR A DISTANCE OF 20 FEET TO THE NORTH LINE OF THE SOUTH 20 FEET OF LOT 30, BLOCK 1; THENCE S64°14'23"W A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THAT PORTION DEEDED FOR HIGHWAY PURPOSES AND EXCEPT THAT PORTION IN ORDER OF TAKING FILED IN OFFICIAL RECORDS BOOK 3742, PAGE 550), BLOCK 1, LARSEN SUBDIVISION, ACCORDING TO THE MAP THEREOF, RECORDED IN MAP BOOK 11, PAGE 252, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. PARCEL NUMBER: 4242-31-01- 0291

THE SOUTH 25 FEET OF LOT 29, BLOCK 1, LARSEN SUBDIVISION, AS PER MAP IN MAP BOOK 11, PAGE 252, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, INCLUDING THE NORTH 75 FEET OF UNPLATTED PART ADJOINING SAID LOT ON THE SOUTH, EXCEPT THAT PART TAKEN FOR ROAD RIGHT OF WAY AS SHOWN IN DEED BOOK 558, PAGE 353, AND AS PER DEED RECORDED IN O.R. BOOK 3694, PAGE 1071, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

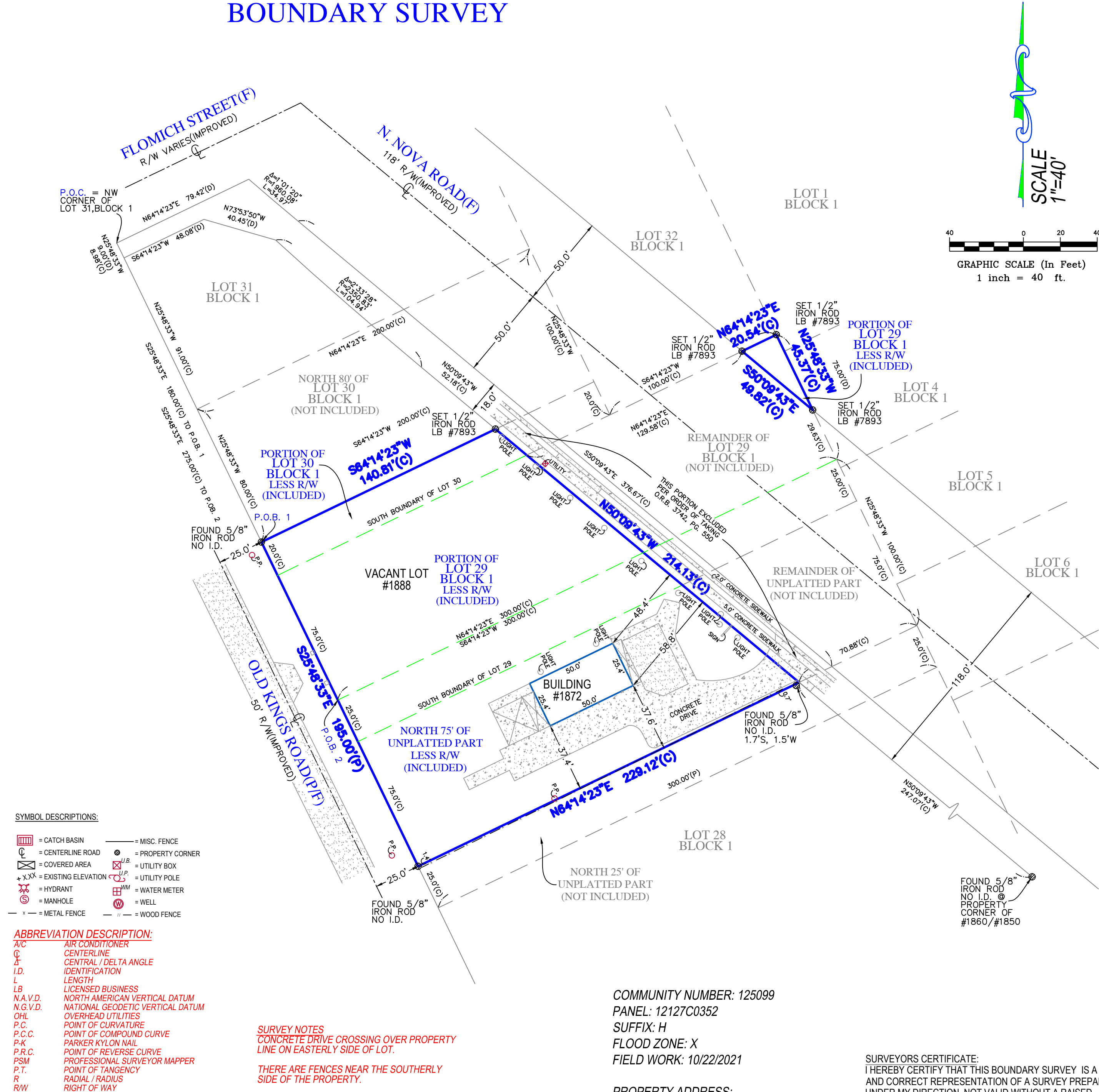
MORE PARTICULARLY DESCRIBED AS: COMMENCE AT THE NORTHWEST CORNER OF LOT 31, BLOCK 1, THENCE S25°48'33"E FOR A DISTANCE OF 275 FEET TO POINT OF BEGINNING, SAID POINT BEING 25 FEET NORTHWESTERLY FROM THE SOUTHERLY MOST CORNER OF LOT 29, BLOCK 1; THENCE CONTINUE S25°48'33"E FOR A DISTANCE OF 100 FEET ALONG THE EXTENSION OF THE SOUTHWESTERLY LOT LINE OF LOT 29, BLOCK 1; THENCE N64°14'23"E A DISTANCE OF 300 FEET TO A POINT ALONG THE EXTENSION LINE OF THE NORTHEASTERLY LOT LINE OF LOT 29, BLOCK 1; THENCE N25°48'33"W FOR A DISTANCE OF 100 FEET TO THE NORTH LINE OF THE SOUTH 25 FEET OF LOT 29, BLOCK 1; THENCE S64°14'23"W A DISTANCE OF 300 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THAT PORTION DEEDED FOR HIGHWAY PURPOSES AND EXCEPT THAT PORTION IN ORDER OF TAKING FILED IN OFFICIAL RECORDS BOOK 3742, PAGE 550), BLOCK 1, LARSEN SUBDIVISION, ACCORDING TO THE MAP THEREOF, RECORDED IN MAP BOOK 11, PAGE 252, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. PARCEL NO. 4242-31-01-0290

CERTIFIED TO:
COVENANT CLOSING & TITLE SERVICES

REVISIONS:
4/3/23 - ADDED MEETS AND BOUNDS

PAGE 1 OF 1

BOUNDARY SURVEY

SCALE
1"=40'

GRAPHIC SCALE (In Feet)
1 inch = 40 ft.

SYMBOL DESCRIPTIONS:

	= CATCH BASIN		= MISC. FENCE
	= CENTERLINE ROAD		= PROPERTY CORNER
	= COVERED AREA		= UTILITY BOX
	= EXISTING ELEVATION		= UTILITY POLE
	= HYDRANT		= WATER METER
	= MANHOLE		= WELL
	= METAL FENCE		= WOOD FENCE

ABBREVIATION DESCRIPTION:

A/C	AIR CONDITIONER
C	CENTERLINE
Δ	CENTRAL / DELTA ANGLE
I.D.	IDENTIFICATION
L	LENGTH
LB	LICENSED BUSINESS
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
O.H.	OVERHEAD UTILITIES
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVE
P-K	PARKER KYLON NAIL
P.R.C.	POINT OF REVERSE CURVE
PSM	PROFESSIONAL SURVEYOR MAPPER
P.T.	POINT OF TANGENCY
R	RADIAL / RADIUS
R/W	RIGHT OF WAY

SURVEY NOTES
CONCRETE DRIVE CROSSING OVER PROPERTY
LINE ON EASTERLY SIDE OF LOT.

THERE ARE FENCES NEAR THE SOUTHERLY
SIDE OF THE PROPERTY.

COMMUNITY NUMBER: 125099
PANEL: 12127C0352
SUFFIX: H
FLOOD ZONE: X
FIELD WORK: 10/22/2021

PROPERTY ADDRESS:
1888/1872 NORTH NOVA ROAD
DAYTONA BEACH, FL 32117

SURVEY NUMBER: 508618

SURVEYORS CERTIFICATE:
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE
AND CORRECT REPRESENTATION OF A SURVEY PREPARED
UNDER MY DIRECTION. NOT VALID WITHOUT A RAISED
EMBOSSSED SEAL AND SIGNATURE.

(SIGNED) _____
KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

GENERAL NOTES:

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
- 2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 3) UNRECORDED PORTIONS OF EASEMENTS, FOUNDATIONS OR OTHER ENCUMBRANCES ARE NOT SHOWN ON THE PLAT.
- 4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- 5) ONLY VISIBLE ENCROACHMENTS LOCATED.

LB #7893

SERVING FLORIDA

6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: <http://targetsurveying.net>

TARGET
SURVEYING, LLC

- 6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 7) ELEVATIONS ARE BASED UPON N.G.V.D. UNLESS OTHERWISE NOTED.
- 8) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF IMPROVEMENTS OVER SCALED POSITIONS.