

CITY OF HOLLY HILL, FLORIDA

BOARD OF PLANNING AND APPEALS

AGENDA • DECEMBER 6, 2021

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
Arthur J. Byrnes

Board Member
Dennis Smith

Board Member
Robin D. Hanger

Board Member
Tony Cassata

CITY PLANNER
Brian Walker

Building & Zoning
Eleni Deligianis

I. CALL TO ORDER**II. INVOCATION****III. PLEDGE OF ALLEGIANCE****IV. BOPA MINUTES APPROVAL**

1. Minutes - September 7, 2021

(Requested by Eleni Deligianis, Board of Planning and Appeals)

V. MINUTES APPROVAL**VI. AGENDA ITEM - NONE****VII. 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 1012 8Th Street Having Parcel Number 4244-01-07-0081 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 AS 1012 8TH STREET HAVING PARCEL NUMBER 4244-01-07-0081 AND FURTHER DESCRIBED IN ATTACHMENT a FROM MH-1 (MOBILE HOME) TO CC-1 (COMMERCIAL COORIDOR DISTRICT); PROVIDING FOR CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

2. Ordinance An Ordinance of the City of Holly Hill Florida, Amending the Comprehensive Plan by Adding Text Allowing Specific Parcels Identified as 4242-04-28-0171 Aka 490 Flomich Street, 4242-38-02-0080, 4242-38-02-0010 and 4242-38-01-0010 Aka 504 Flomich Street, to be Developed as a Recreational Vehicle Park, by Virtue of a Large Scale Comprehensive Plan Text Amendment; Providing for Conflicting Ordinances; Providing for Severability; and Providing an Effective Date.

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

VIII. OLD BUSINESS**IX. BOARD/STAFF COMMUNICATIONS**

1. Discussion and Approval of BOPA 2022 Meetings Scheduled

(Requested by Eleni Deligianis, Board of Planning and Appeals)

X. 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**

**Board of Planning and Appeals
Agenda Item**

4.1

MEETING DATE: December 6, 2021
FROM: Eleni Deligianis
SUBJECT: Minutes - September 7, 2021
NUMBER: (ID # 3552)
APPLICANT:
PLANNER:

DISCUSSION:

Minutes from September 7, 2021 BOPA Meeting

MOTION:

Approve as submitted by staff.

- BOPA - September 2021 Minutes (PDF)



CITY OF HOLLY HILL, FLORIDA

BOARD OF PLANNING AND APPEALS

MINUTES • SEPTEMBER 7, 2021

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

I. CALL TO ORDER

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

II. INVOCATION

Robin Hanger led the invocation.

III. PLEDGE OF ALLEGIANCE

Mike Myer led the Pledge of Allegiance.

IV. BOPA MINUTES APPROVAL

Minutes were approved. Robin Hanger motioned, Arthur Byrnes seconded.

- Minutes - BOPA July 12, 2021

(Requested by Eleni Deligianis, Board of Planning and Appeals)



V. MINUTES APPROVAL

VI. AGENDA ITEM

- VARIANCE - 826 Daytona Avenue - Request a Variance from the Requirements of Sec. 114-742 (2) A. 2 Requiring that Accessory Structures in All Zoning Districts be Located Behind the Principal Structure on the Lot. Such Request is Made in Order to Place a 121 Square Foot Gazebo on a Parcel in the R-3 (Single-Family) Zoning District, Located on the West Side of Daytona Avenue, Approximately 300 Feet North of 8Th Street, and More Particularly Known as 826 Daytona Avenue; V-2021-01 (Charles Morris, Applicant) (Brian Walker, City Planner).

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

Brian Walker, Community Development Director/City Planner summarized his staff report.

The applicant is requesting a variance from the requirements of Sec. 114-742 (2) A. 2 requiring that accessory structures in all zoning districts be located behind the principal structure on the lot. Such request is made in order to place a 121 square foot gazebo on a parcel in the R-3 (Single-Family) zoning district, located on the west side of Daytona Avenue, approximately 300 feet north of 8th Street, and more particularly known as 826 Daytona Avenue.

Staff recommends with conditions, approval of the request for a variance from the requirements of Sec. 114-742 (2) A. 2, requiring that accessory structures and uses in all zoning districts be located behind the principal structure on the lot, as applied to a 121 square foot gazebo on a parcel in the R-3 (Single-Family) zoning district, located on the west side of Daytona Avenue, approximately 300 feet north of 8th Street, and more particularly known as 826 Daytona Avenue. Staff recommends the following conditions be attached to the approval of the variance request: 1. The gazebo cannot be enlarged or modified nor can it be replaced with anything but another gazebo of the same size or smaller. 2. The variance applies to the gazebo only and nothing else. 3. The gazebo is decorative only and can be used for sitting and enjoying the outdoors in a manner similar to a porch. It cannot be used for storage or any other purpose. 4. The gazebo must meet all setback requirements for the R3 zoning district and can't be moved to another location without going through the variance process again. 5. The gazebo must be well maintained and shall not be allowed to deteriorate, rot, become a home to vermin, or otherwise become a source of blight or it shall become subject to code enforcement action by the City.

Motion to recommend the variance by Dennis Smith, and seconded by Tony Cassatta. Board voted unanimously to recommend approval.



VII. ORDINANCES

1. AN ORDINANCE OF THE CITY OF HOLLY HILL, VOLUSIA COUNTY FLORIDA, ANNEXING BY VOLUNTARY PETITION APPROXIMATELY 1.23 ACRES IDENTIFIED AS PARCEL NUMBER 4244-01-07-0081 CONTIGUOUS TO THE CITY OF HOLLY HILL; REDEFINING BOUNDARIES OF THE CITY OF HOLLY HILL TO INCLUDE SAID PROPERTY AND THE ADJACENT RIGHT-OF-WAY OF 8TH STREET; 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, Community Development Director/City Planner summarized his staff report.

The applicant is requesting to annex a parcel of approximately 1.23 acres, located approximately 350 feet west of Nova Road N on the north side of 8th Street. The parcel is more specifically known as 1012 8th Street. This application precedes a comprehensive plan amendment and a rezone.

Staff recommends the City Commission annex a parcel of approximately 1.23 acres, located approximately 350 feet west of Nova Road N on the north side of 8th Street and more specifically known as 1012 8th Street.

Motion to recommend the annexation by Arthur Byrnes, seconded by Robin Hanger. Board voted unanimously to recommend approval.



2. AN ORDINANCE ADOPTING LARGE SCALE COMPREHENSIVE PLAN AMENDMENTS IN ACCORDANCE WITH CH. 163, PART II, FLORIDA STATUTES; CREATING THE PROPERTY RIGHTS ELEMENT TO ADD GOALS, OBJECTIVES FOR PROPERTY RIGHTS IN ACCORDANCE WITH FLORIDA STATUTES SECTION 163.3177(6)(I)1; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING AN EFFECTIVE DATE.

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

Brian Walker, Community Development Director/City Planner summarized his staff report.

A request by the Community Development Department, Planning Division, to approve a Large Scale Comprehensive Plan Text Amendment, creating the Property Rights Element, adding Goals, Objectives and Policies to ensure that private property rights are considered in local decision making in accordance with House Bill 59.

Under current Florida law, local governments create and adopt local comprehensive plans to control and direct land use and development within their jurisdictional boundaries. While the Florida Department of Economic Opportunity oversees the local comprehensive plan system at the state level, local governments have a great deal of independence with respect to the regulation of private land uses. HB 59, which was signed by Governor DeSantis on June 29, 2021, became effective on July 1, 2021. The new law amends various sections of Florida Statutes related to local government regulation of land.

Statutory provisions in Chapter 163, Florida Statutes, related to comprehensive plans, were amended to require each local government to adopt a property rights element into their comprehensive plan. Inclusion of the property rights element is intended to protect private property rights and to ensure they are considered in local decision-making.

House Bill 59 adds Section 163.3177(6) (I), Florida Statutes. Each local government is now required to adopt a property rights element into its comprehensive plan. This new

element must be adopted by the earlier of the date of its adoption of its next proposed plan amendment, or the date of the next scheduled evaluation and appraisal of its comprehensive plan pursuant to Section 163.3191, Florida Statutes. HB 59 includes a model property rights element that may be used for the required comprehensive plan amendment. City staff propose the following language, which is based on the model version:

PROPOSED AMENDMENT

10. PROPERTY RIGHTS ELEMENT

GOAL 1: To respect judicially acknowledged and constitutionally protected private property rights.

Objective 1.1: The following policies are to ensure that private property rights shall be considered in local decision making.

Policy 1.1.1: The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights. Policy 1.1.2: The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

Policy 1.1.3: The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

Policy 1.1.4: The right of a property owner to dispose of his or her property through sale or gift.

Staff recommends approval of the proposed amendment to create a Property Rights Element in compliance with HB 59 / Florida Statutes. The item is tentatively scheduled to be heard by the City Commission for first reading on September 28, 2021, and the second reading (public hearing) is to be scheduled at the next available City Commission meeting subsequent to DEO and VGMC review.

Motion to recommend by Robin Hanger, and seconded by Dennis Smith. Board voted unanimously to recommend approval.



VIII. OLD BUSINESS

None.

IX. BOARD/STAFF COMMUNICATIONS

None.

X. ADJOURNMENT

Meeting motion to adjourn at 6:33PM.



STAFF REPORT
CITY OF HOLLY HILL, FLORIDA

Board of Planning and Appeals
Ordinance

MEETING DATE: December 6, 2021
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 1012 8Th Street Having Parcel Number 4244-01-07-0081 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 AS 1012 8TH STREET HAVING PARCEL NUMBER 4244-01-07-0081 AND FURTHER DESCRIBED IN ATTACHMENT a FROM MH-1 (MOBILE HOME) TO CC-1 (COMMERCIAL COORIDOR DISTRICT); PROVIDING FOR CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

NUMBER: (ID # 3550)
APPLICANT: Brian Walker
PLANNER:

Introduction

Consider an Ordinance enacting a Small Scale Future Land Use Map Amendment from MXZ (Mixed Use) (Volusia County) to General Commercial (Holly Hill) and a Rezone from MH-1 (Mobile Home Park) (Volusia County) to CC-1 (Commercial Corridor) (Holly Hill) for approximately 1.25 acres located approximately 350 feet west of Nova Road N on the north side of 8th Street. The parcel is more specifically known as 1012 8th Street. (CPA-2021-04) and (Z-2021-05) (Thomas Bonarrigo, Applicant).

Background

The Applicant petitioned that the property in question be annexed into the City of Holly Hill. At its regular meeting on October 12th, 2021, the City Commission voted unanimously to approve the annexation.

Now that the property is within the jurisdictional limits of the City of Holly Hill, the Applicant is requesting a Small Scale Future Land Use Map Amendment from MXZ

(Mixed Use) (Volusia County) to General Commercial (Holly Hill) and a Rezone from MH-1 (Mobile Home Park) (Volusia County) to CC-1 (Commercial Corridor) (Holly Hill). Property Appraiser records indicate the property is currently vacant.

Project Information

Size of Property: The property is approximately 1.25 acres

Legal Description: That certain parcel numbered 4244-01-07-0081 by the Volusia County Property Appraiser, deed recorded at Official Records Book 8045, page 4642 of the Public Records of Volusia County, Florida, and alternately described by bounds as follows: beginning at the southeasterly corner of the above described parcel; thence westerly along the northerly right of way of 8th Street, a 50 foot right of way of record, to the southeasterly corner of Parcel Number 4244-01-07-0085, deed recorded at Official Records Book 6663, page 3188; thence northerly along the westerly line of said Parcel Number 4244-01-07-0085 to the northeasterly corner thereof and an intersection with Parcel Number 4244-01-07-0080, deed recorded at Official Records Book 6680, page 3079; thence easterly along the southerly line of said Parcel Number 4244-01-07-0080 to the northwesterly corner of Parcel Number 4244-01-07-0082, deed recorded at Official Records Book 6456, page 1194; thence southerly along the westerly line of said Parcel Number 4244-01-07-0082 and the westerly line of Parcel Number 4244-01-07-0084 deed recorded at Official Records Book 3435. page 238 to the Point of Beginning. The above-described parcel contains 51123 square feet, more or less.

Parcel Identification Number: 4244-01-07-0081 per Property Appraiser. (**Exhibit A**)

General Location: The property is generally located approximately 350 feet west of Nova Road N on the north side of 8th Street. The parcel is more specifically known as 1012 8th Street. (**Exhibit B**)

Frontage: The property has approximately 160 feet of frontage along 8th Street.

Access: Street and vehicular access will be provided via public and/or private rights-of-way (ROW).

Aerial Photography: (**Exhibit C**)

Existing Development: The property is currently vacant.

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

Zoning: Current Zoning is MH-1 (Mobile Home Park) (Volusia County) and the proposed zoning is CC-1 (Commercial Corridor) (Holly Hill). (**Exhibit E**).

Floodplain Impacts: Based on the 2017 FIRM Panel 12127C0356J, there are no floodplains on the subject property. (**Exhibit F**)

Wetland Impacts: Based on aerial photos, survey, and County wetland map analysis, there are wetlands on the subject property.

Buffers: Upon development, landscaped buffers along property lines will be required.

Wellfield Protection Zones: Parcel is not within a Wellfield Protection Zone.

Environmental: Based on County map analysis the property is within the Gopher Tortoise Overlay.

Zoning and Land Uses

To see the zoning districts and future land uses that surround the subject parcel, see the attached sheet labeled “**Zoning and Land Use Table.**”

Site Analysis

In addition to criteria established in the Comprehensive Plan, the amendment has been analyzed in terms of the 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, potable water, waste water and solid waste are summarized below and shown in more detail in **Exhibit G** titled, Infrastructure Impact Analysis. (**Note:** The document in Exhibit G states that the proposed zoning is light industrial. However, the proposed zoning is CC-1 (Commercial Corridor), not light industrial. The analysis of impacts however, is based on the future land use, not zoning, and such analysis is within the document is sound.)

Development Potential

Current FLUM Designation Volusia County - Mixed Use (MXZ)

Residential

The maximum permitted density under the property's current FLUM designation of Volusia County - Mixed Use (MXZ) is 16 Dwelling Units (DU) per acre up to 50% of the total area. Current DU = 16 DU per ac * 1.174 ac * 0.5

Current Maximum DU =9.39 DU

Non-Residential

The maximum building area for non-residential developments is 75% of the site with an FAR of 0.5. Maximum Allowable Square Footage = Site Area * 0.75 * 0.5

Maximum Allowable Square Footage = 19,177 sf

Proposed FLUM Designation Holly Hill - General Retail Commercial

Residential

Residential units are not permitted in the General Retail Commercial Classification

Proposed Maximum DU =0.0 DU

Non-Residential

The maximum building area for non-residential developments is the site with an FAR of 1.95. Maximum Allowable Square Footage = Site Area * 1.95

Maximum Allowable Square Footage = 99,722 sf

Potable Water Data and Analysis:

Potable Water Demand from the Current FLUM Designation

Given the current FLUM designation of Volusia County - Mixed Use (MXZ), the maximum existing residential potable water demand is 2,817 gpd.

Given the current FLUM designation of Volusia County - Mixed Use (MXZ), the maximum existing non-residential potable water demand is 1,917 gpd.

Potable Water Demand from the Proposed FLUM Designation

Given the proposed FLUM designation of General Retail Commercial, the maximum proposed potable water demand is 9,972 gpd.

Change in Potable Water Usage

The change in Potable Water Demand from a Land Use Amendment from Volusia County Mixed Use (MXZ) to the City of Holly Hill General Retail Commercial is an increase of 5,238 gpd.

Capacity: With a processing capacity of 2.3 MGD, the City's potable water treatment plant has sufficient capacity to accommodate the density increase permitted under the proposed future land use designation. The current maximum daily flow is 1.3 MGD. The City has sewer and water in the area supplying the plaza immediately to the north of the site under review. Development will be required to connect.

Sanitary Sewer Data and Analysis:

Sanitary Sewer Demand from the Current FLUM Designation

Given the current FLUM designation of Volusia County - Mixed Use (MXZ), the maximum existing residential sewer demand is 2,817 gpd.

Given the current FLUM designation of Volusia County - Mixed Use (MXZ), the maximum existing non-residential sewer demand is 1,917 gpd.

Sanitary Sewer Demand from the Proposed FLUM Designation

Given the proposed FLUM designation of General Retail Commercial, the maximum proposed sewer demand is 9,972 gpd.

Change in Sanitary Sewer Usage

The change in Sanitary Sewer Demand from a Land Use Amendment from Volusia County Mixed Use (MXZ) to the City of Holly Hill General Retail Commercial is an increase of 5,238 gpd.

Capacity: With a processing capacity of 2.3 MGD, the City's potable water treatment plant has sufficient capacity to accommodate the density increase permitted under the proposed future land use designation. The current maximum daily flow is 1.3 MGD. The City has sewer and water in the area supplying the plaza immediately to the north of the site under review. Development will be required to connect.

The waste water treatment plant servicing this site has the capacity to service 3.0 MGD. Currently the plant services 1.85 MGD. The anticipated amount of wastewater to be generated by the increased density is 70,704 gallons per day. Therefore the plant has sufficient capacity to accommodate the increase anticipated by proposed future land use designation. Development will be required to connect.

Transportation: The proposed future land use map amendment will result in no significant increase of daily trips from the maximum allowed by the current land use.

Solid Waste:

Solid Waste Generation from the Current FLUM Designation

Given the current FLUM designation of Volusia County - Mixed Use (MXZ), the maximum existing Solid Waste Generation is 141 lbs./day.

Solid Waste Generation from the Proposed FLUM Designation

Given the proposed FLUM designation of General Retail Commercial, the maximum proposed Solid Waste Generation is 499 lbs./day.

Change in Solid Waste Usage

The change in Solid Waste Generation from a Land Use Amendment from Volusia County Mixed Use (MXZ) to the City of Holly Hill General Retail Commercial is an increase of 358 lbs./day.

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 it is estimated to have excess capacity through 2052.

Stormwater Management: All stormwater calculations will comply with the applicable rules and regulations of the St. Johns River Water Management District and The City of Holly Hill. The project will attenuate and treat the stormwater for the mean annual and 25-year/24-hour and 100-year/24-hour rain events. The site will be developed in accordance with Local, State and Federal rules and regulations.

Consistency with Urban Sprawl Rule

Section 163.3177(6)(a)(9)(b), Florida Statutes, states that plan amendments shall 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 represent leapfrog development or premature development, and in general 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 future land use at an F.A.R. of 1.95.

The parcel is currently vacant. Future development on the subject parcel will be required to comply with this requirement.

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

The parcel is currently vacant. 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."

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 commercialized area . 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.

- 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.

- Objective 5.2 - The City shall ensure a sufficient amount of commercial and light industrial properties available for business recruitment and to work with property owners to redevelop vacant and underutilized properties in Holly Hill.

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 amount of commercial property available for business recruitment and to work with property owners to redevelop vacant and underutilized properties in Holly Hill.

Staff finds that the requested small scale future land use amendment is consistent with the City's Comprehensive Plan. The City has available capacity to serve any 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 zoning category to the east abutting the parcel under review is CC-1(Commercial Corridor District). The zoning categories immediately to the north and south are industrial. 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.

Staff Recommendation

Adopt the proposed Ordinance enacting a Small Scale Future Land Use Map Amendment from MXZ (Mixed Use) (Volusia County) to General Commercial (Holly Hill)

and

Adopt the proposed Ordinance enacting a Rezone from MH-1 (Mobile Home Park) (Volusia County) to CC-1 (Commercial Corridor) (Holly Hill) for approximately 1.25 acres located approximately 350 feet west of Nova Road N on the north side of 8th Street and more specifically known as 1012 8th Street.

ATTACHMENTS:

- #01 - Boundary Survey - 07-26-21 (PDF)
- #06 - Ownership Disclosure Form (PDF)
- Exhibit A - Property Appraiser (PDF)
- Exhibit B - Location Map (PDF)
- Exhibit C - Aerial Map (PDF)
- Exhibit D - Current and Proposed FLU of Property(PDF)

Ordinance (ID # 3550)

Meeting of December 6, 2021

- Exhibit E - Current and Proposed Zoning of Property (PDF)
- Exhibit F - Flood Map (PDF)
- Exhibit G - Infrastructure Impact Analysis (PDF)

Ordinance No. (ID # 3550)

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 1012 8TH STREET HAVING PARCEL NUMBER 4244-01-07-0081 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 AS 1012 8TH STREET HAVING PARCEL NUMBER 4244-01-07-0081 AND FURTHER DESCRIBED IN ATTACHMENT A FROM MH-1 (MOBILE HOME) TO CC-1 (COMMERCIAL COORIDOR DISTRICT); PROVIDING FOR CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

ORDINANCE NO.

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 1012 8TH STREET HAVING PARCEL NUMBER 4244-01-07-0081 AND FURTHER DESCRIBED IN ATTACHMENT A, 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, Section 163.3167, Florida Statutes, requires each county in the State of Florida to prepare and adopt a Comprehensive Plan; and

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; and

WHEREAS, Section 163.3187, Florida Statutes, provides for small-scale amendments to the adopted Future Land Use Map of the Comprehensive Plan by the local government.

NOW, THEREFORE, BE IT ORDAINED BY 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 parcel identified as 1012 8th Street having parcel number 4244-01-07-0081 as described in Attachment A, as General Commercial.

Section 2. 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 3. EFFECTIVE DATE - Within ten (10) days after enactment, a certified copy of this Ordinance shall be filed in the Office of the Secretary of State by the Clerk of the County Council and transmitted to the state land planning agency and any other agency or local government that provided timely comments pursuant to the small-scale comprehensive plan

review process in Section 163.3187, Florida Statutes. This Ordinance shall take effect upon the latter of the following dates: (a) thirty-one (31) days after adoption and after the issuance of a certificate of consistency or conditional certificate of consistency by the Volusia County Growth Management Commission, or (b) if timely challenged, issuance of a final order by the state land planning agency or the State of Florida Administration Commission determining the amendment adopted by this Ordinance to be in compliance.

Section 4. That all ordinances made in conflict with this Ordinance are hereby repealed.

Section 5. That this Ordinance shall be posted at City Hall as required by law.

ATTACHMENT A

That certain parcel numbered 4244-01-07-0081 by the Volusia County Property Appraiser, deed recorded at Official Records Book 8045, page 4642 of the Public Records of Volusia County, Florida, and alternately described by bounds as follows: beginning at the southeasterly corner of the above described parcel; thence westerly along the northerly right of way of 8th Street, a 50 foot right of way of record, to the southeasterly corner of Parcel Number 4244-01-07-0085, deed recorded at Official Records Book 6663, page 3188; thence northerly along the westerly line of said Parcel Number 4244-01-07-0085 to the northeasterly corner thereof and an intersection with Parcel Number 4244-01-07-0080, deed recorded at Official Records Book 6680, page 3079; thence easterly along the southerly line of said Parcel Number 4244-01-07-0080 to the northwesterly corner of Parcel Number 4244-01-07-0082, deed recorded at Official Records Book 6456, page 1194; thence southerly along the westerly line of said Parcel Number 4244-01-07-0082 and the westerly line of Parcel Number 4244-01-07-0084 deed recorded at Official Records Book 3435 page 238 to the Point of Beginning. The above-described parcel contains 51123 square feet, more or less.

AND

ORDINANCE NO.

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 AS 1012 8TH STREET HAVING PARCEL NUMBER 4244-01-07-0081 AND FURTHER DESCRIBED IN ATTACHMENT A FROM MH-1 (MOBILE HOME) TO CC-1 (COMMERCIAL COORIDOR DISTRICT); 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 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. 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.

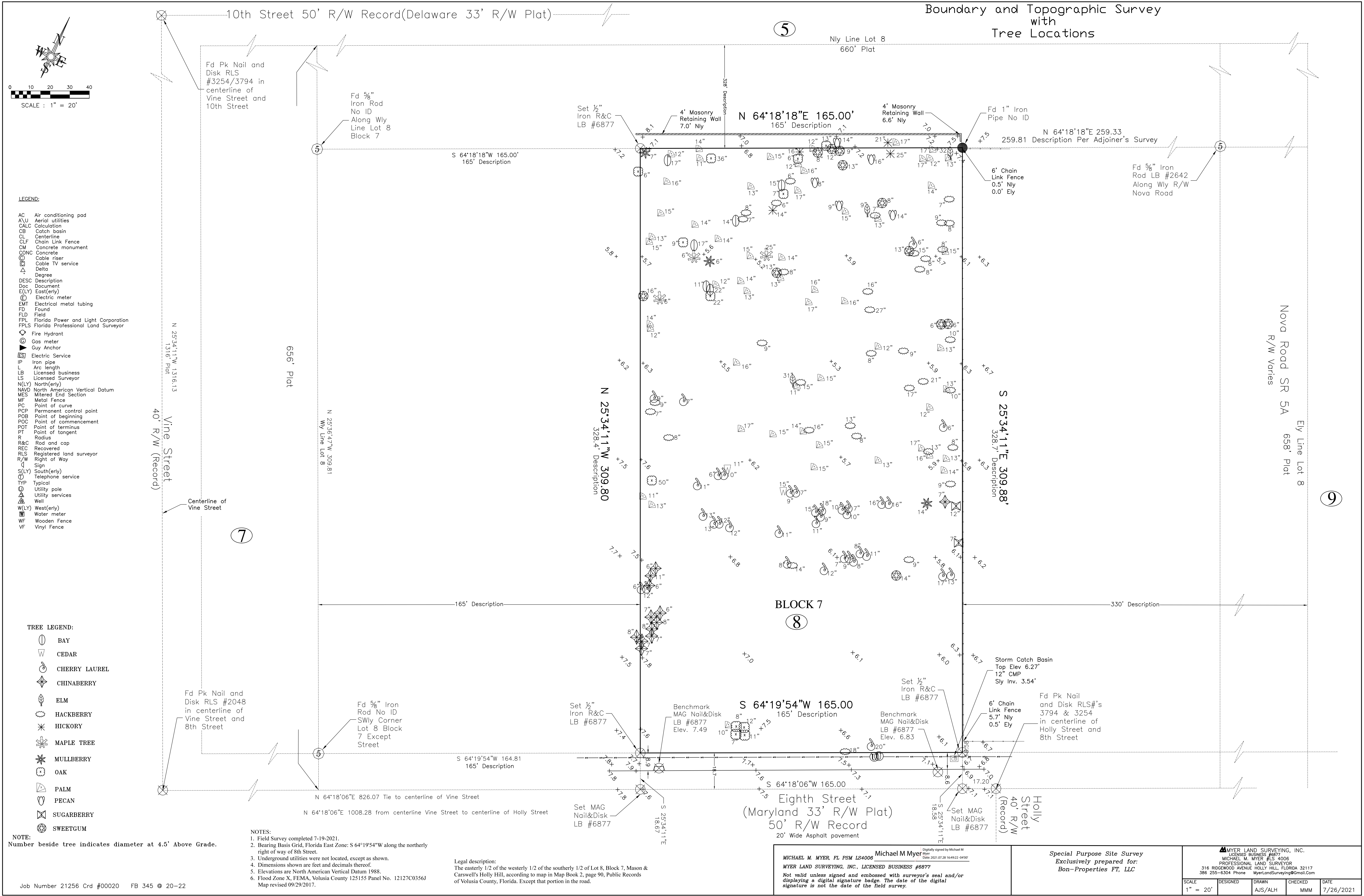
Section 4. That all ordinances made in conflict with this Ordinance are hereby repealed.

Section 5. That this Ordinance shall be posted at City Hall as required by law.

Section 6. That this Ordinance shall become effective upon final approval of the future land use map amendment.

ATTACHMENT A

That certain parcel numbered 4244-01-07-0081 by the Volusia County Property Appraiser, deed recorded at Official Records Book 8045, page 4642 of the Public Records of Volusia County, Florida, and alternately described by bounds as follows: beginning at the southeasterly corner of the above described parcel; thence westerly along the northerly right of way of 8th Street, a 50 foot right of way of record, to the southeasterly corner of Parcel Number 44244-01-07-0085, deed recorded at Official Records Book 6663, page 3188; thence northerly along the westerly line of said Parcel Number 4244-01-07-0085 to the northeasterly corner thereof and an intersection with Parcel Number 4244-01-07-0080, deed recorded at Official Records Book 6680, page 3079; thence easterly along the southerly line of said Parcel Number 4244-01-07-0080 to the northwesterly corner of Parcel Number 4244-01-07-0082, deed recorded at Official Records Book 6456, page 1194; thence southerly along the westerly line of said Parcel Number 4244-01-07-0082 and the westerly line of Parcel Number 4244-01-07-0084 deed recorded at Official Records Book 3435 page 238 to the Point of Beginning. The above-described parcel contains 51123 square feet, more or less.



**CITY OF HOLLY HILL
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

The owner of the real property associated with this application is a (check one)

- ☐ Individual

 ☐ Corporation

 ☐ Land Trust
☒ Limited Liability Company

 ☐ Partnership
☐ Other(describe)

- 1 List all **natural persons** who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

NAME	ADDRESS	PHONE NUMBER
Thomas Bonemigo	10 Clydesdale Dr. Ormond Beach	386-871-6045

(Use additional sheets for more space.)

- 2 For each **corporation**, list the name, address, and title of each officer; the name and address of each director of the corporation; and the name and address of each shareholder who owns two percent (2%) or more of the stock of the corporation. Shareholders need not be disclosed if a corporation's stock are traded publicly on any national stock exchange.

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space.)

- 3 In the case of a **trust**, list the name and address of each trustee and the name and address of the beneficiaries of the trust and the percentage of interest of each beneficiary. If any trustee or beneficiary of a trust is a corporation, please provide the information required in paragraph 2 above.

Trust Name:

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space.)

- 4 For **partnerships**, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners. If any partner is a corporation, please provide the information required in paragraph 2 above.

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space.)

3. For each **limited liability company**, list the name, address, and title of each manager or managing member; and the name and address of each additional member with two percent (2%) or more membership interest. If any member with two percent (2%) or more membership interest, manager, or managing member is a corporation, trust or partnership, please provide the information required in paragraphs 2, 3 and/or 4 above.

Name of LLC: Bon Properties FL LLC

NAME	TITLE	ADDRESS	% OF INTEREST
Thomas Bonarrigo	Mgr - Owner	1344 Desolate Pk. Ormond Beach	100

(Use additional sheets for more space.)

4. In the circumstances of a **contract for purchase**, list the name and address of each contract purchaser. If the purchaser is a corporation, trust, partnership, or LLC, provide the information required for those entities in paragraphs 2, 3, 4 and/or 5 above.

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST

Date of Contract: _____

Please specify any contingency clause related to the outcome of the consideration of the application.

6. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.
7. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject rezoning, future land use amendment, special exception, or variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein.

9-30-21
Date

9
Owner, Agent, Applicant Signature

STATE OF FLORIDA
COUNTY OF Volusia

Sworn to (or affirmed) and subscribed before me by Thomas Bonarrigo on this 30th day
of September, 20 21.
Owner, Agent, Applicant Name

Courtney Ramsey
Signature of Notary Public

Courtney Ramsey
Print, Type or Stamp Name of Notary Public

Personally Known _____ OR Produced Identification ☒

Type of Identification Produced FL DL

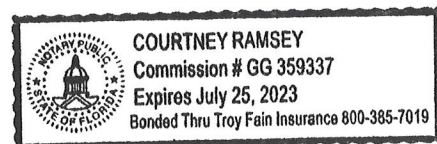
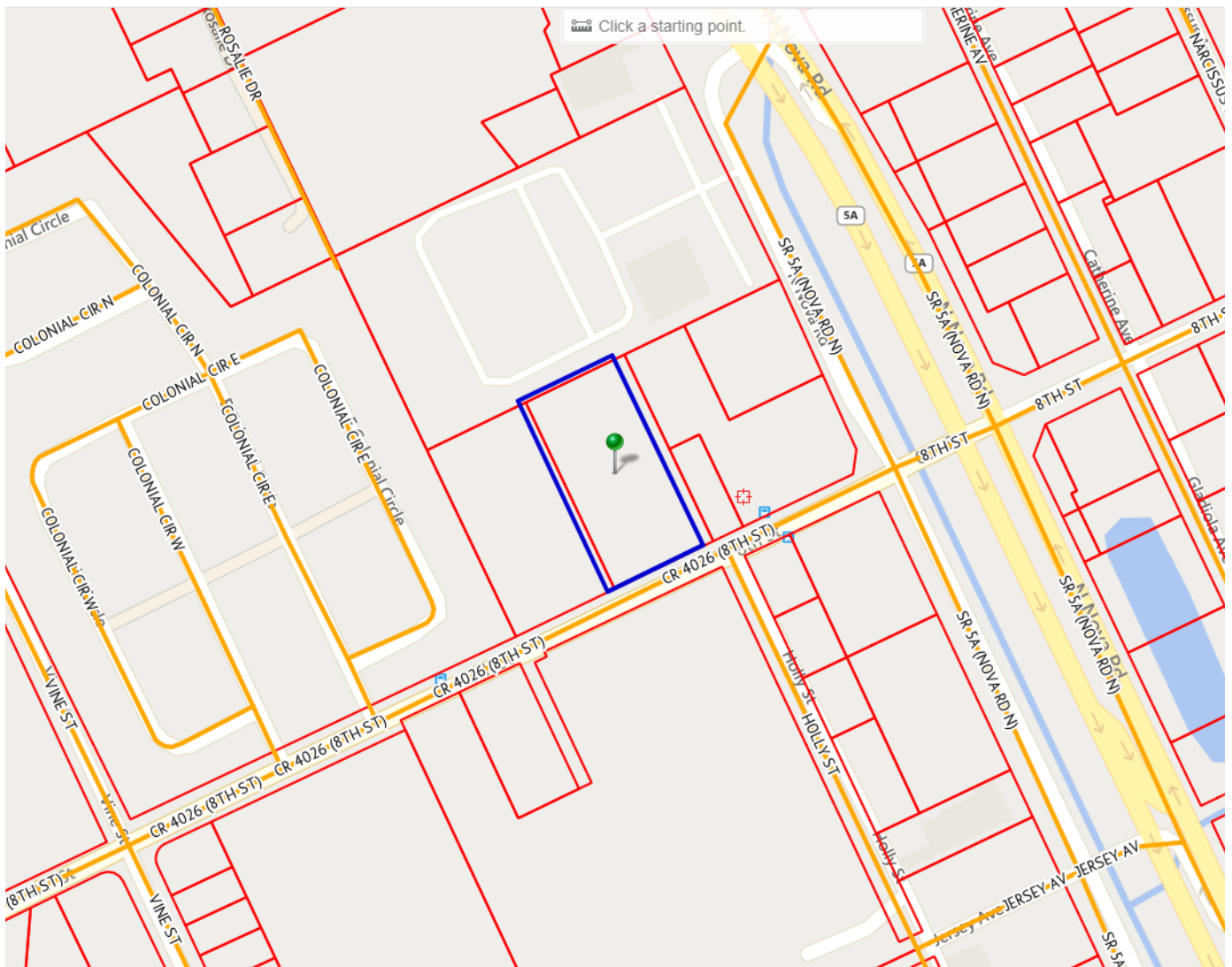


EXHIBIT A

Alternate Key:	3219074
Parcel ID:	424401070081
Township-Range-Section:	14 - 32 - 44
Subdivision-Block-Lot:	01 - 07 - 0081
Physical Address:	1012 8TH ST, DAYTONA BEACH 32117
Business Name:	
Owner(s):	BON-PROPERTIES FT LLC - FS - Fee Simple - 100
Mailing Address On File:	10 CLYDESDALE DR ORMOND BEACH FL 32174 Update Mailing Address
Building Count:	0
Neighborhood:	2112 - HOME ACRES UT 1 (5237-06) Neighborhood Sales
Subdivision Name:	
Property Use:	0000 - VACANT RES
Tax District:	203-HOLLY HILL
2021 Final Millage Rate:	19.817
Homestead Property:	No - Apply for Homestead Online
Agriculture Classification:	No - Additional Information
Legal 1:	E 1/2 OF SW 1/4 OF LOT 8 BLK 7 MASON & CARSWELLS HOLLY HILL
Legal 2:	DB 341 PG 278 MB 2 PG 90 PER OR 3387 PG 0269 PER OR 6267 PG
Legal 3:	3982 PER OR 8045 PG 4642

Property Appraiser Information

EXHIBIT B



Attachment: Exhibit B - Location Map (3550 : 1012 8Th Street (Rezone and CPA))

Location Map

EXHIBIT C

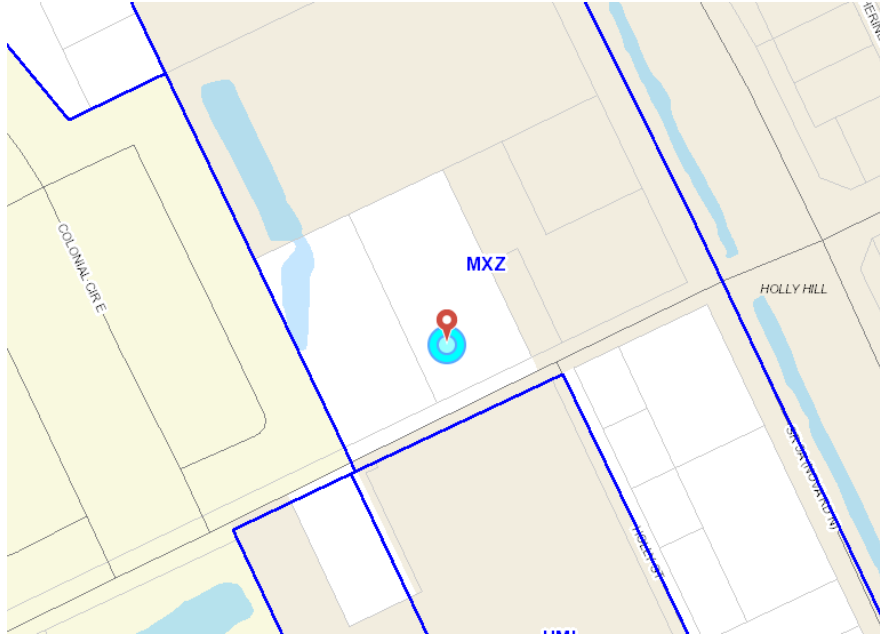


Attachment: Exhibit C - Aerial Map (3550 : 1012 8Th Street (Rezone and CPA))

Aerial Map

EXHIBIT D

MXZ - CURRENT FLU (Volusia County)

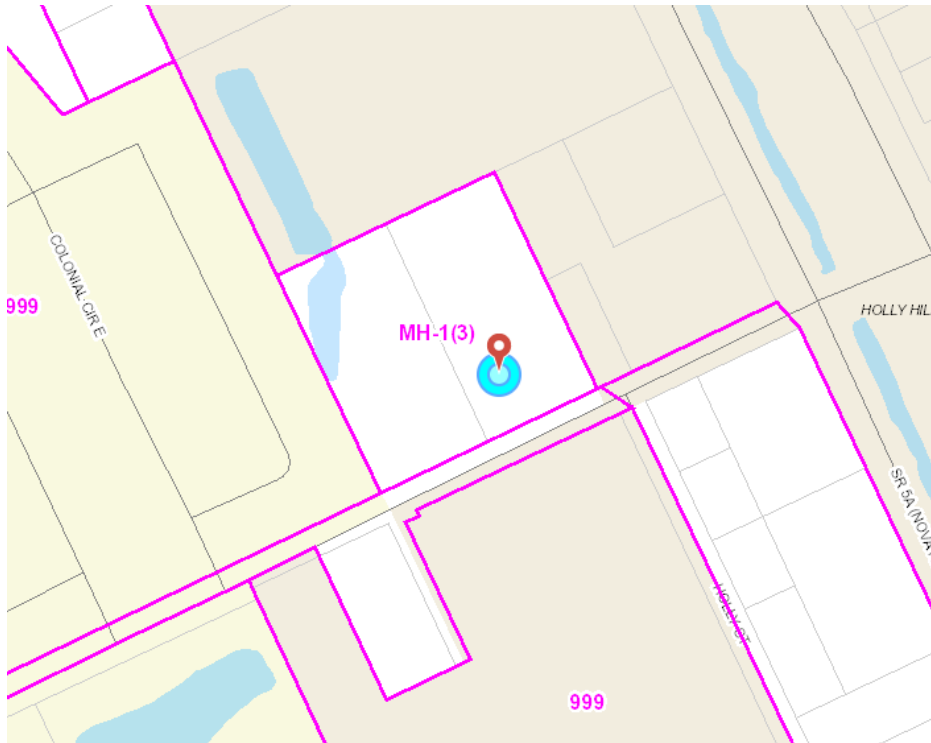


COMMERCIAL – PROPOSED FLU (Holly Hill)



EXHIBIT E

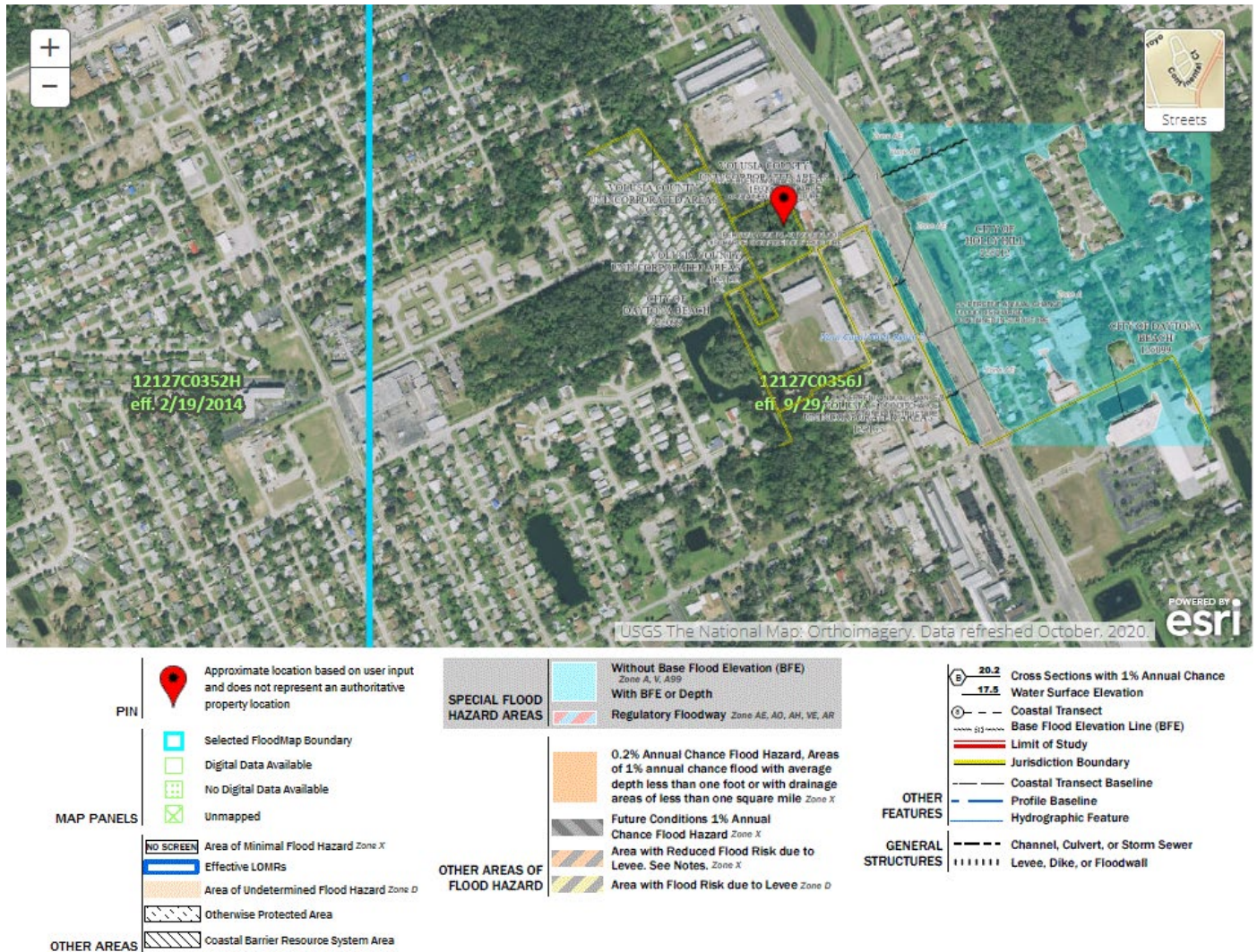
CURRENT ZONING MH-1 (Volusia County)



PROPOSED ZONING CC-1 (Holly Hill)



EXHIBIT F



The flood map for the selected area is number **12127C0356J**, effective on **09/29/2017**

Flood Map

1012 8TH STREET

**The City of Holly Hill
Volusia County, Florida**

Small Scale Comprehensive Plan Amendment & Rezoning Support Document

Revision #0: October 20, 2021

Prepared By:
Parker Mynchenberg and Associates, Inc.
Professional Engineers * Landscape Architects * Land Planners
1729 Ridgewood Avenue
Holly Hill, Florida 32117
386-677-6891

Attachment: Exhibit G - Infrastructure Impact Analysis (3550 : 1012 8Th Street (Rezoning and CPA))

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1 APPLICANT INFORMATION

1.1 Applicant's Name and Address

Mr. Thomas Bonarrigo, Manager
Bon-Properties FT, LLC
10 Clydesdale Drive
Ormond Beach, Florida 32174

Phone: 386-871-6045
Email: cjmfg@cfl.rr.com

1.2 Nature of Interest

The property was recently annexed into the City of Holly Hill. The intent is to provide the supporting documentation to assign a City of Holly Hill zoning and landuse classification.

1.3 Applicant's Authorized Representative

Steven R. Buswell, P.E., L.A.
Parker Mynchenberg & Associates, Inc.
1729 Ridgewood Avenue
Holly Hill, Florida 32117
Phone: 386-677-6891
Fax: 386-677-2114

2 PARCEL DATA

2.1 Size of Property and Survey

Parcel Location: 1012 8th Street, Holly Hill, Florida 32117

Total Property Area = 1.174 Acres

A survey containing the sketch and legal description of each individual parcel is provided in Appendix A

2.2 Legal Description

A complete Legal Description of the property is provided on the survey in Appendix A.

2.3 Parcel Identification Number(s)

4244-01-07-0081

2.4 General Location

The site is located on the north side of 8th Street and approximately 500 west of Nova Road.

2.5 Frontage

The subject property has 165 feet frontage on 8th Street.

2.6 Access

Public access to the Parcels will be from 8th Street.

2.7 Location and Acreage of Property in Same Ownership

There are no adjacent parcels under the same ownership.

3 LAND USE INFORMATION

3.1 Aerial Photograph

An aerial photograph is provided below



3.2 Built Features

Vacant land.

3.3 Future Land Use Map Designation

The current Future Land Use Map (FLUM) is Volusia County – MXZ (Mixed Use).
The proposed FLUM is City of Holly Hill – General Retail Commercial.

3.4 Zoning District

The current zoning designation is Volusia County - Rural Mobil Home (MH-3).
The proposed zoning designation is Holly Hill – Wholesale Light Industrial (I-1)

3.5 Prior Approval

Not applicable.

4 **FUTURE LANDUSE ANALYSIS**

4.1 Current FLUM Designation Volusia County – Mixed Use (MXZ)

4.1.1 Residential

The maximum permitted density under the property's current FLUM designation of Volusia County – Mixed Use (MXZ) is 16 Dwelling Units (DU) per acre up to 50% of the total area.
Current DU = 16 DU/ac * 1.174 ac * 0.5

Current Maximum DU =9.39 DU

4.1.2 Non-Residential

The maximum building area for non-residential developments is 75% of the site with an FAR of 0.5.

Maximum Allowable Square Footage = Site Area * 0.75 * 0.5

Maximum Allowable Square Footage = 19,177 sf

4.2 Proposed FLUM Designation Holly Hill – General Retail Commercial

4.2.1 Residential

Residential units are not permitted in the General Retail Commercial Classification

Proposed Maximum DU =0.0 DU

4.2.2 Non-Residential

The maximum building area for non-residential developments is the site with an FAR of 1.95.

Maximum Allowable Square Footage = Site Area * 1.95

Maximum Allowable Square Footage = 99,722 sf

5 ZONING ANALYSIS

5.1 Current Zoning Designation Volusia County – Rural Mobile Home (MH-3)

5.1.1 Residential

The minimum lot size permitted with the current Zoning designation of Volusia County – Rural Mobile Home (MH-3) is 5 acres.

Current Maximum DU =1.00 DU

5.1.2 Non-Residential

The maximum building area for non-residential developments is 35% of the total site.

Maximum Allowable Square Footage = Site Area * .35

Maximum Allowable Square Footage = 17,899 sf

5.2 Proposed Zoning Designation Holly Hill – Wholesale Light Industrial (I-1)

5.2.1 Residential

Residential units are not permitted in the Wholesale Light Industrial Classification

Proposed Maximum DU =0.0 DU

5.2.2 Non-Residential

The maximum building area for non-residential developments in the I-1 District is a 2-story structure with a 65% Building Coverage

Maximum Allowable Square Footage = Site Area * 0.65 * 2

Maximum Allowable Square Footage = 66,481 sf

6 CONCURRENCY ANALYSIS – FUTURE LAND USE ANALYSIS (FLUM)

6.1 Potable Water Data and Analysis

6.1.1 Potable Water Demand from the Current FLUM Designation

Given the current FLUM designation of Volusia County – Mixed Use (MXZ), the maximum existing potable water demand is 2,817 gpd.

6.1.2 Potable Water Demand from the Proposed FLUM Designation

Given the proposed FLUM designation of General Retail Commercial, the maximum proposed potable water demand is 9,972 gpd.

6.1.3 Change in Potable Water Usage

The change in Potable Water Demand from a Land Use Amendment from Volusia County Mixed Use (MXZ) to the City of Holly Hill General Retail Commercial is an increase of 7,155 gpd.

6.2 Sanitary Sewer Data and Analysis

6.2.1 Sanitary Sewer Generation from the Current FLUM Designation

Given the current FLUM designation of Volusia County – Mixed Use (MXZ), the maximum existing Sanitary Sewer Generation is 2,817 gpd.

6.2.2 Sanitary Sewer Generation from the Proposed FLUM Designation

Given the proposed FLUM designation of General Retail Commercial, the maximum proposed Sanitary Sewer Generation is 9,972 gpd.

6.2.3 Change in Sanitary Sewer Usage

The change in Sanitary Sewer Generation from a Land Use Amendment from Volusia County Mixed Use (MXZ) to the City of Holly Hill General Retail Commercial is an increase of 7,155 gpd.

6.3 Solid Waste Data and Analysis

6.3.1 Solid Waste Generation from the Current FLUM Designation

Given the current FLUM designation of Volusia County – Mixed Use (MXZ), the maximum existing Solid Waste Generation is 141 lbs/day.

6.3.2 Solid Waste Generation from the Proposed FLUM Designation

Given the proposed FLUM designation of General Retail Commercial, the maximum proposed Solid Waste Generation is 499 lbs/day.

6.3.3 Change in Solid Waste Usage

The change in Solid Waste Generation from a Land Use Amendment from Volusia County Mixed Use (MXZ) to the City of Holly Hill General Retail Commercial is an increase of 358 lbs/day.

6.4 Traffic Data and Analysis

The following estimations are based upon the Institute of Transportation Engineers (ITE) Trip Generation, 10th Edition. Given the broad range of uses and their direct correlation to parking demand. Some assumptions have been made regarding the traffic estimates. In order to achieve the maximum FAR the typical use would be warehouse. A retail/office use has also been calculated based on a realistic development for the 1.174 acre parcel.

A complete copy of the calculations for each type of use is provided in Appendix B

6.4.1 Traffic Generated from the Current FLUM Designation

Given the current FLUM designation of Volusia County – Mixed Use (MXZ), the maximum existing average daily trips is 972.

6.4.2 Traffic Generated from the Proposed FLUM Designation

Given the proposed FLUM designation of General Retail Commercial, the maximum proposed average daily trips is 972.

6.4.3 Change in Estimated Traffic Daily Trips

The change in daily trips generated from a Land Use Amendment from Volusia County Mixed Use (MXZ) to the City of Holly Hill General Retail Commercial is zero.

7 CONCURRENCY ANALYSIS – REZONING ANALYSIS

7.1 Potable Water Data and Analysis

7.1.1 Potable Water Demand from the Current Zoning Designation

Given the current Zoning designation of Volusia County – Rural Mobile Home (MH-3), the maximum existing potable water demand is 1,790 gpd.

7.1.2 Potable Water Demand from the Proposed Zoning Designation

Given the proposed Zoning designation of General Retail Commercial, the maximum proposed potable water demand is 6,648 gpd.

7.1.3 Change in Potable Water Usage

The change in Potable Water Demand from a Land Use Amendment from Volusia County Rural Mobile Home (MH-3) to the City of Holly Hill - Wholesale Light Industrial (I-1) is an increase of 4,858 gpd.

7.2 Sanitary Sewer Data and Analysis

7.2.1 Sanitary Sewer Generation from the Current Zoning Designation

Given the current Zoning designation of Volusia County – Rural Mobile Home (MH-3), the maximum existing Sanitary Sewer Generation is 1,790 gpd.

7.2.2 Sanitary Sewer Generation from the Proposed Zoning Designation

Given the proposed Zoning designation of General Retail Commercial, the maximum proposed Sanitary Sewer Generation is 6,648 gpd.

7.2.3 Change in Sanitary Sewer Usage

The change in Sanitary Sewer Generation from a Land Use Amendment from Volusia County Rural Mobile Home (MH-3) to the City of Holly Hill - Wholesale Light Industrial (I-1) is an increase of 4,858 gpd.

7.3 Solid Waste Data and Analysis

7.3.1 Solid Waste Generation from the Current Zoning Designation

Given the current Zoning designation of Volusia County – Rural Mobile Home (MH-3), the maximum existing Solid Waste Generation is 89 lbs/day.

7.3.2 Solid Waste Generation from the Proposed Zoning Designation

Given the proposed Zoning designation of General Retail Commercial, the maximum proposed Solid Waste Generation is 332 lbs/day.

7.3.3 Change in Solid Waste Usage

The change in Solid Waste Generation from a Land Use Amendment from Volusia County Rural Mobile Home (MH-3) to the City of Holly Hill - Wholesale Light Industrial (I-1) is an increase of 243 lbs/day.

7.4 Traffic Data and Analysis

The following estimations are based upon the Institute of Transportation Engineers (ITE) Trip Generation, 10th Edition. Given the broad range of uses and their direct correlation to parking demand. Some assumptions have been made regarding the traffic estimates. In order to achieve

the maximum FAR the typical use would be warehouse. A retail/office use has also been calculated based on a realistic development for the 1.174 acre parcel.

A complete copy of the calculations for each type of use is provided in Appendix E

7.4.1 Traffic Generated from the Current Zoning Designation

Given the current Zoning designation of Volusia County – Rural Mobile Home (MH-3), the maximum existing average daily trips is 908.

7.4.2 Traffic Generated from the Proposed Zoning Designation

Given the proposed Zoning designation of General Retail Commercial, the maximum proposed average daily trips is 908.

7.4.3 Change in Estimated Traffic Daily Trips

The change in daily trips generated from a Land Use Amendment from Volusia County Rural Mobile Home (MH-3) to the City of Holly Hill - Wholesale Light Industrial (I-1) is zero.

8 STORMWATER DATA AND ANALYSIS

All stormwater calculations will comply with the applicable rules and regulations of the St. Johns River Water Management District and The City of Holly Hill. The project will attenuate and treat the stormwater for the mean annual and 25-year/24-hour and 100-year/24-hour rain events. The site will be developed in accordance with Local, State and Federal rules and regulations.

9 ENVIRONMENTAL ANALYSIS

9.1 Surface Water and Wetlands

There are no known surface waters on the property.

9.2 Vegetative Cover

The site is currently undeveloped. The vegetative cover is mixed hardwoods.

9.3 Flood Zones

The site is located in Flood Zone X.

9.4 Listed Animal and Plant Species

There are no known Animal or Plant Species located on-site that is identified on the endangered or threaten species list

APPENDIX A – LEGAL DESCRIPTION

Legal description:

The easterly 1/2 of the westerly 1/2 of the southerly 1/2 of Lot 8, Block 7, Mason & Carswell's Holly Hill, according to map in Map Book 2, page 90, Public Records of Volusia County, Florida. Except that portion in the road.

APPENDIX B – WATER DEMAND CALCULATIONS

PARKER MYNCHENBERG & ASSOCIATES, INC.

1729 Ridgewood Avenue
Holly Hill, FL 32117
(386) 677-6891
info@parkermynchenberg.com

Bonarrigo Business Park
Water Demand

CURRENT FLUM**Volusia County Designation Mixed Use (MXZ)**

WATER - RESIDENTIAL			
Type of Service Connection	Water Demand Calculation Units	Demand Per Service Connection	Total Average Daily Flow (gpd)
Residential	9.39 units	300 gpd/unit	2,817
TOTAL WATER DEMAND			2,817

WATER - NON-RESIDENTIAL			
Type of Service Connection	Water Demand Calculation Units	Demand Per Service Connection	Total Average Daily Flow (gpd)
Non-Residential	19,177 SF	0.1 gpd/SF	1,918
TOTAL WATER DEMAND			1,918

PROPOSED FLUM**Holly Hill Designation - General Retail Commercial**

WATER - RESIDENTIAL			
Type of Service Connection	Water Demand Calculation Units	Demand Per Service Connection	Total Average Daily Flow (gpd)
Residential	- units	300 gpd/unit	-
TOTAL WATER DEMAND			-

WATER - NON-RESIDENTIAL			
Type of Service Connection	Water Demand Calculation Units	Demand Per Service Connection	Total Average Daily Flow (gpd)
Non-Residential	99,722 SF	0.1 gpd/SF	9,972
TOTAL WATER DEMAND			9,972

SUMMARY

Current Water Demand = 2,817 gpd
Proposed Water Demand = 9,972 gpd

Increase = 7,155 gpd

PARKER MYNCHENBERG & ASSOCIATES, INC.

1729 Ridgewood Avenue
Holly Hill, FL 32117
(386) 677-6891
info@parkermynchenberg.com

Bonarrigo Business Park**Water Demand****CURRENT ZONING****Volusia County Designation Rural Mobile Home (MH-3)**

WATER - RESIDENTIAL			
Type of Service Connection	Water Demand Calculation Units	Demand Per Service Connection	Total Average Daily Flow (gpd)
Residential	1 units	300 gpd/unit	300
TOTAL WATER DEMAND			300

WATER - NON-RESIDENTIAL			
Type of Service Connection	Water Demand Calculation Units	Demand Per Service Connection	Total Average Daily Flow (gpd)
Non-Residential	17,899 SF	0.1 gpd/SF	1,790
TOTAL WATER DEMAND			1,790

PROPOSED ZONING**Holly Hill Designation - WHOLESALE LIGHT INDUSTRIAL (I-1)**

WATER - RESIDENTIAL			
Type of Service Connection	Water Demand Calculation Units	Demand Per Service Connection	Total Average Daily Flow (gpd)
Residential	- units	300 gpd/unit	-
TOTAL WATER DEMAND			-

WATER - NON-RESIDENTIAL			
Type of Service Connection	Water Demand Calculation Units	Demand Per Service Connection	Total Average Daily Flow (gpd)
Non-Residential	66,481 SF	0.1 gpd/SF	6,648
TOTAL WATER DEMAND			6,648

SUMMARY

Current Water Demand = 1,790 gpd

Proposed Water Demand = 6,648 gpd

Increase = 4,858 gpd

APPENDIX C – SEWER GENERATION CALCULATIONS

PARKER MYNCHENBERG & ASSOCIATES, INC.

1729 Ridgewood Avenue
Holly Hill, FL 32117
(386) 677-6891
info@parkermynchenberg.com

Bonarrigo Business Park**Sewer Generation****CURRENT FLUM****Volusia County Designation Mixed Use (MXZ)**

Wastewater - RESIDENTIAL			
Type of Service Connection	Generation Calculation Units	Generation Per Service Connection	Total Average Daily Flow (gpd)
Residential	9.39 units	300 gpd/unit	2,817
TOTAL Wastewater Generation			2,817

Wastewater - NON-RESIDENTIAL			
Type of Service Connection	Generation Calculation Units	Generation Per Service Connection	Total Average Daily Flow (gpd)
Non-Residential	19177 SF	0.1 gpd/SF	1,918
TOTAL Wastewater Generation			1,918

PROPOSED FLUM**Holly Hill Designation - General Retail Commercial**

Wastewater - RESIDENTIAL			
Type of Service Connection	Generation Calculation Units	Generation Per Service Connection	Total Average Daily Flow (gpd)
Residential	- units	300 gpd/unit	-
TOTAL Wastewater Generation			-

Wastewater - NON-RESIDENTIAL			
Type of Service Connection	Generation Calculation Units	Generation Per Service Connection	Total Average Daily Flow (gpd)
Non-Residential	99,722 SF	0.1 gpd/SF	9,972
TOTAL Wastewater Generation			9,972

SUMMARY

Current Wastewater Generation = 2,817 gpd

Proposed Wastewater Generation = 9,972 gpd

Increase = 7,155 gpd

PARKER MYNCHENBERG & ASSOCIATES, INC.

1729 Ridgewood Avenue
Holly Hill, FL 32117
(386) 677-6891
info@parkermynchenberg.com

Bonarrigo Business Park**Sewer Generation****CURRENT ZONING****Volusia County Designation Mixed Use (MXZ)**

Wastewater - RESIDENTIAL			
Type of Service Connection	Generation Calculation Units	Generation Per Service Connection	Total Average Daily Flow (gpd)
Residential	1 units	300 gpd/unit	300
TOTAL Wastewater Generation			300

Wastewater - NON-RESIDENTIAL			
Type of Service Connection	Generation Calculation Units	Generation Per Service Connection	Total Average Daily Flow (gpd)
Non-Residential	17,899 SF	0.1 gpd/SF	1,790
TOTAL Wastewater Generation			1,790

PROPOSED ZONING**Holly Hill Designation - General Retail Commercial**

Wastewater - RESIDENTIAL			
Type of Service Connection	Generation Calculation Units	Generation Per Service Connection	Total Average Daily Flow (gpd)
Residential	- units	300 gpd/unit	-
TOTAL Wastewater Generation			-

Wastewater - NON-RESIDENTIAL			
Type of Service Connection	Generation Calculation Units	Generation Per Service Connection	Total Average Daily Flow (gpd)
Non-Residential	66,481 SF	0.1 gpd/SF	6,648
TOTAL Wastewater Generation			6,648

SUMMARY

Current Wastewater Generation = 1,790 gpd

Proposed Wastewater Generation = 6,648 gpd

Increase = 4,858 gpd

APPENDIX D – SOLID WASTE GENERATION CALCULATIONS

PARKER MYNCHENBERG & ASSOCIATES, INC.

1729 Ridgewood Avenue
Holly Hill, FL 32117
(386) 677-6891
info@parkermynchenberg.com

Bonarrigo Business Park
Solid Waste Generation

CURRENT FLUM**Volusia County Designation Mixed Use (MXZ)**

Solid Waste - RESIDENTIAL			
Type of Service Connection	Generation Calculation Units	Average Daily Solid Waste Generation Per Unit	Total Amount of Solid Waste (Lbs/day)
Residential	9.39 units	15 lbs/unit	141
TOTAL Solid Waste Generation			141

Solid Waste - NON-RESIDENTIAL			
Type of Service Connection	Generation Calculation Units	Average Daily Solid Waste Generation Per SF	Total Amount of Solid Waste (Lbs/day)
Non-Residential	19,177 SF	0.005 lbs/SF	96
TOTAL Solid Waste Generation			96

PROPOSED FLUM**Holly Hill Designation - General Retail Commercial**

Solid Waste - RESIDENTIAL			
Type of Service Connection	Generation Calculation Units	Average Daily Solid Waste Generation Per Unit	Total Amount of Solid Waste (Lbs/day)
Residential	- units	15 lbs/unit	-
TOTAL Solid Waste Generation			-

Solid Waste - NON-RESIDENTIAL			
Type of Service Connection	Generation Calculation Units	Average Daily Solid Waste Generation Per SF	Total Amount of Solid Waste (Lbs/day)
Non-Residential	99,722 SF	0.005 lbs/SF	499
TOTAL Solid Waste Generation			499

SUMMARY

Current Solid Waste Generation = 141 lbs/d

Proposed Solid Waste Generation = 499 lbs/d

Increase = 358 lbs/d

PARKER MYNCHENBERG & ASSOCIATES, INC.

1729 Ridgewood Avenue
Holly Hill, FL 32117
(386) 677-6891
info@parkermynchenberg.com

Bonarrigo Business Park
Solid Waste Generation

CURRENT ZONING**Volusia County Designation Mixed Use (MXZ)**

Solid Waste - RESIDENTIAL			
Type of Service Connection	Generation Calculation Units	Average Daily Solid Waste Generation Per Unit	Total Amount of Solid Waste (Lbs/day)
Residential	1 units	15 lbs/unit	15
TOTAL Solid Waste Generation			15

Solid Waste - NON-RESIDENTIAL			
Type of Service Connection	Generation Calculation Units	Average Daily Solid Waste Generation Per SF	Total Amount of Solid Waste (Lbs/day)
Non-Residential	17,899 SF	0.005 lbs/SF	89
TOTAL Solid Waste Generation			89

PROPOSED ZONING**Holly Hill Designation - General Retail Commercial**

Solid Waste - RESIDENTIAL			
Type of Service Connection	Generation Calculation Units	Average Daily Solid Waste Generation Per Unit	Total Amount of Solid Waste (Lbs/day)
Residential	- units	15 lbs/unit	-
TOTAL Solid Waste Generation			-

Solid Waste - NON-RESIDENTIAL			
Type of Service Connection	Generation Calculation Units	Average Daily Solid Waste Generation Per SF	Total Amount of Solid Waste (Lbs/day)
Non-Residential	66,481 SF	0.005 lbs/SF	332
TOTAL Solid Waste Generation			332

SUMMARY

Current Solid Waste Generation = 89 lbs/d

Proposed Solid Waste Generation = 332 lbs/d

Increase = 243 lbs/d

APPENDIX E – TRAFFIC CALCULATIONS

PARKER MYNCHENBERG & ASSOCIATES, INC.

1729 Ridgewood Avenue
Holly Hill, FL 32117
(386) 677-6891
info@parkermynchenberg.com

Bonarrigo Business Park
Traffic Impact Summary

CURRENT FLUM**Volusia County Designation Mixed Use (MXZ)**

Traffic - Residential			
Type of Service Connection	Landuse Code	Independent Variable	Trips
Multi-family	220	9.39 units	69
MAX TOTAL AVERAGE DAILY TRIPS			69

Traffic - Non-Residential			
Type of Service Connection	Landuse Code	Independent Variable	Trips
Free Standing Discount Superstore	813	19.17 / 1,000 SF	972
Medical Office	720	19.17 / 1,000 SF	667
General Office	710	19.17 / 1,000 SF	214
MAX TOTAL AVERAGE DAILY TRIPS			972

PROPOSED FLUM**Holly Hill Designation - General Retail Commercial**

Traffic - Residential			
Type of Service Connection	Landuse Code	Independent Variable	Trips
Residential	220	0 units	0
MAX TOTAL AVERAGE DAILY TRIPS			0

Traffic - Non-Residential			
Type of Service Connection	Landuse Code	Independent Variable	Trips
Warehouse	150	99.72 / 1,000 SF	203
Free Standing Discount Superstore	813	19.17 / 1,000 SF	972
Medical Office	720	19.17 / 1,000 SF	667
General Office	710	19.17 / 1,000 SF	214
MAX TOTAL AVERAGE DAILY TRIPS			972

SUMMARY

Current FLUM Designation =	972	tpd
Proposed FLUM Designation =	972	tpd
Change =	0	tpd

PARKER MYNCHENBERG & ASSOCIATES, INC.

1729 Ridgewood Avenue
Holly Hill, FL 32117
(386) 677-6891
info@parkermynchenberg.com

Bonarrigo Business Park
Traffic Impact Summary

CURRENT ZONING**Volusia County Designation - Rural Mobile Home (MH-3)**

Traffic - Residential			
Type of Service Connection	Landuse Code	Independent Variable	Trips
Single Family	210	1 units	15
MAX TOTAL AVERAGE DAILY TRIPS			15

Traffic - Non-Residential			
Type of Service Connection	Landuse Code	Independent Variable	Trips
Free Standing Discount Superstore	813	17.9 / 1,000 SF	908
Medical Office	720	17.9 / 1,000 SF	623
General Office	710	17.9 / 1,000 SF	200
MAX TOTAL AVERAGE DAILY TRIPS			908

PROPOSED ZONING**Holly Hill Designation - Wholesale Light Industrial (I-1)**

Traffic - Residential			
Type of Service Connection	Landuse Code	Independent Variable	Trips
Residential	220	0 units	0
MAX TOTAL AVERAGE DAILY TRIPS			0

Traffic - Non-Residential			
Type of Service Connection	Landuse Code	Independent Variable	Trips
Warehouse	150	66.48 / 1,000 SF	116
Free Standing Discount Superstore	813	17.9 / 1,000 SF	908
Medical Office	720	17.9 / 1,000 SF	623
General Office	710	17.9 / 1,000 SF	200
MAX TOTAL AVERAGE DAILY TRIPS			908

SUMMARY

Current FLUM Designation =	908	tpd
Proposed FLUM Designation =	908	tpd
Change =	0	tpd

Free-Standing Discount Superstore (813)

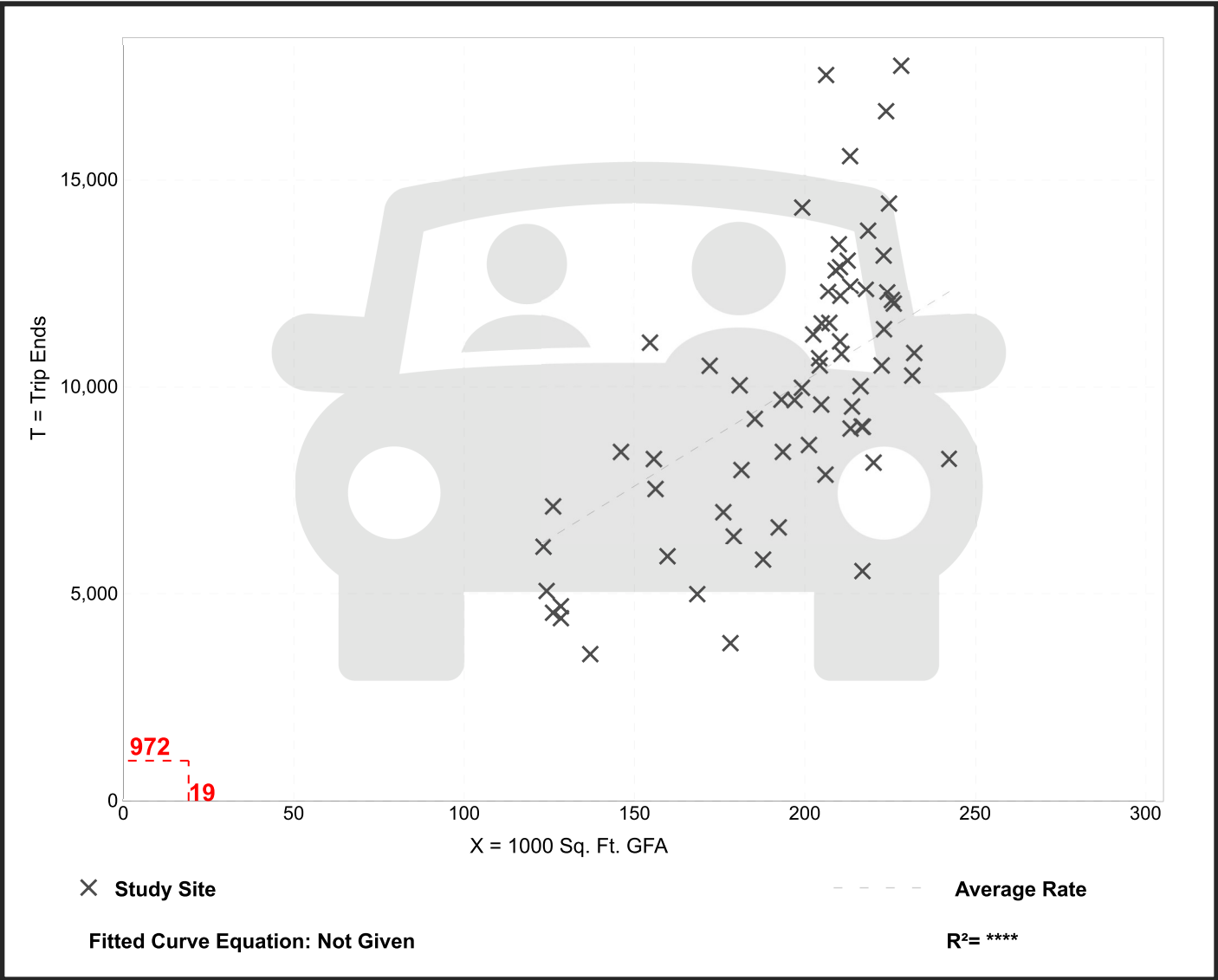
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 67
Avg. 1000 Sq. Ft. GFA: 195
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
50.70	21.39 - 85.01	12.83

Data Plot and Equation



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Free-Standing Discount Superstore (813)

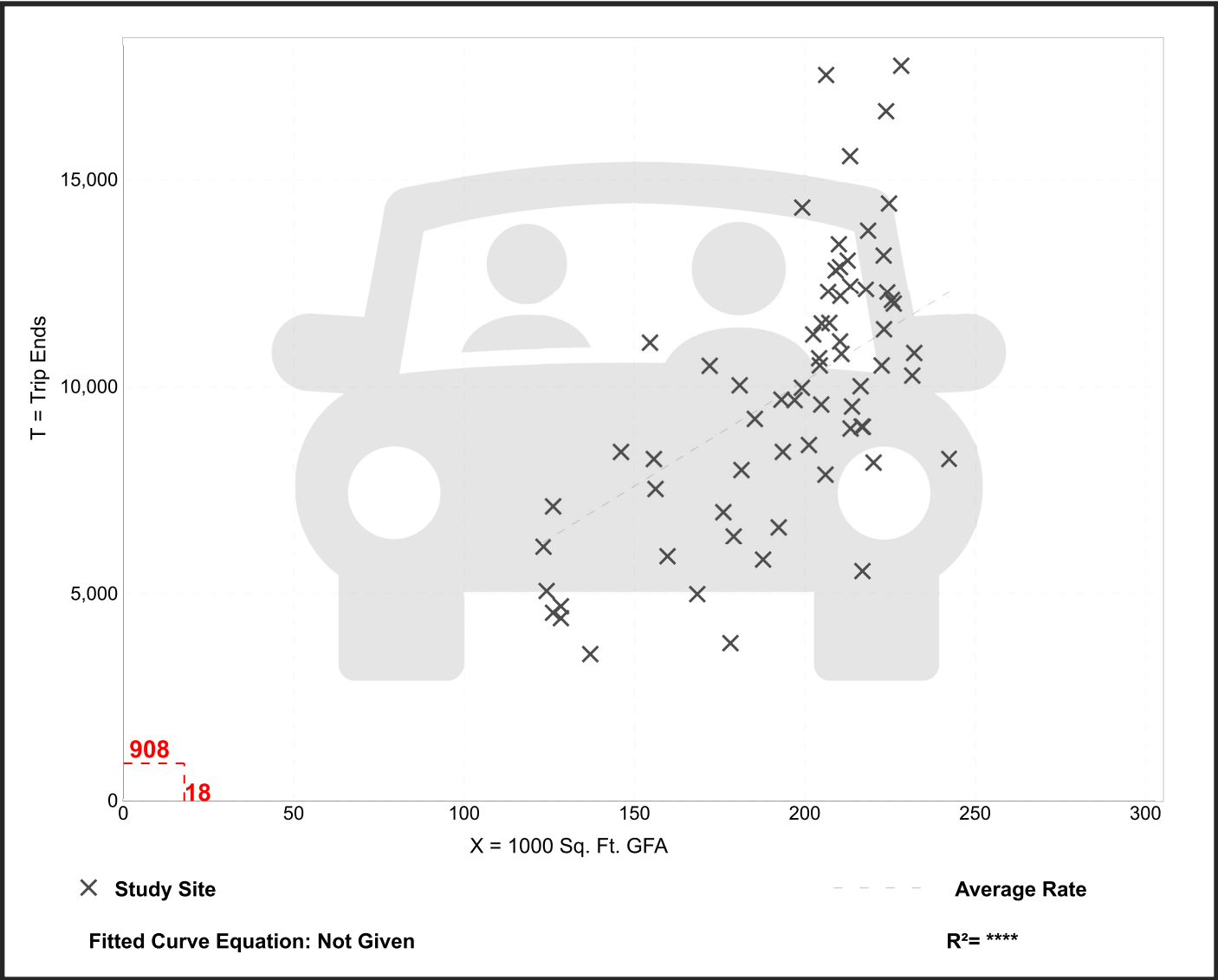
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 67
Avg. 1000 Sq. Ft. GFA: 195
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
50.70	21.39 - 85.01	12.83

Data Plot and Equation



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General Office Building (710)

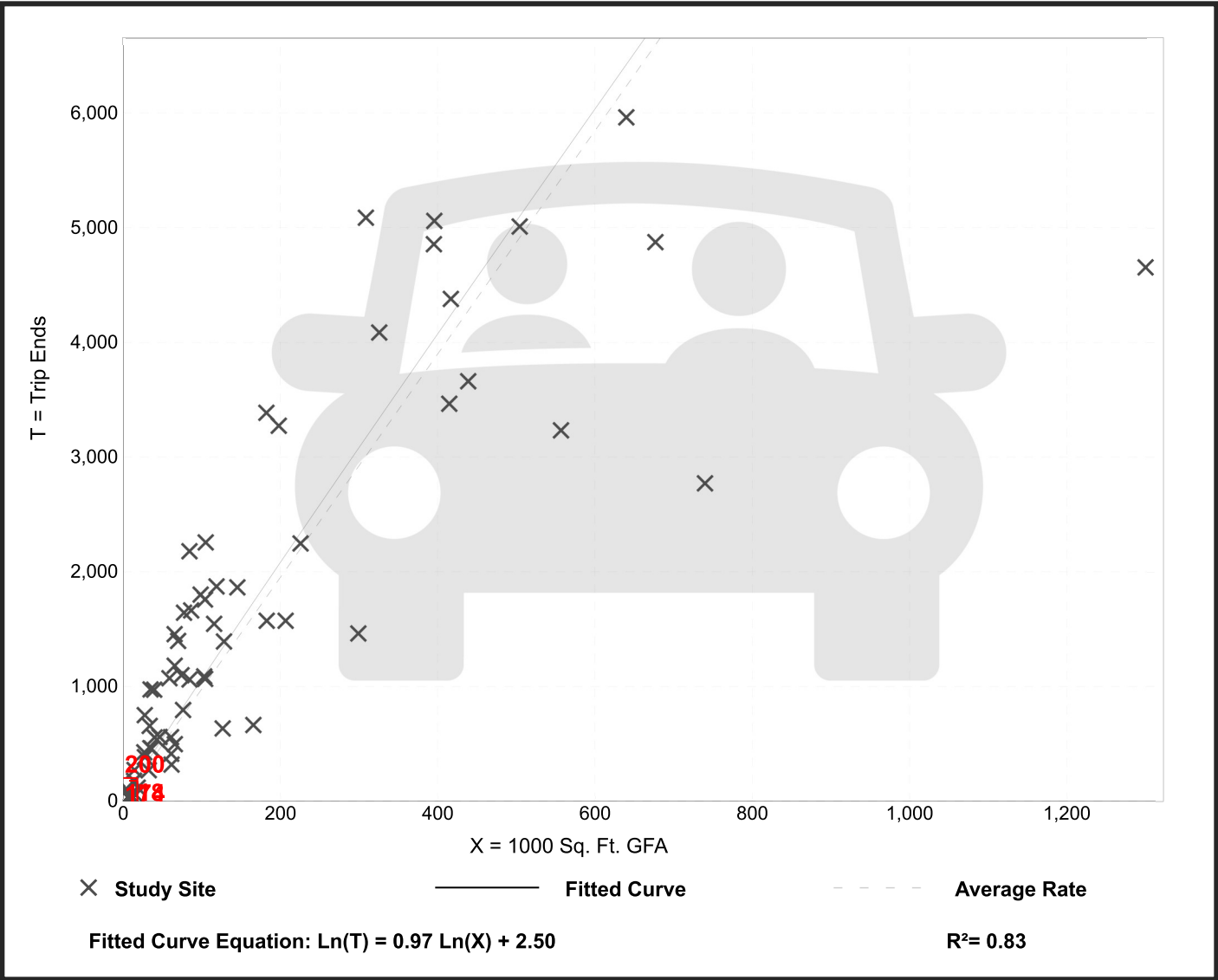
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 66
Avg. 1000 Sq. Ft. GFA: 171
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.74	2.71 - 27.56	5.15

Data Plot and Equation



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Attachment: Exhibit G - Infrastructure Impact Analysis (3550 : 1012 8Th Street (Rezone and CPA))

General Office Building (710)

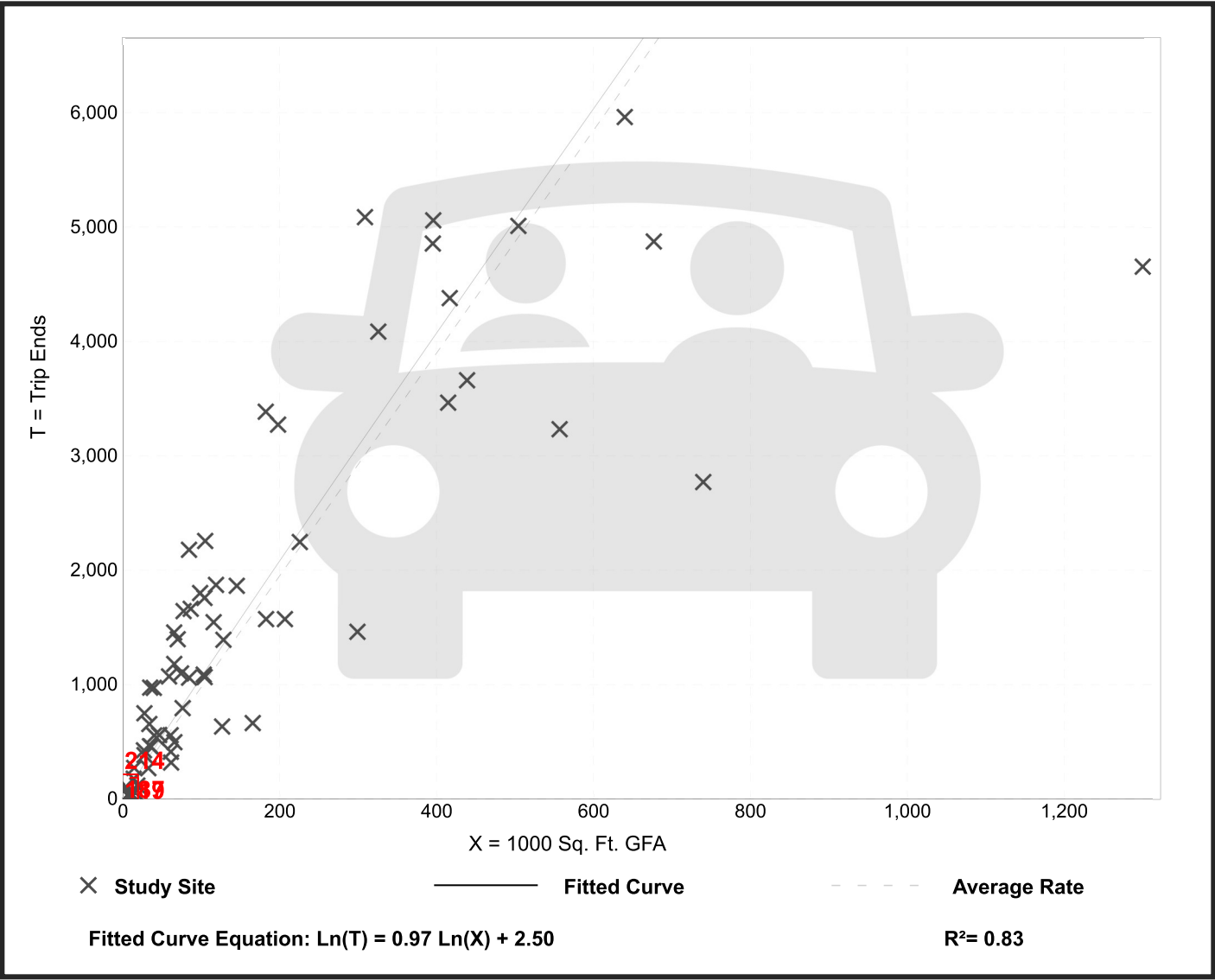
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 66
Avg. 1000 Sq. Ft. GFA: 171
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.74	2.71 - 27.56	5.15

Data Plot and Equation



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Medical-Dental Office Building (720)

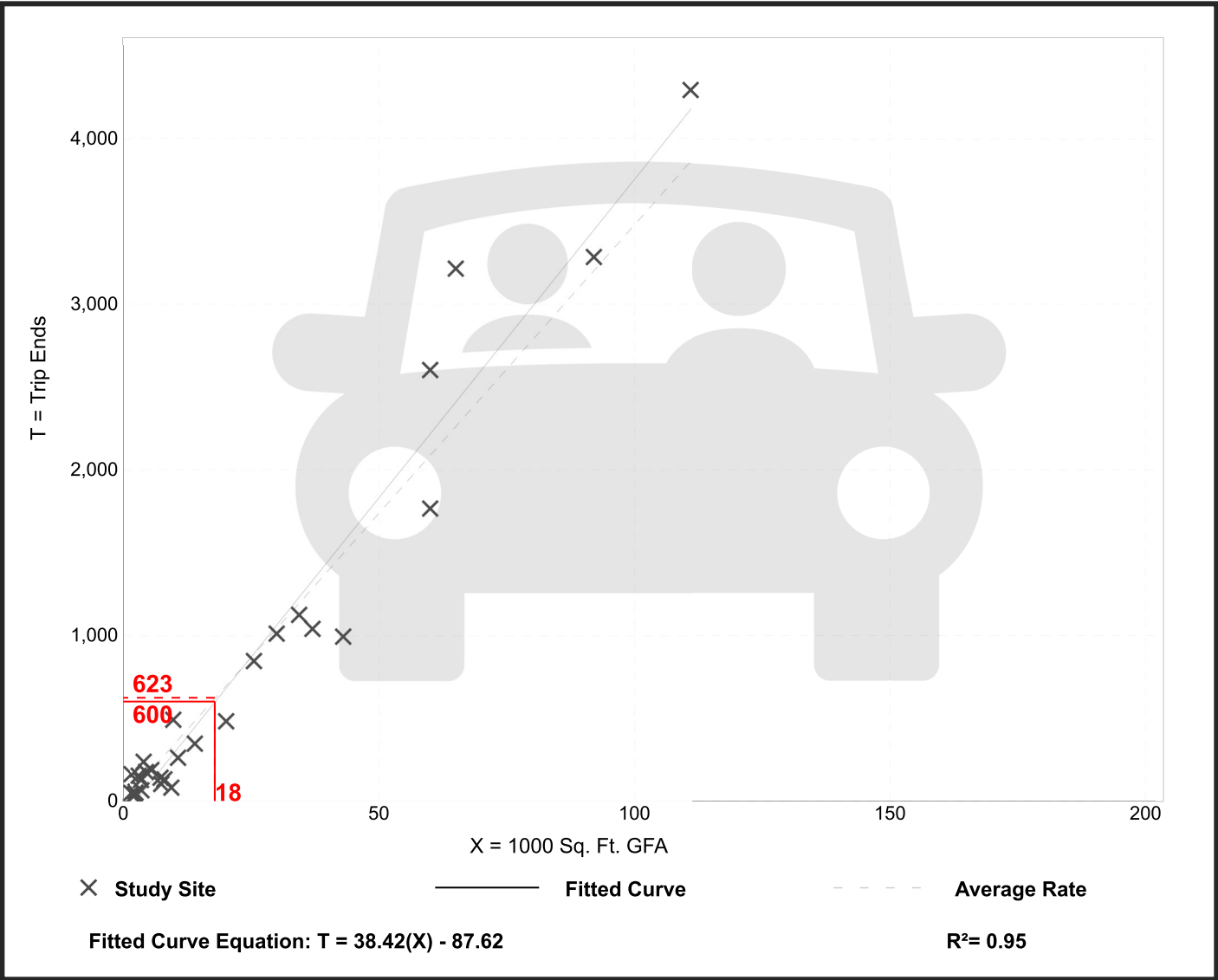
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 28
Avg. 1000 Sq. Ft. GFA: 24
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
34.80	9.14 - 100.75	9.79

Data Plot and Equation



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Medical-Dental Office Building (720)

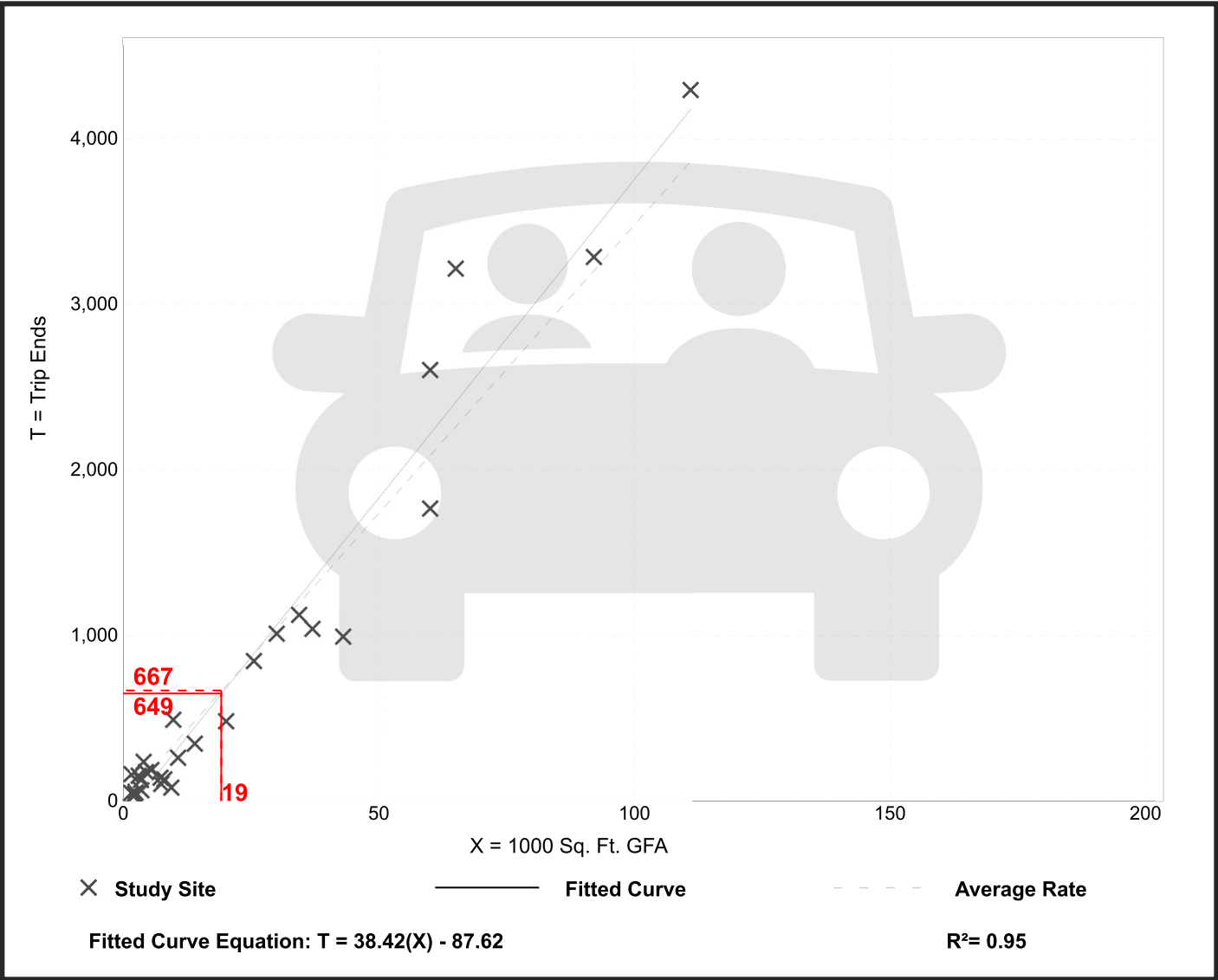
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 28
Avg. 1000 Sq. Ft. GFA: 24
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
34.80	9.14 - 100.75	9.79

Data Plot and Equation



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Multifamily Housing (Low-Rise) (220)

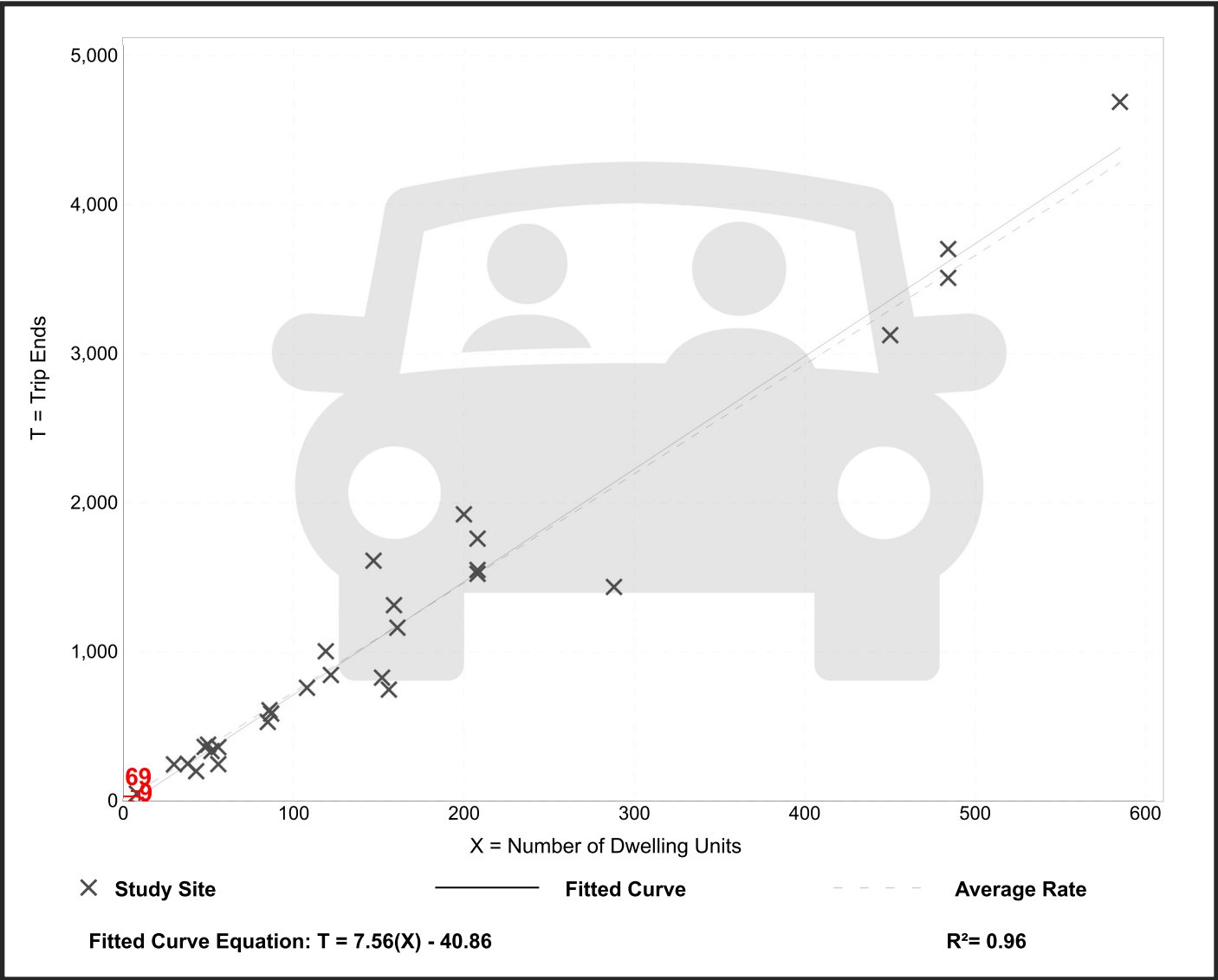
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 29
Avg. Num. of Dwelling Units: 168
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
7.32	4.45 - 10.97	1.31

Data Plot and Equation



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Single-Family Detached Housing

(210)

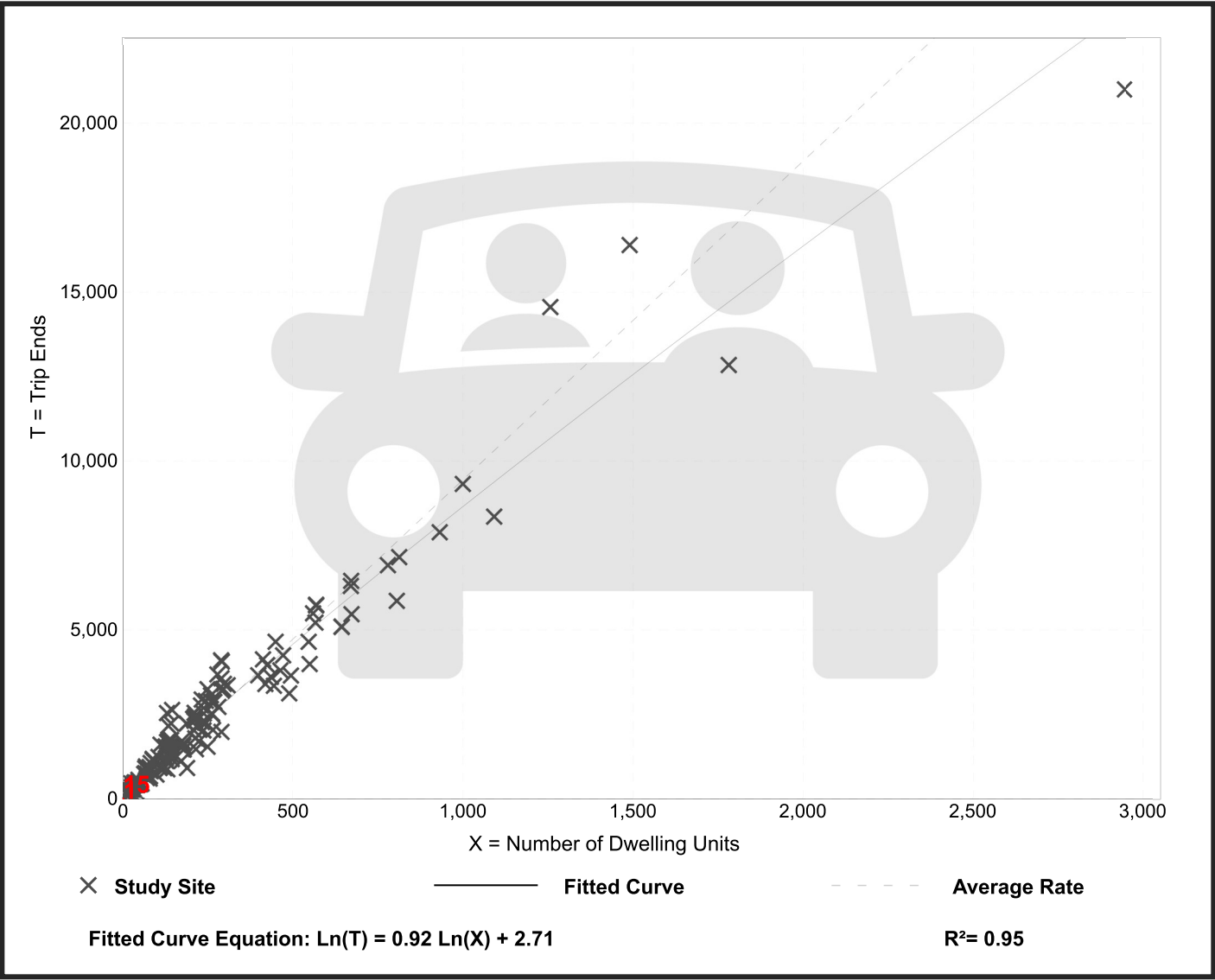
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 159
Avg. Num. of Dwelling Units: 264
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.44	4.81 - 19.39	2.10

Data Plot and Equation



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Warehousing (150)

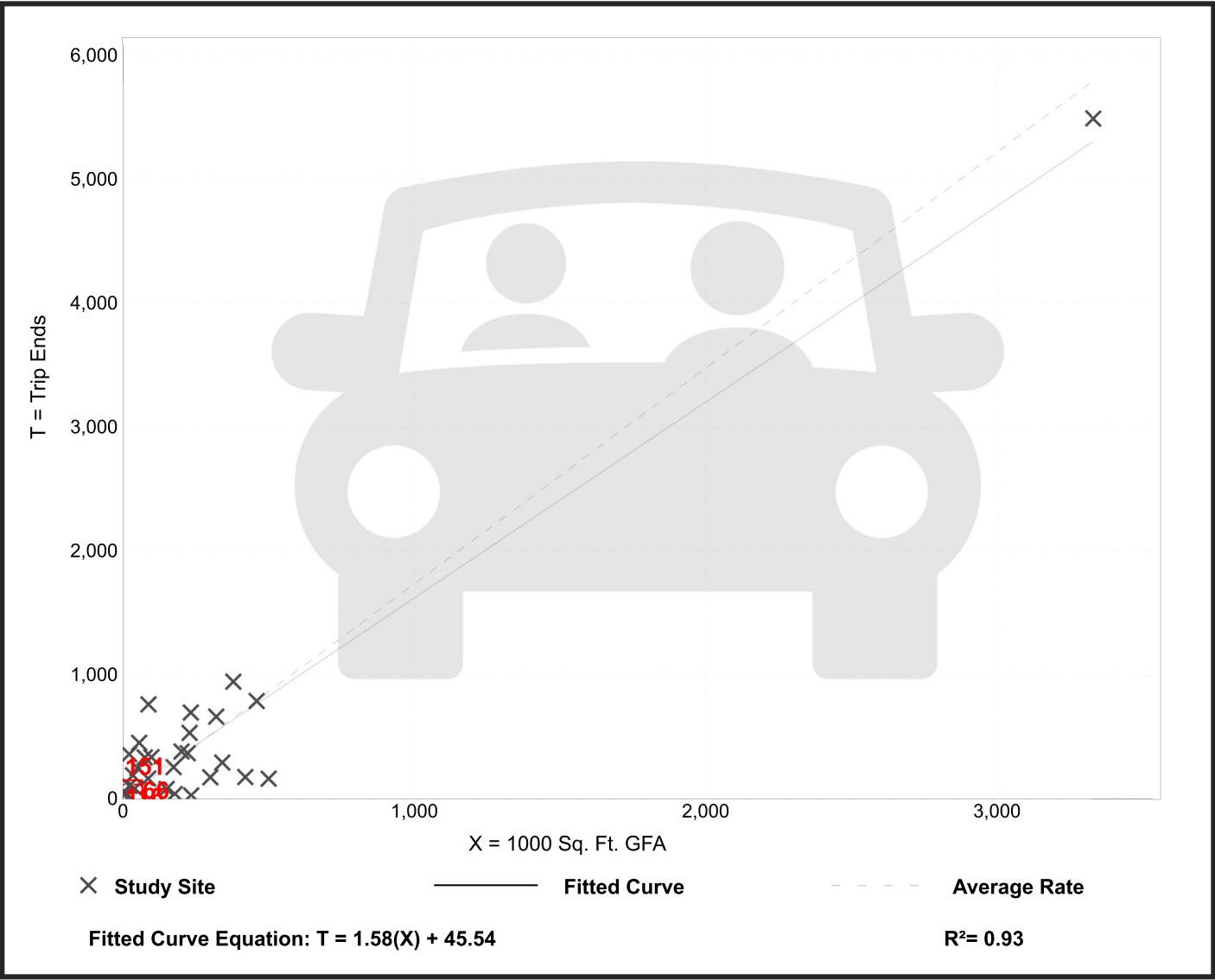
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 29
Avg. 1000 Sq. Ft. GFA: 285
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.74	0.15 - 16.93	1.55

Data Plot and Equation



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Warehousing (150)

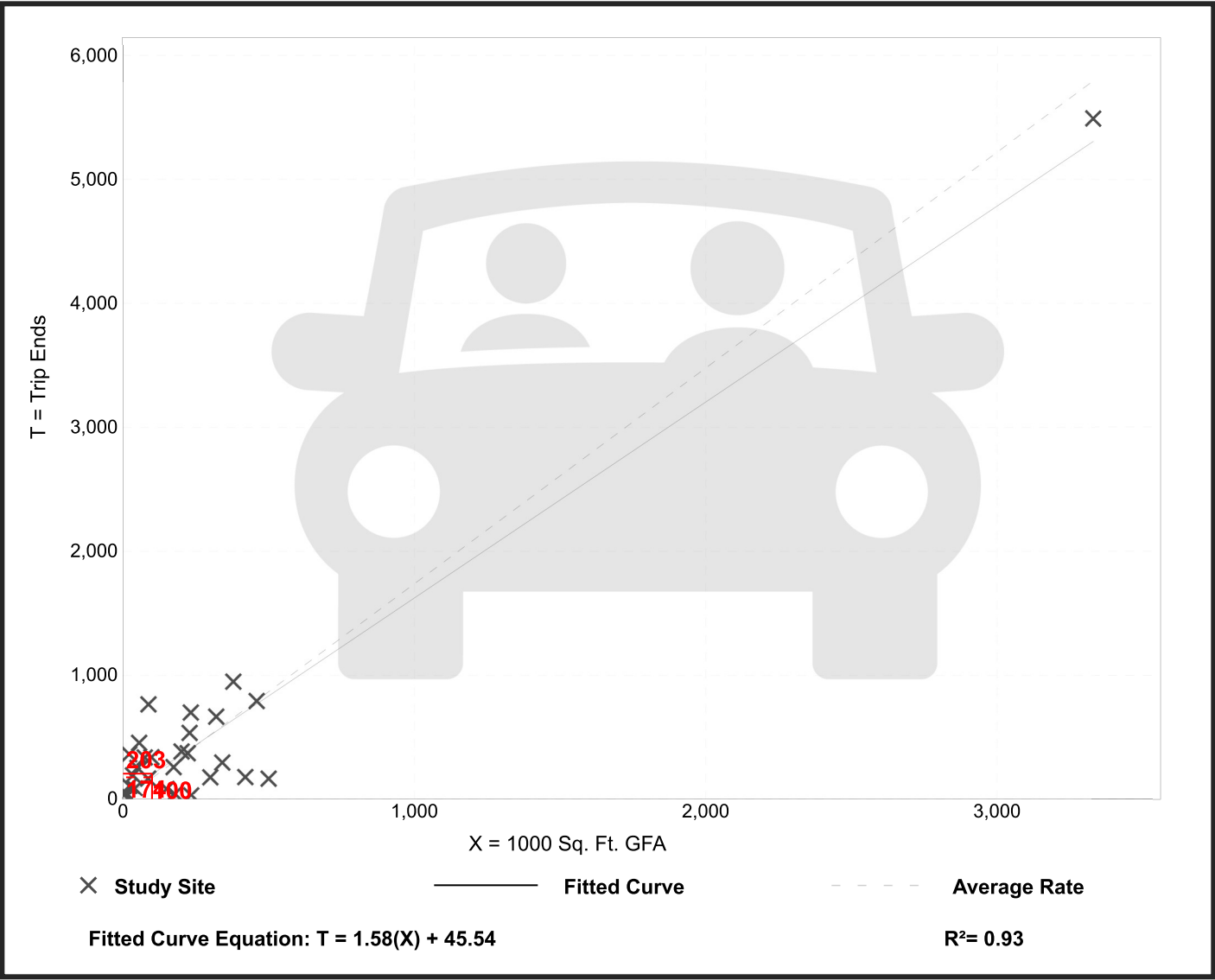
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 29
Avg. 1000 Sq. Ft. GFA: 285
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.74	0.15 - 16.93	1.55

Data Plot and Equation



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STAFF REPORT
CITY OF HOLLY HILL, FLORIDA

Board of Planning and Appeals
Ordinance

MEETING DATE: December 6, 2021
FROM: Brian Walker
SUBJECT: An Ordinance of the City of Holly Hill Florida, Amending the Comprehensive Plan by Adding Text Allowing Specific Parcels Identified as 4242-04-28-0171 Aka 490 Flomich Street, 4242-38-02-0080, 4242-38-02-0010 and 4242-38-01-0010 Aka 504 Flomich Street, to be Developed as a Recreational Vehicle Park, by Virtue of a Large Scale Comprehensive Plan Text Amendment; Providing for Conflicting Ordinances; Providing for Severability; and Providing an Effective Date.
NUMBER: (ID # 3551)
APPLICANT: Brian Walker
PLANNER:

Introduction

Comprehensive Plan Major Amendment (Text Amendment) - Consider a text amendment to the City's comprehensive plan to allow a recreational vehicle park to be located on certain specific parcels having the Wholesale Commercial and Industrial and Low Density Residential future land uses. The parcels are generally located on the north side of Flomich Street, immediately west of the FEC Railroad and east of Tuscaloosa Avenue and are specifically identified by the Property Appraiser's Office as parcels 4242-04-28-0171 aka 490 Flomich Street, 4242-38-02-0080, 4242-38-02-0010 and 4242-38-01-0010 aka 504 Flomich. (Mark Karet of Zev Cohen & Associates, Inc. - Applicant)

Background

The City has been experiencing positive growth in the field of recreational facilities and special events. Pictona is an example of a large recreational facility recently completed in the City. It is one of the largest dedicated Pickleball facilities in the State. With a second phase to the facility in process, there will be increased activity in the way of monthly and overnight tournaments. The facility already hosts tournaments that cover several days involving hundreds of participants, and that bring people from outside of the area - many of whom arrive in recreational vehicles.

The City also hosts special events such as an annual overnight art show that brings artist from outside of the area, and who travel in recreational vehicles that accommodate their artwork and equipment.

The overnight stays that occur because of increased recreational tournament activity and special events, have generated the need for a local venue that can accommodate recreational vehicles for several days. The City does not have such a venue and many

attendees to events spanning several days find accommodations in nearby cities, instead of the City of Holly Hill.

While the City desires to have such a venue, it does not have a land use that allows recreational vehicle parks. It is not the City's desire to amend one of the current land uses to allow such parks, nor is it the City's desire to create a new land use for this purpose.

In order to address the need for a location that could serve as a recreational vehicle park, the City has encouraged the efforts of an applicant who has sought to identify a specific area and specific parcels that could be used for such a purpose. Working with the engineering firm Zev Cohen and Associates, Inc., the applicant has come to the conclusion that the parcels outlined in **Exhibit A**, are well suited for such a park. The site has been analyzed in terms of facility impacts, impacts to the adjacent neighborhood, its ability to further the goals of the comprehensive plan, and its ability to meet all requirements of the Volusia County Health Department.

The entire site consist of 4 parcels. According to the Property Appraiser's Office, the acreages are as follows: 19.23, 1.38, .92 and 2.07 for a total of 23.6 acres. The largest parcel containing 19.23 acres has a future land use of wholesale commercial and industrial. The remaining 4.37 acres have a future land use of low density residential.

The underlying future land uses are not being changed. The City is seeking a specific text amendment to the comprehensive plan that will permit the use of a recreational vehicle park as defined in Chapter 513 Florida Statutes (**see sheet labeled Definitions**) on the specific parcels identified. If an applicant seeks to develop the site as a recreational vehicle park, the site will be required to be rezoned via the planned development process in order to guarantee that specific performance measures such as adequate buffering from the adjacent neighborhood and railroad are carried out.

Proposed Text to be Added

Policy 5.3.4 - In order to provide parking and amenities for City and private events, tournaments, and other activities that generate economic benefit to the City, development of a recreational vehicle park area with amenities shall be permitted on parcel 4242-04-28-0171 having a future land use of Wholesale Commercial and Industrial, and parcels 4242-38-02-0080 and 4242-38-02-0010 and 4242-38-01-0010 having a future land use of Low Density Single Family Residential. The development area shall be a minimum of 20 acres in size and development shall be limited to an F.A.R. of .35 and a maximum of 150 recreational vehicle sites. The development of the recreational vehicle park shall be reviewed and approved though the Planned Development rezone process.

Project Information

Size of Property: The property is made up of 4 parcels with a total area of about 24 acres.

General Location: The parcels are generally located on the north side of Flomich Street, immediately west of the FEC Railroad and east of Tuscaloosa Avenue (Exhibit A)

Boundary Survey and Legal Description: (Exhibit B)

Parcel Identification Numbers: 4242-04-28-0171 aka 490 Flomich Street, 4242-38-02-0080, 4242-38-02-0010 & 4242-38-01-0010 aka 504 Flomich. (Exhibit C)

Frontage: The property has approximately 1170 feet of frontage along Flomich Street.

Access: Vehicular access will be provided via Flomich Street.

Aerial Photography: (Exhibit D)

Existing Development: The property known as 4242-04-28-0171 (490 Flomich Street) currently contains a warehouse type structure that is approximately 1280 square feet in size.

Future Land Use Designation: The current FLU designation of the property known as 4242-04-28-0171 (490 Flomich Street) is Wholesale Commercial and Industrial. The FLU designation of 4242-38-02-0080, 4242-38-02-0010 & 4242-38-01-0010 aka 504 Flomich is Low Density Residential. (Exhibit E)

Zoning: The current zonings on the property known as 4242-04-28-0171 (490 Flomich Street) are B-5, R-2, I-2 and CC-1. The zoning on parcels 4242-38-02-0080, 4242-38-02-0010 & 4242-38-01-0010 aka 504 Flomich, is R-2. (Exhibit F)

Floodplain Impacts: Based on the 2017 FIRM Panel 12127C0218K with an effective date of 9/29/2017, there are floodplains on the subject property. (Exhibit G)

Wetland Impacts: Based on wetland map analysis provided by the applicant, there are wetlands on the subject property as well as a canal. (Exhibit H)

Buffers: Landscaped buffers along property lines will be required upon development.

Environmental: Prior to development the applicant will be required identify known plants and animals which inhabit the site that are listed as federal and state endangered species, threatened species, or species of special concern such as Gopher Tortoise.

Site Analysis

Although there is no request to change the future land use, the proposed amendment has been analyzed in terms of the infrastructure impacts under the current land use and those impacts that would occur if developed as a recreational vehicle park. The development of the subject property as an RV Park will result in a reduction in facility demands vs. the existing entitlements as shown in the attached analysis labeled **Exhibit I.**

Consistency with Urban Sprawl Rule

Section 163.3177(6)(a)(9)(b), Florida Statutes, provides that plan amendments shall 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 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 text amendment is consistent with the overall 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 wholesale commercial and industrial future land use, at an F.A.R. of 1.95 and 150 spaces

The text amendment will restrict the development of a recreational vehicle park to an F.A.R. of .35. This is well below the maximum permitted were the property to be developed with an industrial use.

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

Any proposed recreational vehicle park 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 1.9.1 - 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.

- 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 which would allow a recreational vehicle park is consistent with this policy.

- Policy 5.3.3 - The City shall regularly evaluate the demand for land designated for economic activity, and the availability and location of land suited for economic development activities, and opportunities for revitalization and reuse.

There is currently a demand for a recreational vehicle park that would directly support the economic activity associated with our growing recreational activities and special events.

Staff finds that the proposed text amendment is consistent with the City's Comprehensive Plan. The text amendment supports economic development and the recreational vehicle park that such an amendment would permit, will have less impacts than an industrial use built out to the maximum capacity permitted under the existing land uses.

Staff Recommendation

Staff recommends adoption the proposed Ordinance for a text amendment to the City's comprehensive plan to allow an recreational vehicle park on certain specific parcels identified by the Property Appraiser's Office as parcels 4242-04-28-0171 aka 490 Flomich Street, 4242-38-02-0080, 4242-38-02-0010 & 4242-38-01-0010 aka 504 Flomich Street, having the Wholesale Commercial and Industrial and Low Density Residential future land uses, and request approval to transmit said proposed Ordinance to the Department of Economic Opportunity and related review agencies.

ATTACHMENTS:

- 00 21205 CPA Application (PDF)
- 03 1532_Bndry Svy (10-20-21)_S&S (PDF)
- Exhibit A - Location Map (PDF)
- Exhibit B - Boundary & Legal Description (PDF)
- Exhibit C - Property Appraiser's Info Sheets (PDF)
- Exhibit D - Aerial Map (PDF)
- Exhibit E - Future Land Use Map (PDF)
- Exhibit F - Zoning Map (PDF)
- Exhibit G - Flood Map (PDF)
- Exhibit H - Wetlands and Surface Waters Map (PDF)
- EXHIBIT I - Facility Demand Analysis (PDF)
- Definitions (PDF)

Ordinance No. (ID # 3551)

AN ORDINANCE OF THE CITY OF HOLLY HILL FLORIDA, AMENDING THE COMPREHENSIVE PLAN BY ADDING TEXT ALLOWING SPECIFIC PARCELS IDENTIFIED AS 4242-04-28-0171 AKA 490 FLOMICH STREET, 4242-38-02-0080, 4242-38-02-0010 AND 4242-38-01-0010 AKA 504 FLOMICH STREET, TO BE DEVELOPED AS A RECREATIONAL VEHICLE PARK, BY VIRTUE OF A LARGE SCALE COMPREHENSIVE PLAN TEXT AMENDMENT; PROVIDING FOR CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF HOLLY HILL FLORIDA, AMENDING THE COMPREHENSIVE PLAN BY ADDING TEXT ALLOWING SPECIFIC PARCELS IDENTIFIED AS 4242-04-28-0171 AKA 490 FLOMICH STREET, 4242-38-02-0080, 4242-38-02-0010 AND 4242-38-01-0010 AKA 504 FLOMICH STREET, TO BE DEVELOPED AS A RECREATIONAL VEHICLE PARK, BY VIRTUE OF A LARGE SCALE COMPREHENSIVE PLAN TEXT AMENDMENT; PROVIDING FOR CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 163.3167, Florida Statutes, requires the City of Holly Hill to maintain a comprehensive plan to guide its future development and growth; and

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 plan and determined that it is necessary to amend said plan by adopting text to permit specific parcels to be developed as a recreational vehicle park in order to more effectively implement its adopted comprehensive plan.

WHEREAS, the development of a recreational vehicle park on stated parcels, shall be

governed by a written development agreement approved by the City Commission as part of the Planned Development rezone process.

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

SECTION 1. The City's Comprehensive Plan is hereby amended by adding text creating Policy 5.3.3, to read as follows (underline indicates added text):

Policy 5.3.4 - In order to provide parking and amenities for City and private events, tournaments, and other activities that generate economic benefit to the City, development of a recreational vehicle park area with amenities shall be permitted on parcel 4242-04-28-0171 having a future land use of Wholesale Commercial and Industrial, and parcels 4242-38-02-0080 and 4242-38-02-0010 and 4242-38-01-0010 having a future land use of Low Density Single Family Residential. The development area shall be a minimum of 20 acres in size and development shall be limited to an F.A.R. of .35 and a maximum of 150 recreational vehicle sites. The development of the recreational vehicle park shall be reviewed and approved though the Planned Development rezone process.

SECTION 2. It is hereby found that the proposed amendments meet the requirements of Ch. 163, Florida Statutes.

SECTION 3. Within 10 working days after the adoption of this ordinance , the City Manager shall submit a transmittal letter to the Department of Economic Opportunity and any other agency that provided timely comments, with information and attachments, in accordance with §163.3184(3)(c)2, Florida Statutes.

SECTION 4. The effective date of this plan amendment shall be in accordance with §163.3184(3) (c) 4, Florida Statutes, and Volusia Growth Management Commission's issuance of a Certificate of Consistency.

SECTION 5. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 6. The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or development dependent on this amendment may be issued or commence before it has become effective.



1065 Ridgewood Avenue, Holly Hill, FL 32117

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

REZONE/ FUTURE LAND USE AMENDMENT

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

PROJECT INFORMATION:

PROJECT NAME: Holly Hill RV Park
 PARCEL ID #(S): 424238010010, 424238020010, 424238020080, 424204280171
 LOCATION: North side of Flomich between Mobile Ave and Railroad Tracks
 EXISTING USE(S): Vacant/No Active Use
 PROPOSED USE(S): Recreations Vehicle Park
 TOTAL ACREAGE: 25 Acres
 WATER PROVIDER: Holly Hill SEWER PROVIDER: Holly Hill
 PRIVATE WELL N/A PRIVATE SEPTIC _____
 CURRENT ZONING: I-1, CC-1, B-5, and R-2 PROPOSED ZONING: PUD
 CURRENT FUTURE LAND USE: WC & I, Low Density SFR PROPOSED FUTURE LAND USE: _____

APPLICANT INFORMATION:

Name: Mark Karet E-Mail: mkaret@zevcohen.com
 Address: 300 Interchange Blvd., Ormond Beach FL 32174 Phone: 386-677-2482
 Company: Zev Cohen & Associates, Inc. Fax: _____
☐ Owner ☒ Agent for Owner ☐ Attorney for Owner

OWNER INFORMATION:

Name: Kay Shepard ET AL E-Mail: _____
 Address: 1111 Limerick Drive, Watkinsville, GA 30677 Phone: _____
 Fax: _____

CONSULTANT INFORMATION:

Name: Mark Karet E-Mail: mkaret@zevcohen.com
 Address: 300 Interchange Blvd., Ormond Beach FL 32174 Phone: 386-677-2482
 Company: Zev Cohen & Associates, Inc. Fax: _____



1065 Ridgewood Avenue, Holly Hill, FL 32117

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

WHO SHOULD ALL COMMUNICATION BE DIRECTED TO?

☒ X. 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 \$1,200

REZONE (PD)

- ☐ PD REZONE \$2,000
☐ PD AMENDMENT \$1,250 (This does not mean changes in items such as uses or density but means minor changes in items such as layout and landscaping.)

***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 386-248-9492.
- ☒ 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)



1065 Ridgewood Avenue, Holly Hill, FL 32117

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

- ☐ SCHOOL CAPACITY REVIEW – IF PROPOSING OVER 10 RESIDENTIAL UNITS (CONTACT SCHOOL BOARD PLANNING & BUSINESS SERVICES AT 386-734-7190 FOR APPLICATION)
- ☐ 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)
 - Solid Waste Collection
 - School (Residential Only)
 Also show the net increases.
- ☒ **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)

(Date)

(Print)

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



1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE GRID COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH A BEARING OF S64°20'39"W ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF FLOMCH AVENUE.
2. DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
3. THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONE(S) "X" (AREAS OF MINIMAL; FLOOD HAZARD), ZONE "X" SHADED (0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE) AND "AE" (AREAS WITH BASE FLOOD ELEVATION) AS SCALED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) NO. 12127C0218K, VOLUSIA COUNTY, FLORIDA, EFFECTIVE DATE OF 09/29/2017.
4. UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY.
5. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 1049061, DATED MARCH 29, 2021.
6. THERE MAY BE ADDITIONAL MATTERS AFFECTING THIS PROPERTY THAT EXIST IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
7. NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
8. WETLAND AND SEASONAL HIGH WATER LINE POINTS SHOWN HEREON WERE FLAGGED AND PROVIDED BY ZEV COHEN & ASSOCIATES, INC. ON 10/12/21 AND FIELD LOCATED ON 10/20/21.
9. THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON. (COMMERCIAL/HIGH RISK) 1 FOOT IN 10,000 FEET.

()	PLAT/DEED	⊗	CLEAN OUT
()	MORE OR LESS	⊗	GAS VALVE
±	ACRES	⊗	BACK FLOW PREVENTOR
⊗	CURB & GUTTER	⊗	FIRE HYDRANT
⊗	CENTER LINE	⊗	SINGLE LINE SIGN
CLF	CHAIN-LINK FENCE	⊗	BOLLARD
CM	CONCRETE MONUMENT	⊗	BREAK LINE
CM	CONCRETE METAL PIPE	⊗	FOUND N/D (CM (AS NOTED))
E/W	APPROXIMATE EDGE OF WATER	⊗	SET N/D (LB 4335)
F/FM	FLOOD (FLORIDA) INSURANCE RATE MAP	⊗	FOUND N/D (AS NOTED)
FENCE	FENCE	⊗	SET 5/8" IRC (LB 4335)
FOUND	FOUND	⊗	FOUND W/IN ROD (AS NOTED)
HWC	HOG-WIRE FENCE	⊗	FOUND IRON PIPE (AS NOTED)
ID	IDENTIFICATION	⊗	ELECTRIC PANEL
IP	IRON PIPE	⊗	CABLE TELEVISION RISER BOX
IR	IRON ROD	⊗	ELECTRIC JUNCTION BOX
L	ARC LENGTH	⊗	FIBER-OPTIC JUNCTION BOX
LB	LICENSED BUSINESS	⊗	GAS METER
M.B.	MAP BOOK	⊗	REGULATED WATER METER
N/D	NAIL & DISK	⊗	TELEPHONE JUNCTION BOX
NO	NUMBER	⊗	TRAFFIC SIGNAL BOX
O.B.	OFFICIAL RECORDS BOOK	⊗	WATER TIE
OBU	OVER-HEAD UTILITIES	⊗	UTILITY VAULT
P.B.	PLAT BOOK	⊗	ELECTRICAL TRANSFORMER
PG(S)	PAGE/PAGES	⊗	WOOD UTILITY POLE
P	PROFESSIONAL LAND SURVEYOR	⊗	CONCRETE UTILITY POLE
PRM	PERMANENT REFERENCE MONUMENT	⊗	METAL UTILITY POLE
PSM	PROFESSIONAL SURVEYOR MAPPER	⊗	GUY POLE
PVC	POLYVINYL CHLORIDE PIPE	⊗	GUY ANCHOR
R	RADIUS	⊗	LIGHT POLE
R/W	RIGHT OF WAY	⊗	CATCH BASIN/YARD DRAIN
RCP	REINFORCED CONCRETE PIPE	⊗	STORM MANHOLE
T	APPROXIMATE TOP OF BANK	⊗	ELECTRIC MANHOLE
T/S	APPROXIMATE TOP OF SLOPE	⊗	SANITARY MANHOLE
(T/W)	TYPICAL	⊗	TELEPHONE MANHOLE
W	WOOD FENCE	⊗	MONITORING WELL
W/	WITH	⊗	WELL
W	WATER VALVE	⊗	FIBER-OPTIC CABLE MARKER
W	IRRIGATION CONTROL VALVE	⊗	GAS LINE MARKER
W	POTABLE WATER VALVE	⊗	POTABLE WATER LINE MARKER
W	AIR RELEASE VALVE	⊗	MITERED END SECTION

(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 1049061, DATED MARCH 29, 2021)

PARCEL 1:
 LOTS 1 THROUGH 7, BLOCK B, BUSINESS SECTION HOLLY HILL HEIGHTS, ACCORDING
 TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 180, PUBLIC RECORDS
 OF VOLUSIA COUNTY, FLORIDA. TOGETHER WITH THE 20 FOOT ALLEY ADJOINING
 LOTS 1 TO 6, BLOCK AND TOGETHER WITH THE EASTERLY 1/2 OF VACATED MOBILE
 STREET, SAID EASTERLY 1/2 OF MOBILE STREET CONTAINED WITHIN THE WESTERLY
 EXTENSION OF THE NORTHERLY AND SOUTHERLY LINE OF AFORESAID PARCEL.

PARCEL 2: BEGINNING AT THE SOUTHWEST CORNER OF LOT 5, BLOCK A, BUSINESS SECTION, HOLLY HILL HEIGHTS, ACCORDING TO MAP THEREOF ON RECORD IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, IN PLAT BOOK 10, PAGE 180; THENCE EASTERLY ALONG THE NORTHERLY SIDE OF FLOMICH AVENUE (A 60 FOOT STREET) TO THE EAST LINE BEING THE CENTER OF THE FORMER MOBILE STREET (A 60 FOOT STREET) VACATED; THENCE NORTHERLY ALONG THE CENTER OF SAID MOBILE STREET A DISTANCE OF 600 FEET TO A POINT, WHICH POINT IS 150 FEET EASTERLY FROM THE NORTHWEST CORNER OF LOT 21, BLOCK A, AFORESAID; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF LOT 21, BLOCK A, AN EXTENDED AFORESAID, 150 FEET TO THE WEST END NORTHWEST CORNER OF SAID LOT 21, BLOCK A, AFORESAID; THENCE SOUTHERLY A DISTANCE OF 600 FEET TO THE POINT OF BEGINNING.

PARCEL 3:
LOTS 8 THROUGH 15, INCLUSIVE, BLOCK B, HOLLY HILL HEIGHTS, BUSINESS SECTION,
ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE
180, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND THE EAST 1/2 OF
VACATED MOBILE STREET APPURTENANT THERETO.

PARCEL 4:
A PORTION OF LOTS 16, 17, 18, 26, 27, 28 & 29 LYING WESTERLY OF THE CENTERLINE OF A DRAINAGE CANAL, ALL BEING IN BLOCK 28, MARY C. FLEMING SUBDIVISION, OF THE THOMAS FITCH GRANT AS PER MAP RECORDED IN PLAT BOOK 1, PAGE 1 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF FLOMCH AVENUE, A 50 FOOT RIGHT-OF-WAY AS SHOWN ON PLAT BOOK 1, PAGE 1 OF THE MARY C. FLEMING SUBDIVISION, OF THE THOMAS FITCH GRANT AND THE WESTERLY RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILROAD, A 100 FOOT RIGHT-OF-WAY AS LAID OUT AND USED; THENCE SOUTH 65 DEGREES 00 MINUTE 26 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY OF FLOMCH AVENUE, A DISTANCE OF 928.63 FEET TO AN INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY AND EASTERLY EXTENSION OF THE EASTERLY LINE OF PLAT BOOK 35 BUSINESS SECTION HOLLY HILL HEIGHTS, AS SHOWN IN PLAT BOOK 1, PAGE 180 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY LINE OF BLOCK B NORTH 25 DEGREES 04 MINUTES 04 SECONDS WEST, A DISTANCE OF 633.88 FEET TO THE NORTHERLY LINE OF SAID LOT 26 AND THE CENTERLINE OF KANSAS AVENUE, A 60 FOOT RIGHT-OF-WAY AS SHOWN ON SAID MAP OF BUSINESS SECTION HOLLY HILL HEIGHTS; THENCE ALONG SAID NORTHERLY LINE OF LOTS 26 AND 27 AND ALONG THE SAID CENTERLINE OF KANSAS AVENUE, A DISTANCE OF 1,200 FEET TO THE EASTERLY LINE OF SAID LOT 26, EAST, A RESUBDIVISION OF BLOCKS 1, 2, 3 AND 4, HOLLY HILL HEIGHTS, NORTH 64 DEGREES 59 MINUTES 17 SECONDS EAST, A DISTANCE OF 284.71 FEET, THENCE DEPARTING SAID NORTHERLY LINE NORTH 00 DEGREES 38 MINUTES 33 SECONDS EAST, A DISTANCE OF 704.14 FEET, TO THE SOUTHERLY RIGHT-OF-WAY OF ALABAMA AVENUE, A 50 FOOT RIGHT-OF-WAY AS SHOWN ON SAID PLAT BOOK 1, PAGE 1, MARY C. FLEMING SUBDIVISION; THENCE NORTH 64 DEGREES 59 MINUTES 17 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 340.18 FEET, TO THE WESTERLY RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILROAD, THENCE SOUTH 24 DEGREES 59 MINUTES 2 SECONDS EAST, ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 1268.92 FEET TO THE POINT OF BEGINNING.

I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-.052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

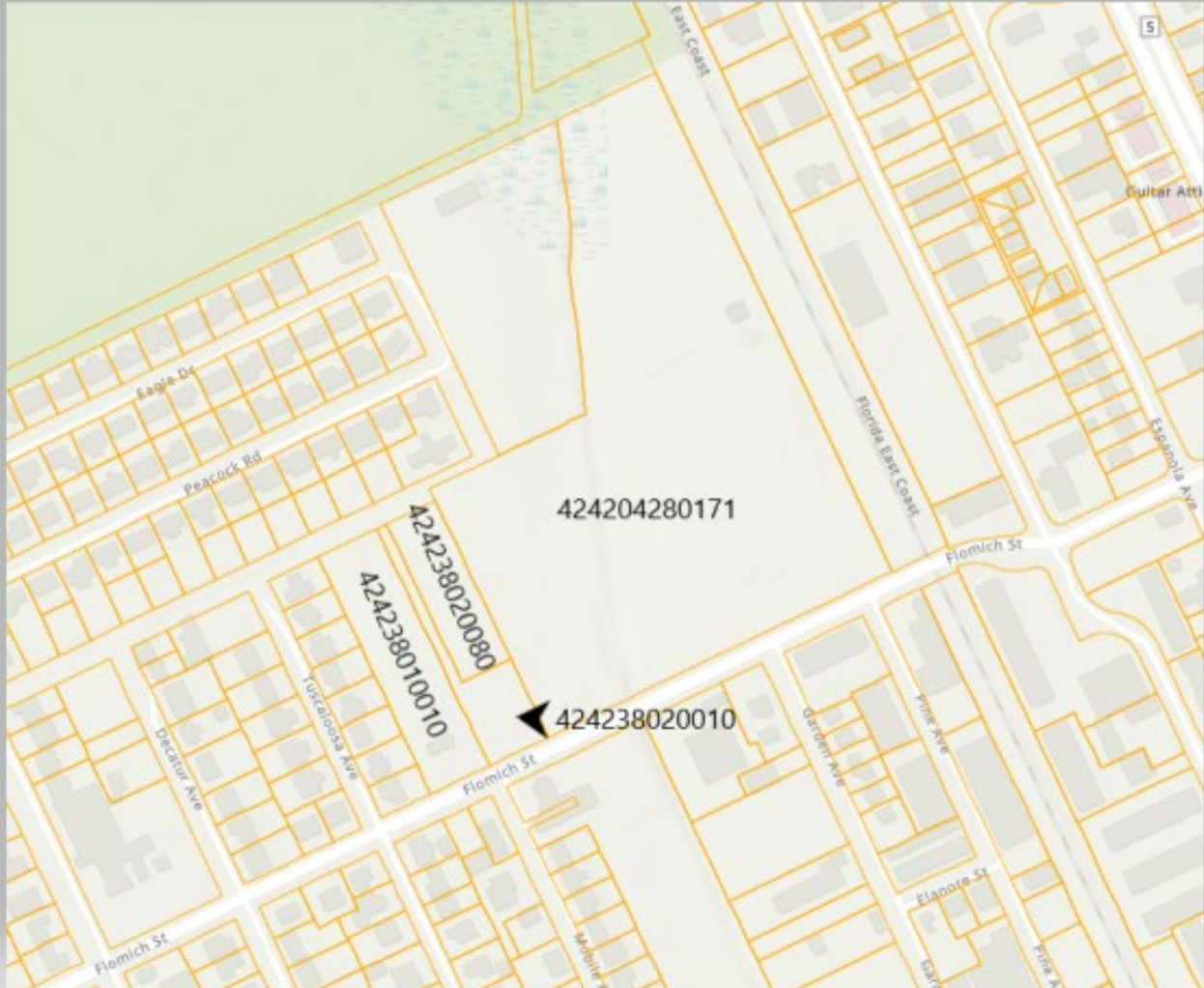

 Digitally signed by lee dowst
 DN: c=US,
 o=Unaffiliated,
 ou=0A1410C0000016D2
 58D5E850000088C4,
 cn=lee dowst
 Date: 2021.10.21
 09:22:50 -0400

LEE H. DOWST, P.L.S. NO. 6860
ldowst.mdeng.com

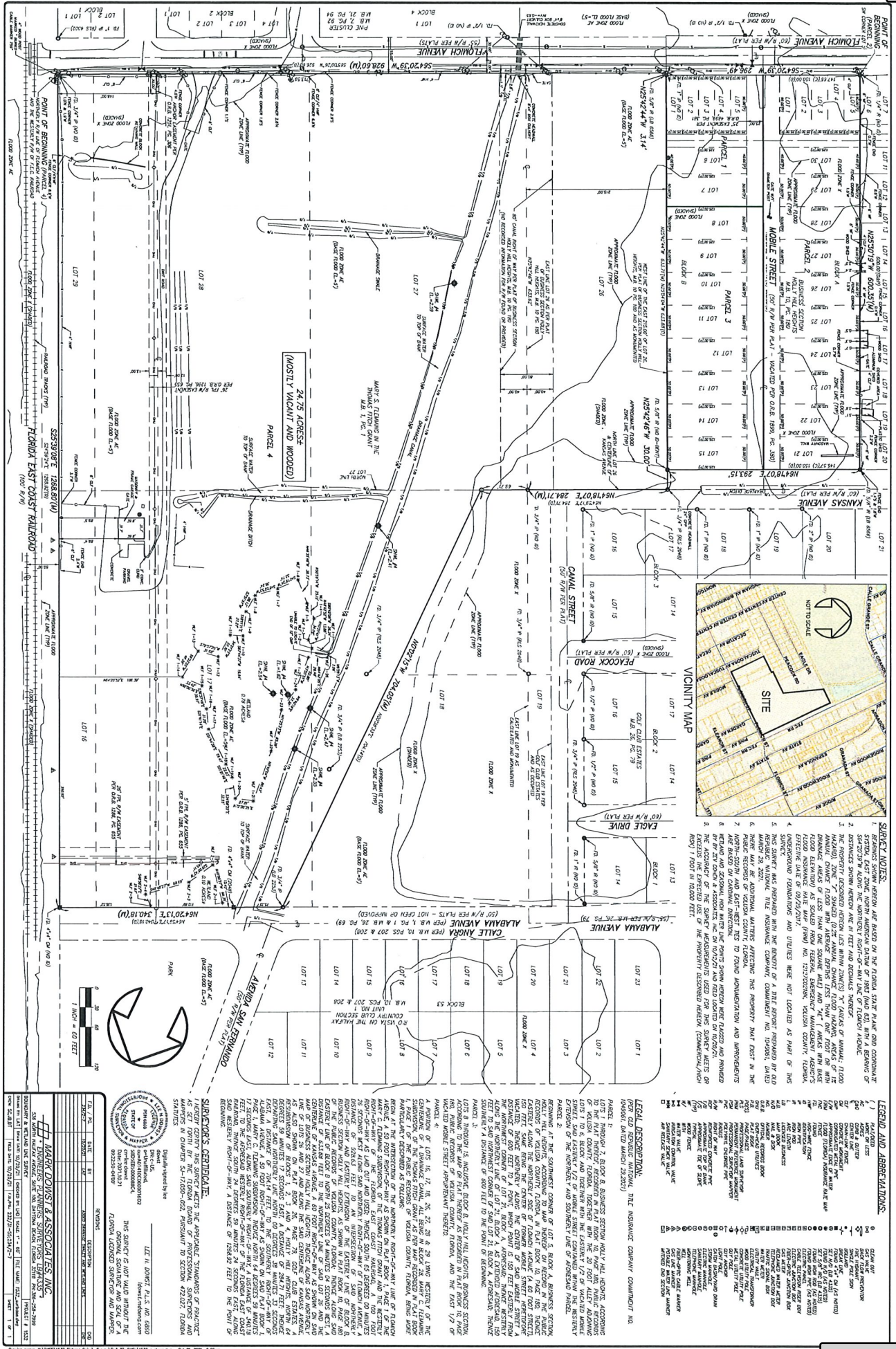
THIS SURVEY IS NOT VALID WITHOUT THE
 ORIGINAL SIGNATURE AND SEAL OF A
 FLORIDA LICENSED SURVEYOR AND MAPPER.

REVISIONS				
F.B. / PG.	DATE	BY	DESCRIPTION	CH
234/2-2	10/20/21	LAT	ADDED DRAINAGE SWALES AND WETLAND LINES.	LF

	MARK DOWST & ASSOCIATES, INC. * ENGINEERS PLANNERS SURVEYORS LB#4335 *	
536 NORTH HALFAIX AVENUE, SUITE 100, DAYTONA BEACH, FLORIDA 32118 PH: 386-258-7999		
BOUNDARY & WETLAND LINE SURVEY		PROJECT # 15
DRAWN BY: LAT	DRAW DATE: 10/20/21	CHECKED BY: LHD
SCALE: 1" = 60'	FILE NAME: 1532_surbase.dwg	SHEET 1 OF
FIELD DATE: 10/20/21	F.B./P.G.: 232/31-55;234/2-7	

EXHIBIT "A"

Location Map





Volusia County Property Appraiser
 123 W. Indiana Ave., Rm. 102
 DeLand, FL. 32720
 Phone: (386) 736-5901 Web: vcpa.vcgov.org

AltKey: 3197739
 SHEPARD KAY B ET ALS

Parcel ID: 424238010010
 504 FLOMICH ST, HOLLY HILL, FL

Parcel Summary

Alternate Key:	3197739
Parcel ID:	424238010010
Township-Range-Section:	14 - 32 - 42
Subdivision-Block-Lot:	38 - 01 - 0010
Owner(s):	SHEPARD KAY B ET ALS - - 100
Mailing Address On File:	1111 LIMERICK DR WATKINSVILLE GA 30677
Physical Address:	504 FLOMICH ST, HOLLY HILL 32117
Property Use:	0000 - VACANT RES
Tax District:	203-HOLLY HILL
2020 Certified Millage Rate:	19.817
Neighborhood:	2707
Business Name:	
Subdivision Name:	
Homestead Property:	No



Volusia County Property Appraiser
 123 W. Indiana Ave., Rm. 102
 DeLand, FL. 32720
 Phone: (386) 736-5901 Web: vcpa.vcgov.org

AltKey: 3197828
 SHEPARD KAY ETAL

Parcel ID: 424238020010
 MOBILE AVE, HOLLY HILL, FL

Parcel Summary

Alternate Key:	3197828
Parcel ID:	424238020010
Township-Range-Section:	14 - 32 - 42
Subdivision-Block-Lot:	38 - 02 - 0010
Owner(s):	SHEPARD KAY ETAL - - 100
Mailing Address On File:	1111 LIMERICK DR WATKINSVILLE GA 30677
Physical Address:	MOBILE AVE, HOLLY HILL 32117
Property Use:	0000 - VACANT RES
Tax District:	203-HOLLY HILL
2020 Certified Millage Rate:	19.817
Neighborhood:	2707
Business Name:	
Subdivision Name:	
Homestead Property:	No



Volusia County Property Appraiser
 123 W. Indiana Ave., Rm. 102
 DeLand, FL. 32720
 Phone: (386) 736-5901 Web: vcpa.vcgov.org

AltKey: 3197836
 SHEPARD KAY B

Parcel ID: 424238020080
 MOBILE AVE, HOLLY HILL, FL

Parcel Summary

Alternate Key:	3197836
Parcel ID:	424238020080
Township-Range-Section:	14 - 32 - 42
Subdivision-Block-Lot:	38 - 02 - 0080
Owner(s):	SHEPARD KAY B - TIC - Tenancy in Common - 33.33 BISHOP WILLIAM T - TIC - Tenancy in Common - 33.33 BISHOP G ROBERT - TIC - Tenancy in Common - 33.33
Mailing Address On File:	1741 EXPERIMENT STATION RD WATKINSVILLE GA 30677
Physical Address:	MOBILE AVE, HOLLY HILL 32117
Property Use:	0000 - VACANT RES
Tax District:	203-HOLLY HILL
2020 Certified Millage Rate:	19.817
Neighborhood:	2707
Business Name:	
Subdivision Name:	
Homestead Property:	No



Volusia County Property Appraiser

123 W. Indiana Ave., Rm. 102

DeLand, FL. 32720

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

AltKey: 6231133

FLOMICH PROPERTIES LLC

Parcel ID: 424204280171

490 FLOMICH ST, HOLLY HILL, FL

Parcel Summary

Alternate Key:	6231133
Parcel ID:	424204280171
Township-Range-Section:	14 - 32 - 42
Subdivision-Block-Lot:	04 - 28 - 0171
Owner(s):	FLOMICH PROPERTIES LLC - - 100
Mailing Address On File:	1741 EXPERIMANT STATION RD WATKINSVILLE GA 30677
Physical Address:	490 FLOMICH ST, HOLLY HILL 32117
Property Use:	4800 - WAREH/DIST TERM
Tax District:	203-HOLLY HILL
2020 Certified Millage Rate:	19.817
Neighborhood:	7252
Business Name:	
Subdivision Name:	
Homestead Property:	No

Legend

Survey boundary Dowst Oct 22

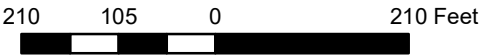
7.2.f



Attachment: Exhibit D - Aerial Map (3551 : Major Comprehensive Plan Text Amendment - Holly Hill RV Park)

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Date Saved: 10/27/2021 created by: jdurant
 Path: Z:\PROJECTS\2021\21205 Holly Hill RV Resort\Aerial Map.mxd

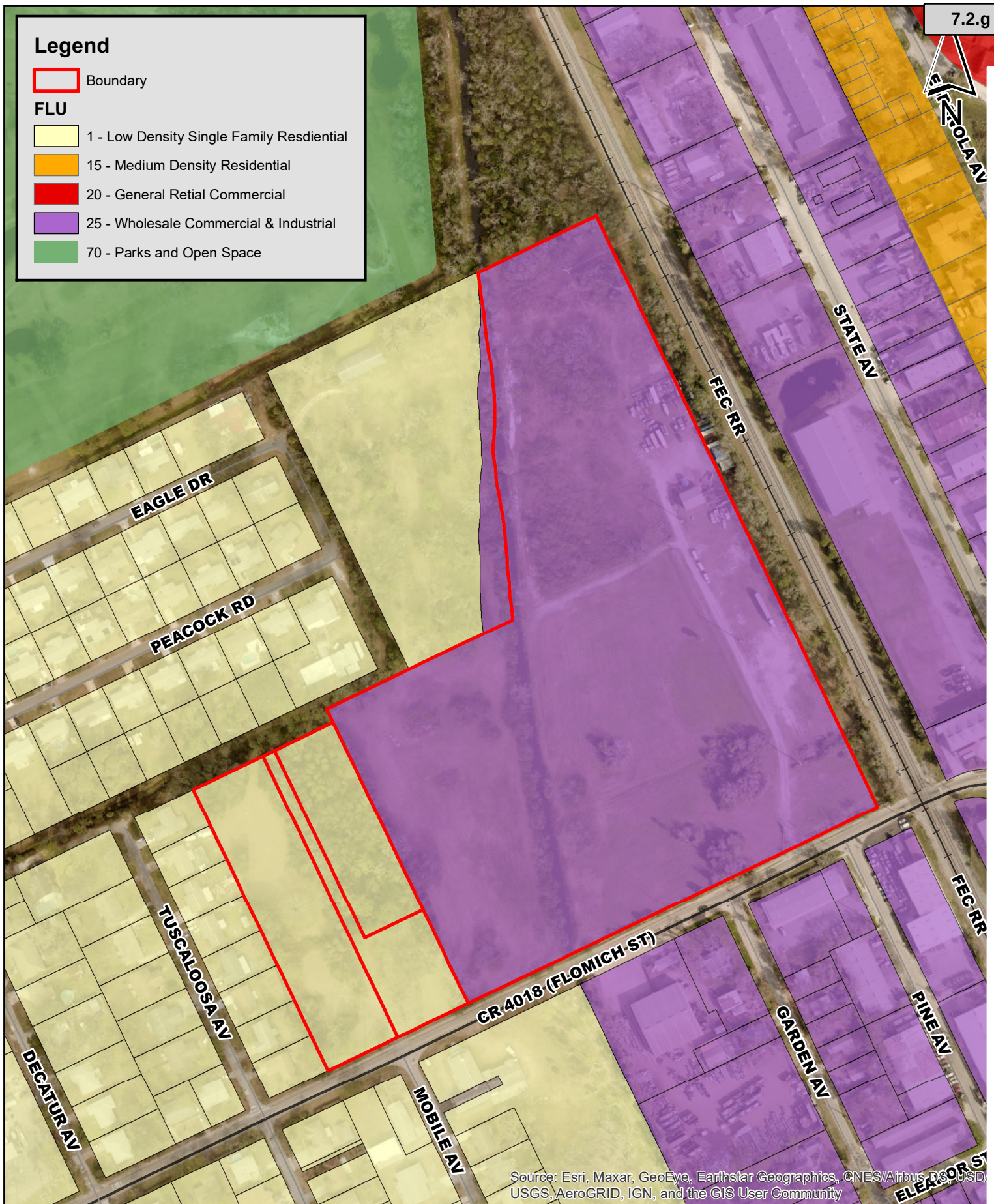


Aerial Map Holly Hill RV Resort Volusia County, Florida

ZEV COHEN
 & ASSOCIATES INC.
 300 Interchange Blvd
 Ormond Beach, FL 32174
 ph 386-6

Legend
 Boundary
FLU

-  1 - Low Density Single Family Residential
-  15 - Medium Density Residential
-  20 - General Retail Commercial
-  25 - Wholesale Commercial & Industrial
-  70 - Parks and Open Space



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Date Saved: 11/1/2021 Created by: ghayworth
 Path: Z:\PROJECTS\2021\21205 Holly Hill RV Resort\FLU Map.mxd

240 120 0 240 Feet

Future Land Use Map Holly Hill RV Resort Volusia County, Florida



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 ph 386-6

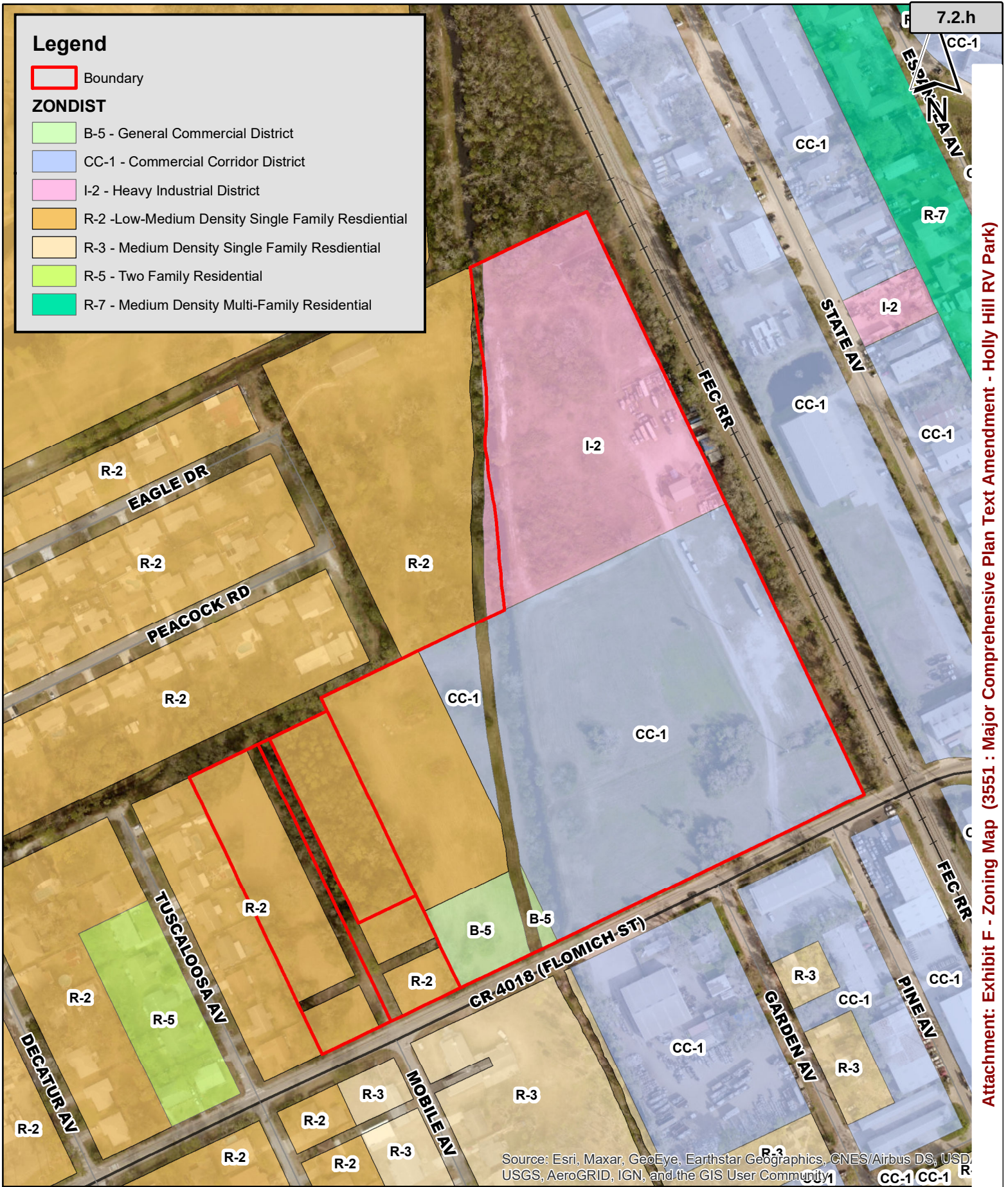
Packet Pg. 82

Legend

Boundary

ZONDIST

- B-5 - General Commercial District
- CC-1 - Commercial Corridor District
- I-2 - Heavy Industrial District
- R-2 - Low-Medium Density Single Family Residential
- R-3 - Medium Density Single Family Residential
- R-5 - Two Family Residential
- R-7 - Medium Density Multi-Family Residential



Zoning Map Holly Hill RV Resort Volusia County, Florida

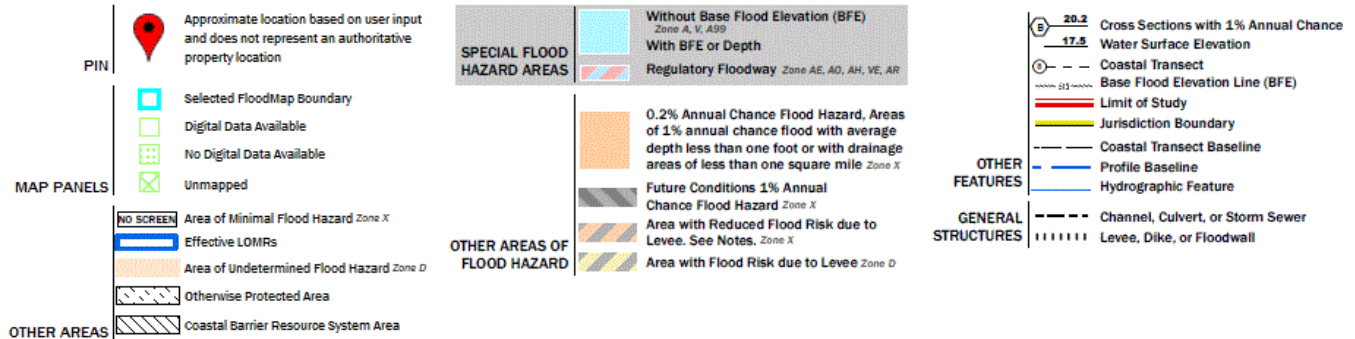
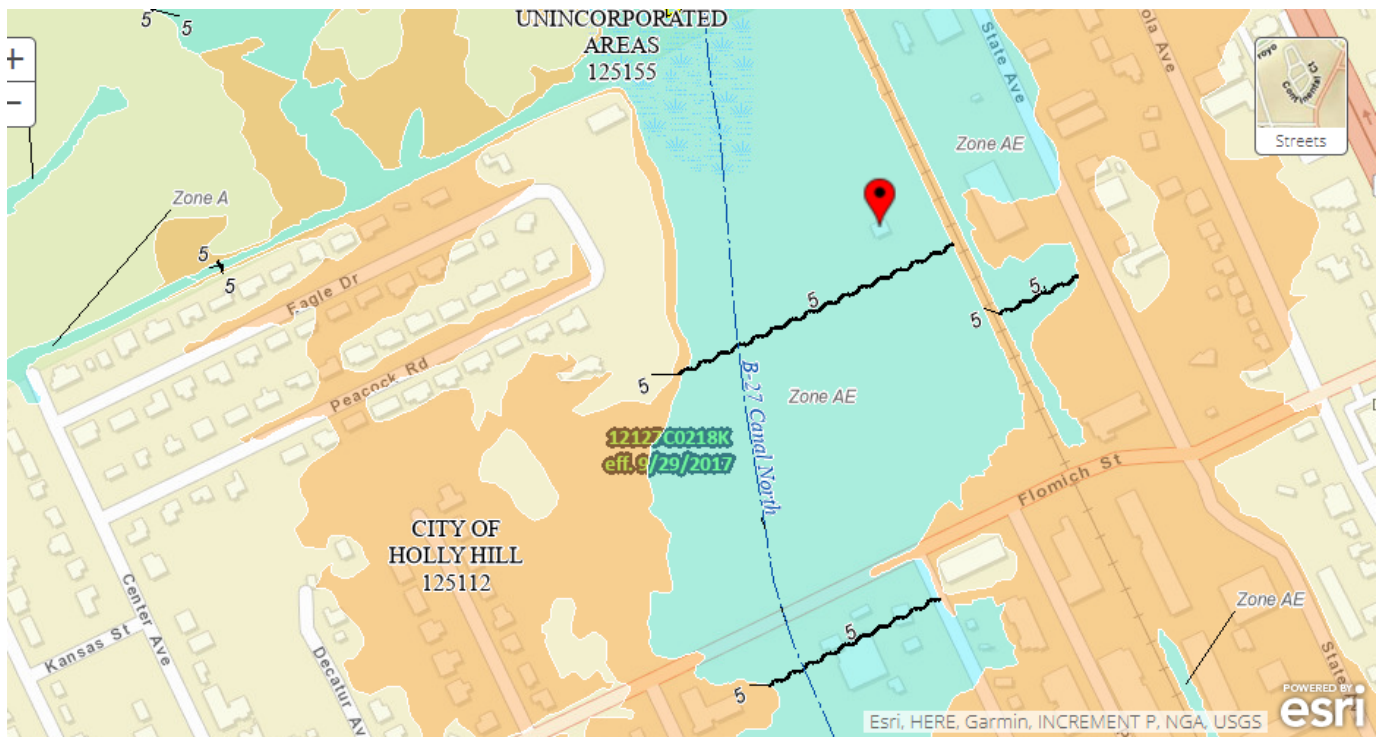


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240 120 0 240 Feet

EXHIBIT "G"



Flood Map



Wetlands and Surface Waters Map

Holly Hill RV Resort

Volusia County, Florida



300 Interchange Blvd
Ormond Beach, FL 32174

ph 386-6

Packet Pg. 85

Date Saved: 10/27/2021 created by: jdurant

Path: Z:\PROJECTS\2021\21205 Holly Hill RV Resort\Wetlands and Surface Waters Map.mxd

210 105 0 210 Feet



Facility Demand & Capacity Analysis

Sanitary Sewer Demand Comparison					
Scenario	Max, Development Type	Quantity	Per Capita Flow (gal/day) **	Average Daily Flow (gal/day)	Peak Daily Flow (gal/day) (Average x 3)
Existing FLUM	Low Density Single Family Residential	24 ERU	321	7,704	23,112
	Wholesale Commercial & Industrial	1,757,450 SF	See Breakdown	141,196	423,588
Existing Totals				148,900	446,700
Proposed FLUM Policy	RV PARK	150 SPACES	321	48,150	144,450
	PARK AMENITIES	5,000 SF	See Breakdown	1,605	4,815
Proposed Totals				49,755	149,265
Net GPD				-99,145	-297,435

Per Capita Breakdowns for Sewer:

Residential = 321 gal/day per ERU

Commercial/Industrial = 321 gal/day for first 2,000 SF plus 321 gal/day for every 4,000 SF over first 2,000 SF

Recreational Facilities = 321 gal/day per 1,000SF

The City's sanitary sewer capacity is 3 MGD with a monthly average daily flow of about 1.8 MGD. There is more than enough capacity to accommodate the projected 149,265 GPD peak daily flow.

Potable Water Demand Comparison					
Scenario	Max, Development Type	Quantity	Per Capita Flow (gal/day) **	Average Daily Flow (gal/dry)	Peak Daily Flow (gal/dry) (Average x 3)
Existing FLUM	Low Density Single Family Residential	24 ERU	268	6,432	19,296
	Wholesale Commercial & Industrial	1,757,450 SF	See Breakdown	117,883	353,649
Existing Totals				124,315	372,945
Proposed FLUM Policy	RV PARK	150 SPACES	268	40,200	120,600
	PARK AMENITIES	5,000 SF	See Breakdown	1,340	4,020
Proposed Totals				41,540	124,620
Net GPD				-82,775	-248,325

Facility Demand & Capacity Analysis

Per Capita Breakdowns for Water:

Residential = 268 gal/day per ERU

Commercial/Industrial = 268 gal/day for first 2,000 SF plus 268 gal/day for every 4,000 SF over first 2,000 SF

Recreational Facilities = 268 gal/day per 1,000SF

The City's potable water capacity is 2.3 MGD with a monthly average daily flow of about 1.3 MGD. There is more than enough capacity to accommodate the projected 124,620 GPD peak daily flow.

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 it is estimated to have excess capacity for project growth in the County through 2052.

Stormwater

An on-site storm water management system will be designed as part of the site plan approval process. Per the City's and the St. Johns River Water Management District regulations, the system will be designed to limit the post development rate and volume of stormwater discharge from the site to be equal to or less than the rate and volume of runoff from the undeveloped site. Therefore there will be no impact on City stormwater facilities. In addition to stormwater treatment, impacts to the floodplain's storage functions will be addressed at site plan approval through the creation compensatory storage to offset any loss of flood storage capacity.

Traffic

Traffic Demand Comparison					
Scenario	Max, Development Type	Quantity	Percent Entering/Exiting Peak Hour	Peak Volume	Daily Total
Existing FLUM & Policies	Low Density Single Family Residential (ITE 210)	24 DU's	63/37	24	227
	Wholesale Commercial & Industrial (ITE 110)	1,757,450 SF	88/12	12,321	8,717
Existing Totals				12,345	8,944
Proposed FLUM & Policies	RV PARK (ITE 416)	150 SPACES	62/38	62	620
	Proposed Totals			62	620
	Net Trip Ends			-12,283	-8,324

Facility Demand & Capacity Analysis

Notes:

SFR = PM Peak Hour 0.99 per DU Average Daily Trips = 9.4 per DU

Light Industrial AM Peak = .70 per 1KSF Daily = 4.96 per 1KSF

Campground/Recreational vehicle Park = PM Peak .41 per occupied site (100% Assumed) Daily calculated PM Peak x 10

The 2021 Florida Statutes

CHAPTER 513 MOBILE HOME AND RECREATIONAL VEHICLE PARKS

513.01 Definitions.

(10) “Recreational vehicle” has the same meaning as provided for the term “recreational vehicle-type unit” in s. 320.01. However, the terms “temporary living quarters” and “seasonal or temporary living quarters” as used in s. 320.01, in reference to recreational vehicles placed in recreational vehicle parks, relate to the period of time the recreational vehicle is occupied as living quarters during each year and not to the period of time it is located in the recreational vehicle park. During the time the recreational vehicle is not occupied as temporary or seasonal quarters, it may be stored and tied down on the recreational vehicle site. The affixing of a recreational vehicle to the ground by way of tie-downs or other removable fasteners, and the attachment of carports, porches, screen rooms, and similar appurtenances by way of removable attaching devices, does not render the recreational vehicle a permanent part of the recreational vehicle site.

(11) “Recreational vehicle park” means a place set aside and offered by a person, for either direct or indirect remuneration of the owner, lessor, or operator of such place, for the parking, accommodation, or rental of five or more recreational vehicles or tents; and the term also includes buildings and sites set aside for group camping and similar recreational facilities. For the purposes of this chapter, the terms “campground,” “camping resort,” “RV resort,” “travel resort,” and “travel park,” or any variations of these terms, are synonymous with the term “recreational vehicle park.”

320.01 Definitions, general.—As used in the Florida Statutes, except as otherwise provided, the term:

(b) A recreational vehicle-type unit primarily designed as temporary living quarters for recreational, camping, or travel use, which either has its own motive power or is mounted on or drawn by another vehicle. Recreational vehicle-type units, when traveling on the public roadways of this state, must comply with the length and width provisions of s. 316.515, as that section may hereafter be amended. As defined below, the basic entities are:

1. The “travel trailer,” which is a vehicular portable unit, mounted on wheels, of such a size or weight as not to require special highway movement permits when drawn by a motorized vehicle. It is primarily designed and constructed to provide temporary living quarters for recreational, camping, or travel use. It has a body width of no more than 8 1/2 feet and an overall body length of no more than 40 feet when factory-equipped for the road.

2. The “camping trailer,” which is a vehicular portable unit mounted on wheels and constructed with collapsible partial sidewalls which fold for towing by another vehicle and unfold at the campsite to provide temporary living quarters for recreational, camping, or travel use.

3. The “truck camper,” which is a truck equipped with a portable unit designed to be loaded onto, or affixed to, the bed or chassis of the truck and constructed to provide temporary living quarters for recreational, camping, or travel use.

4. The “motor home,” which is a vehicular unit which does not exceed the length, height, and width limitations provided in s. 316.515, is a self-propelled motor vehicle, and is primarily designed to provide temporary living quarters for recreational, camping, or travel use.

5. The “private motor coach,” which is a vehicular unit which does not exceed the length, width, and height limitations provided in s. 316.515(9), is built on a self-propelled bus type chassis having no fewer than three load-bearing axles, and is primarily designed to provide temporary living quarters for recreational, camping, or travel use.

6. The “van conversion,” which is a vehicular unit which does not exceed the length and width limitations provided in s. 316.515, is built on

a self-propelled motor vehicle chassis, and is designed for recreation, camping, and travel use.

7. The “park trailer,” which is a transportable unit which has a body width not exceeding 14 feet and which is built on a single chassis and is designed to provide seasonal or temporary living quarters when connected to utilities necessary for operation of installed fixtures and appliances. The total area of the unit in a setup mode, when measured from the exterior surface of the exterior stud walls at the level of maximum dimensions, not including any bay window, does not exceed 400 square feet when constructed to ANSI A-119.5 standards, and 500 square feet when constructed to United States Department of Housing and Urban Development Standards. The length of a park trailer means the distance from the exterior of the front of the body (nearest to the drawbar and coupling mechanism) to the exterior of the rear of the body (at the opposite end of the body), including any protrusions.

8. The “fifth-wheel trailer,” which is a vehicular unit mounted on wheels, designed to provide temporary living quarters for recreational, camping, or travel use, of such size or weight as not to require a special highway movement permit, of gross trailer area not to exceed 400 square feet in the setup mode, and designed to be towed by a motorized vehicle that contains a towing mechanism that is mounted above or forward of the tow vehicle’s rear axle.



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

**Board of Planning and Appeals
Agenda Item**

9.1

MEETING DATE: December 6, 2021
FROM: Eleni Deligianis
SUBJECT: Discussion and Approval of BOPA 2022 Meetings Scheduled
NUMBER: (ID # 3553)
APPLICANT:
PLANNER:

DISCUSSION:

Monday, January 3, 2022
Monday, February 7, 2022
Monday, March 7, 2022
Monday, April 4, 2022
Monday, May 2, 2022
Monday, June 6, 2022
Monday, July 11, 2022
Monday, August 1, 2022
Monday, September 12, 2022
Monday, October 3, 2022
Monday, November 7, 2022
Monday, December 5, 2022