

CITY OF HOLLY HILL, FLORIDA

BOARD OF PLANNING AND APPEALS

AGENDA • JANUARY 4, 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

1. CALL TO ORDER**2. INVOCATION****3. PLEDGE OF ALLEGIANCE****4. ELECTION OF CHAIRMAN****5. ELECTION OF VICE-CHAIRMAN****6. BOPA MINUTES APPROVAL****1. Minutes - November 2, 2020 BOPA Meeting**

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

7. AGENDA ITEM(S)

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 1088 10Th Street Having Parcel Number 4244-01-04-0080 by Virtue of a Small Scale Future Land Use Map Amendment; Changing the Future Land Use Map Designation from Umi (Urban Medium Intensity) to Medium Density Residential; Providing for Conflicting Ordinances; Providing for Severability; and Providing an Effective Date. And an Ordinance of the City of Holly Hill Florida, Amending, the Land Development Regulations, by Amending the Official Zoning Map to Designate the Property Described in Exhibit a from R-5 (Urban Single Family Residential) to R-6 (Low Density Multifamily District); Providing for Conflicting Ordinances; Providing for Severability; and Providing an Effective Date.

(Requested by Brian Walker, City Planner)

2. 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 1652 N Nova Road Having Parcel Number 4242-40-40-0160 by Virtue of a Small Scale Future Land Use Map Amendment; Changing the Future Land Use Map Designation from Mxz (Mixed Use Zone) to General Commercial; Providing for Conflicting Ordinances; Providing for Severability; and Providing an Effective Date. And An Ordinance of the City of Holly Hill, Florida Amending, the Land Development Regulations, by Amending the Official Zoning Map to Designate the Property Described in Exhibit a from I-1 (Light Industrial) to Cc-1 (Commercial Corridor District); Providing for Conflicting Ordinances; Providing for Severability; and Providing an Effective Date.

(Requested by Brian Walker, City Planner)

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

10. ADJOURNMENT

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

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



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



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

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



CITY OF HOLLY HILL, FLORIDA

BOARD OF PLANNING AND APPEALS

MINUTES • NOVEMBER 2, 2020

City Commission Chamber

BOPA Regular Meeting

6:00 PM

CITY HALL
1065 RIDGEWOOD AVENUE
HOLLY HILL, FL 32117

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

1. CALL TO ORDER

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	Absent	
Tony Cassata	Board Member	Present	

2. INVOCATION

Mr. Myer led the invocation.

3. PLEDGE OF ALLEGIANCE

Mr. Myer led the Pledge of Allegiance to the flag.

4. BOPA MINUTES APPROVAL

1. Minutes - September 14, 2020

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Robin D. Hanger, Board Member
SECONDER:	Arthur J. Byrnes, Board Member
AYES:	Byrnes, Myer, Hanger, Smith, Cassata

Enacted and approved this 2nd day of November, 2020, in Holly Hill



5. AGENDA ITEM(S)

1. An Ordinance of the City of Holly Hill, Volusia County, Florida, Annexing by Voluntary Petition Approximately 1.34 Acres Identified as Parcel Number 4242-40-40-0160 Contiguous to the City of Holly Hill; Providing for Severability; and Providing for an Effective Date.

Attachment: NOVEMBER 2020 MINUTES (3158 : Minutes)

(Requested by Brian Walker, City Planner)

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

This is a request to annex approx. 1.34 acres of property on the west side of North Nova Road, approximately 400 feet north of LPGA Blvd., and that is more specifically known as 1652 N. Nova Road. This application precedes a comprehensive plan amendment (CPA-2020-02) and a Rezone (Z-2020-3).

This parcel is located entirely within unincorporated Volusia County and is currently a vacant parcel used for parking by the adjacent business.

The property is contiguous to city limits, the annexation will result in a city limit that is reasonably compact and does not create an enclave, therefore, the request meets the statutory requirements.

The request precedes a request for a comprehensive plan amendment and a rezone. The proposed comprehensive plan map amendment will request Commercial future land use which is reasonably consistent with the property's current future land use of Mixed Use Zone. The proposed rezone request will be from I-1 Light Industrial to CC-1 Commercial Corridor (Holly Hill).

Staff, recommends that the City Commission annex approximately 1.34 acres of property on the west side of North Nova Road, approximately 400 feet north of LPGA Blvd., and that is more specifically known as 1652 North Nova Road.

Mike Myer, stated that he would like to include in the ordinance that it goes to the centerline of Mistletoe Dr. He also stated that the survey needs to be corrected, the last call in the legal description needs to be going to the northeast instead of the southwest.

Brian Walker, stated that the legal description will have to be corrected before the final reading.

Tony Cassatta moved to approve the annexation, Robin Hanger seconded the motion. The Board of Planning and Appeals recommends the annexation to the City Commission.

RESULT:	RECOMMEND APPROVAL TO CITY COMMISSION [UNANIMOUS]
MOVER:	Tony Cassata, Board Member
SECONDER:	Robin D. Hanger, Board Member
AYES:	Byrnes, Myer, Hanger, Cassata
ABSENT:	Smith



6. OLD BUSINESS

None

7. BOARD/STAFF COMMUNICATIONS

None

8. ADJOURNMENT

The meeting adjourned at approximately 6:12 PM.

Attachment: NOVEMBER 2020 MINUTES (3158 : Minutes)



HOLLY HILL FLORIDA

1065 Ridgewood Avenue, Holly Hill, FL 32117

Phone: (386) 248-9424 Fax: (386) 248-9498 Permitdesk@hollyhillfl.org

HOLLY HILL RECEIVED

MAY 27 2020

COMM. DEV. DEPT.

REZONE/ FUTURE LAND USE AMENDMENT

Date Received: 5/27/2020 Application ID: _____ Submitted By: GS

PROJECT INFORMATION:

PROJECT NAME: Balboa Annexation, Rezoning and Future Land Use Amendent
 PARCEL ID #(S): 4244-01-04-0080
 LOCATION: 1088 10th Street, Daytona Beach, FL 32117-3209
 EXISTING USE(S): Vacant Property
 PROPOSED USE(S): Future Residential
 TOTAL ACREAGE: +/- 10.1
 WATER PROVIDER: _____ SEWER PROVIDER: _____
 PRIVATE WELL _____ PRIVATE SEPTIC _____
 CURRENT ZONING: County R-5 PROPOSED ZONING: City R-86
 CURRENT FUTURE LAND USE: County UMI PROPOSED FUTURE LAND USE: City MDR

APPLICANT INFORMATION:

Name: Glenn D. Storch, Storch Law Firm E-Mail: glenn@storchlawfirm.com
 Address: 420 South Nova Road, Daytona Beach Phone: 386-238-8383
 Company: Storch Law Firm Fax: 386-238-098
☐ Owner ☐ Agent for Owner ☒ Attorney for Owner

OWNER INFORMATION:

Name: Adolph Balboa E-Mail: Same as Applicant
 Address: Same as Applicant Phone: Same as Applicant
 Fax: Same as Applicant

CONSULTANT INFORMATION:

Name: Same as applicant E-Mail: _____
 Address: _____ Phone: _____
 Company: _____ Fax: _____

Attachment: Application (3154 : 108810Th Street (Comprehensive Plan Amendment and Rezone))



HOLLY HILL FLORIDA

1065 Ridgewood Avenue, Holly Hill, FL 32117

Phone: (386) 248-9424 Fax: (386) 248-9498 Permitdesk@hollyhillfl.org

WHO SHOULD ALL COMMUNICATION BE DIRECTED TO?

☒ APPLICANT ☐ OWNER ☐ CONSULTANT

APPLICATION TYPE(S)/FEE(S)*

LAND USE AMENDMENT

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

REZONE (NON-PD)

- ☒ STRAIGHT REZONE / LDR TEXT AMENDMENT \$1,200

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.
- ☒ A CD OF ALL ITEMS SUBMITTED
- ☒ APPLICATION
- ☒ APPLICATION FEE
- ☒ PROOF THAT TAXES ARE CURRENT
- ☒ PROPERTY APPRAISER'S PROPERTY INFORMATION PRINTOUT
- ☒ OWNERSHIP DISCLOSURE FORM (ADD'L DOCUMENTATION MAY REQUIRED IF OWNER IS A TRUST OR CORPORATION)
- ☒ OWNER'S AUTHORIZATION FORM, IF APPLICABLE (ADD'L DOCUMENTATION REQUIRED IF OWNER IS A TRUST OR CORPORATION)
- ☒ 2 CURRENT SIGNED AND SEALED BOUNDARY SURVEYS
- ☒ LEGAL DESCRIPTION IN MS WORD FORMAT (EMAIL THIS TO THE CITY PLANNER)
- ☒ SCHOOL CAPACITY REVIEW – IF PROPOSING OVER 10 RESIDENTIAL UNITS (CONTACT SCHOOL BOARD PLANNING & BUSINESS SERVICES AT 386-734-7190 FOR APPLICATION)
- ☒ 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)



HOLLY HILL

F L O R I D A

1065 Ridgewood Avenue, Holly Hill, FL 32117

Phone: (386) 248-9424 Fax: (386) 248-9498 Permitdesk@hollyhillfl.org

- ☐ 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)

Applicant's Signature: _____

(Signature)

5/26/20

(Date)

Glenn D. Storch

(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

Attachment: Application (3154 : 108810Th Street (Comprehensive Plan Amendment and Rezone))



HOLLY HILL FLORIDA

1065 Ridgewood Avenue, Holly Hill, FL 32117

Phone: (386) 248-9424 Fax: (386) 248-9498 Permitdesk@hollyhillfl.org

CITY OF HOLLY HILL APPLICANT AUTHORIZATION FORM (ORIGINAL ONLY)

An authorized applicant is:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchaser (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, Adolph Balboa, the owner of record for the following described property (Legal Description or Tax/Parcel ID Number) 4244-01-04-0080 hereby affirm that Storch Law Firm is hereby designated to act as my authorized agent for the filing of the attached application for a: (CHECK ONE)

- ☐ Arbor Permit
 ☐ Special Exception
 ☐ Variance
 ☐ Development Plan
☐ Special Event Permit
 ☐ Vacate
 ☐ Sign
 ☒ Rezone/Comp Plan Amendment
☒ Other Annexation

and make binding statements and commitments regarding the request. I certify that I have examined the attached application and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments and fees become part of the Official Records of City of Holly Hill, Florida and are not returnable.

March 10, 2020
Date

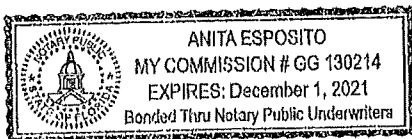
Adolph Balboa
Owner's Signature

ADOLFO BALBOA
Owner's Name

STATE OF FLORIDA

COUNTY OF Volusia

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, personally appeared Adolph Balboa, who is personally known to me or who has produced a _____ as identification and who executed the foregoing instrument and sworn an oath on this 10th day of March, 2020.



Anita Esposito
NOTARY PUBLIC

EXHIBIT "A"

Altkey: 3218361 Parcel ID: 424401040080
 BALBOA ADOLPH 1088 10TH ST , DAYTONA BEACH

Parcel

Short Parcel Id 424401040080
 Property Location 1088 10TH ST, DAYTONA BEACH, 32117
 PC Code 0100 - SINGLE FAMILY
 Total Bldgs 1
 Neighborhood 2716 - OLD KINGS/LEON/DAVID/PALM/LPGA
 Business Name
 Homestead Property No

Primary Owner

Owner BALBOA ADOLPH

In Care Of

Mailing Address PO BOX 250951

HOLLY HILL FL 32125

[Change Mailing Address Online](#)

All Owners

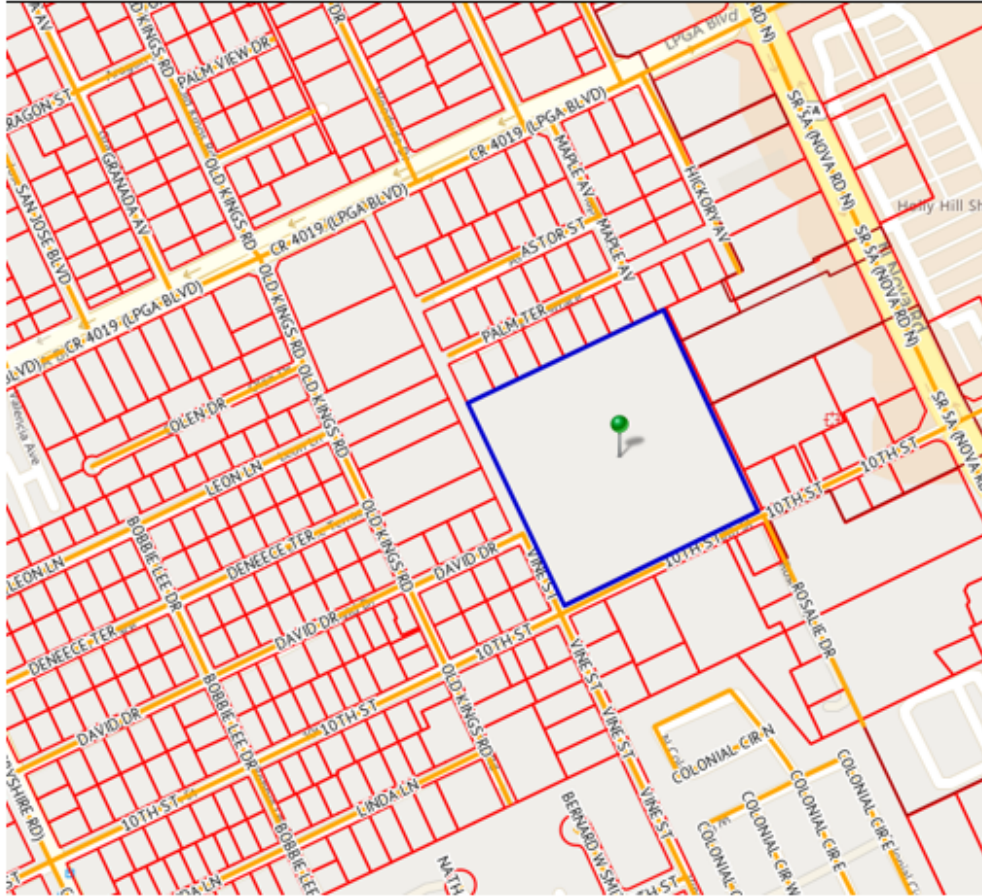
#	Owner 1	Owner 2	Owner %	Owner Type(s)
0	BALBOA ADOLPH		100	TE - Tenancy in the Entirety
1	BALBOA LAURA-JEAN		100	TE - Tenancy in the Entirety

Legal

Millage Group 200-UNINCORPORATED - NORTHEAST
 Legal Description LOT 8 BLK 4 M & C HOLLY HILL MB 2 PG 90 PER OR 4245 PG 2512
 Map TWP-RNG-SEC 14 - 32 - 44
 Subdivision-Block-Lot 01 - 04 - 0080
 Date Created 27-DEC-81
 Year Annexed

Special Assessment

Project #	Description	Units	Rate	Amount
5030	VOLUSIA COUNTY STORMWATER	1.00	\$72.00	\$72.00
5050	VOLUSIA COUNTY GARBAGE	1.00	\$255.00	\$255.00

EXHIBIT "B"

Location Map

EXHIBIT "C"

Aerial Map

EXHIBIT "D"



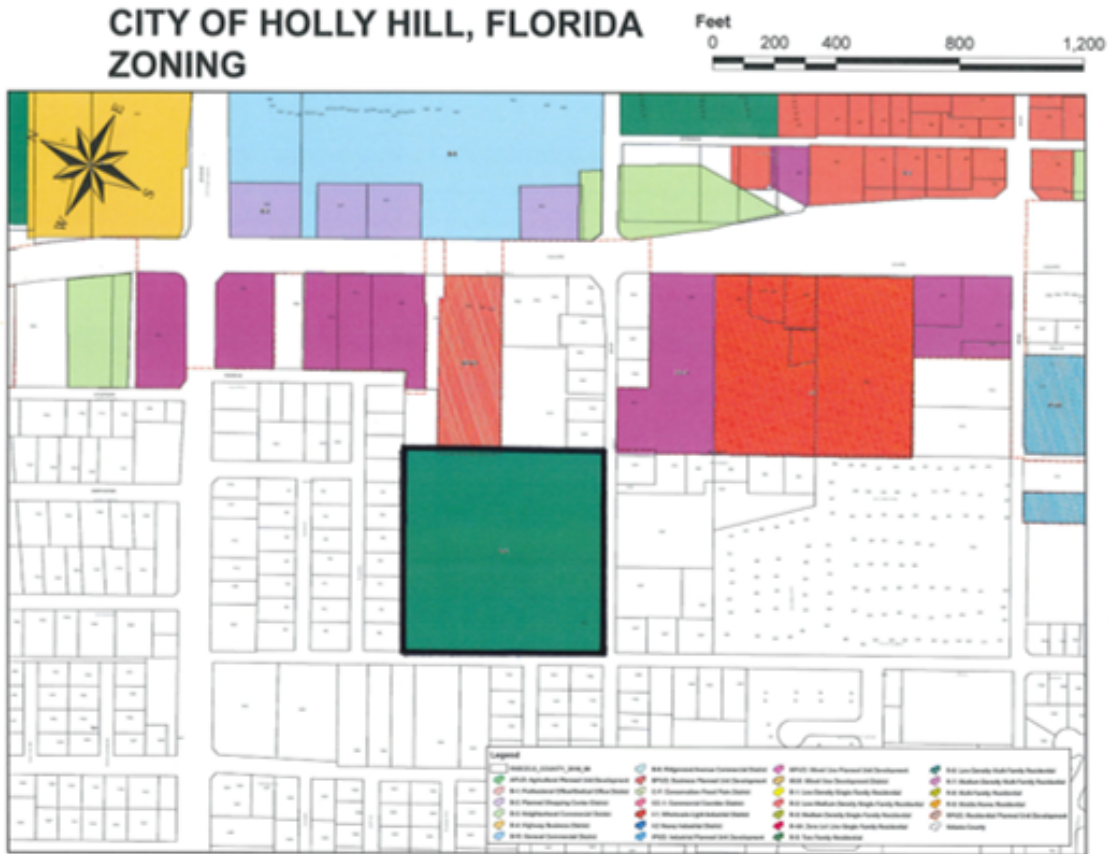
Current FLU - UMI



EXHIBIT "E"

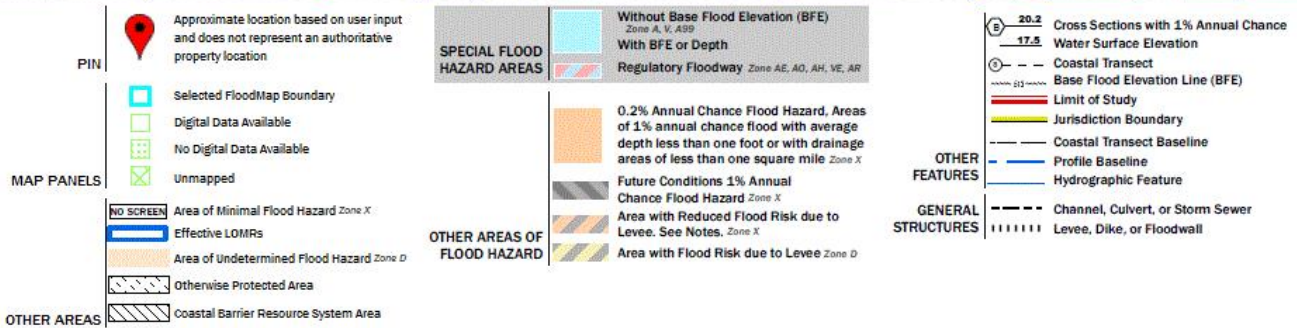
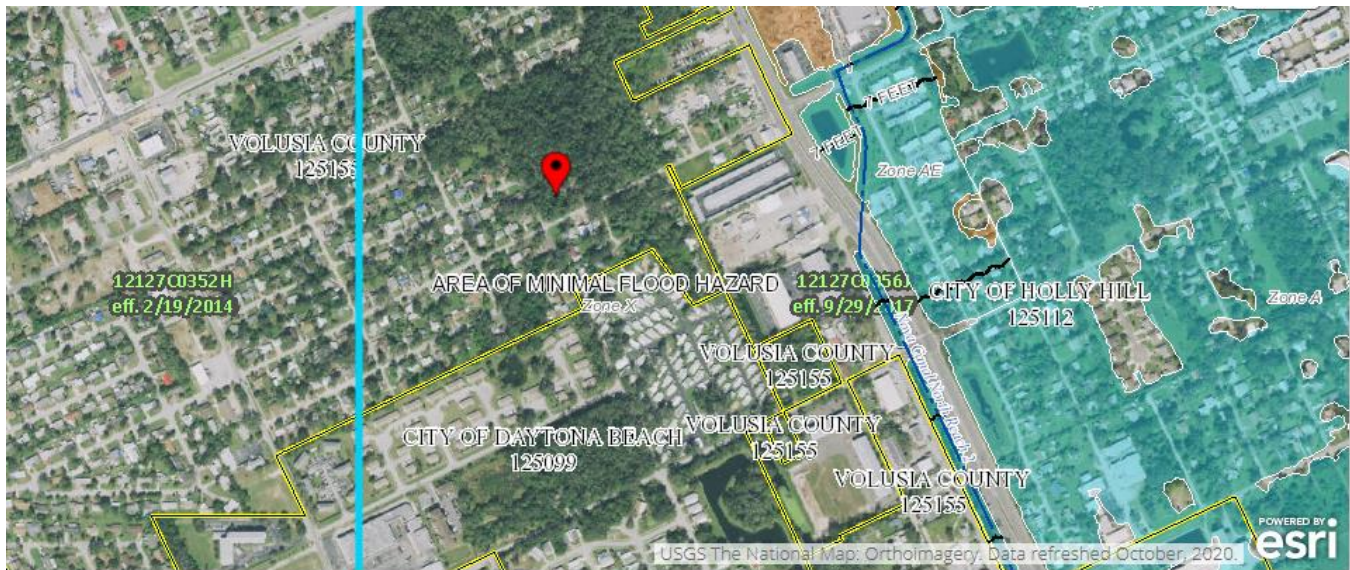


Current Zoning R-5



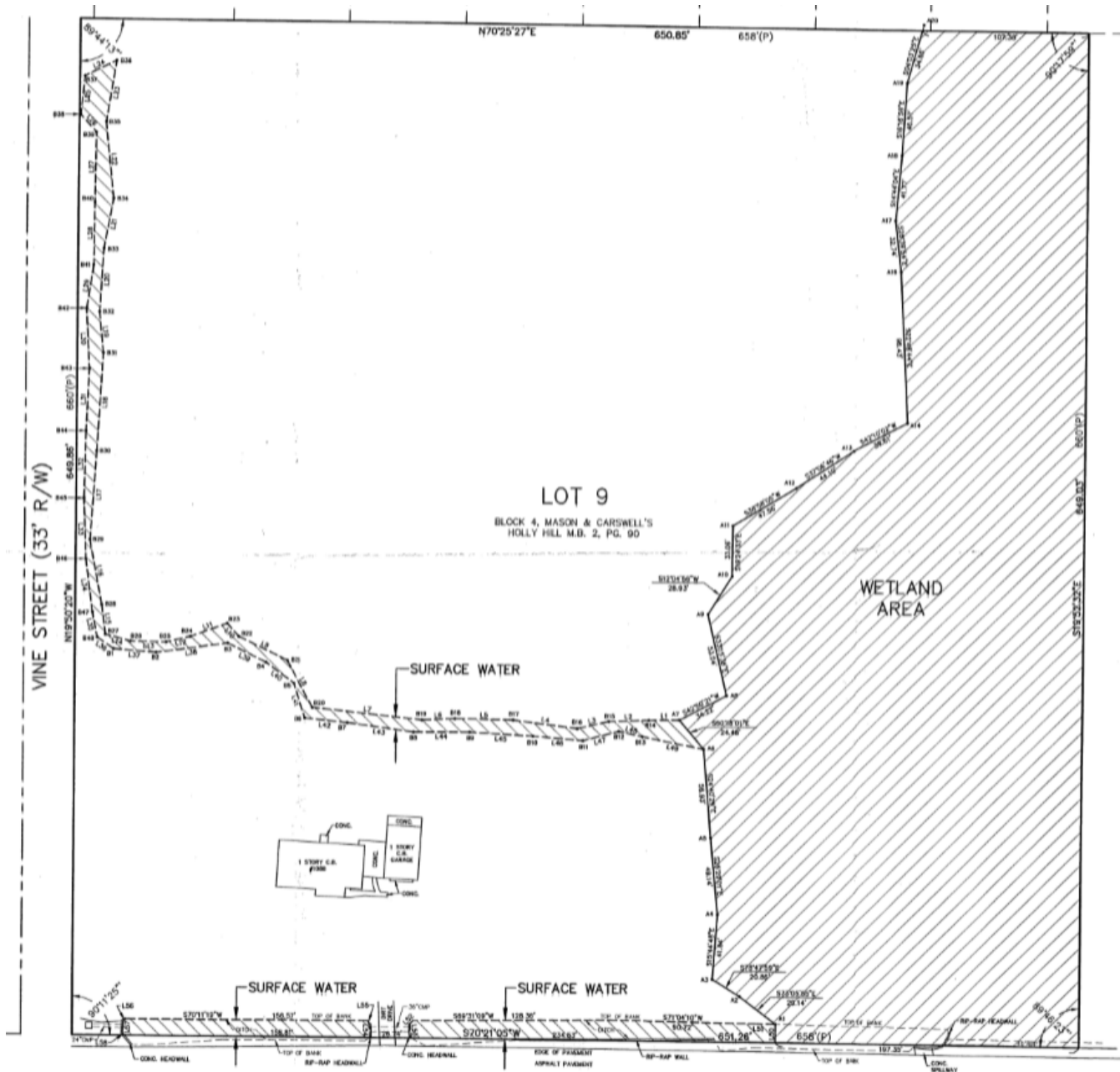
PROPOSED ZONING R-6

EXHIBIT "F"



FEMA Map

EXHIBIT "G"



Wetlands



October 14, 2020

Mr. Matthew West, AICP
LTG Engineering & Planning
1450 West Granada Blvd., Suite 2
Ormond Beach, FL 32174

Reference: Volusia County Landfill Capacity

Dear Mr. West:

Enclosed is the Solid Waste Division Engineer of record document, certifying that the landfill has adequate disposal capacity for developments remaining within projected population growth levels through April 2029.

Future landfill disposal areas on site have been identified to provide disposal capacity through 2052.

If you have any questions, please advise.

Sincerely,

Kendra Hively
Activity Project Manager

ADM-21-101

cc: Regina Montgomery, Solid Waste Director



October 08, 2020

Dale Melton
 Permitting and Waste Cleanup Program – Central District
 Florida Department of Environmental Protection
 Orlando, Florida 32803-3767

Re: Annual Remaining Capacity and Site Life Report
 Tomoka Farms Road Solid Waste Management Facility
 ID# 27540

Dear Mr. Melton,

On behalf of the Volusia County Solid Waste Division, HDR Engineering, Inc. is hereby submitting this annual estimate of remaining capacity for the Tomoka Farms Road Solid Waste Management Facility in accordance with 62-701.500(13)(c), FAC.

The following table presents the calculated remaining capacity and estimated site life as of March 4, 2020:

	Remaining Disposal Capacity (cubic yards)	Closure Date
North Cell Class I Landfill including Phase III Area 4	3,785,563	April 2029
Class III Landfill	2,970,555	March 2034

- Notes:
1. Remaining disposal capacity is based on as-built conditions, topographic survey flown on March 4, 2020 and final grades developed by HDR for North Cell Class I Landfill (including Phase III Area 4 expansion). This above capacity does not include volume for final cap.
 2. Closure date is based on average per capita utilization rates from past seven years and population projections from the Office of Economic and Demographic Research (EDR).
 3. The North Cell Phase III, Area 4 Expansion was constructed and certified in March 2020 by the FDEP for disposal.

Please contact me if you have any questions or comments at (904) 598-8979.

Sincerely,

HDR Engineering, Inc.



Mark Roberts, P.E.
Project Manager

cc: Regina Montgomery, Volusia County Solid Waste Division
Jennifer Stirk, Volusia County Solid Waste Division
Kendra Hively, Volusia County Solid Waste Division

Balboa Property Annexation
Non-Traffic Impact Assessment
LTG, Inc.

	Designation	Potential Development Yield (dwelling units)*	Persons Per Household ¹	Potential Population	City Adopted Level of Service ²				
					Potable Water (100 gpd per capita)	Wastewater (144 gpd per capita)	Solid Waste Collection (6 lbs per capita/day)	Solid Waste Landfill (8.6 lbs per capita/day)	Stormwater
Existing Zoning	County R-5	66	2.43	160	16,000	23,040	960	1,376	New development or redevelopment, first inch of rainfall shall be retained; Discharge hydrograph for post development conditions shall be maintained within 10 percent, in terms of peak flow and total volume, of the predevelopment conditions; peak discharge from post development conditions shall not exceed peak discharge from pre-developed conditions for 100-year frequency storm of 24 hour duration. Existing development, treatment of the first inch of runoff shall be required on sites of less than 100 acres
Proposed Zoning	City R-8	202	2.43	491	49,100	70,704	2,946	4,223	
Existing Future Land Use	County UMI	81	2.43	197	19,700	28,368	1,182	1,694	
Proposed Future Land Use	City MDR	202	2.43	491	49,100	70,704	2,946	4,223	

*Based on separate analysis in Traffic Technical Memorandum

¹ Source: US Census American Communities Survey

² Source: City of Holly Hill Capital Improvements Element, 2010 Comprehensive Plan





Dr. Carmen Balgobin
Superintendent of Schools

School Board of Volusia County

Mrs. Linda Cuthbert, Chairman
Ms. Jamie M. Haynes, Vice-Chairman
Mr. Carl Persis
Mr. Ruben Colón
Mrs. Anita Burnette

**School Adequate Capacity Determination
Finding of Adequate Capacity Letter**

December 14, 2020

Storch Law Firm
Glenn D. Storch
420 Nova Road
Daytona FL. 32114

RE: Balboa Annexation – Holly Hill (Amendment of units)
School Capacity Review #20-08-14-001-A

Dear Mr. Storch:

The County Charter requires any Comprehensive Plan Amendment or Rezoning allowing increased residential density be effective only when adequate public schools can be timely planned and constructed to serve the projected increase in student population. The district uses this requirement as the guiding principle behind the school adequate capacity review.

The School District has reviewed the information for the proposed annexation of Balboa associated with 9.7 +/- acres of property located at the intersection of 10th St. and Nova Rd within the city limits of Holly Hill. Proposed amendment would provide for one hundred and seventy-nine (179) multi-family units.

The district uses county wide Student Generation Rates (SGRs) of (.127) for multi-family dwelling units. By applying the SGR to the use types in Table 1, we find the project could generate twenty-three (23) full time students.

Table 1

UNIT TYPE	SGR	UNIT COUNT	STUDENTS GENERATED
Single Family Dwelling Unit	.273	0	0
Multifamily Dwelling Unit	.127	179	22.73
Manufactured Home Dwelling Unit	.047	0	0
	Total		23

FACILITIES SERVICES
3750 OLSON DRIVE, DAYTONA BEACH, FLORIDA 32124
PHONE: 386/734-7190 • FAX: 386/506-5056
An Equal Opportunity Employer

Attachment: School Capacity Letter (3154 : 108810Th Street (Comprehensive Plan Amendment and Rezone))

Balboa Annexation – Holly Hill
December 14, 2020

When performing adequate capacity review district staff evaluates the effects of the proposed change compared to any remaining permanent capacity within the impacted schools, up to 100%, Table 2. The projected increase in student population may be over 100% if there are plans to serve increased student population in that planning area within the long-term planning horizon. A finding of adequate capacity may be issued in either case.

Table 2

Schools	2019-20 SY Enrollment	% of Permanent Capacity	Plans for capacity increase long-term	Traditional K-12 Students projected
Westside Elementary	626	96%	no	10
Campbell Middle	925	79%	no	6
Mainland High	1854	85%	no	7
Other				0

The project is not projected to increase the student population greater than 100% of capacity. Based upon these long-term plans for growth, the school district has no objections to the proposed Comp Plan Amendment and PD.

All future development orders, such as site plans and subdivisions, are subject to school concurrency review. School concurrency will be evaluated at that time when the impact of development is specifically quantified and known. Only funded school improvements and then current capacity will be considered at that time.

No Student Reservations have been made at this time.

Please note that the School Board has the right to adjust the attendance boundaries to balance the student enrollment populations at these area schools. Consequently, students generated from this project may not attend the current assigned schools.

If you should have additional questions please contact me at (386) 947-8786, extension 50806.

Sincerely,



Stephanie B. Doster,
Coordinator, Planning

Cc: Dr. Carmen Balgobin, Superintendent of Schools
Steven Grube, Director, Planning and Construction
Brian Walker, Holly Hill
Kiersta Hill, Volusia County School Board Project File

FACILITIES SERVICES
3750 OLSON DRIVE, DAYTONA BEACH, FLORIDA 32124
PHONE: 386/734-7190 • FAX: 386/506-5056
An Equal Opportunity Employer

Attachment: School Capacity Letter (3154 : 108810Th Street (Comprehensive Plan Amendment and Rezone))



Finding of Adequate School Capacity Volusia County School Board

Project Information	
Project Name	Balboa Annexation (Amendment of Units)
VCSB Project #	#20-08-14-001-A (Date Originally signed 8-21-2020)
Jurisdiction Project#	
Parcel ID Numbers:	4244-01-04-0080
Project Location:	1088 10 th St. Daytona Beach FL 32117
Potential Residential Units:	179
Property Owner/Applicant:	Adolph and Laura-Jean Balboa - Owner Glenn D. Storch -Storch Law Firm - Agent
Notes: Additional review will be required at time of subdivision/site plan submittal(s). No Student Reservations have been made.	

Based upon the Findings of Fact, pursuant to School Board Policy 612 and Section 206 of the County Charter, the school district has determined at this time that school capacity is adequate to serve the proposed increase in residential density. This Finding shall constitute competent substantial evidence that adequate public school capacity is likely to be available at the time it is required to serve the planned new development.

Capacity is not being reserved with this Finding unless otherwise noted on this document. This Finding of Adequate School Capacity allows this subject project to continue through the Comprehensive Plan Amendment and/or rezoning process; however, may be subject to additional school capacity review in the future.

Stephanie B. Doster,
Coordinator, Planning

11Dec2020
Issue Date

**Volusia County School Board
School Planning and Concurrency Application
Local Jurisdiction Form**



This portion of the application must be filled out and signed by the local government staff. Local government is responsible for verifying the number of units permitted and the requested change in number of units.

Land Use Designation:	Current UMI	Proposed MDR
Zoning Classification:	Current R-5	Proposed R-6
Number of Units by Type If the request is for Subdivision/ Site plan approval – Verify the # of units requested below	SF Permitted _____ Additional Requested _____ Total _____ MF Permitted <u>75</u> Additional Requested <u>104</u> Total <u>179</u> CONDO Permitted _____ Additional Requested _____ Total _____ TWNHM Permitted _____ Additional Requested _____ Total _____ MH Permitted _____ Additional Requested _____ Total _____	
Unit Total:		
Unit Type:		

Comments:

Brian Walker
Community Development
Director

Local Government Reviewer's Signature and title

12-9-2020
Date

Affected Local Government(s)		
Volusia County		
Daytona Beach		

Via email: cebbets@ebbetlaw.com

Ref: 5047.01

TECHNICAL MEMORANDUM

To: Adolph Balboa
From: Matthew West, AICP
Subject: Balboa Property Annexation - Comprehensive Plan Amendment Trip Generation Analysis
Holly Hill, FL
Date: April 1, 2020

INTRODUCTION

LTG, Inc. (LTG) has been retained by Adolph Balboa to conduct traffic engineering and transportation planning services on behalf of the proposed comprehensive plan amendment (CPA) for the Balboa property annexation. The proposed future land use CPA will change the future land use designation of a 10.1-acre property from the Volusia County Urban Medium Intensity (UMI) land uses to the City of Holly Hill future land use (FLU) of Medium Density Residential (MDR). The subject property is located south of LPGA Boulevard and West of Nova Road in Holly Hill, Florida.

The methodology and procedures used in this analysis are consistent with the guidelines for the City, the River to Sea Transportation Planning Organization (TPO), the Florida Department of Economic Opportunity (FDEO), and the Florida Department of Transportation (FDOT).

GROSS TRIP GENERATION FOR THE EXISTING VS PROPOSED FLU DESIGNATION

The gross daily trips and p.m. peak hour two-way trips for the current and proposed land uses are listed in Table 1. The trip generations were determined using the Institute of Transportation Engineers (ITE) document, *Trip Generation Manual*, 10th Edition. First, the existing development FLU of Volusia County Urban Medium Intensity (UMI) was examined. The UMI land use has an allowable density of 8 dwelling units per acre, permitting a maximum development program of approximately 81 dwelling units. The ITE land use Single Family Residential (ITE land use code 210) was used as the highest trip-generating use allowed within the UMI land use designation. For the existing FLU, there will potentially be 855 daily trips and 83 p.m. peak-hour trips.

Next, the maximum development potential of the requested redevelopment FLU of Medium Density Residential (MDR) was examined. The MDR use permits an allowable density of 20 dwelling units per acre, permitting a maximum development program of approximately 202 dwelling units for the 10.1-acre property. The land use Mid Rise Multifamily Residential (ITE land use code 221) was used as the highest trip-generating use allowed under the MDR designation. For the proposed FLU, exhibited in Table 1, there would potentially be 1,099 daily trips and 89 p.m. peak-hour trips.

Table 1
Existing and Proposed FLU Gross Trip Generation
Balboa Property Annexation - CPA

FLU Designation		Time Period	Land Use	ITE LUC	Trip Rate Equation		Quantity		Total Trips	Percent Entering	Percent Exiting	Trips Entering	Trips Exiting
Existing	Urban Medium Density (County)	Daily	Single Family Residential	210	Ln(T) = 0.92Ln(X)+2.71		81	DU	855	50%	50%	428	428
		Ln(T) = 0.96Ln(X)+0.2			83	63%			37%	52	31		
Proposed	Medium Density Residential (City)	Daily	Mid Rise Multifamily	221	T=5.45(X)-1.75		202	DU	1,099	50%	50%	550	550
		T=0.44(X)			89	61%			39%	54	35		
Difference in Daily Trips: +244													
Difference in PM Peak-Hour Trips: +6													

As exhibited in Table 1, the trip difference between the proposed future land use and the existing future land use designation is determined by subtracting potential trips generated by the existing UMI designation from the potential trips generated by the proposed MDR. This results in a potential trip increase of 244 average daily trips and 6 p.m. peak-hour trips.

I affirm, by affixing my signature below, that the findings contained herein are, to my knowledge, accurate and truthful and were developed using current procedures standard to the practice of professional planning.

Name: Matthew West

Signature: 

Date: April 1, 2020

Attachment: Trip Generation (3154 : 108810Th Street (Comprehensive Plan Amendment and Rezone))

R-5 URBAN SINGLE-FAMILY RESIDENTIAL CLASSIFICATION

Purpose and intent: The purpose and intent of the R-5 Urban Single-Family Residential Classification, is to provide for medium-density residential development and preserve the character of existing small lot residential subdivisions.

Permitted principal uses and structures: In the R-5 Urban Single-Family Residential Classification, no premises shall be used except for the following uses and their customary accessory uses or structures:

Communication towers not exceeding 70 feet in height above ground level.

Essential utility services.

Exempt excavations (refer to subsection [72-293](#)(15)) and/or those which comply with division 8 of the Land Development Code of Volusia County [article III] and/or final site plan review procedures of this article.

Exempt landfills (refer to subsection [72-293](#)(16)).

Fire stations.

Home occupations, class A (refer to [section 72-283](#)).

Houses of worship.

Parks and recreational areas accessory to residential developments.

Public schools.

Publicly owned parks and recreational areas.

Publicly owned or regulated water supply wells.

Single-family standard or manufactured modular dwelling.

Permitted special exceptions: Additional regulations/requirements governing permitted special exceptions are located in sections [72-293](#) and [72-415](#) of this article.

Bed and breakfast (refer to subsection [72-293](#)(19)).

Cemeteries (refer to subsection [72-293](#)(4)).

Communication towers exceeding 70 feet in height above ground level.

Day care centers (refer to subsection [72-293](#)(6)).

Dogs and cats boarded as personal pets exceeding the number permitted in subsection [72-306](#)(a).

Excavations only for stormwater retention ponds for which a permit is required by this article.

Garage apartments.

Houses of worship and cemeteries (refer to subsection [72-293](#)(4)).

Off-street parking areas (refer to subsection [72-293](#)(14)).

Public uses not listed as a permitted principal use.

Public uses and utilities (refer to subsections [72-293](#)(1) and (2)).

Public utility uses and structures (refer to subsection [72-293](#)(1)).

Recreational areas (refer to subsection [72-293](#)(3)).

Schools, parochial and private (refer to subsection [72-293](#)(4)).

Dimensional requirements:

Minimum lot size:

Area: 5,000 square feet.

Width: 50 feet.

Minimum yard size:

Front yard: 25 feet, except on a corner lot, one front yard may be reduced to 15 feet.

Rear yard: 20 feet.

Side yard: Five feet.

Waterfront yard: 25 feet.

Maximum building height: 35 feet.

Maximum lot coverage: The total lot area covered with principal and accessory buildings shall not exceed 35 percent.

Minimum floor area: 750 square feet.

Off-street parking and loading requirements: Off-street parking and loading areas meeting the requirements of sections [72-286](#) and [72-287](#) shall be constructed.

(Ord. No. 81-39, § XII, 11-19-81; Ord. No. 82-20, § XIII, 12-9-82; Ord. No. 84-1, §§ III, VII, X, XIII, 3-8-84; Ord. No. 85-2, § I, 3-14-85; Ord. No. 89-20, §§ VI, VII, 6-20-89; Ord. No. 90-34, § 18, 9-27-90; Ord. No. 92-6, § XX, 6-4-92; Ord. No. 94-4, § XXII, 5-5-94; Ord. No. 97-19, § II, 8-7-97; Ord. No. 98-25, § VII, 12-17-98; Ord. No. 2004-20, § V, 12-16-04; Ord. No. 2009-17, § III, 5-21-09)

Subdivision VIII. - R-6, Low Density Multifamily Residential District

Sec. 114-251. - Scope.

This subdivision shall apply to all R-6 districts.

(Ord. No. 2352, § 2(5.5.9.A), 7-13-93)

Sec. 114-252. - Intent.

The intent of the R-6 districts is to:

- (1) Encourage the construction of low density, low-rise garden-type apartments on relatively large tracts of land;
- (2) Require the preparation and approval of detailed site, landscaping, drainage, traffic and parking plans, as part of an overall development concept;
- (3) Establish a greater ratio of open space to building area; and
- (4) Achieve an aesthetic relationship between buildings, yards, parking areas, common open space and adjacent properties.

(Ord. No. 2352, § 2(5.5.9.B), 7-13-93)

Sec. 114-253. - Permitted principal uses and structures.

Permitted principal uses and structures in the R-6 district are as follows:

- (1) Single-family dwellings.
- (2) Two-family dwellings.
- (3) Multifamily dwellings.
- (4) City-owned parks and open space.
- (5) Essential utility uses and structures.

(Ord. No. 2352, § 2(5.5.9.C), 7-13-93)

Sec. 114-254. - Permitted accessory uses and structures.

Permitted accessory uses and structures in the R-6 district are as follows: uses customarily associated with, dependent on and incidental to the permitted principal use.

(Ord. No. 2352, § 2(5.5.9.D), 7-13-93)

Sec. 114-255. - Special exceptions.

Special exceptions in the R-6 district are as follows:

- (1) Public schools. (Refer to section 114-662.)

- (2) Meeting places for civic, fraternal and community service organizations. (Refer to section 114-663.)
- (3) Cemeteries. (Refer to section 114-664.)
- (4) Rest homes and retirement centers. (Refer to section 114-671.)
- (5) Residential retirement health care facilities. (Refer to section 114-672.)
- (6) Child day care centers. (Refer to section 114-667.)
- (7) Adult day care centers. (Refer to section 114-668.)
- (8) Adult congregate living facilities. (Refer to section 114-665.)
- (9) House of worship. (Refer to section 114-666.)

(Ord. No. 2352, § 2(5.5.9.E), 7-13-93; Ord. No. 2956, § 1, 11-11-14)

Sec. 114-256. - Dimensional requirements.

No building or structure shall be permitted in the R-6 district except in conformance with the dimensional requirements set forth in section 114-765.

(Ord. No. 2352, § 2(5.5.9.F), 7-13-93)

Sec. 114-257. - Off-street parking and loading.

Off-street parking and loading facilities shall be provided in the R-6 district as required in chapter 90, article III, division 6.

(Ord. No. 2352, § 2(5.5.9.G), 7-13-93)

Sec. 114-258. - Signs.

No sign shall be permitted in any R-6 district except in conformance with the requirements set forth in chapter 110.

(Ord. No. 2352, § 2(5.5.9.H), 7-13-93)

Secs. 114-259—114-270. - Reserved.

Surrounding Zonings

R-5 Urban Single-Family: This classification is to provide medium-density residential developments, preserving the character of existing or proposed residential neighborhoods. Single family standard or manufactured modular dwelling are permitted. Minimum 5,000 sq. ft. per lot; minimum 750 sq. ft. livable floor area.

R-7 Urban Multifamily: This classification is to provide for multifamily residential living where high-density residential developments exist or are proposed. Multifamily standard, townhouses, or manufactured modular dwellings are permitted. Townhouses – Minimum 1 acre project; maximum density 14 dwellings per net acre; minimum lot per dwelling 2,000 sq. ft.; minimum 575 sq. ft. livable floor area per dwelling. Multifamily Dwellings – Minimum 1 acre project; maximum 14 dwellings per net acre; no minimum lot size per dwelling. Studio or efficiency – Minimum 480 sq. ft. livable floor area; One bedroom – Minimum 575 sq. ft. livable floor area Additional bedroom – Minimum 150 sq. ft.

MH-5 Urban Mobile Home: This classification is to provide medium-density areas for mobile home subdivisions. Single family standard, manufactured modular, or mobile home dwellings permitted. Minimum 5,000 sq. ft. per lot; minimum 720 sq. ft. livable floor area.

Urban Medium Intensity – FLU (Volusia County)

Urban Medium Intensity (UMI) - Areas that contain residential development at a range of greater than four (4) to eight (8) dwelling units per acre. The types of housing typically found in areas designated urban medium intensity include single family homes, townhouses and low-rise apartments.

The UMI designation is primarily a residential designation but may allow neighborhood business areas (see Shopping Center definition in Chapter 20) and office development that meet the Comprehensive Plan's location criteria. The commercial intensity shall be no more than a fifty percent Floor Area Ratio (0.50 FAR) and shall be limited in a manner to be compatible with the allowable residential density. In order to be considered compatible, the commercial development should reflect similar traffic patterns, traffic generation, building scale, landscaping and open space, and buffers. More intensive commercial use, other than neighborhood business areas, shall be reserved to areas designated for Commercial.

All requests for nonresidential uses within one- quarter ($\frac{1}{4}$) mile of another jurisdiction shall require notification to that jurisdiction.

Medium Density Residential Development - FLU (Holly Hill)

Medium density residential development - the number of dwelling units shall be more than 6 but fewer than 20 per net acre.

ZONING AND IMPACT TABLES

Table 1: Land Use and Zoning Table

	Existing Development	Future Land Use Designation	Zoning Classification
Site	Single-Family Home	UMI	R-5
North	Single-Family Residential	UMI	R-5
South	ROW and Single-Family Residential	UMI	MH-5
East	Commercial Business and Single-Family Residential	MXZ and General Commercial	Business Planned Unit Development (BPUD) and R-7
West	ROW and Single-Family Residential	UMI	R-5

Table 2: Project Traffic Impacts

Existing Land Use	Acres	ITE Code	Daily trip rate equation	Total Daily Trips
Urban Medium Intensity	9.4 AC	210	10.5/DU	855
Total				855

Proposed Land Use	Acres	ITE Code	Daily trip rate equation	Total Daily Trips
Medium Density Residential	9.4 AC	221	5.44/DU	1,099
Total				1,099

Net Impact (Trips)				+244
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Table 3: Project Water and Sewer Impacts

Existing Land Use				
Existing Land Use	DU	Population	Water (gpd)	Sewer (gpd)
Urban Medium Intensity	81	197	19,700	28,368
Proposed Land Use				
Proposed Land Use	DU	Population	Water (gpd)	Sewer (gpd)
Medium Density Residential	202	491	49,100	70,704
Total				
Net Impact (GDP)			+29,400	+42,336



HOLLY HILL

FLORIDA

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: 20-1193 Submitted By: ED

PROJECT INFORMATION:

PROJECT NAME: BB & B INVESTMENTS
 PARCEL ID #(S): 424240400160
 LOCATION: 1652 North NOVA Road DAYTONA Beach FL 32117
 EXISTING USE(S): CAR, Boat, Camper, Trucks Storage
 PROPOSED USE(S): SAME
 TOTAL ACREAGE: _____
 WATER PROVIDER: Holly Hill SEWER PROVIDER: Holly Hill
 PRIVATE WELL NONE PRIVATE SEPTIC NONE
 CURRENT ZONING: _____ PROPOSED ZONING: _____
 CURRENT FUTURE LAND USE: Storage Auto PROPOSED FUTURE LAND USE: SAME

APPLICANT INFORMATION:

Name: BB & B INVESTMENTS INC E-Mail: CLAYB1960@hotmail.com
 Address: 1670 North NOVA R Phone: 386-679-4562
 Company: SAME Fax: 386-253-1503
☒ Owner ☐ Agent for Owner ☐ Attorney for Owner

OWNER INFORMATION:

Name: Clayton Beazley E-Mail: CLAYB1960@hotmail.com
 Address: 1670 North NOVA Road Phone: 386-679-4562
DAYTONA Beach FL 32117 Fax: 386-253-1503

CONSULTANT INFORMATION:

Name: NONE E-Mail: NONE
 Address: _____ Phone: _____
 Company: _____ Fax: _____

Attachment: Rezone and CPA App (3155 : 1652 N Nova Road CPA and Rezone)



HOLLY HILL

F L O R I D A

1065 Ridgewood Avenue, Holly Hill, FL 32117

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

WHO SHOULD ALL COMMUNICATION BE DIRECTED TO?

____ APPLICANT ☒ OWNER ____ CONSULTANT

APPLICATION TYPE(S)/FEE(S)*

LAND USE AMENDMENT

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

HOLLY HILL RECEIVED

SEP 23 2000

COMM. DEV. DEPT.

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)

Attachment: Rezone and CPA App (3155 : 1652 N Nova Road CPA and Rezone)



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—Provide PM Peak Hour and Avg Daily)
 - Solid Waste Collection
 - School (Residential Only)
- ☐ **COMPREHENSIVE PLAN AMENDMENTS ONLY:** Provide a **Demonstration of Capacity**: Show that there is capacity and ability to meet increased demands on facilities. The city's public works department can assist in providing information regarding potable water, sanitary sewer and solid waste.

Applicant's Signature: _____

Clayton Beasley
(Signature)

CLAYTON BEASLEY
(Print)

9-15-2020

(Date)

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

Attachment: Rezone and CPA App (3155 : 1652 N Nova Road CPA and Rezone)



HOLLY HILL FLORIDA

1065 Ridgewood Avenue, Holly Hill, FL 32117

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

CITY OF HOLLY HILL APPLICANT AUTHORIZATION FORM (ORIGINAL ONLY)

An authorized applicant is:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchaser (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, Clayton E Bearley, the owner of record for the following described property
(Legal Description or Tax/Parcel ID Number) 4242 404 00160
hereby affirm that Clayton E Bearley is hereby designated to act as
my authorized agent for the filing of the attached application and make binding statements and
commitments regarding the request for a: (CHECK ONE)

- ☐ Arbor Permit ☐ Special Exception ☐ Variance ☐ Development Plan
☐ Special Event Permit ☐ Vacate ☐ Sign ☐ Rezone/Comp Plan Amendment
☒ Other ANNEXATION

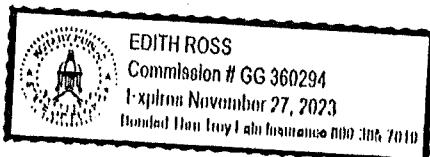
I certify that I have examined the attached application and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments and fees become part of the Official Records of City of Holly Hill, Florida and are not returnable.

9-15-2020
Date

Clayton E Bearley
Owner's Signature
CLAYTON E BEARLEY
Owner's Name

STATE OF FLORIDA
COUNTY OF Volusia

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, personally appeared Clayton E. Bearley, who is personally known to me or who has produced a FL DL as identification and who executed the foregoing instrument and sworn an oath on this 15 day of Sept, 2020.



NOTARY PUBLIC

Attachment: Rezone and CPA App (3155 : 1652 N Nova Road CPA and Rezone)

PREPARED 9/24/20, 9:56:46
CITY OF HOLLY HILL

PAYMENT D
PROGRAM BP 0201

7.2.a

APPLICATION NUMBER: 20-00001193 1652 N NOVA RD
FEE DESCRIPTION AMOUNT DUE

COMP PLAN AMEND-SM SCALE	2000.00
REZONING - NON-PUD	1200.00
TOTAL DUE	3200.00

1

PAID
SEP 25 2020

Attachment: Rezone and CPA App (3155 : 1652 N Nova Road CPA and Rezone)

EXHIBIT "A"

Altkey: 3199251 Parcel ID: 424240400160
 B B & B INVESTMENTS INC 1652 N NOVA RD , DAYTONA BEACH

Parcel

Short Parcel Id 424240400160
 Property Location 1652 N NOVA RD, DAYTONA BEACH, 32117
 PC Code 4000 - VACANT INDUS
 Total Bldgs 1
 Neighborhood 7250 - NOVA RD - HOLLY HILL
 Business Name
 Homestead Property No

Primary Owner

Owner B B & B INVESTMENTS INC
 In Care Of
 Mailing Address 1670 N NOVA RD
 DAYTONA BEACH FL 32117
[Change Mailing Address Online](#)

All Owners

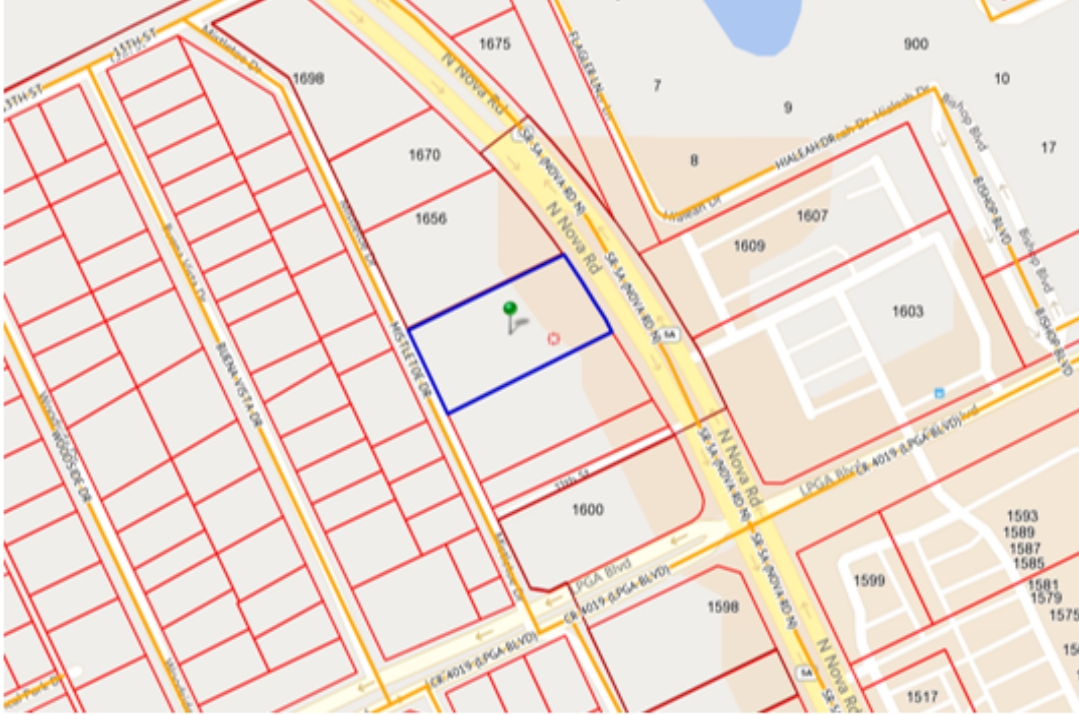
#	Owner 1	Owner 2	Owner %	Owner Type(s)
0	B B & B INVESTMENTS INC		100	FS - Fee Simple

Legal

Millage Group 200-UNINCORPORATED - NORTHEAST
 Legal Description N 179.42 FT OF S 617 FT MEAS ON E/L OF LOT 40
 HOPKINS FITCH GRANT MB 12 PG 115 E OF MISTLTOE
 DR & W OF NOVA RD MEAS 331.10 FT ON N/L PER OR
 5030 PGS 3356
 Map TWP-RNG-SEC 14 - 32 - 42
 Subdivision-Block-Lot 40 - 40 - 0160
 Date Created 26-DEC-81
 Year Annexed

Sales

Book/Page	Instr Type	Inst #	Sale Date	V/I	Sale Price
5030 / 3356	QC-QUIT CLAIM DEED	2003054037	02/15/2003	V	\$105,000
4724 / 2086	WD-WARRANTY DEED	2001162779	07/15/2001	V	\$105,500
4508 / 2279	WD-WARRANTY DEED	1999252468	12/15/1999	V	\$10
3875 / 2369	WD-WARRANTY DEED	1993167161	11/15/1993	V	\$100
2136 / 0085	WD-WARRANTY DEED		01/15/1980	V	\$110,000
1557 / 0730	QC-QUIT CLAIM DEED		03/15/1973	V	\$45,000

EXHIBIT “B”

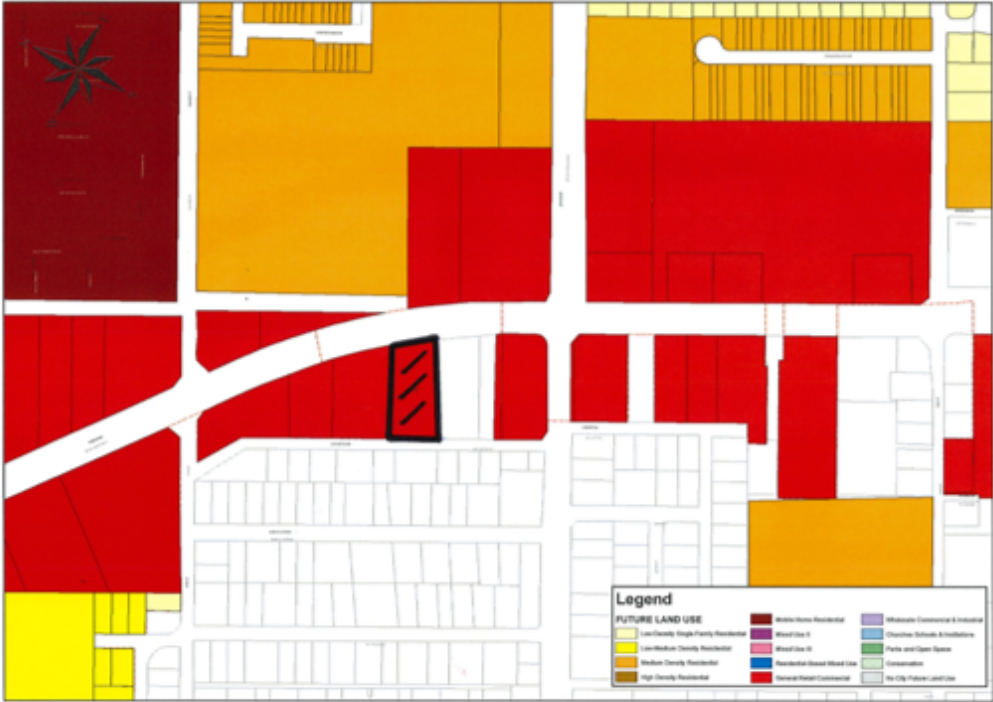
Location Map

EXHIBIT "C"

Aerial Map

EXHIBIT "D"

Current FLU - MXZ



Proposed FLU Commercial

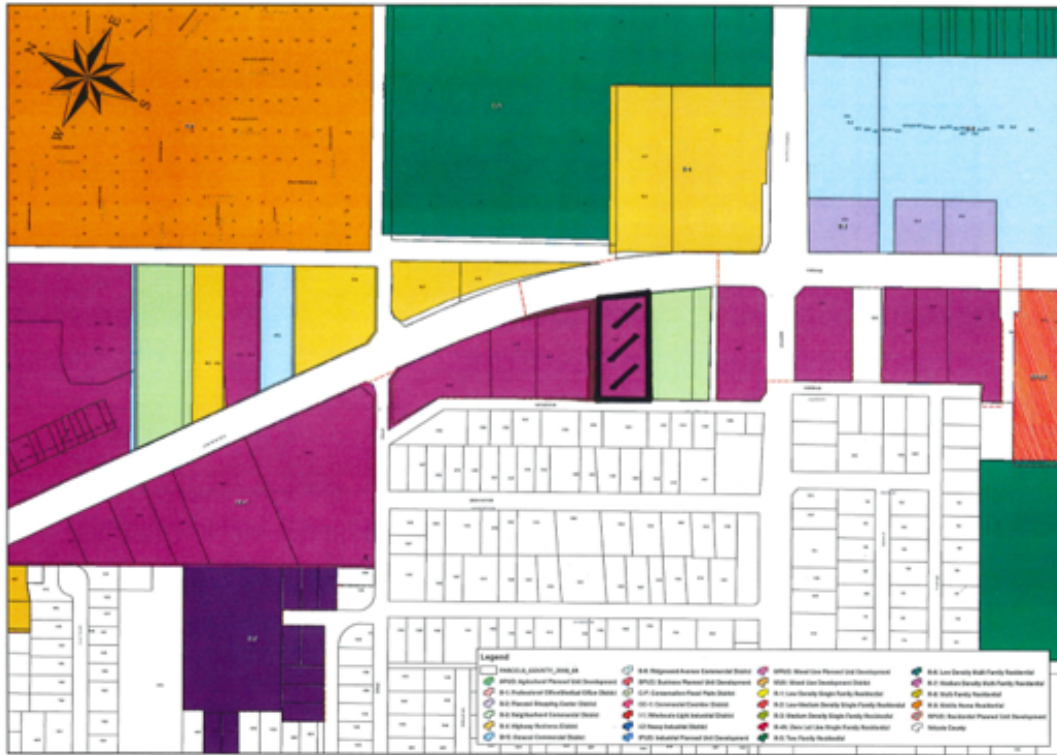
EXHIBIT "E"



Current Zoning (I-1)
Light Industrial

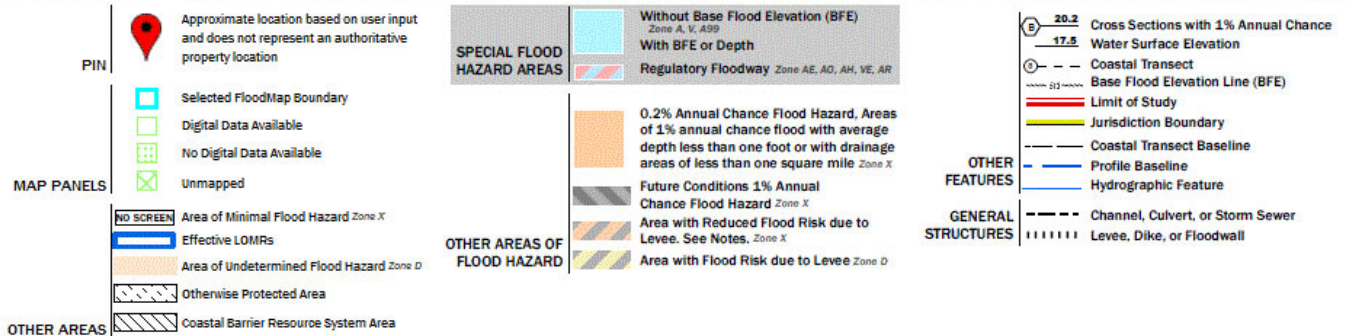
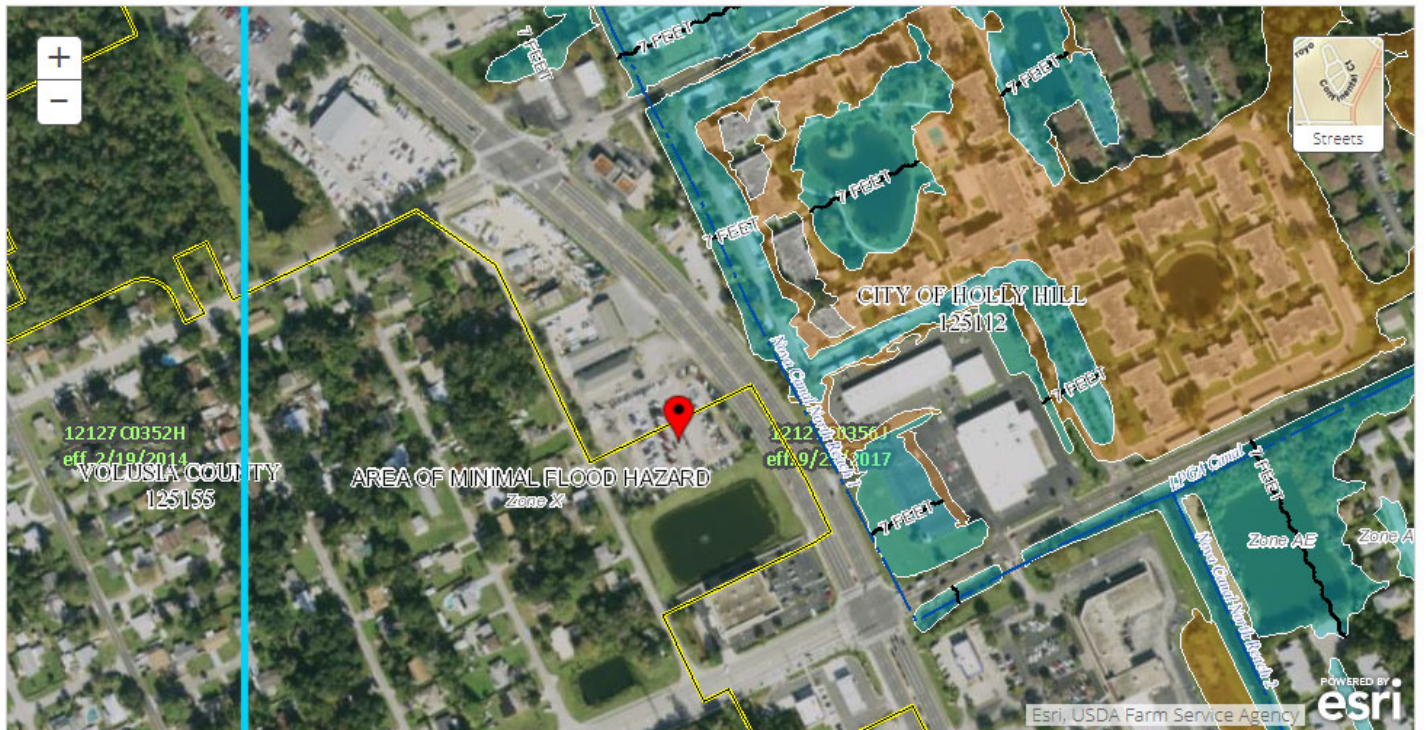
CITY OF HOLLY HILL, FLORIDA ZONING

Feet
0 200 400 800 1,200



Proposed Zoning – CC-1

EXHIBIT "F"



64E-6.008 System Size Determinations.

(1) Minimum design flows for systems serving any structure, building or group of buildings shall be based on the estimated daily sewage flow as determined from Table I or the following:

(a) The DOH county health department shall accept, for other than residences and food operations, metered water use data in lieu of the estimated sewage flows set forth in Table I. For metered flow consideration, the applicant shall provide authenticated monthly water use data documenting water consumption for the most recent 12 month period for at least six similar establishments. Similar establishments are those like size operations engaged in the same type of business or service, which are located in the same type of geographic environment, and which have approximately the same operating hours. Metered flow values will not be considered to be a reliable indicator of typical water use where one or more of the establishments utilized in the sample has exceeded the monthly flow average for all six establishments by more than 25 percent or where the different establishments demonstrate wide variations in monthly flow totals. When metered flow data is accepted in lieu of estimated flows found in Table I, the highest flow which occurred in any month for any of the six similar establishments shall be used for system sizing purposes. Except for food operations which exceed domestic sewage waste quality parameters as defined in subsection 64E-6.002(15), F.A.C., where an existing establishment which has been in continuous operation for the previous 24 months seeks to utilize its own metered flows, the applicant shall provide authenticated monthly water use data documenting water consumption for the most recent 24 month period. The highest monthly metered flow value for an existing establishment shall be used for system sizing purposes.

(b) When onsite systems use multiple strategies to reduce the total estimated sewage flow or the drainfield size, only one reduction method shall be credited.

TABLE I
For System Design
ESTIMATED SEWAGE FLOWS

TYPE OF ESTABLISHMENT COMMERCIAL:	GALLONS PER DAY
Airports, bus terminals, train stations, port & dock facilities, Bathroom waste only	
(a) Per passenger	4
(b) Add per employee per 8 hour shift	15
Barber & beauty shops per service chair	75
Bowling alley bathroom waste only per lane	50
Country club	
(a) Per resident	100
(b) Add per member or patron	25
(c) Add per employee per 8 hour shift	15
Doctor and Dentist offices	
(a) Per practitioner	250
(b) Add per employee per 8 hour shift	15
Factories, exclusive of industrial wastes gallons per employee per 8 hour shift	
(a) No showers provided	15
(b) Showers provided	25
Flea Market open 3 or less days per week	
(a) Per non-food service vendor space	15
(b) Add per food service establishment using single service articles only per 100 Square feet of floor space	50
(c) Per limited food service establishment	25
(d) For flea markets open more than 3 days per week estimated flows shall be doubled	
Food operations	
(a) Restaurant operating 16 hours or less per day per seat	40
(b) Restaurant operating more than 16 hours per day per seat	60
(c) Restaurant using single service articles only and operating 16 hours or less per day per seat	20
(d) Restaurant using single service articles only and operating more than 16 hours per day per seat	35
(e) Bar and cocktail lounge per seat	20

add per pool table or video game	15
(f) Drive-in restaurant per car space	50
(g) Carry out only, including caterers	
1. Per 100 square feet of floor space	50
2. Add per employee per 8 hour shift	15
(h) Institutions per meal	5
(i) Food Outlets excluding deli's, bakery, or meat department per 100 square feet of floor space	10
1. Add for deli per 100 square feet of deli floor space	40
2. Add for bakery per 100 square feet of bakery floor space	40
3. Add for meat department per 100 square feet of meat department floor space	75
4. Add per water closet	200
Hotels & motels	
(a) Regular per room	100
(b) Resort hotels, camps, cottages per room	200
(c) Add for establishments with self service laundry facilities per machine	750
Mobile Home Park	
(a) Per single wide mobile home space, less than 4 single wide spaces connected to a shared onsite system	250
(b) Per single wide mobile home space, 4 or more single wide spaces are connected to a shared onsite system	225
(c) Per double wide mobile home space, less than 4 double wide mobile home spaces connected to a shared onsite system	300
(d) Per double wide mobile home space, 4 or more double wide mobile home spaces connected to a shared onsite system	275
Office building	
per employee per 8 hour shift, or	15
per 100 square feet of floor space, whichever is greater	15
Transient Recreational Vehicle Park	
(a) Recreational vehicle space for overnight stay, without water and sewer hookup per vehicle space	50
(b) Recreational vehicle space for overnight stay, with water and sewer hookup per vehicle space	75
Service stations per water closet	
(a) Open 16 hours per day or less	250
(b) Open more than 16 hours per day	325
Shopping centers without food or laundry per square foot of floor space	0.1
Stadiums, race tracks, ball parks per seat	4
Stores per bathroom	200
Swimming and bathing facilities, public	10
per person	
Theatres and Auditoriums, per seat	4
Veterinary Clinic	
(a) Per practitioner	250
(b) Add per employee per 8 hour shift	15
(c) Add per kennel, stall or cage	20
Warehouse	
(a) Add per employee per 8 hour shift	15
(b) Add per loading bay	100
(c) Self-storage, per unit (up to 200 units)	1
add 1 gallon for each 2 units or fraction thereof, for over 200 units, and shall be in addition to	

employees, offices or living quarters flow rates.

INSTITUTIONAL:

Churches per seat which includes kitchen wastewater flows unless meals prepared on a routine basis	3
If meals served on a regular basis add per meal prepared	5
Hospitals per bed which does not include kitchen wastewater flows	200
add per meal prepared	5
Nursing, rest homes, adult congregate living facilities per bed which does not include kitchen wastewater flows	100
add per meal prepared	5
Parks, public picnic	
(a) With toilets only per person	4
(b) With bathhouse, showers & toilets per person	10
Public institutions other than schools and hospitals per person which does not include kitchen wastewater flows	100
add per meal prepared	5
Schools per student	
(a) Day-type	10
(b) Add for showers	4
(c) Add for cafeteria	4
(d) Add for day school workers	15
(e) Boarding-type	75
Work/construction camps, semi-permanent per worker	50
RESIDENTIAL:	
Residences	
(a) Single or multiple family per dwelling Unit	
1 Bedroom with 750 sq. ft. or less of building area	100
2 Bedrooms with 751-1,200 sq. ft. of building area	200
3 Bedrooms with 1,201-2,250 sq. ft. of building area	300
4 Bedrooms with 2,251-3,300 sq. ft. of building area	400
For each additional bedroom or each additional 750 square feet of building area or fraction thereof in a dwelling unit, system sizing shall be increased by 60 gallons per dwelling unit.	
(b) Other per occupant	50

Footnotes to Table I:

1. For food operations, kitchen wastewater flows shall normally be calculated as 66 percent of the total establishment wastewater flow.

2. Systems serving high volume establishments, such as restaurants, convenience stores and service stations located near interstate type highways and similar high-traffic areas, require special sizing consideration due to expected above average sewage volume. Minimum estimated flows for these facilities shall be 3.0 times the volumes determined from the Table I figures.

3. For residences, the volume of wastewater shall be calculated as 50 percent blackwater and 50 percent graywater.

4. Where the number of bedrooms indicated on the floor plan and the corresponding building area of a dwelling unit in Table I do not coincide, the criteria which will result in the greatest estimated sewage flow shall apply.

5. Convenience store estimated sewage flows shall be determined by adding flows for food outlets and service stations as appropriate to the products and services offered.

6. Estimated flows for residential systems assumes a maximum occupancy of two persons per bedroom. Where residential care facilities will house more than two persons in any bedroom, estimated flows shall be increased by 50 gallons per each additional occupant.

(2) Minimum effective septic tank capacity and total dosing tank capacity shall be determined from Table II. However, where multiple family dwelling units are jointly connected to a septic tank system, minimum effective septic tank capacities specified in the table shall be increased 75 gallons for each dwelling unit connected to the system. With the exception noted in paragraph 64E-6.013(2)(a), F.A.C., all septic tanks shall be multiple chambered or shall be placed in series to achieve the required effective capacity. The use of an approved outlet filter device shall be required. Outlet filters shall be installed within or following the last septic tank or septic tank compartment before distribution to the drainfield. The outlet filter device requirement includes blackwater tanks, but does not include graywater tanks or grease interceptors or laundry tanks. Outlet filter devices shall be placed to allow accessibility for routine maintenance. Utilization and sizing of outlet filter devices shall be in accordance with the manufacturers' recommendations. The approved outlet filter device shall be installed in accordance with the manufacturers' recommendations. The Bureau of Onsite Sewage Programs shall approve outlet filter devices per the department's Policy on Approval Standards For Onsite Sewage Treatment And Disposal Systems Outlet Filter Devices, November 2008, which is herein incorporated by reference.

TABLE II
SEPTIC TANK AND PUMP TANK CAPACITY

AVERAGE SEWAGE FLOW GALLONS/DAY	SEPTIC TANK MINIMUM EFFECTIVE CAPACITY GALLONS	PUMP TANK MINIMUM TOTAL CAPACITY GALLONS	
		Residential	Commercial
0-200	900	150	225
201-300	900	225	375
301-400	1,050	300	450
401-500	1,200	375	600
501-600	1,350	450	600
601-700	1,500	525	750
701-800	1,650	600	900
801-1,000	1,900	750	1,050
1,001-1,250	2,200	900	1,200
1,251-1,750	2,700	1,350	1,900
1,751-2,500	3,200	1,650	2,700
2,501-3,000	3,700	1,900	3,000
3,001-3,500	4,300	2,200	3,000
3,501-4,000	4,800	2,700	3,000
4,001-4,500	5,300	2,700	3,000
4,501-5,000	5,800	3,000	3,000

(3) Where a separate graywater tank and drainfield system is used, the minimum effective capacity of the graywater tank shall be 250 gallons with such system receiving not more than 75 gallons of flow per day. For graywater systems receiving flows greater than 75 gallons per day, minimum effective tank capacity shall be based on the average daily sewage flow plus 200 gallons for sludge storage. Design requirements for graywater tanks are described in subsection 64E-6.013(2), F.A.C. Where separate graywater and blackwater systems are utilized, the size of the blackwater system can be reduced, but in no case shall the blackwater system be reduced by more than 25 percent. However, the minimum capacity for septic tanks disposing of blackwater shall be 900 gallons.

(4) Where building codes allow separation of discharge pipes of the residence to separate stubouts and where lot sizes and setbacks allow system construction, the applicant may request a separate laundry waste tank and drainfield system. Where an aerobic treatment unit is used, all blackwater, graywater and laundry waste flows shall be consolidated and treated by the aerobic treatment unit. Where a residential laundry waste tank and drainfield system is used:

(a) The minimum laundry waste trench drainfield absorption area for slightly limited soil shall be 75 square feet for a one or two bedroom residence with an additional 25 square feet for each additional bedroom. If an absorption bed drainfield is used the minimum drainfield area shall be 100 square feet with an additional 50 square feet for each additional bedroom over two bedrooms. The DOH county health department shall require additional drainfield area based on moderately limited soils and other site specific conditions, which shall not exceed twice the required amount of drainfield for a slightly limited soil.

(b) The laundry waste interceptor shall meet requirements of subsections 64E-6.013(2) and (8), F.A.C.

(c) The drainfield absorption area serving the remaining wastewater fixtures in the residence shall be reduced by 25 percent.

(5) The minimum absorption area for standard subsurface drainfield systems, graywater drainfield systems, and filled systems shall be based on estimated sewage flows and Table III so long as estimated sewage flows are 200 gallons per day or higher. When estimated sewage flows are less than 200 gallons per day, system size shall be based on a minimum of 200 gallons per day.

TABLE III
For Sizing of Drainfields Other Than Mounds

U.S. DEPARTMENT OF AGRICULTURE SOIL TEXTURAL CLASSIFICATION	SOIL TEXTURE LIMITATION (PERCOLATION RATE)	MAXIMUM SEWAGE LOADING RATE TO TRENCH & BED ABSORPTION SURFACE INGALLONS PER SQUARE FOOT PER DAY	
		TRENCH	BED
Sand; Coarse Sand not associated with a seasonal water table of less than 48 inches; and Loamy Coarse Sand	Slightly limited (Less than 2 min/inch)	0.80	0.60
Loamy Sand; Sandy Loam; Coarse Sandy Loam; and Fine Sand Loam;	Slightly limited (2-4 min/inch)	0.80	0.60
Fine Sandy Loam; Silt Loam; Very Fine Sand; Very Fine Sandy Loam; Loamy Fine Sand; Loamy Very Fine Sand; and Sandy Clay Loam	Moderately limited (5-10 min/inch)	0.65	0.35
Clay Loam; Silty Clay Loam; Sandy Clay; Silty Clay; and Silt	Moderately limited (Greater than 15 min/inch but not exceeding 30 min/inch)	0.35	0.20
Clay; Organic Soils; Hardpan; and Bedrock	Severely limited (Greater than 30 min/inch)	Unsatisfactory for standard subsurface system	
Coarse Sand with an estimated wet season high water table within 48 inches of the bottom of the proposed drainfield; Gravel or Fractured Rock or Oolitic Limestone	Severely limited (Less than 1 min/inch and a water table less than 4 feet below the drainfield)	Unsatisfactory for standard subsurface system	

Footnotes to Table III:

1. U.S. Department of Agriculture major soil textural classification groupings and methods of field identification are explained in Rule 64E-6.016, F.A.C. Laboratory sieve analysis of soil samples may be necessary to confirm field evaluation of specific soil textural classifications. The USDA Soil Conservation Service "Soil Textural Triangle" shall be used to classify soil groupings based on the proportion of sand, silt and clay size particles.

2. The permeability or percolation rate of a soil within a specific textural classification may be affected by such factors as soil structure, cementation and mineralogy. Where a percolation rate is determined using the falling head percolation test procedure described in the United States Environmental Protection Agency Design Manual for Onsite Wastewater Treatment and Disposal Systems, October, 1980, incorporated by reference into this rule, the calculated percolation test rate shall be used with Table III and evaluated by the DOH county health department with other factors such as history of performance of systems in the area in determining the minimum sizing for the drainfield area.

3. When all other site conditions are favorable, horizons or strata of moderately or severely limited soil may be replaced with slightly limited soil or soil of the same texture as the satisfactory slightly limited permeable layer lying below the replaced layer. The slightly limited permeable layer below the replaced layer shall be identified within the soil profile which was submitted as part of the permit application. The resulting soil profile must show complete removal of the moderately or severely limited soil layer being replaced and must be satisfactory to a minimum depth of 54 inches beneath the bottom surface of the proposed drainfield. The

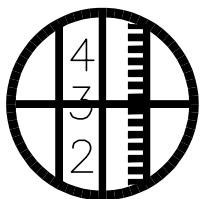
width of the replacement area shall be at least 2 feet wider and longer than the drain trench and for absorption beds shall include an area at least 2 feet wider and longer than the proposed bed. Drainfields shall be centered in the replaced area. Where at least 33 percent of the moderately limited soils at depths greater than 54 inches below the bottom of the drainfield have been removed to the depth of slightly limited soil, drainfield sizing shall be based on the following sewage loading rates. Where severely limited soils are being removed at depths greater than 54 inches below the bottom of the drainfield, 100 percent of the severely limited soils at depths greater than 54 inches shall be removed down to the depth of an underlying slightly limited soil. Maximum sewage loading rates for standard subsurface systems installed in replacement areas shall be 0.80 gallons per square foot per day for trench systems and 0.60 gallons per square foot per day for absorption beds in slightly limited soil textures. Where moderately limited soil materials are found beneath the proposed drainfield, and where system sizing is based on that moderately limited soil, soil replacements of less than 33% may be permitted.

4. Where coarse sand, gravel, or oolitic limestone directly underlies the drainfield area, the site shall be approved provided a minimum depth of 42 inches of the rapidly percolating soil beneath the bottom absorption surface of the drainfield and a minimum 12 inches of rapidly percolating soil contiguous to the drainfield sidewall absorption surfaces, is replaced with slightly limited soil material. Where such replacement method is utilized, the drainfield size shall be determined using a maximum sewage application rate of 0.80 gallons per square foot per day of drainfield in trenches and 0.60 gallon per square foot per day for drainfield absorption beds.

5. Where more than one soil texture classification is encountered within a soil profile and it is not removed as part of a replacement, drainfield sizing for standard subsurface drainfield systems and fill drainfield systems shall be based on the most restrictive soil texture encountered within 24 inches of the bottom of the drainfield absorption surface.

(6) All materials incorporated herein may be obtained from the Bureau of Onsite Sewage Programs at www.MyFloridaEH.com or 4052 Bald Cypress Way, Bin A08, Tallahassee, Florida 32399-1713.

Rulemaking Authority 381.0065(3)(a) FS. Law Implemented 381.0065 FS. History—New 12-22-82, Amended 2-5-85, Formerly 10D-6.48, Amended 3-17-92, 1-3-95, Formerly 10D-6.048, Amended 11-19-97, 3-22-00, 9-5-00, 11-26-06, 6-25-09, 7-16-13.



SLIGER & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

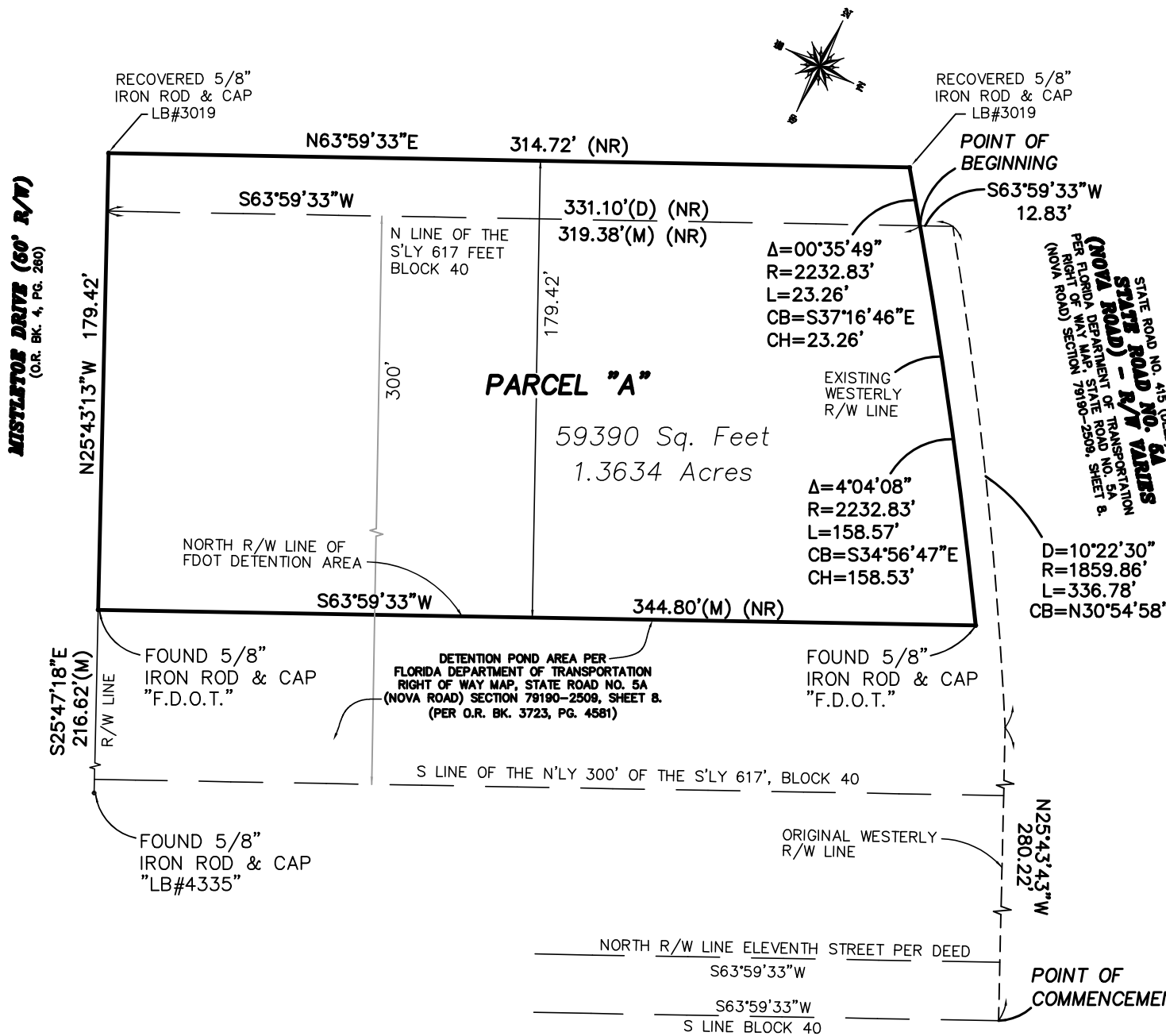
LICENSED BUSINESS CERTIFICATION NO. 3019

3921 NOVA ROAD
PORT ORANGE, FL. 32127
(386) 761-5385

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7.2.i

RECORDING INFORMATION



Attachment: Survey and Legal Description (3155 : 1652 N Nova Road CPA and Rezone)

GRAPHIC SCALE



(IN FEET)

1 inch = 60 ft.

SKETCH OF DESCRIPTION ONLY
THIS IS NOT A BOUNDARY SURVEY

FOR: BB&B INVESTMENTS, INC.

JOB # 20-1245

SHEET 1 OF 2

ABBREVIATIONS

W	WETLAND
R/W	RIGHT OF WAY
CL	CENTERLINE
Δ	CENTRAL ANGLE
R	RADIUS
L	ARC LENGTH
CB	CHORD BEARING
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
CE	CONSERVATION EASEMENT
PRC	POINT OF REVERSE CURVE
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
U.S.C. & G.S.	UNITED STATES COAST AND GEODETIC SURVEY

LEGEND

●	IRON ROD WITH CAP
○	IRON PIPE
□	CONCRETE MONUMENT
■	PERMANENT REFERENCE MONUMENT
△	PERMANENT CONTRAINT POINT
(R)	RADIAL LINE
(NR)	NON-RADIAL LINE
○	EXISTING ELEVATION
□	PROPOSED ELEVATION

Packet Pg. 58

DESCRIPTION PARCEL A:

THE SOUTHERLY 179.42 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

A PORTION OF BLOCK 40, HOPKINS MAP OF FITCH GRANT, AS PER MAP RECORDED IN DEED BOOK "C", PAGE 79, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. BEING DESCRIBED AS FOLLOWS:

COMMENCING AT AN INTERSECTION OF THE SOUTH LINE OF SAID BLOCK 40 WITH THE ORIGINAL WESTERLY LINE OF STATE ROAD #415 (A 100 FOOT RIGHT OF WAY AS NOW LAID OUT AND USED); THENCE NORTH 25°43'43" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 280.22 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1859.86 FEET A CENTRAL ANGLE OF 10°22'30" AND A CORD BEARING OF N30°54'58"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 336.78 FEET; THENCE DEPARTING FROM SAID ORIGINAL RIGHT-OF-WAY S63°59'33"W, A DISTANCE OF 12.83' (WESTERLY AND PARALLEL TO 11TH STREET A DISTANCE OF 331.10 FEET TO A POINT IN THE EASTERLY LINE OF MISTLETOE DRIVE (A 50 FOOT STREET AS RECORDED IN OFFICIAL RECORDS BOOK 4, PAGE 260, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA) TO THE EXISTING RIGHT OF WAY LINE OF SAID STATE ROAD AND THE POINT OF BEGINNING; THENCE ALONG A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2232.83 FEET; A CENTRAL ANGLE OF 04°04'08" AND A CHORD BEARING OF S34°56'47"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 158.57 FEET; THENCE S63°59'33"W, A DISTANCE OF 344.80 FEET TO THE EASTERLY LINE OF MISTLETOE DRIVE (A 50 FOOT STREET AS RECORDED IN OFFICIAL RECORDS BOOK 4, PAGE 260, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA); THENCE N25°43'13"W ALONG SAID MISTLETOE DRIVE, 179.42 FEET; THENCE N63°59'33"E A DISTANCE OF 314.72 FEET TO THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF NOVA ROAD (STATE ROAD 5A) TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2232.83 FEET A CENTRAL ANGLE OF 00°35'49" AND A CHORD BEARING OF S37°16'46"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 23.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 59,390 SQ.FT., 1.36 ACRES

SURVEYORS NOTES:

1. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SKETCH OF DESCRIPTION.
2. BEARING STRUCTURE BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF STATE ROAD NO. 5A (NOVA ROAD), SECTION 79190-2509, SHEET 8, WITH THE BEARING ON THE NORTHERLY R/W LINE OF DETENTION AREA BEING N63°59'33"E.
3. THIS SKETCH IS BASED ON A BOUNDARY SURVEY PREPARED BY THIS FIRM, BEING THE BOUNDARY SURVEY FOR A PORTION OF BLOCK 40 HOPKINS MAP OF FITCH GRANT VOLUSIA COUNTY, FLORIDA.
4. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR A VALID ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
5. DESCRIPTION CREATED BY SLIGER & ASSOCIATES INC. (JOB NO. 20-0622)

REFERENCE: A PORTION OF BLOCK 40 HOPKINS MAP OF FITCH GRANT VOLUSIA COUNTY, FLORIDA.

THIS PLAT OF SURVEY IS CERTIFIED TO AND PREPARED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES AND\INDIVIDUALS LISTED BELOW, ON THE MOST CURRENT DATE, AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.

TYPE OF SURVEY	CERTIFIED TO	SURVEY DATE	JOB NUMBER
SKETCH OF	BB&B INVESTMENTS, INC.	10-17-2020	20-1245
DESCRIPTION	AND VOLUSIA RESIDENTIAL CONSTRUCTION, LLC,		

SHEET 2 OF 2

VALID WITH SIGNATURE & EMBOSSED SEAL OR
DIGITAL SIGNATURE OR DIGITAL SEAL ON DIGITAL VERSIONS

FOR: BB&B INVESTMENTS, INC.

I HEREBY CERTIFY THAT THIS PLAT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS I CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

	DATE	JOB NO.	P.C.	DRW.	CHECKED BY
SKETCH OF DESCRIPTION	10-17-2020	20-1245		TJ	J BARNES
BOUNDARY SURVEY					
TOPOGRAPHIC SURVEY					
FOUNDATION LOCATED					
FINAL IMPROVEMENTS					
RECERTIFICATION					
PROPOSED HOUSE LOCATION					

J.E. ZAPERT, P.L.S. NO. 4046
JEFF W. BARNES P.S.M. NO. 5576
C.O. VAN KLEECK JR. P.S.M. NO. 6149
MICHAEL S. MURPHY

Table 1: Land Use and Zoning Table

	Existing Development	Future Land Use Designation	Zoning Classification
Site	Parking Lot	MXZ	I-1
North	Parking Lot & Commercial Development	Commercial	CC-1
South	FDOT Retention Pond	MXZ	I-1
East	N. Nova Road & Commercial & Multi-family Development	Commercial and MDR	B-4 and R-6
West	Mistletoe Drive and Single-Family Residential	UMI	R-4

MXZ Future Land Use (Current)

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

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

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

(b) Planned - Planned mixed use developments shall require a mix of both residential and nonresidential uses. This type of project should functionally and physically integrate a mix of commercial (office and retail), industrial, if desirable, residential (including affordable housing), and recreational uses. Large projects should provide land for public/semipublic uses. Mixed use projects should contain high levels of internal capture of trips and encourage pedestrian and bicycle traffic. A Comprehensive Plan amendment will be required to designate such areas as a Mixed Use Zone.

The actual mix of land uses should produce approximately twenty percent (20%) internal capture for daily trips. The amount of internal capture of trips shall be determined through a traffic impact analysis. In order to provide the appropriate mix of uses the land uses should fall within the following ranges:

Residential: up to 90% of acreage of entire project Multi-Family: 10% to 50% of residential (Density up to 16 du/ac) Single-Family: up to 90% (Density: up to 5 du/ac)

Nonresidential: 10% to 90% of acreage of entire project Retail: up to 75% of nonresidential (0.50 FAR) Other: up to 60% of nonresidential (0.80 FAR)

General Commercial Development (Proposed)

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

I-1 LIGHT INDUSTRIAL CLASSIFICATION (Current Zoning)

Purpose and intent: The purpose and intent of the I-1 Light Industrial Classification is to provide sufficient space in appropriate locations for industrial operations engaged in the fabricating, repair or storage of manufactured goods of such a nature that objectionable byproducts of the activity (such as odors, smoke, dust, refuse, electro-magnetic interference, noise in excess of that customary to loading, unloading and handling of goods and materials) are not nuisances beyond the lot on which the facility is located.

Permitted principal uses and structures: In the I-1 Light Industrial Classification, no premises shall be used except for the following industrial uses and their customary accessory uses or structures: (Ord. No. 98-25, § VII, 12-17-98)

Adult bookstores (refer to subsection [72-290](#)(1). (Ord. No. 92-6, § XLII, 6-4-92)

Adult theaters (refer to subsection [72-290](#)(1). (Ord. No. 92-6, § XLII, 6-4-92)

Agricultural or farm implement manufacturers.

Aircraft and aircraft part manufacturers.

Aluminum extrusion, rolling manufacturers.

Automobile, truck, truck-trailer, motorcycle, mobile home, manufactured dwelling, recreational vehicle and bicycle manufacturers. (Ord. No. 84-1, § XXXVI, 3-8-84)

Automobile service station, type B.

Bakery products manufacturers.

Basket and hamper manufacturers.

Bedding manufacturers.

Beverage manufacturers.

Blacksmith shops.

Boat manufacturers.

Bolt, nut, screw, washer and rivet manufacturers.

Box and crate manufacturers.

Building components manufacturers.

Building materials storage and sales.

Bus garages and repair shops.

Business equipment manufacturers.

Button manufacturers.

Candy manufacturers. (Ord. No. 84-1, § XXXVI, 3-8-84)

Carbon paper and inked ribbon manufacturers.

Carpet and rug manufacturers.

Chewing gum manufacturers.

Chocolate, cocoa and related products manufacturers.

Cigar and cigarette manufacturers.

Cleaning and dyeing of garments, hats and rugs.

Coal and coke storage and sales.

Coffee, tea and spice processing. (Ord. No. 84-1, § XXXVI, 3-8-84)

Communication towers not exceeding 70 feet in height above ground level. (Ord. No. 97-19, § II, 8-7-97)

Condensed and evaporated milk processing. (Ord. No. 84-1, § XXXVI, 3-8-84)

Container manufacturers.

Contractor's shop, storage and equipment yard. Convenience stores with more than eight vehicular service positions per fuel dispenser island. (Ord. No. 2004-20, § V, 12-16-04)

Cosmetic and toiletry manufacturers.

Creamery and dairy operations.

Culvert manufacturers.
 Dairy products manufacturers.
 Display and sale (retail or wholesale) of products or parts manufactured, assembled, or otherwise used by the manufacturer, on the premises. (Ord. No. 81-39, § XXVI, 11-19-81; Ord. No. 90-34, § 39, 9-27-90)
 Dry-cleaning plants.
 Electrical component manufacturers.
 Essential utility services.
 Exempt excavations (refer to subsection [72-293](#)(15)) and/or those which comply with division 8 of the Land Development Code of Volusia County [article III] and/or final site plan review procedures of this article. (Ord. No. 84-1, § III, 3-8-84; Ord. No. 89-20, § VI, 6-20-89; Ord. No. 90-34, § 39, 9-27-90)
 Exempt landfills (refer to subsection [72-293](#)(16)). (Ord. No. 89-20, § VI, 6-20-89; Ord. No. 90-34, § 39, 9-27-90)
 Exterminating establishments.
 Feed and seed processing and storage.
 Financial institutions.
 Fire stations. (Ord. No. 92-6, § XLII, 6-4-92)
 Firearms manufacturers.
 Flex office/warehouse facility. (Ord. No. 2004-20, § V, 12-16-04)
 Food products manufacturers.
 Fruit and vegetable handlers or processors.
 Fur finishing.
 Furniture manufacturers.
 Gas or steam fitting shops.
 Grain blending and packaging, but not milling.
 Greenhouses.
 Heating, air conditioning, ventilation, stove, refrigerator manufacturers.
 Heavy truck sales, rental, storage (not including salvage or junkyards) or service establishments. (Ord. No. 2004-20, § V, 12-16-04)
 Helipads.
 Home occupations, class A (refer to [section 72-283](#)). (Ord. No. 86-16, § X, 10-23-86)
 Hosiery mills.
 Ice manufacturers.
 Industrial vocational training school.
 Insecticides, fungicides, disinfectants and related industrial and household chemical compounds (blending only).
 Iron, ornamental manufacturers.
 Knitting, weaving, printing, finishing of textiles and fibers into fabric goods.
 Laundries and linen services.
 Leather goods manufacturers (not including tanning operations).
 Machinery and machine shops.
 Meat products (no slaughtering).
 Moving and storage companies.
 Nail, tack, spike and staple manufacturers.
 Outdoor entertainment event (refer to [section 10-31](#) et seq., article II, Code of Ordinances of the County of Volusia). (Ord. No. 2002-22, § XIV, 11-7-02)
 Perfumes and perfumed soaps (compounding only).
 Pest exterminators.
 Pharmaceutical products, drugs (compounding only).
 Planning and millwork manufacturers.

Plastic products manufacturers (secondary production). (Ord. No. 90-34, § 39, 9-27-90)
 Plating, electrolytic process.
 Plumbing supply.
 Printing, publishing and engraving.
 Publicly owned parks and recreational areas. (Ord. No. 92-6, § XLII, 6-4-92)
 Publicly owned or regulated water supply wells. (Ord. No. 92-6, § XLII, 6-4-92)
 Radiator repair, cleaning and flushing establishments.
 Radio and television broadcasting stations.
 Recycling collection center. (Ord. No. 90-34, § 39, 9-27-90)
 Recycling transfer station. (Ord. No. 92-6, § XLII, 6-4-92)
 Research and development establishment. (Ord. No. 2004-20, § V, 12-16-04)
 Restaurants, types A and B, when contained within the principal industrial structure.
 Sawmills.
 Scale and vault manufacturers.
 Sheet metal products manufacturers.
 Sign and paint shop.
 Solid waste transfer station. (Ord. No. 92-6, § XLII, 6-4-92)
 Tool, die and gauge shops.
 Railroad yards, sidings and terminals.
 Trailer, carriage and wagon manufacturers.
 Truck or freight transfer terminals. (Ord. No. 82-20, § XI, 12-9-82)
 Truck stops.
 Truck, automobile, boat, mobile recreational vehicle and shelter, motorcycle and trailer storage.
 (Ord. No. 92-6, § XLII, 6-4-92)
 Warehouses.
 Welding or soldering shops.
 Wholesale houses and distributors.
 Wood product manufacturers.
 Yards of general contractors engaged in building or heavy construction.
 Yarn, threads and cordage manufacturers.
 (Ord. No. 2004-20, § V, 12-16-04)

Permitted special exceptions: Additional regulations/requirements governing permitted special exceptions are located in sections [72-293](#) and [72-415](#) of this article. (Ord. No. 90-34, § 39, 9-27-90)

Air curtain incinerators (refer to subsection [72-293](#)(19)). (Ord. No. 90-34, § 39, 9-27-90)
 Animal hospitals, veterinary clinics.
 Communication towers exceeding 70 feet in height above ground level. (Ord. No. 97-19, § II, 8-7-97)
 Circus headquarters. (Ord. No. 87-14, § VIII, 6-18-87)
 Fixed-wing aircraft landing fields.
 Flea markets (refer to subsection [72-293](#)(7)). (Ord. No. 90-34, § 39, 9-27-90)
 Gas and oil wells. (Ord. No. 84-1, § XXXVI, 3-8-84)
 Group homes. (Ord. No. 94-4, § XLIV, 5-5-94)
 Junkyards (refer to subsection [72-293](#)(11)). (Ord. No. 84-1, § XXXVI, 3-8-84)
 Materials recovery facility as regulated under Rule 62-701.700, F.A.C., (minimum parcel size of 20 acres) (refer to subsection [72-293](#)(16)). (Ord. No. 2004-20, § V, 12-16-04)
 Nonexempt excavations (refer to subsection [72-293](#)(15)). (Ord. No. 89-20, § VIII, 6-20-89; Ord. No. 90-34, § 39, 9-27-90)
 Only one single-family dwelling for the owner or manager of an existing permitted principal use.
 (Ord. No. 84-1, §§ XXX, XXXVI, 3-8-84)

Professional and trade schools related to permitted uses (refer to subsection [72-293\(5\)](#)).
 Public uses not listed as a permitted principal use. (Ord. No. 92-6, § XLII, 6-4-92)
 Public utility uses and structures (refer to subsection [72-293\(1\)](#)). (Ord. No. 84-1, § III, 3-8-84)
 Schools, parochial or private (refer to subsection [72-293\(4\)](#)).
 Silverware and plateware manufacturers. (Ord. No. 90-34, § 39, 9-27-90)
 Temporary and permanent asphalt batching and cement plants (refer to subsection [72-293\(9\)](#)).
 Tire retreading, recapping and vulcanizing shops. (Ord. No. 90-34, § 39, 9-27-90)
 (Ord. No. 89-20, § XIII, 6-20-89; Ord. No. 90-34, § 39, 9-27-90; Ord. No. 98-25, § VII, 12-17-98)
 (Ord. No. 2004-20, § V, 12-16-04)

Dimensional requirements:

Minimum lot size:

Area: One acre. (Ord. No. 2004-20, § V, 12-16-04)
 Width: 150 feet. (Ord. No. 2004-20, § V, 12-16-04)

Minimum yard size:

Front yard: 30 feet.

Side yard: Ten feet, unless abutting an agricultural, residential or mobile home zoned property, then 35 feet. (Ord. No. 81-39, § XXVII, 11-19-81; Ord. No. 98-25, § VII, 12-17-98; Ord. No. 2004-20, § V, 12-16-04)

Rear yard: 20 feet, unless abutting an agricultural, residential or mobile home zoned property, then 35 feet. (Ord. No. 98-25, § VII, 12-17-98; Ord. No. 2004-20, § V, 12-16-04)

For buildings over 35 feet in height, the side and rear yards shall be increased by one foot of yard for each foot of building height over 35 feet. (Ord. No. 81-39, § XXVII, 11-19-81; Ord. No. 98-25, § VII, 12-17-98)

Waterfront yard: 25 feet. For buildings over 35 feet in height, the waterfront yard shall be increased one foot for each foot of height over 35 feet. (Ord. No. 82-20, § XIII, 12-9-82; Ord. No. 90-34, § 39, 9-27-90; Ord. No. 94-4, § XLIV, 5-5-94)

Maximum building height: 45 feet; abutting a residential classification, 35 feet. (Ord. No. 81-39, § XXVII, 11-19-81; Ord. No. 92-6, § XLII, 6-4-92)

Maximum lot coverage: No maximum.

Off-street parking and loading requirements: Off-street parking and loading areas meeting the requirements of [section 72-286](#) shall be constructed. (Ord. No. 90-34, § 39, 9-27-90)

Landscape buffer requirements: Landscaped buffer areas meeting the requirements of [section 72-284](#) shall be constructed.

Final site plan requirements: Final site plan approval meeting the requirements of division 3 of the Land Development Code [article III] is required. (Ord. No. 88-2, § IV, 1-19-88)

DIVISION 12. - CC-1, COMMERCIAL CORRIDOR DISTRICT

(Proposed Zoning)

Sec. 114-591. - Scope.

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

(Ord. No. 2408, § 1(5.5.21.A), 8-8-95)

Sec. 114-592. - Intent.

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

(Ord. No. 2408, § 1(5.5.21.B), 8-8-95)

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

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

- (1) Administrative offices.
- (2) Adult congregate living facilities not exceeding 65 clients per acre (licensed capacity).
- (3) Adult day care centers.
- (4) Banks and savings and loans.
- (5) Barbershops.
- (6) Bars and nightclubs, except when such uses are located on a parcel abutting any R-1 through R-9 zoned property.
- (7) Beauty salons.
- (8) Business services.
- (9) Carwash facilities, except when located on property adjacent to Ridgewood Avenue or LPGA Blvd., in which case such use is allowed by special exception.
- (10) Child day care centers.
- (11) Civic, fraternal and service organizations.
- (12) Clubs, private.
- (13) Convenience grocery stores.
- (14) General office uses.
- (15) Hospitals.
- (16) Hotels/motels.

- (17) Houses of worship.
- (18) Laboratories: biological, optical, medical, dental and X-ray, but not including research and development laboratories related to the manufacturing of drugs for distribution and sale.
- (19) Manufacturing (light industrial).
- (20) Marinas.
- (21) Medical and dental clinics.
- (22) Miniwarehouses.
- (23) Motor vehicle sales and rentals.
- (24) Newsstands.
- (25) Personal services.
- (26) Prescription pharmacies.
- (27) Professional services offices.
- (28) Public uses.
- (29) Public utility uses and structures.
- (30) Recreational vehicles and equipment sales (including boat sales).
- (31) Residential dwelling units (not more than ten dwelling units per acre in conjunction with a nonresidential use only).
- (32) Rest and convalescent homes.
- (33) Restaurants, type A or B, except when such uses are located on a parcel abutting any R-1 through R-9 zoned property.
- (34) Retail sales and services.
- (35) Retail specialty shops.
- (36) Self-service laundromats.
- (37) Shopping centers.
- (38) Veterinary clinics.
- (39) Warehousing and distribution.
- (40) Motor vehicle and marine sales, services, parts and repair.
- (41) Paint and body shops, except when such uses are located on a parcel abutting Ridgewood Avenue (U.S. 1/S.R. 5) or abutting any R-1 through R-9 zoned property.

The development code administrator and the city planner may jointly authorize any use which is similar in character to any listed permitted use and which is clearly within the legislative intent of the classification.

(Ord. No. 2408, § 1(5.5.21.C), 8-8-95; Ord. No. 2416, § 1, 10-10-95; Ord. No. 2817, § 2, 10-9-07)

Sec. 114-594. - Prohibited uses.

The following uses are prohibited in the CC-1 district:

- (1) Asphalt batching plants.
- (2) Blood plasma centers.
- (3) Bulk storage of petroleum products and other flammable substances.
- (4) Concrete plants.
- (5) Truck and automobile salvage yards.
- (6) Temporary labor halls and similar uses, but not including employment services.
- (7) Tattoo parlors, except that tattoo parlors shall be permitted on CC-1 zoned property only within the redevelopment district overlay if approved by special exception.

(Ord. No. 2408, § 1(5.5.21.D), 8-8-95; Ord. No. 2460, § 1, 3-25-97; Ord. No. 2999, § 2, 3-13-18)

Sec. 114-595. - Permitted accessory uses and structures.

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

- (1) Advertising signs, subject to the provisions of chapter 110.
- (2) Uses customarily associated with, dependent on and incidental to the permitted principal use.
- (3) Outside display, storage or sale of goods and objects that are customarily associated with and incidental to a permitted principal use. (Refer to section 114-767.)

(Ord. No. 2408, § 1(5.5.21.E), 8-8-95)

Sec. 114-596. - Special exceptions.

Special exceptions in the CC-1 district are as follows:

- (1) Automobile service stations (type A and B) (Refer to section 114-682.)
- (2) Bars and nightclubs, when such uses are located on a parcel abutting any R-1 through R-9 zoned property. (Refer to section 114-691.)
- (3) Fence manufacturing and assembly. (Refer to section 114-684.)
- (4) Flea markets and farmers' markets. (Refer to section 114-676.)
- (5) Restaurants, types A and B, when such uses are located on a parcel abutting any R-1 through R-9 zoned property. (Refer to section 114-690.)
- (6) Self-service automobile fuel stations and accessory self-service fuel pumps. (Refer to section 114-682.)
- (7) Transmission repair services. (Refer to section 114-681.)
- (8) Truck and rail freight terminals.

(Ord. No. 2408, § 1(5.5.21.F), 8-8-95)

Sec. 114-597. - Dimensional requirements.

Dimensional requirements in the CC-1 district are as follows:

(1) *Minimum lot size.*

- a. Area: 10,000 square feet.
- b. Depth: 100 feet.
- c. Width: 100 feet.

(2) *Minimum yard size.*

- a. Front (abutting Ridgewood Avenue and LPGA Boulevard): 25 feet; (abutting all other streets: 15 feet)
- b. Rear: 15 feet, plus three feet for each story over three.
- c. Side: Ten feet.

(3) *Maximum building height.*

- a. Maximum building height is 30 feet, measured from the centerline elevation of Ridgewood Avenue.
- b. Maximum building height shall be increased by ten feet for every 10,000 feet of lot area over 20,000 square feet lot size; provided, however, that under no circumstances shall the building height exceed 70 feet or seven stories.

(4) *Maximum lot coverage.* None.

(Ord. No. 2408, § 1(5.5.21.G), 8-8-95; Ord. No. 2435, § 1, 7-23-96; Ord. No. 2466, § 1, 5-27-97)

UMI - Urban Medium Intensity – FLU (Volusia County)

Urban Medium Intensity (UMI) - Areas that contain residential development at a range of greater than four (4) to eight (8) dwelling units per acre. The types of housing typically found in areas designated urban medium intensity include single family homes, townhouses and low-rise apartments.

The UMI designation is primarily a residential designation but may allow neighborhood business areas (see Shopping Center definition in Chapter 20) and office development that meet the Comprehensive Plan's location criteria. The commercial intensity shall be no more than a fifty percent Floor Area Ratio (0.50 FAR) and shall be limited in a manner to be compatible with the allowable residential density. In order to be considered compatible, the commercial development should reflect similar traffic patterns, traffic generation, building scale, landscaping and open space, and buffers. More intensive commercial use, other than neighborhood business areas, shall be reserved to areas designated for Commercial.

All requests for nonresidential uses within one- quarter ($\frac{1}{4}$) mile of another jurisdiction shall require notification to that jurisdiction.

Medium Density Residential Development - FLU (Holly Hill)

Medium density residential development - the number of dwelling units shall be more than 6 but fewer than 20 per net acre.

R-4 URBAN SINGLE-FAMILY (Volusia County)

Purpose and intent: The purpose and intent of the R-4 Urban Single-Family Residential Classification is to provide medium-density residential developments, preserving the character of existing or proposed residential neighborhoods.

Permitted principal uses and structures: In the R-4 Urban Single-Family Residential Classification, no premises shall be used except for the following uses and their customary accessory uses or structures:

Cluster and zero lot line subdivisions (refer to subsection [72-304](#)).

Communication towers not exceeding 70 feet in height above ground level.

Essential utility services.

Exempt excavations (refer to subsection [72-293](#)(15)) and/or those which comply with division 8 of the Land Development Code of Volusia County [article III] and/or final site plan review procedures of this article.

Exempt landfills (refer to subsection [72-293](#)(16)).

Fire stations.

Home occupations, class A (refer to [section 72-283](#)).

Houses of worship.

Parks and recreational areas accessory to residential developments.

Public schools.

Publicly owned parks and recreational areas.

Publicly owned or regulated water supply wells.

Single-family standard or manufactured modular dwelling.

Permitted special exceptions: Additional regulations/requirements governing permitted special exceptions are located in sections [72-293](#) and [72-415](#) of this article.

Bed and breakfast (refer to subsection [72-293](#)(19)).

Cemeteries (refer to subsection [72-293](#)(4)).

Communication towers exceeding 70 feet in height above ground level.

Day care centers (refer to subsection [72-293](#)(6)).

Dogs and cats boarded as personal pets exceeding the number permitted in subsection [72-306](#)(a).

Excavations only for stormwater retention ponds for which a permit is required by this article.

Garage apartments.

Off-street parking areas (refer to subsection [72-293](#)(14)).

Public uses not listed as a permitted principal use.

Public utility uses and structures (refer to subsection [72-293](#)(1)).

Recreational areas (refer to subsection [72-293](#)(3)).

Schools, parochial or private (refer to subsection [72-293](#)(4)).

R-6 (Holly Hill)

Sec. 114-253. - Permitted principal uses and structures.

Permitted principal uses and structures in the R-6 district are as follows:

(1)Single-family dwellings. (2)Two-family dwellings. (3)Multifamily dwellings. (4)City-owned parks and open space. (5)Essential utility uses and structures.
(Ord. No. 2352, § 2(5.5.9.C), 7-13-93)

Sec. 114-254. - Permitted accessory uses and structures.

Permitted accessory uses and structures in the R-6 district are as follows: uses customarily associated with, dependent on and incidental to the permitted principal use.
(Ord. No. 2352, § 2(5.5.9.D), 7-13-93)

Sec. 114-255. - Special exceptions.

Special exceptions in the R-6 district are as follows:

(1)Public schools. (Refer to section 114-662.) (2)Meeting places for civic, fraternal and community service organizations. (Refer to section 114-663.) (3)Cemeteries. (Refer to section 114-664.) (4)Rest homes and retirement centers. (Refer to section 114-671.) (5)Residential retirement health care facilities. (Refer to section 114-672.) (6)Child day care centers. (Refer to section 114-667.) (7)Adult day care centers. (Refer to section 114-668.) (8)Adult congregate living facilities. (Refer to section 114-665.) (9)House of worship. (Refer to section 114-666.)
(Ord. No. 2352, § 2(5.5.9.E), 7-13-93; Ord. No. 2956, § 1, 11-11-14)

B-4 (Holly Hill)**Sec. 114-443. - Permitted principal uses and structures.**

Permitted principal uses and structures in the B-4 district are as follows:

(1)Any use permitted in the B-1 professional office/hospital-medical district.(2)Administrative offices.(3)Retail sales and services.(4)Personal services.(5)Restaurants, type A and B, except when such uses are located on a parcel abutting any R-1 through R-9 zoned property.(6)Bars and nightclubs, except when such uses are located on a parcel abutting any R-1 through R-9 zoned property.(7)Houses of worship.(8)Application of permanent makeup.(9)Adult day care centers.

(Ord. No. 2352, § 2(5.5.16.C), 7-13-93; Ord. No. 2398, § 1, 5-9-95; Ord. No. 2460, § 1, 3-25-97; Ord. No. 2495, § 1, 1-13-98)

Sec. 114-444. - Prohibited uses.

Prohibited uses in the B-4 district are as follows:

(1)Blood banks.(2)Tattoo parlors except that tattoo parlors shall be permitted on B-4 zoned property only within the redevelopment district overlay if approved by special exception.
(Ord. No. 2454, § 1, 3-11-97; Ord. No. 2460, § 1, 3-25-97; Ord. No. 2999, § 2, 3-13-18)

Sec. 114-445. - Permitted accessory uses and structures.

Permitted accessory uses and structures in the B-4 district are as follows:

(1)Uses customarily associated with, dependent on and incidental to the permitted principal use.(2)Outside display, storage or sale of goods and objects that are customarily associated with and incidental to a permitted principal use. (Refer to section 114-767.)
(Ord. No. 2352, § 2(5.5.16.D), 7-13-93; Ord. No. 2454, § 1, 3-11-97)

Sec. 114-446. - Special exceptions.

Special exceptions in the B-4 district are as follows:

(1)City-owned and quasipublic service and safety facilities. (Refer to section 114-669.) (2)Child day care centers. (Refer to section 114-667.) (3)Meeting places for civic, fraternal and service organizations. (Refer to section 114-663.) (4)Self-service automobile fuel stations and accessory self-service fuel pumps. (Refer to section 114-682.) (5)Motor vehicle rentals. (Refer to section 114-675.) (6)Type A and B service stations. (Refer to section 114-682.) (7)Flea markets and farmers' markets. (Refer to section 114-676.) (8)Restaurants, type A and B, when such uses are located on a parcel abutting any R-1 through R-9 zoned property. (Refer to section 114-690.) (9)Bars and nightclubs, when such uses are located on a parcel abutting any R-1 through

R-9 zoned property. (Refer to section 114-691.)(10)New and used car lots. (Refer to section 114-683.)(11)Indoor shooting ranges. (Refer to section 114-697.)(12)Schools (public, private, parochial or technical) (Refer to section 114-698.)(13)Amusement center. (Refer to section 114-701.) (Ord. No. 2352, § 2(5.5.16.E), 7-13-93; Ord. No. 2361, § 1(V), 11-9-93; Ord. No. 2471, § 1, 6-24-97; Ord. No. 2454, § 1, 3-11-97; Ord. No. 2495, § 1, 1-13-98; Ord. No. 2561, § 1, 5-11-99; Ord. No. 2680, § 2, 1-27-04)