

CITY OF HOLLY HILL, FLORIDA

BOARD OF PLANNING AND APPEALS

AGENDA • FEBRUARY 6, 2017

City Commission Chamber

BOPA Regular Meeting

6:30 PM

CITY HALL
1065 RIDGEWOOD AVENUE
HOLLY HILL, FL 32117

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



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

PLANNING & APPEALS BOARD MEMBERS

Chairman

Mike Myer

Board Member

Arthur Cappuccio

Board Member

Jim Legary

Board Member

Arthur W. Morris

Board Member

Robin D. Hanger

CITY PLANNER

Thomas Harowski

Building & Zoning

Liz Nelson

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

1. Minutes

(Requested by Elizabeth Nelson, Board of Planning and Appeals)

2. Minutes

(Requested by Elizabeth Nelson, Board of Planning and Appeals)

5. AGENDA ITEM

1. 1840 Parque Rezoning Rezoning of a 9 Acre Parcel on the West Side of Parque Dr. North of Calle Grande to CC-1 Commercial Corridor.

(Requested by Thomas Harowski, Board of Planning and Appeals)

2. 626/628 Walker Street Rezoning Rezoning of the Parcels at 626 and 628 Walker Street from R-7 Low Density Multi-Family to R-3 Medium Density Single-Family Residential

(Requested by Thomas Harowski, Board of Planning and Appeals)

3. 314 Flomich Street Variance A Request for a Variance of 18 Feet to Allow Construction of a Carport to Extend to the Front Property Line.

(Requested by Thomas Harowski, Board of Planning and Appeals)

6. OLD BUSINESS

1. Fountainhead MPUD An Application for Approval of a Mixed Planned Unit Development for an Approximately 25-Acre Parcel Located at the Intersection of Center Avenue and Walker Street.

(Requested by Thomas Harowski, Board of Planning and Appeals)

7. BOARD/STAFF COMMUNICATIONS

1. Chairman of the Board of Planning & Appeals

(Requested by Elizabeth Nelson, Board of Planning and Appeals)

8. ADJOURNMENT

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

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



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



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

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



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

**Board of Planning and Appeals
Agenda Item**

MEETING DATE: February 6, 2017
FROM: Elizabeth Nelson
SUBJECT: Minutes
NUMBER: (ID # 1563)
APPLICANT:
PLANNER:

DISCUSSION: Approve December 5, 2016 BOPA Minutes

FISCAL ANALYSIS: None

STAFF RECOMMENDATION: Approve Minutes of December 5, 2016 Meeting

COMMISSION GOAL: None

MOTION: As determined by the Board

- December 5, 2016 Minutes (PDF)



CITY OF HOLLY HILL, FLORIDA

BOARD OF PLANNING AND APPEALS

MINUTES • DECEMBER 5, 2016

City Commission Chamber

BOPA Regular Meeting

6:30 PM

CITY HALL
1065 RIDGEWOOD AVENUE
HOLLY HILL, FL 32117

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

A. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Mike Myer	Chairman	Present	
Edward H Perkins	Board Member	Present	
Jim Legary	Board Member	Present	
Robin D. Hanger	Board Member	Present	
Arthur Cappuccio	Board Member	Present	

B. INVOCATION

Chairman Mike Myer did the Invocation.

C. PLEDGE OF ALLEGIANCE

Art Cappuccio led the Board in the Pledge of Allegiance.

D. MINUTES APPROVAL

- Board of Planning and Appeals - BOPA Regular Meeting - Sep 19, 2016 6:30 PM

Approved Unanimously.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Robin D. Hanger, Board Member
SECONDER:	Jim Legary, Board Member
AYES:	Myer, Perkins, Legary, Hanger, Cappuccio

E. AGENDA ITEM

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1540 Nova Road Annexation Voluntary Annexation of 0.38 Acres Located at 1540 Nova Road

(Requested by Thomas Harowski, Board of Planning and Appeals)

Tom Harowski, City Planner stated that Items #1, #2 and #3 are all for the same property and will be combined into one presentation for one vote.

Attachment: December 5, 2016 Minutes (1563 : Minutes)

Mr. Harowski, summarized his staff report stating that this is an annexation, lot combination, rezoning and small scale comp plan amendment to the Future Land Use Map. The property at 1532 N Nova Rd would be rezoned from City BPUD to City CC-1 and the property at 1540 N Nova Road would be rezoned from Volusia County B-5 to City CC-1. The amendment to the Future Land use Map would designate the 1540 N Nova Road as General Retail Commercial.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Robin D. Hanger, Board Member
SECONDER:	Edward H Perkins, Board Member
AYES:	Myer, Perkins, Legary, Hanger, Cappuccio

Enacted and approved this 5th day of December, 2016, in Holly Hill



2.

1540 Nova Rd. Small Scale CPA Amendment of the Future Land Use Map to Designate the 1540 Nova Road Parcel as General Retail Commercial for the 0.38 Acre Parcel.

(Requested by Thomas Harowski, Board of Planning and Appeals)

This was unanimously approved in the roll call vote of Item #1 (1504)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Robin D. Hanger, Board Member
SECONDER:	Edward H Perkins, Board Member
AYES:	Myer, Perkins, Legary, Hanger, Cappuccio

Enacted and approved this 5th day of December, 2016, in Holly Hill



3.

Rezoning of 1532 and 1540 Nova Road Request to Rezone 1532 Nova Road from City BPUD to City CC-1 and to Rezone 1540 Nova Road from County B-5 to City CC-1.

(Requested by Thomas Harowski, Board of Planning and Appeals)

This was unanimously approved in the roll call vote of Item #1 (1504)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Robin D. Hanger, Board Member
SECONDER:	Edward H Perkins, Board Member
AYES:	Myer, Perkins, Legary, Hanger, Cappuccio

Enacted and approved this 5th day of December, 2016, in Holly Hill



4.

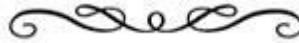
CIP Annual Update Update of the 5-Year Capital Improvements Program Required Each Year as a Part of Our Maintenance of the City's Comprehensive Plan.

(Requested by Thomas Harowski, Board of Planning and Appeals)

Thomas Harowski, City Planner, summarized his staff report dated December 5, 2016. State law requires that each year the City update its five-year program for capital improvement to keep the City's comprehensive plan in compliance with state requirements.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Robin D. Hanger, Board Member
SECONDER:	Arthur Cappuccio, Board Member
AYES:	Myer, Perkins, Legary, Hanger, Cappuccio

Enacted and approved this 5th day of December, 2016, in Holly Hill



5.

2017 BPOA Meeting Schedule

(Requested by Elizabeth Nelson, Board of Planning and Appeals)

The 2017 Meeting Schedule was unanimously approved.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Robin D. Hanger, Board Member
SECONDER:	Arthur Cappuccio, Board Member
AYES:	Myer, Perkins, Legary, Hanger, Cappuccio

Enacted and approved this 5th day of December, 2016, in Holly Hill



6. -DOC-2016-19

Fountainhead MPUD Rezoning of 25 Acres at 1200 Center Avenue and the Vacant Parcel at LPGA Boulevard and Center Avenue from R-2 Single-Family and R-5 Two Family Residential to MPUD Mixed Planned Unit Development.

(Requested by Thomas Harowski, Board of Planning and Appeals)

Chairman Mike Myer relinquished his Chair to member Art Cappuccio, due to a conflict of interest. The conflict is that his daughter is employed by the applicant.

Scott Simpson, City Attorney stated that at this time the Board of Planning & Appeals will not be taking any action on this item, it will be conducted as a workshop for the rezoning. The reason for this is that this item was not advertised by the applicant.

Thomas Harowski, City Planner summarized his staff report dated December 5, 2016. Stating that this project has been under discussion at the staff level since July 2015. Staff and the applicant have been preparing the MPUD agreement including supporting documentation. The City has approved an agreement for the sale of the property to the applicant and the City has approved an incentive agreement to encourage the location of Synergy Billing on the site and further development of the site. At this time staff cannot recommend approval of the MPUD agreement as presently constituted. Mr. Harowski went through the key issues that still need to be addressed.

Mark Watts, Attorney representing the applicant was there to answer any questions the Board may have and gave a summary of what the project was about.

A lengthy discussion took place between the Board members, City staff and Mr. Woods, Attorney representing the applicant regarding many aspects of the project. - Buffering, building uses, project funding, land uses, future parcel sales, types of housing, City incentives, etc.

This item has been continued until the next scheduled meeting on January 11, 2017.

RESULT:	CONTINUED [UNANIMOUS]
MOVER:	Jim Legary, Board Member
SECONDER:	Robin D. Hanger, Board Member
AYES:	Myer, Perkins, Legary, Hanger, Cappuccio

Enacted and approved this 5th day of December, 2016, in Holly Hill



7. -DOC-2016-20

CPA-2017-01 Evaluation and Appraisal Review of the Holly Hill Comprehensive Plan.

(Requested by Thomas Harowski, Board of Planning and Appeals)

Thomas Harowski, City Planner stated that the Florida Statutes requires local governments with comprehensive plans to conduct an evaluation and appraisal of the plans to determine if plan amendments are necessary. This review must be done at least once every (7) seven years. The City has conducted an evaluation and appraisal in 2010, so the next review must be complete within the year 2017.

RESULT:	PRESENTATION
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Enacted and approved this 5th day of December, 2016, in Holly Hill



F. OLD BUSINESS

There was no Old Business.

G. BOARD/STAFF COMMUNICATIONS

Board member Ed Perkins announced that this would be his last meeting. He will not be serving on the Board next year.

H. ADJOURNMENT

Adjourned at 8:27 PM



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

**Board of Planning and Appeals
Agenda Item**

MEETING DATE: February 6, 2017
FROM: Elizabeth Nelson
SUBJECT: Minutes
NUMBER: (ID # 1561)
APPLICANT:
PLANNER:

DISCUSSION: Approve January 11, 2017 Minutes

FISCAL ANALYSIS: N/A

STAFF RECOMMENDATION: Approve Minutes of January 11, 2017 Meeting

COMMISSION GOAL: N/A

MOTION: As determined by the Board

- Jan 11, 2017 Minutes (PDF)



CITY OF HOLLY HILL, FLORIDA

BOARD OF PLANNING AND APPEALS

MINUTES • JANUARY 11, 2017

City Commission Chamber

BOPA Regular Meeting

6:30 PM

CITY HALL
1065 RIDGEWOOD AVENUE
HOLLY HILL, FL 32117

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

1. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Mike Myer	Chairman	Present	
Jim Legary	Board Member	Present	
Robin D. Hanger	Board Member	Present	
Arthur Cappuccio	Board Member	Present	
Arthur W. Morris	Board Member	Present	

2. INVOCATION

Given by Mike Myer.

3. PLEDGE OF ALLEGIANCE

Led by Art Cappuccio.

4. AGENDA ITEM

Art Cappuccio was nominated and accepted the seat of Chairman.

Jim Legary was nominated and accepted the seat of Vice Chairman.

1.

Fair Housing Appeals Criteria

(Requested by Thomas Harowski, Board of Planning and Appeals)

Thomas Harowski, City Planner asked Scott Simpson, City Attorney to address this item.

Scott Simpson, City Attorney explained that the Federal Department of Housing and Urban Development and the Department of Justice recently changed the laws regarding the review and approval of group homes. The City procedures for evaluating a request for group homes will be amended to incorporate the joint statement from the Federal Government.

Attachment: Jan 11, 2017 Minutes (1561 : Minutes)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Robin D. Hanger, Board Member
SECONDER:	Jim Legary, Board Member
AYES:	Myer, Legary, Hanger, Cappuccio, Morris

Enacted and approved this 11th day of January, 2017, in Holly Hill



2.

Medical Marijuana Moratorium

(Requested by Thomas Harowski, Board of Planning and Appeals)

Scott Simpson, City Attorney stated that the City would like to place a one (1) year moratorium on medical marijuana dispensaries. This will allow time for the Florida legislature to establish the rules for administration of the production and distribution systems. The local governments are waiting for guidance from the State on what areas of the regulation will be left to the municipalities.. The proposal will give the City time to consider and adopt rules for medical marijuana dispensaries.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mike Myer, Chairman
SECONDER:	Robin D. Hanger, Board Member
AYES:	Myer, Legary, Hanger, Cappuccio, Morris

Enacted and approved this 11th day of January, 2017, in Holly Hill



5. OLD BUSINESS

1. -DOC-2017-1

Fountainhead MPUD Agreement

(Requested by Thomas Harowski, Board of Planning and Appeals)

The item was continued to the next scheduled meeting on February 6, 2017.

RESULT:	CONTINUED [UNANIMOUS]
MOVER:	Robin D. Hanger, Board Member
SECONDER:	Mike Myer, Chairman
AYES:	Myer, Legary, Hanger, Cappuccio, Morris

Enacted and approved this 11th day of January, 2017, in Holly Hill



6. BOARD/STAFF COMMUNICATIONS

Members Mike Myer and Arthur Morris will not be able to attend the next scheduled meeting on February 6, 2017.

Scott Simpson, City Attorney stated that he would look into getting the Board an alternate member.

7. ADJOURNMENT

The meeting adjourned at 7:17 PM



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

**Board of Planning and Appeals
Agenda Item**

MEETING DATE: February 6, 2017
FROM: Thomas Harowski
SUBJECT: 1840 Parque Rezoning Rezoning of a 9 Acre Parcel on the West Side of Parque Dr. North of Calle Grande to CC-1 Commercial Corridor.
NUMBER: (ID # 1571)
APPLICANT: Tydir LLC
PLANNER: Thomas Harowski

INTRODUCTION: The subject property was annexed to the City in 1993 but was not assigned city zoning at that time. This application is to assign an I-1 Light Industrial zoning to the property in accordance with the City's comprehensive plan designation.

BACKGROUND: In the 1990s the City undertook an aggressive annexation program. When properties were annexed in many cases the properties were not assigned city zoning. Technically the last assigned County zoning remains in force for these properties. The subject property was annexed in 1993 and no city zoning was assigned at that time.

Subject to the annexation, the city assigned a future land use designation to the property of Wholesale, Commercial and Industrial. Policy 1.1.3 of the Future Land Use Element identifies the compatible zoning for this future land use category to be CC-1 Commercial Corridor; I-1 Light Industrial; I-2 Heavy Industrial and Planned Unit Development. The applicant is requesting an I-1 zoning to support a proposed warehouse/manufacturing complex.

DISCUSSION: In order for development to proceed, the property needs to be assigned a zoning classification consistent with the City of Holly Hill Comprehensive Plan. As noted above the zoning classifications that are consistent with the Wholesale, Commercial and Industrial land use are the CC-1 Commercial Corridor, I-1 Light Industrial and I-2 Heavy Industrial. The applicant is requesting CC-1 which is the least intensive of the three zoning categories.

Existing Zoning:

The CC-1 district allows a variety of retail, office, warehousing and light industrial uses. This is the same zoning classification that is applied to the Publix Shopping Center and Family Dollar store located to the east of the subject property and to the properties fronting State avenue to the south. The FEC railroad forms the western side of the property. The area west of the FEC is in the City of Ormond Beach. The area is Ormond Beach, west of the FEC is developed with large lot residential uses accessed

via Santa Fe Street. These lots are approximately 600 feet deep with another 100 feet of the FEC right-of-way separating the residences from the subject property. The existing zoning east of the subject parcel north of the current city limits is a combination of single-family zoning classifications under the current County code.

Projected Development:

The applicant has submitted a conceptual development proposal which shows warehouse/retail units located on the southern half of the property and wetlands preservation and stormwater retention on the northern half of the property. This proposed development configuration places the less intensive site development opposite the existing residential units and the higher intensity development behind the commercial development fronting on U.S. 1.

Based on the proposed development of 67,500 square feet of warehouse and 18,900 square feet of retail, the applicant has provided an analysis of traffic generation and water and sewer demand. Given the lesser intensive uses, the anticipated traffic generation is 481 daily trips with about 46 of these trips occurring during the peak hour. This trip generation rate is about the same as 50 single-family homes with similar peak hour traffic generation. Had the City assigned low density residential development to the tract, the allowable density would have yielded approximately 50 residential units.

For utilities, the water demand is projected at 9,500 gallons per day and the sewer demand is projected at 8,600 gallons per day. These volumes should be supportable by the City's current utility system. The specifics of serving the site with both systems will be addressed as part of the subsequent site plan review.

Comprehensive Plan Consistency:

As noted above, the proposed zoning classification is consistent with the comprehensive plan. The use of the property as wholesale, commercial and industrial is reasonable given the shallow depth of the property from Parque Drive and the location adjacent to the FEC Railroad. There is some developed single-family on the east side of Parque Drive, but the proposed development plan places the lesser intensity development near the residential development. The applicant has provided evidence that the rezoning will be in compliance with the established level of service requirements.

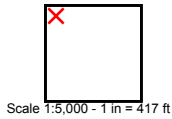
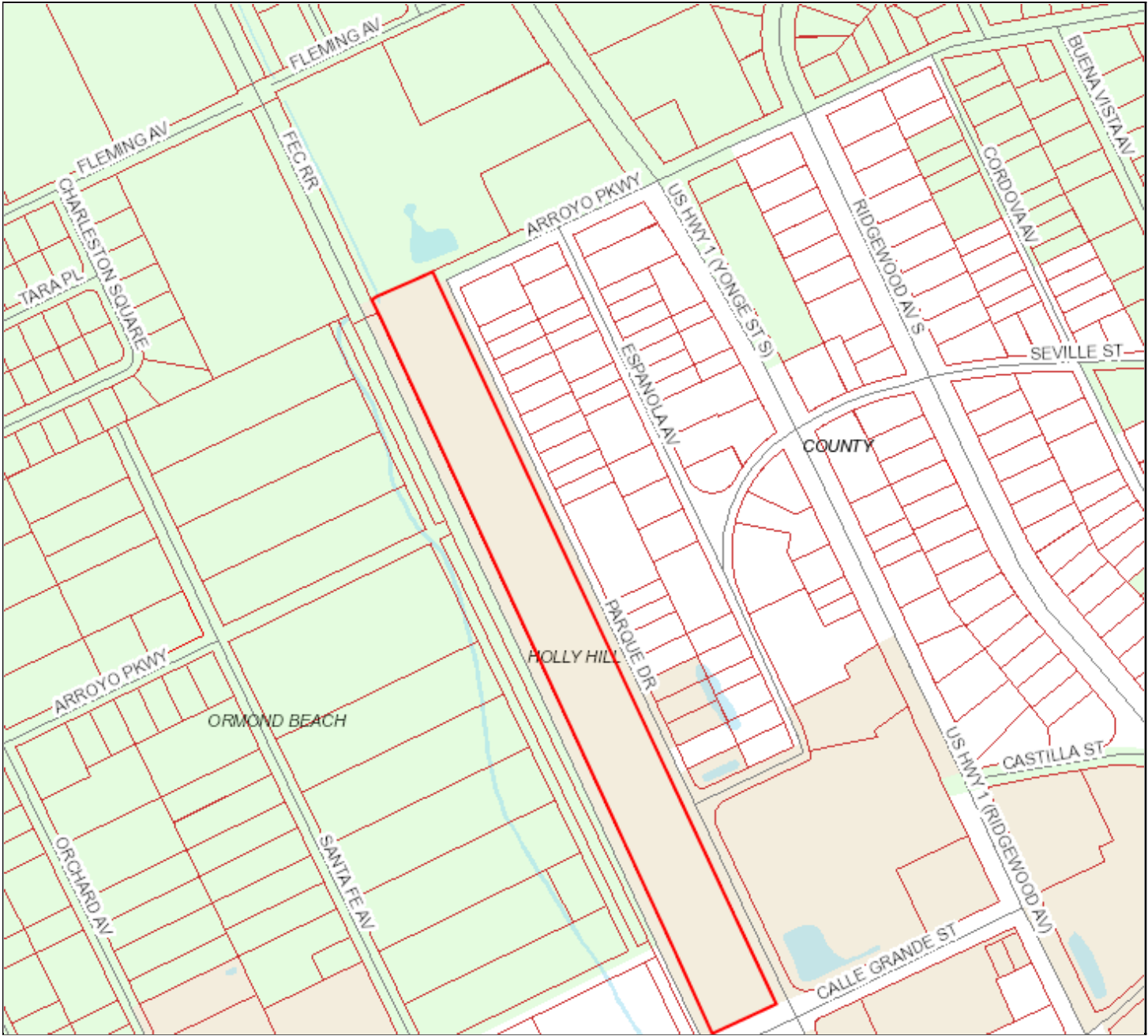
FISCAL ANALYSIS: The proposed rezoning will have no fiscal impact.

RECOMMENDATION: Staff recommends the Board of Planning and Appeals recommend the City Commission approve the proposed CC-1 zoning for the subject property.

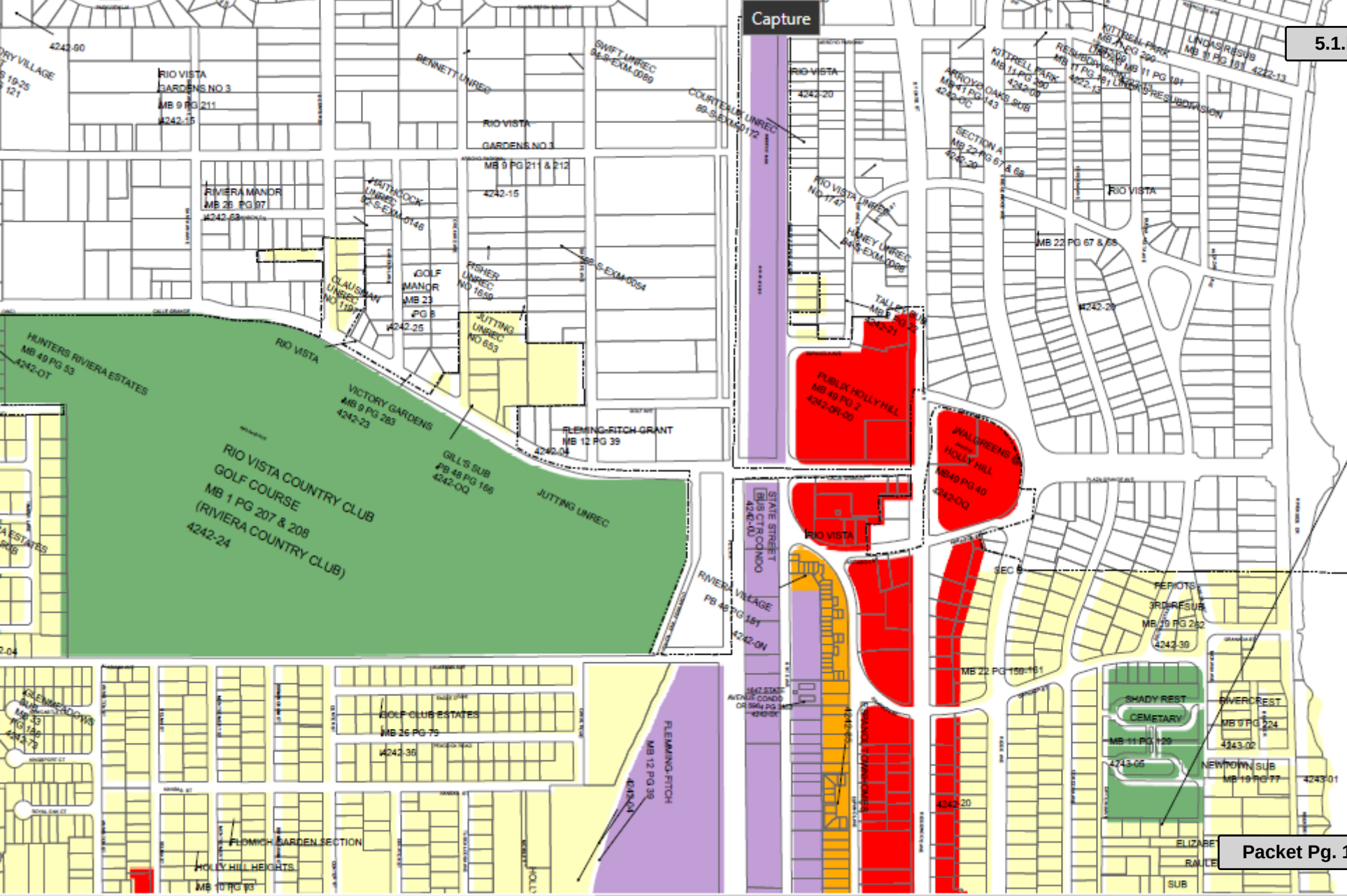
- Z-2017-04 Location Map (PDF)

- Parque Avenue Future Land Use (PNG)
- Future Land Use Categories (PNG)
- Volusia County Land Use Z-2017-04 (PDF)
- Z-2017-04 Traffic Analysis (PDF)
- Z-2017-04 Water and Sewer Analysis (PDF)
- City of Holly Hill Zoning Map (PNG)
- PARQUE DRIVE BUSINESS PARK REZONING PLANS (PDF)

Z-2017-04 LOCATION MAP



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SOURCE: PARCEL DATA, VOLUSIA COUNTY PROPERTY APPRAISER

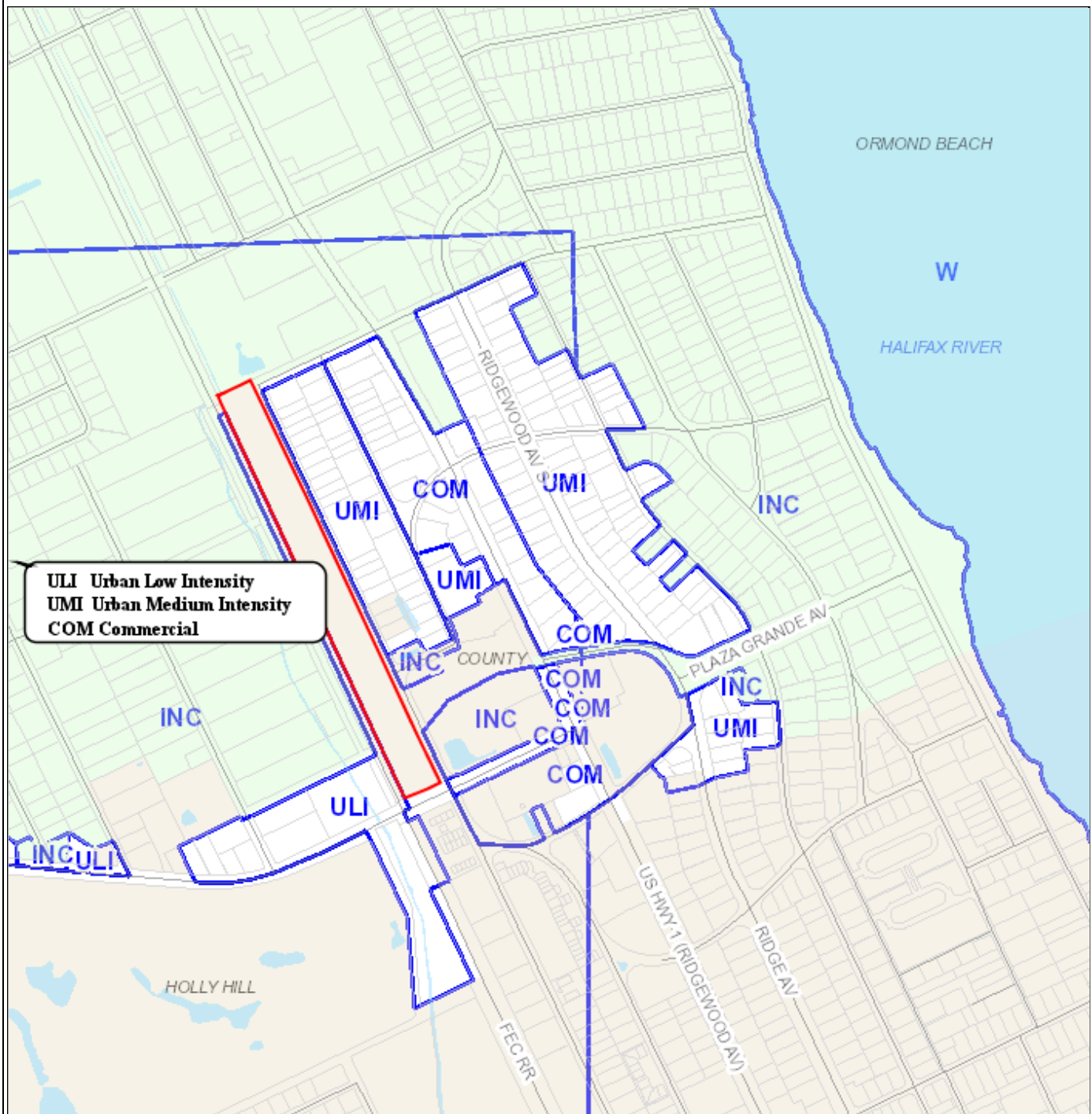


Future Land Use Categories

 Low Density Single Family Residential	 High Density Residential	 Residential-Based Mixed Use	 Parks and Open Space
 Low-Medium Density Residential	 Mobile Home Residential	 General Retail Commercial	 Conservation
 Medium Density Residential	 Mixed Use II	 Wholesale Commercial & Industrial	 No City Future Land Use
	 Mixed Use III	 Churches Schools & Institutions	

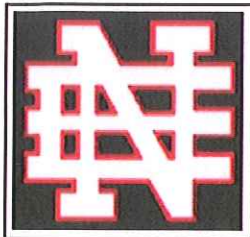
Attachment: Future

VOLUSIA COUNTY LAND USE



Scale 1:9,000 - 1 in = 750 ft
 Date Created:
 17-Jan-17 10:45 AM

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 SOURCE: PARCEL DATA, VOLUSIA COUNTY PROPERTY APPRAISER


NEWKIRK ENGINEERING, INC.
Civil Engineering – Transportation – CEI

1370 North US Highway 1, Suite 204

Ormond Beach, FL 32174

(386) 290-7599

Harry@Newkirk-Engineering.com

January 6, 2017

Mr. Thomas Harowski

City of Holly Hill

City Planner

1065 Ridgewood Avenue

Holly Hill, FL 32117

RE: PARQUE DRIVE BUSINESS PARK
PARQUE DRIVE, PARCEL #4242-04-07-0290

Dear Thomas:

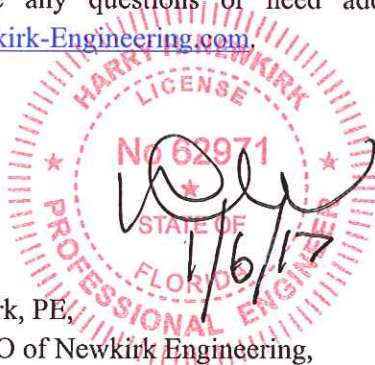
The proposed Parque Drive Business Park consists 86,400± square feet of mixed use commercial consisting of office, retail and warehousing space, and 209 parking spaces. Site access is provided by 7 proposed driveways on Parque Drive. The traffic trip generation and impact analysis was calculated from the following commercial use square footages:

❖ Warehousing (150):	67,500 SF
❖ Shopping Centers (820):	18,900 SF
❖ Total:	86,400 SF

The trip generation calculations show that the total project generated trip to external roadway network is 481 Daily Trips, 47 AM Peak Trips (39 in, 8 out and 0 Pass-By) and 46 PM Peak Hour (11 In, 35 and 0 Pass-By). Furthermore, this project will have only minimal or insignificant traffic impact onto Parque Drive, Calle Grande St. and surrounding roadway networks.

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

Sincerely,



Harry Newkirk, PE,
 President/CEO of Newkirk Engineering,
 Florida License No. 62971

Description/ITE Code	Units	ITE Vehicle Trip Generation Rates (peak hours are for peak hour of adjacent street traffic unless highlighted)										Expected Units	Total Generated Trips				Total Distribution of Generated Trips			
		Weekday		AM	PM	Pass-By	AM In	AM Out	PM In	PM Out	AM Hour		PM Hour	Pass-By	AM In	AM Out	PM In	PM Out	Pass-By	
		11:33	NA	NA	NA	NA	NA	NA	NA	NA	0		NA	NA	NA	NA	NA	NA	NA	0
Waterport/Marine Terminal 010	Acres	11.33	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	0	
Waterport/Marine Terminal 010	Berths	171.52	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	0	
Commercial Airport 021	Employees	13.40	0.82	0.80	NA	NA	NA	55%	45%	54%	46%	55%	46%	54%	0	0	0	0	0	
Commercial Airport 021	Avg Flights/Day	104.73	5.40	5.75	NA	NA	NA	54%	46%	45%	45%	55%	45%	45%	0	0	0	0	0	
Commercial Airport 021	Com. Flights/Day	122.21	6.43	6.88	NA	NA	NA	55%	45%	54%	46%	55%	45%	45%	0	0	0	0	0	
General Aviation Airport 022	Employees	14.24	0.69	1.03	NA	NA	NA	83%	17%	45%	55%	83%	17%	45%	0	0	0	0	0	
General Aviation Airport 022	Avg. Flights/Day	1.97	0.24	0.30	NA	NA	NA	83%	17%	45%	55%	83%	17%	45%	0	0	0	0	0	
General Aviation Airport 022	Based Aircraft	5.00	0.24	0.37	NA	NA	NA	41%	59%	43%	57%	41%	59%	43%	0	0	0	0	0	
Truck Terminal 030	Acres	81.90	7.28	6.55	NA	NA	NA	40%	60%	47%	53%	40%	60%	47%	0	0	0	0	0	
Truck Terminal 030	Employees	6.99	0.66	0.55	NA	NA	NA	40%	60%	47%	53%	40%	60%	47%	0	0	0	0	0	
Park&Ride w/ Bus Service 090	Parking Spaces	4.50	0.72	0.62	NA	NA	NA	81%	19%	23%	77%	81%	19%	23%	0	0	0	0	0	
Park&Ride w/ Bus Service 090	Acres	372.32	48.51	43.75	NA	NA	NA	81%	19%	23%	77%	81%	19%	23%	0	0	0	0	0	
Park&Ride w/ Bus Service 090	Occ. Spaces	9.62	1.28	0.81	NA	NA	NA	69%	31%	28%	72%	69%	31%	28%	0	0	0	0	0	
Light Rail Station w/ Park. 093	Parking Space	2.51	1.07	1.24	NA	NA	NA	80%	20%	58%	42%	80%	20%	58%	0	0	0	0	0	
Light Rail Station w/ Park. 093	Occ. Spaces	3.91	1.14	1.33	NA	NA	NA	80%	20%	58%	42%	80%	20%	58%	0	0	0	0	0	
General Light Industrial 110	KSF²	6.97	0.92	0.97	NA	NA	NA	88%	12%	12%	88%	88%	12%	12%	0	0	0	0	0	
General Light Industrial 110	Acres	51.80	7.51	7.26	NA	NA	NA	83%	17%	22%	78%	83%	17%	22%	0	0	0	0	0	
General Light Industrial 110	Employees	3.02	0.44	0.42	NA	NA	NA	83%	17%	21%	79%	83%	17%	21%	0	0	0	0	0	
General Heavy Industrial 120	KSF²	1.50	0.51	0.19	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	0	0	0	NA	0	
General Heavy Industrial 120	Acres	6.75	1.98	2.16	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	0	0	0	NA	0	
General Heavy Industrial 120	Employees	0.82	0.51	0.88	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	0	0	0	NA	0	
Industrial Park 130	KSF²	6.96	0.84	0.86	NA	NA	NA	82%	18%	21%	79%	82%	18%	21%	0	0	0	NA	0	
Industrial Park 130	Acres	63.11	8.55	8.84	NA	NA	NA	83%	17%	21%	79%	83%	17%	21%	0	0	0	NA	0	
Industrial Park 130	Employees	3.34	0.47	0.46	NA	NA	NA	86%	14%	20%	80%	86%	14%	20%	0	0	0	NA	0	
Manufacturing 140	KSF²	3.82	0.73	0.73	NA	NA	NA	78%	22%	36%	64%	78%	22%	36%	0	0	0	NA	0	
Manufacturing 140	Acres	38.88	7.44	8.35	NA	NA	NA	93%	7%	53%	47%	93%	7%	53%	0	0	0	NA	0	
Manufacturing 140	Employees	2.13	0.40	0.36	NA	NA	NA	73%	27%	44%	56%	73%	27%	44%	0	0	0	NA	0	
Warehousing 150	KSF²	3.56	0.30	0.32	NA	NA	NA	79%	21%	25%	75%	79%	21%	25%	240	20	22	16	4	
Warehousing 150	Acres	57.23	10.03	8.69	NA	NA	NA	72%	28%	35%	65%	72%	28%	35%	0	0	0	0	0	
Warehousing 150	Employees	3.89	0.51	0.59	NA	NA	NA	72%	28%	35%	65%	72%	28%	35%	0	0	0	0	0	
Mini Warehouse 151	KSF²	2.50	0.15	0.26	NA	NA	NA	59%	41%	51%	49%	59%	41%	51%	0	0	0	0	0	
Mini Warehouse 151	Storage Units	0.25	0.02	0.02	NA	NA	NA	67%	33%	NA	NA	67%	33%	NA	0	0	0	NA	0	
Mini Warehouse 151	Acres	35.43	2.62	3.45	NA	NA	NA	67%	33%	52%	48%	67%	33%	52%	0	0	0	NA	0	
Mini Warehouse 151	Employees	61.90	5.26	6.04	NA	NA	NA	67%	33%	52%	48%	67%	33%	52%	0	0	0	NA	0	
High-Cube Warehouse 152	KSF²	1.44	0.09	0.10	NA	NA	NA	65%	35%	33%	67%	65%	35%	33%	0	0	0	0	0	
Utilities 170	KSF²	NA	0.80	0.76	NA	NA	NA	NA	NA	45%	55%	NA	NA	45%	0	0	0	NA	0	
Utilities 170	Employees	NA	0.76	0.76	NA	NA	NA	90%	10%	15%	85%	90%	10%	15%	0	0	0	0	0	
Single Family Homes 210	DU	9.57	0.75	1.01	NA	NA	NA	25%	75%	63%	37%	25%	75%	63%	0	0	0	0	0	
Single Family Homes 210	Acres	26.04	2.06	2.74	NA	NA	NA	31%	69%	66%	34%	31%	69%	66%	0	0	0	0	0	
Single Family Homes 210	Persons	2.55	0.21	0.28	NA	NA	NA	31%	69%	66%	34%	31%	69%	66%	0	0	0	0	0	
Single Family Homes 210	Vehicles	6.02	0.51	0.67	NA	NA	NA	31%	69%	66%	34%	31%	69%	66%	0	0	0	0	0	
Apartment 220	DU	6.65	0.51	0.62	NA	NA	NA	20%	80%	65%	35%	20%	80%	65%	0	0	0	0	0	
Apartment 220	Persons	3.31	0.28	0.40	NA	NA	NA	20%	80%	65%	35%	20%	80%	65%	0	0	0	0	0	
Apartment 220	Vehicles	5.10	0.46	0.60	NA	NA	NA	20%	80%	65%	35%	20%	80%	65%	0	0	0	0	0	
Low Rise Apartment 221	Occ. DU	6.59	0.46	0.58	NA	NA	NA	21%	79%	65%	35%	21%	79%	65%	0	0	0	0	0	
High Rise Apartment 222	DU	4.20	0.30	0.35	NA	NA	NA	25%	75%	61%	39%	25%	75%	61%	0	0	0	0	0	
Mid-Rise Apartment 223	DU	NA	0.30	0.39	NA	NA	NA	31%	69%	58%	42%	31%	69%	58%	0	0	0	0	0	
Rental Townhouse 224	DU	NA	0.70	0.72	NA	NA	NA	33%	67%	51%	49%	33%	67%	51%	0	0	0	0	0	
Resd. Condo/Townhouse 230	DU	5.81	0.44	0.52	NA	NA	NA	17%	83%	67%	33%	17%	83%	67%	0	0	0	0	0	
Resd. Condo/Townhouse 230	Persons	2.49	0.19	0.24	NA	NA	NA	16%	84%	67%	33%	16%	84%	67%	0	0	0	0	0	
Resd. Condo/Townhouse 230	Vehicles	3.34	0.24	0.32	NA	NA	NA	16%	84%	66%	34%	16%	84%	66%	0	0	0	0	0	
Low Rise Resd. Condo 231	DU	NA	0.67	0.78	NA	NA	NA	25%	75%	58%	42%	25%	75%	58%	0	0	0	0	0	
High Rise Resd. Condo 232	DU	4.18	0.34	0.38	NA	NA	NA	19%	81%	62%	38%	19%	81%	62%	0	0	0	0	0	
Luxury Condo/Townhouse 233	Occ. DU	NA	0.56	0.55	NA	NA	NA	23%	77%	63%	37%	23%	77%	63%	0	0	0	0	0	
Mobile Home Park 240	Occ. DU	4.99	0.44	0.59	NA	NA	NA	20%	80%	62%	38%	20%	80%	62%	0	0	0	0	0	

Description/ITE Code	Units	ITE Vehicle Trip Generation Rates (peak hours are for peak hour of adjacent street traffic unless highlighted)										Expected Units	Total Generated Trips				Total Distribution of Generated Trips						
		Weekday		AM		PM		Pass-By		AM In			AM Out		PM In		PM Out		Pass-By				
Lodge/Fraternal Organization591	Members	0.29	0.01	0.03		NA	NA	NA	NA	NA			0	0	0		NA	NA	0	NA	NA	0	
Lodge/Fraternal Organization591	Employees	48.90	2.10	4.05		NA	NA	NA	NA	NA			0	0	0		NA	NA	0	NA	NA	0	
Hospital 610	KSF²	16.50	1.12	1.14		59%	41%	42%	58%				0	0	0		0	0	0	0	0	0	
Hospital 610	Beds	11.81	1.14	1.31		71%	29%	36%	64%				0	0	0		0	0	0	0	0	0	
Hospital 610	Employees	5.20	0.33	0.33		72%	28%	31%	69%				0	0	0		NA	NA	0	0	0	0	
Nursing Home 620	Beds	2.37	0.17	0.22		NA	NA	33%	67%				0	0	0		NA	NA	0	0	0	0	
Nursing Home 620	Employees	6.55	0.19	0.80		69%	31%	NA	NA				0	0	0		0	0	0	NA	NA	0	
Nursing Home 620	KSF²	7.58	0.55	0.74		71%	29%	52%	48%				0	0	0		0	0	0	0	0	0	
Clinic 630	KSF²	31.45	NA	5.18		NA	NA	NA	NA				0	NA	0		NA	NA	0	NA	NA	0	
Clinic 630	Employees	7.75	0.90	1.23		50%	50%	41%	59%				0	0	0		0	0	0	0	0	0	
Animal/Veterinary Hospital/Clinic 640	KSF²	NA	4.08	4.72		72%	28%	39%	61%								0	0	0	0	0	0	
General Office 710 (Equation)	KSF²	Equations												0	0	0	0	0	0	0	0	0	0
General Office 710	KSF²	11.01	1.55	1.49		88%	12%	17%	83%				0	0	0		0	0	0	0	0	0	
Corporate Headquarters 714	KSF²	7.98	1.49	1.40		93%	7%	10%	90%				0	0	0		0	0	0	0	0	0	
Corporate Headquarters 714	Employees	2.33	0.45	0.38		93%	7%	11%	89%				0	0	0		0	0	0	0	0	0	
Single Tenant Office Bldg 715	KSF²	11.57	1.80	1.73		89%	11%	15%	85%				0	0	0		0	0	0	0	0	0	
Single Tenant Office Bldg 715	Employees	3.62	0.53	0.50		89%	11%	15%	85%				0	0	0		0	0	0	0	0	0	
Medical Dental Office 720	KSF²	36.13	2.30	3.46		79%	21%	27%	73%				0	0	0		0	0	0	0	0	0	
Medical Dental Office 720	Employees	8.91	0.53	1.06		79%	21%	34%	66%				0	0	0		0	0	0	0	0	0	
Government Office Building 730	KSF²	68.93	5.88	1.21		84%	16%	31%	69%				0	0	0		0	0	0	0	0	0	
Government Office Building 730	Employees	11.95	1.02	1.91		84%	16%	74%	26%				0	0	0		0	0	0	0	0	0	
State Motor Vehicles Dept. 731	KSF²	166.02	9.84	17.09		NA	NA	NA	NA				0	0	0		NA	NA	0	NA	NA	0	
State Motor Vehicles Dept. 731	Employees	44.54	2.64	4.58		NA	NA	NA	NA				0	0	0		NA	NA	0	NA	NA	0	
US Post Office 732	KSF²	108.19	8.21	11.12		52%	48%	51%	49%				0	0	0		0	0	0	0	0	0	
US Post Office 732	Employees	28.32	2.01	2.84		52%	48%	51%	49%				0	0	0		0	0	0	0	0	0	
Gov. Office Complex 733	KSF²	27.92	2.21	2.85		89%	11%	31%	69%				0	0	0		0	0	0	0	0	0	
Gov. Office Complex 733	Employees	7.75	0.61	0.79		89%	11%	31%	69%				0	0	0		0	0	0	0	0	0	
Office Park 750	KSF²	11.42	1.71	1.48		89%	11%	14%	86%				0	0	0		0	0	0	0	0	0	
Office Park 750	Employees	3.50	0.43	0.39		92%	8%	15%	85%				0	0	0		0	0	0	0	0	0	
Office Park 750	Acres	195.11	25.65	28.28		92%	8%	15%	85%				0	0	0		0	0	0	0	0	0	
R&D Center 760	KSF²	8.11	1.22	1.07		83%	17%	15%	85%				0	0	0		0	0	0	0	0	0	
R&D Center 760	Employees	2.77	0.43	0.41		86%	14%	10%	90%				0	0	0		0	0	0	0	0	0	
R&D Center 760	Acres	79.61	16.77	15.44		84%	16%	12%	88%				0	0	0		0	0	0	0	0	0	
Business Park 770	KSF²	12.76	1.43	1.29		84%	16%	23%	77%				241	27	24		23	4	0	6	19	0	
Business Park 770	Employees	4.04	0.45	0.39		85%	15%	22%	78%				0	0	0		0	0	0	0	0	0	
Business Park 770	Acres	149.79	18.86	16.84		85%	15%	20%	80%				0	0	0		0	0	0	0	0	0	
Building Materials/Lumber 812	KSF²	45.16	2.60	4.49		67%	33%	47%	53%				0	0	0		0	0	0	0	0	0	
Building Materials/Lumber 812	Employees	32.12	2.42	2.77		62%	38%	51%	49%				0	0	0		0	0	0	0	0	0	
Free Standing Discount Superstore 815	KSF²	53.13	1.67	4.61	28%	56%	44%	49%	51%				0	0	0		0	0	0	0	0	0	
Specialty Retail Center 814	KSF²	44.32	6.84	2.71		48%	52%	44%	56%				0	0	0		0	0	0	0	0	0	
Specialty Retail Center 814	Employees	22.36	NA	NA		NA	NA	NA	NA				0	NA	NA		NA	NA	0	NA	NA	0	
Free-Standing Discount Store 815	KSF²	57.24	1.06	5.00	17%	68%	32%	50%	50%				0	0	0		0	0	0	0	0	0	
Free-Standing Discount Store 815	Employees	28.84	0.51	3.48	17%	66%	34%	50%	50%				0	0	0		0	0	0	0	0	0	
Hardware/Paint Store 816	KSF²	51.29	1.08	4.84	26%	NA	NA	47%	53%				0	0	0		NA	NA	0	NA	NA	0	
Hardware/Paint Store 816	Employees	53.21	1.13	5.05	26%	NA	NA	NA	NA				0	0	0		NA	NA	0	NA	NA	0	
Hardware/Paint Store 816	Acres	545.77	11.54	51.79	26%	NA	NA	NA	NA				0	0	0		NA	NA	0	NA	NA	0	
Nursery (Garden Center) 817	KSF²	36.08	1.31	3.80		NA	NA	NA	NA				0	0	0		NA	NA	0	NA	NA	0	
Nursery (Garden Center) 817	Employees	22.13	0.69	1.99		NA	NA	NA	NA				0	0	0		NA	NA	0	NA	NA	0	
Nursery (Garden Center) 817	Acres	96.21	2.59	7.52		NA	NA	NA	NA				0	0	0		NA	NA	0	NA	NA	0	
Nursery (Wholesale) 818	KSF²	39.00	2.40	5.17		NA	NA	NA	NA				0	0	0		NA	NA	0	NA	NA	0	
Nursery (Wholesale) 818	Employees	23.40	0.34	0.47		NA	NA	NA	NA				0	0	0		NA	NA	0	NA	NA	0	
Nursery (Wholesale) 818	Acres	19.50	0.26	0.45		NA	NA	NA	NA				0	0	0		NA	NA	0	NA	NA	0	
Shopping Center 820 (Equation)	KSF²	Equations												0	0	0	0	0	0	0	0	0	0
Shopping Center 820 Rate	KSF²	42.94	1.00	3.73	34%	61%	39%	49%	51%				0	0	0		0	0	0	0	0	0	

Description/ITE Code	Units	ITE Vehicle Trip Generation Rates (peak hours are for peak hour of adjacent street traffic unless highlighted)										Expected Units	Total Generated Trips				Total Distribution of Generated Trips							
		Weekday	AM	PM	Pass-By	AM In	AM Out	PM In	PM Out	Daily	AM Hour		PM Hour	AM In	AM Out	Pass-By	PM In	PM Out	Pass-By					
Fast Food w/o Drive Thru 933	Seats	42.12	NA	2.13		NA	NA	64%	36%		0	NA	0	NA	0	0	0	0						
Fast Food with Drive Thru 934	KSF ²	496.12	49.35	33.48	50%	51%	49%	52%	48%		0	0	0	0	0	0	0	0						
Fast Food with Drive Thru 934	Seats	19.52	1.32	0.94	50%	53%	47%	53%	47%		0	0	0	0	0	0	0	0						
Fast Food Drive Thru Only 935	KSF ²	NA	NA	153.85	89%	NA	NA	54%	46%		0	NA	0	NA	0	0	0	0						
Coffee/Donut Shop w/o Drive Thru 936	KSF ²	NA	117.23	40.75		51%	49%	50%	50%		0	0	0	0	0	0	0	0						
Coffee/Donut Shop w/ Drive Thru 937	KSF ²	818.58	110.75	42.93		51%	49%	50%	50%		0	0	0	0	0	0	0	0						
Coffee/Donut Drive Thru Only 938	KSF ²	1800.00	303.33	75.00	89%	50%	50%	50%	50%		0	0	0	0	0	0	0	0						
Bread/Bagel Shop w/o Drive Thru 939	KSF ²	NA	70.22	28.00		47%	53%	50%	50%		0	0	0	0	0	0	0	0						
Bread/Bagel Shop w/ Drive Thru 940	KSF ²	NA	36.92	19.58		50%	50%	50%	50%		0	0	0	0	0	0	0	0						
Quick Lube Vehicle Shop 941	Service Bays	40.00	3.00	5.19		67%	33%	55%	45%		0	0	0	0	0	0	0	0						
Automobile Care Center 942	Service Bays	12.48	1.52	2.17		68%	32%	NA	NA		0	0	0	0	0	NA	NA	0						
Automobile Care Center 942	KSF ²	15.86	2.94	3.38		65%	35%	50%	50%		0	0	0	0	0	0	0	0						
Automobile Parts & Service Center 943	KSF ²	NA	NA	4.48		NA	NA	42%	58%				NA	NA	0	0	0	0						
Gasoline/Service Station 944	Fuel Position	168.56	12.16	13.87	42%	51%	49%	50%	50%		0	0	0	0	0	0	0	0						
Serv.Station w/ Conven.Mkt 945	Fuel Position	162.78	10.16	13.38	56%	50%	50%	50%	50%		0	0	0	0	0	0	0	0						
Serv.Stat.w/Conv.Mkt.&Carwash 946	Fuel Position	152.84	11.93	13.94		51%	49%	51%	49%		0	0	0	0	0	0	0	0						
Self-Service Carwash 947	Stalls	108.00	8.00	5.54		50%	50%	51%	49%		0	0	0	0	0	0	0	0						
Automated Car Wash 948	KSF ²	NA	NA	14.12		NA	NA	51%	49%		0	NA	0	NA	0	0	0	0						
										481	47	46	39	9	0	11	35	0						

RED Rates = CAUTION - Use Carefully - Small Sample Size
Green Rates = Peak Hour of Generator - (no peak rate for the rush hour of adjacent street traffic)
Blue Rates = Saturday Daily total - (no weekday daily rate)

*Pass-By % are Rates from Weekday PM Peak Period
*The Total Pass-By Trips will be Distributed: 50% IN / 50 % OUT

NA = Not Available KSF² = Units of 1,000 square feet
DU = Dwelling Unit Fuel Position = the number of vehicles that could be fueled simultaneously
Occ.Room = Occupied Room

SITE DEVELOPMENT FLOW RATE ANALYSIS

PROJECT: PARQUE DRIVE BUSINESS PARK
LOCATION: PARQUE DRIVE, HOLLY HILL, FLORIDA

POTABLE WATER DEMAND

INDUSTRIAL OFFICE/WAREHOUSE

A) FLOOR SPACE	67,500 SF
B) AVERAGE FLOW	0.1 GPD/100 SF
C) PER CAPITA FLOW FACTOR	1.1
D) MAXIMUM DAY FACTOR	2
E) MAXIMUM HOUR FACTOR (OPEN 8 HOURS)	3

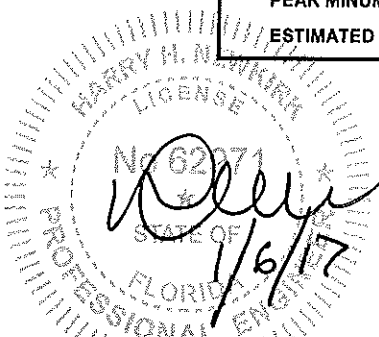
AVERAGE FLOW = (A x B x C)	7,425 GPD
PEAK DAY DEMAND	14,850 GPD
PEAK HOUR DEMAND	2784 GPH
PEAK MINUTE DEMAND	46.4 GPM
ESTIMATED MONTHLY FLOW	222,750 GAL

RETAIL

A) FLOOR SPACE	18,900 SF
B) AVERAGE FLOW	0.1 GPD/SF
C) PER CAPITA FLOW FACTOR	1.1
D) MAXIMUM DAY FACTOR	2
E) MAXIMUM HOUR FACTOR (OPEN 8 HOURS)	3

AVERAGE FLOW (A x B x C)	2079 GPD
MAXIMUM DAY DEMAND	4158 GPD
PEAK HOUR DEMAND	779.6 GPH
PEAK MINUTE DEMAND	13.0 GPM
ESTIMATED MONTHLY FLOW	62,370 GAL

TOTAL AVERAGE FLOW	9,504 GPD
MAXIMUM DAY DEMAND	19,008 GPD
PEAK HOUR DEMAND	3,564 GPH
PEAK MINUTE DEMAND	59.4 GPM
ESTIMATED MONTHLY FLOW	285,120 GAL



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Attachment: Z-2017-04 Water and Sewer Analysis (1571 : 1840 Parque Rezoning)

SITE DEVELOPMENT FLOW RATE ANALYSIS

PROJECT: PARQUE DRIVE BUSINESS PARK
LOCATION: PARQUE DRIVE, HOLLY HILL, FLORIDA

WASTEWATER DEMAND

INDUSTRIAL OFFICE/WAREHOUSE

A) FLOOR SPACE	67,500 SF
B) AVERAGE FLOW	0.1 GPD/SF
C) PER CAPITA FLOW FACTOR	1.0
D) MAXIMUM DAY FACTOR	2
E) MAXIMUM HOUR FACTOR (OPEN 8 HOURS)	3

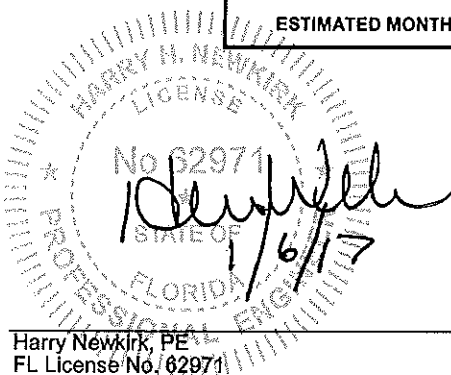
AVERAGE FLOW = (A x B x C)	6,750 GPD
PEAK DAY DEMAND	13,500 GPD
PEAK HOUR DEMAND	2531 GPH
PEAK MINUTE DEMAND	42.2 GPM
ESTIMATED MONTHLY FLOW	202,500 GAL

RETAIL

A) FLOOR SPACE	18,900 SF
B) AVERAGE FLOW	0.1 GPD/SF
C) PER CAPITA FLOW FACTOR	1
D) MAXIMUM DAY FACTOR	2
E) MAXIMUM HOUR FACTOR (OPEN 8 HOURS)	3

AVERAGE FLOW (A x B x C)	1890 GPD
MAXIMUM DAY DEMAND	3780 GPD
PEAK HOUR DEMAND	708.8 GPH
PEAK MINUTE DEMAND	11.8 GPM
ESTIMATED MONTHLY FLOW	56,700 GAL

TOTAL AVERAGE FLOW	8,640 GPD
MAXIMUM DAY DEMAND	17,280 GPD
PEAK HOUR DEMAND	3240.0 GPH
PEAK MINUTE DEMAND	54.0 GPM
ESTIMATED MONTHLY FLOW	259,200 GAL

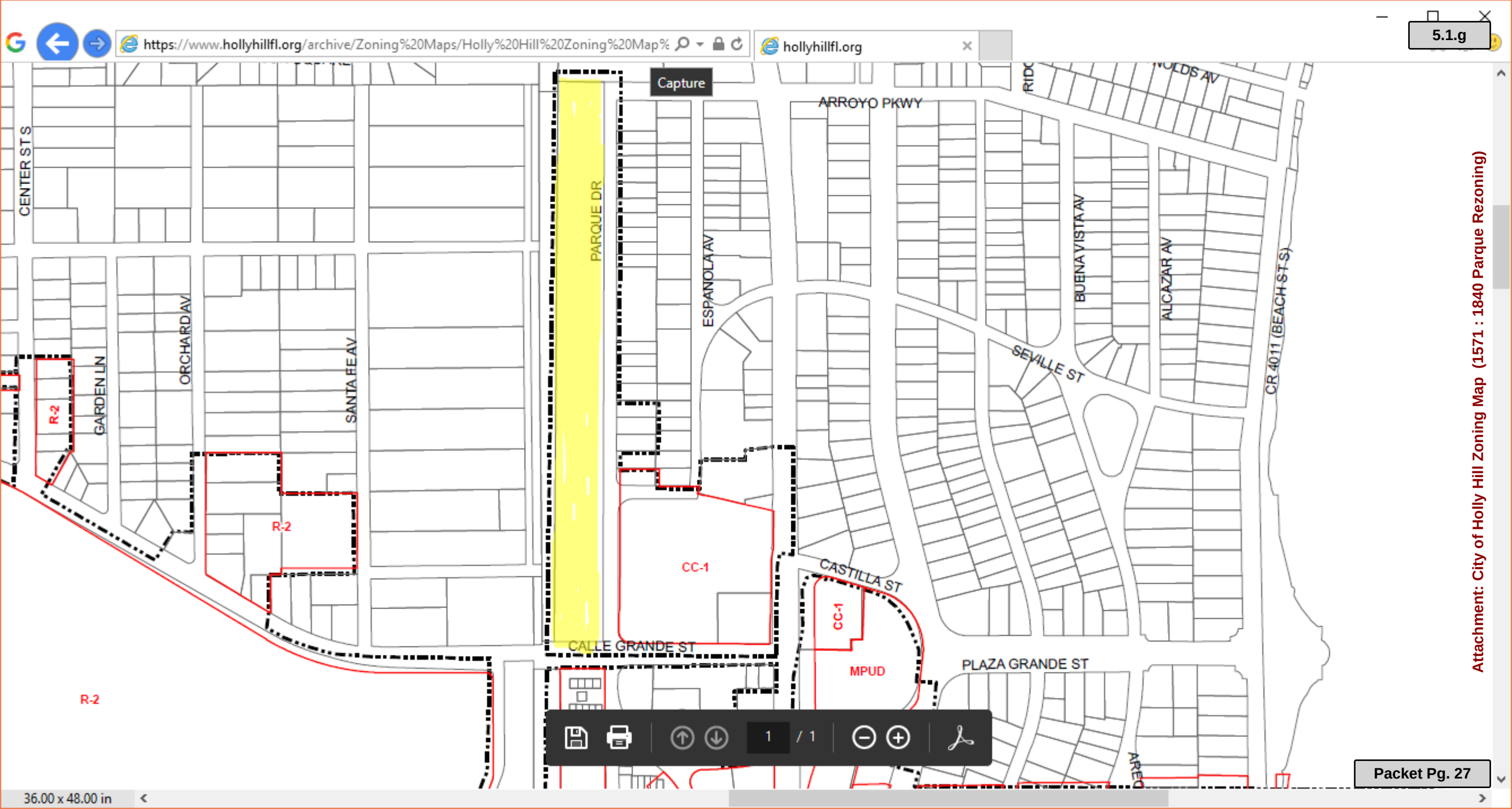


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INDEX OF SHEETS	
DWG.NO.	DESCRIPTION
1	COVER
2 - 3	BOUNDARY SURVEY
4	SITE PLAN

REZONING CONCEPTUAL DEVELOPMENT FOR PARQUE DRIVE BUSINESS PARK

SECTION 42, TOWNSHIP 14 S, RANGE 32 E
PARCEL ID No. 42-14-32-04-07-0290
200 PARQUE DRIVE
HOLLY HILL, FL 32117

JANUARY 2016

PROJECT TEAM

PROPERTY OWNER/
APPLICANT:

CIVIL ENGINEER/
PROJECT MANAGER:

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LANDSCAPE
ARCHITECT:

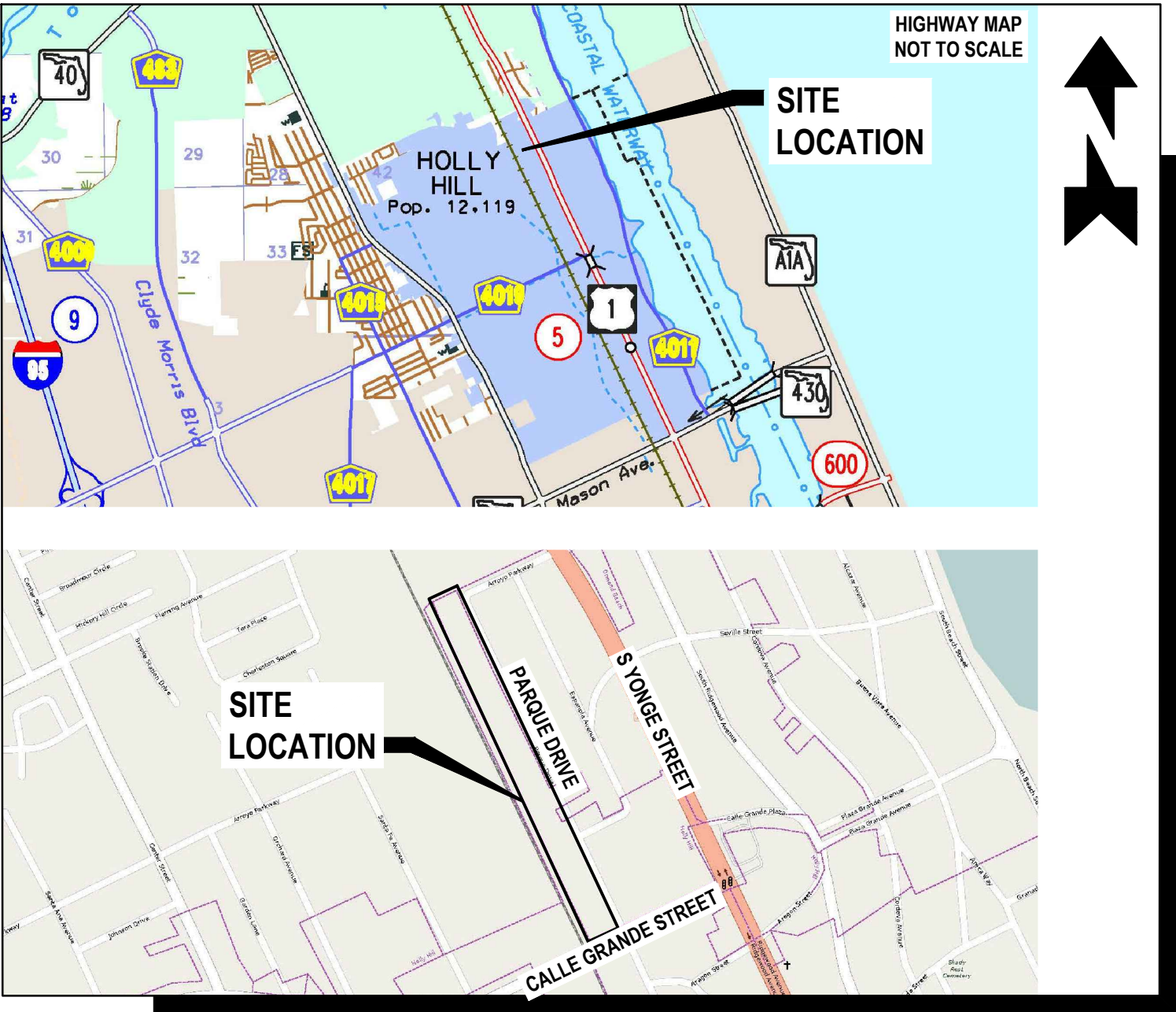
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EMAIL: THEPOORES@BELLSOUTH.NET

LEGAL DESCRIPTION

LOT 29 EAST OF RR BLOCK 7, AND LOTS 16 AND 29 EAST OF RR, BLOCK 19 AND LOT 16 EAST OF RR WEST OF PARQUE DRIVE, NORTH OF CALLE GRAND, BLOCK 22, FLEMING FITCH GRANT, PER OR 5705 PG 3557, PER OR 6088 PG 4506, PER OR 6714 PG 1264, PER OR 7297 PGS 4125-4127 INC.



AERIAL MAP
SCALE: 1" = 400'



LOCATION MAP
SCALE: 1" = 900'

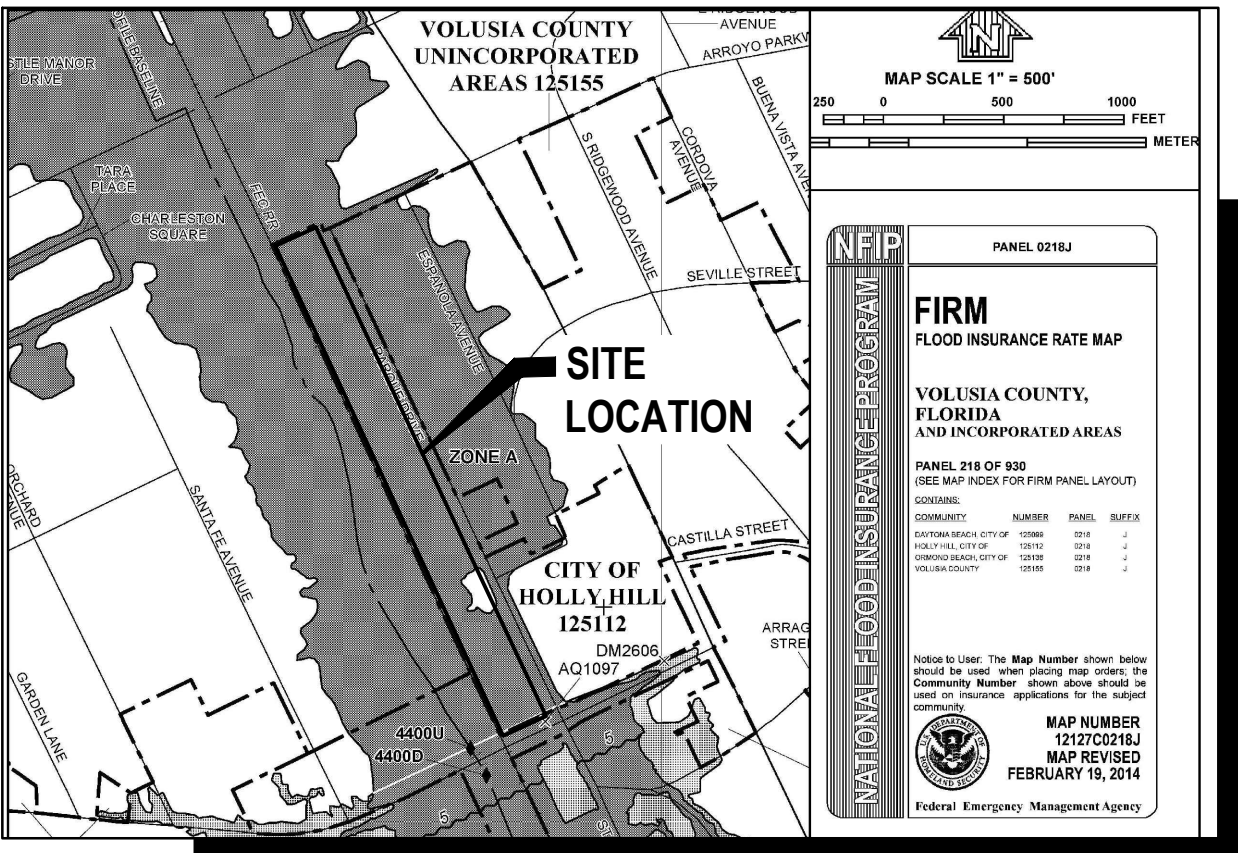
CONTACT NUMBERS

CITY OF HOLLY HILL BUILDING & ZONING DEPARTMENT: (386) 248-9442
FLORIDA POWER & LIGHT: (386) 322-3420
PEOPLES GAS SYSTEM (TECO): (386) 671-2232
BELLSOUTH: (386) 257-7950
BRIGHTHOUSE: (386) 788-4198



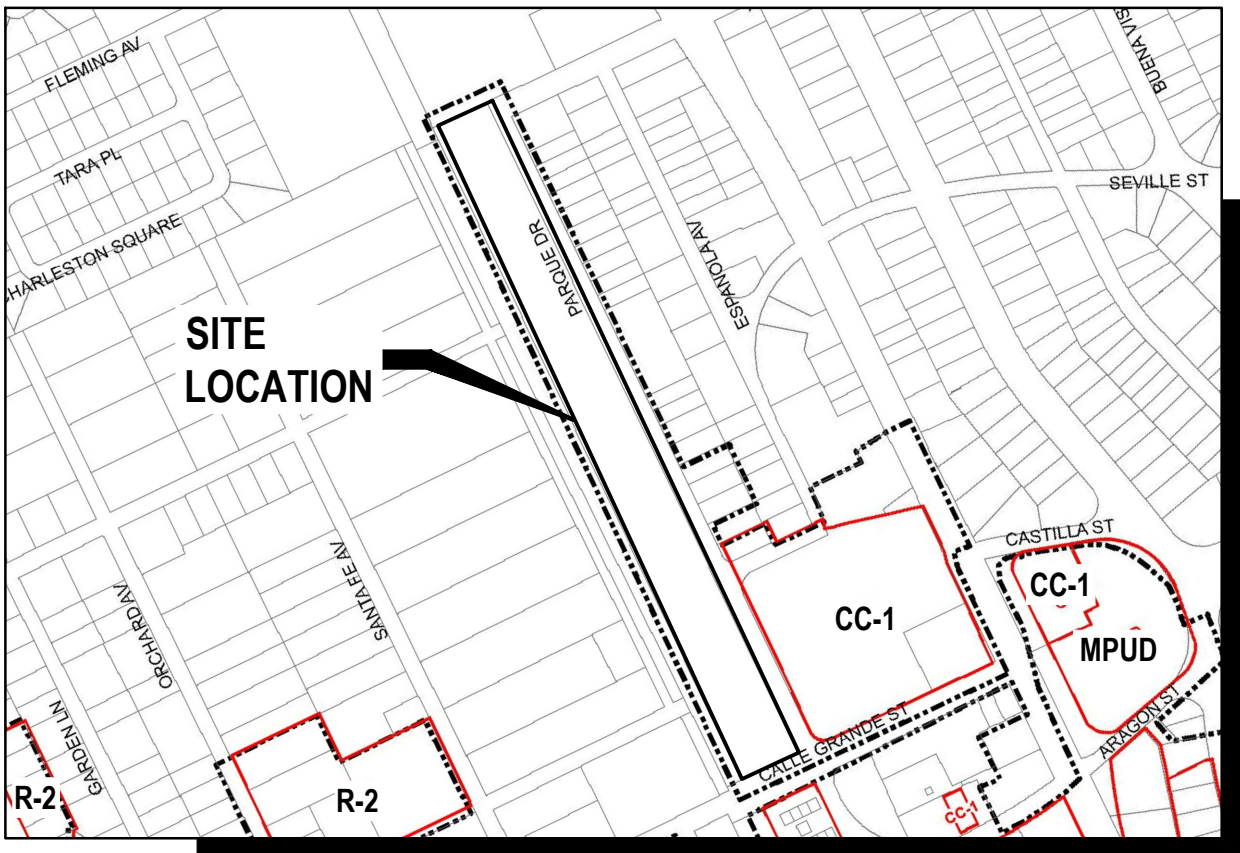
THE GENERAL CONTRACTOR SHALL ENSURE THAT ANY SUBCONTRACTOR HAS A COMPLETE SET OF CONSTRUCTION DRAWINGS FOR ITS RESPECTIVE WORK. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR SUBCONTRACTORS ONLY UTILIZING INDIVIDUAL DRAWINGS FOR ITS WORK WHERE ADDITIONAL INFORMATION MAY BE CONTAINED ON OTHER DRAWINGS WITHIN THE SET.

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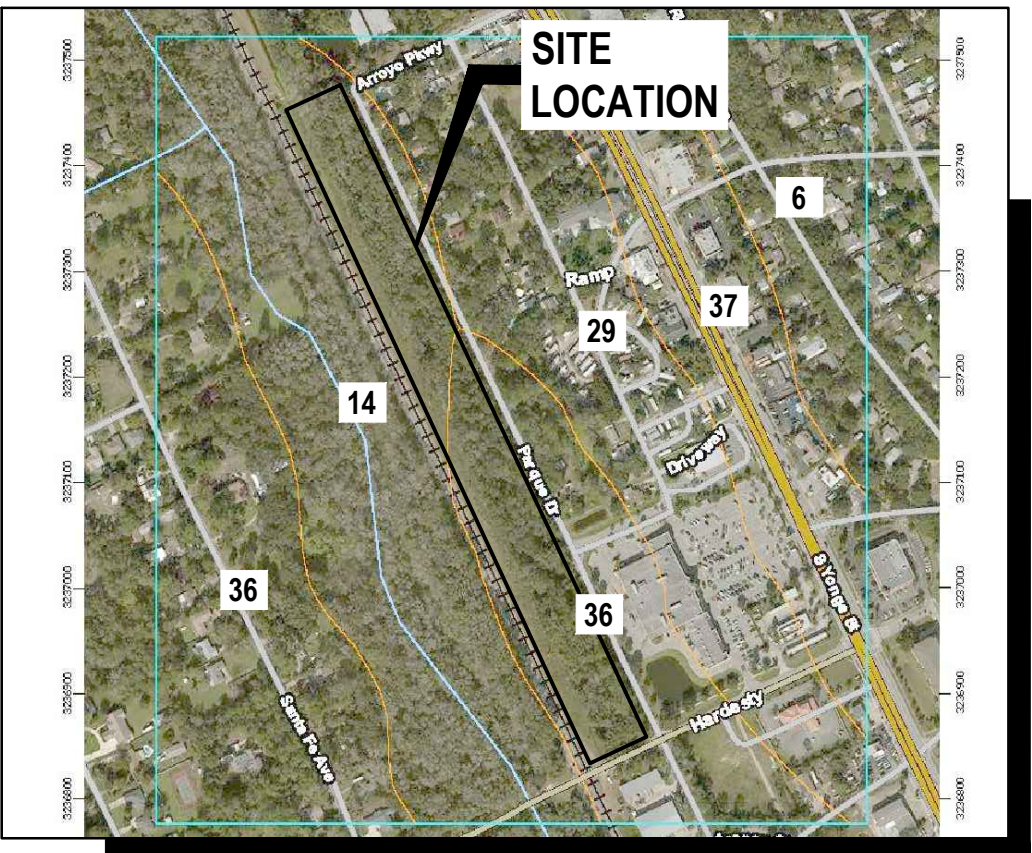
FLOOD ZONE MAP
SCALE: 1" = 800'

FLOOD ZONE "A"



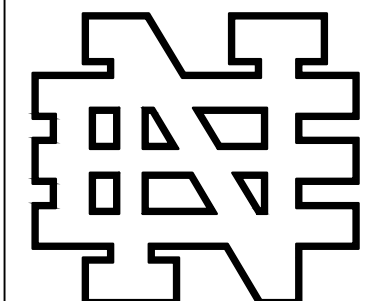
ZONING MAP
SCALE: 1" = 500'

ZONING DISTRICT: CC-1 (COMMERCIAL CORRIDOR DISTRICT)



SOILS MAP
SCALE: 1" = 600'

SOIL TYPES:
(14) CHOBEE FINE SANDY LOAM (GROUP B/D)
(36) MYAKKA VARIANT FINE SAND (GROUP D)

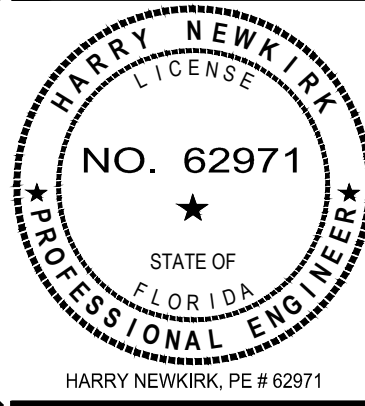


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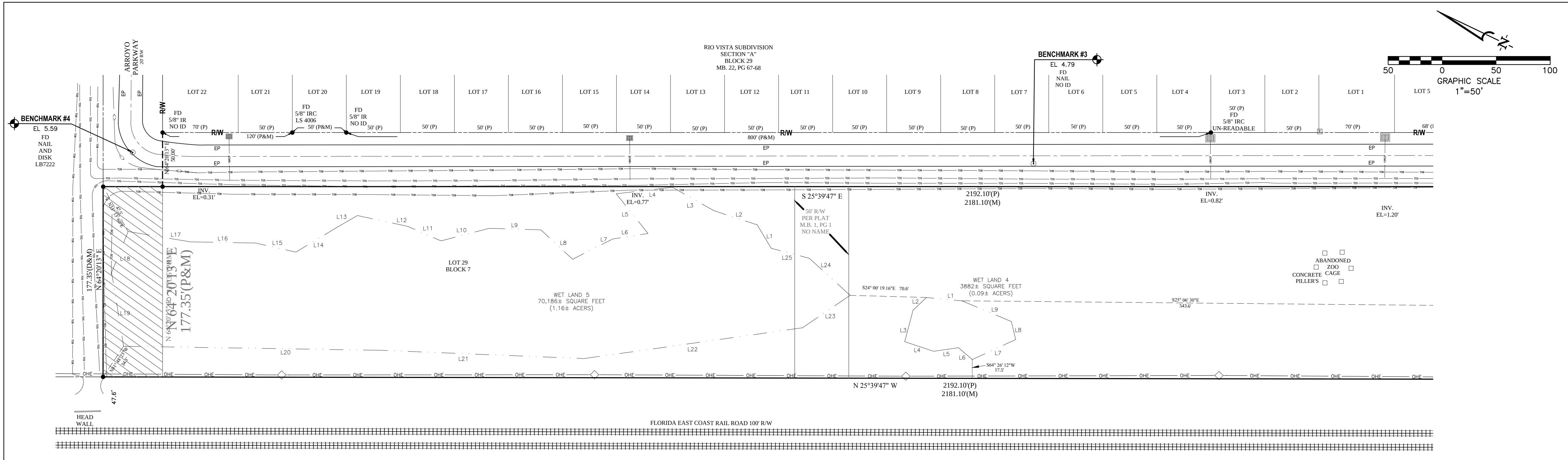
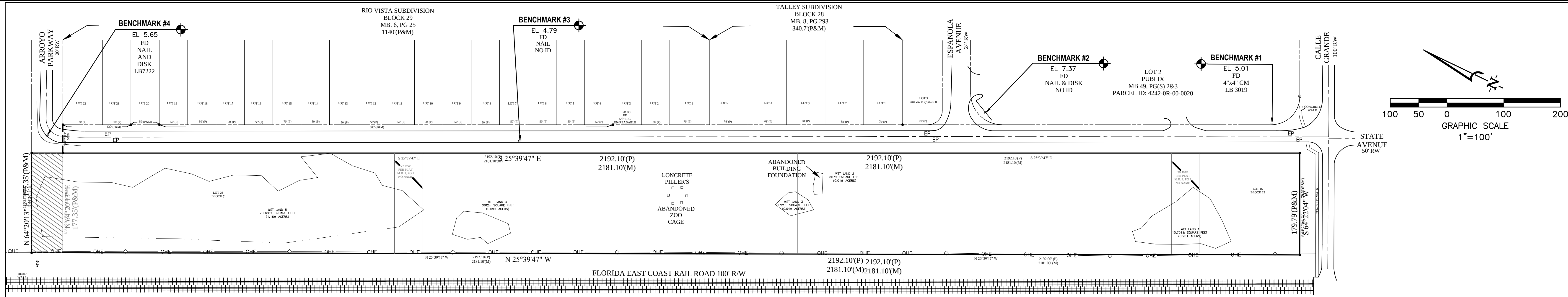
Certificate of Authorization
No. 30209
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Transportation
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Inspection



DRAWING NUMBER

1



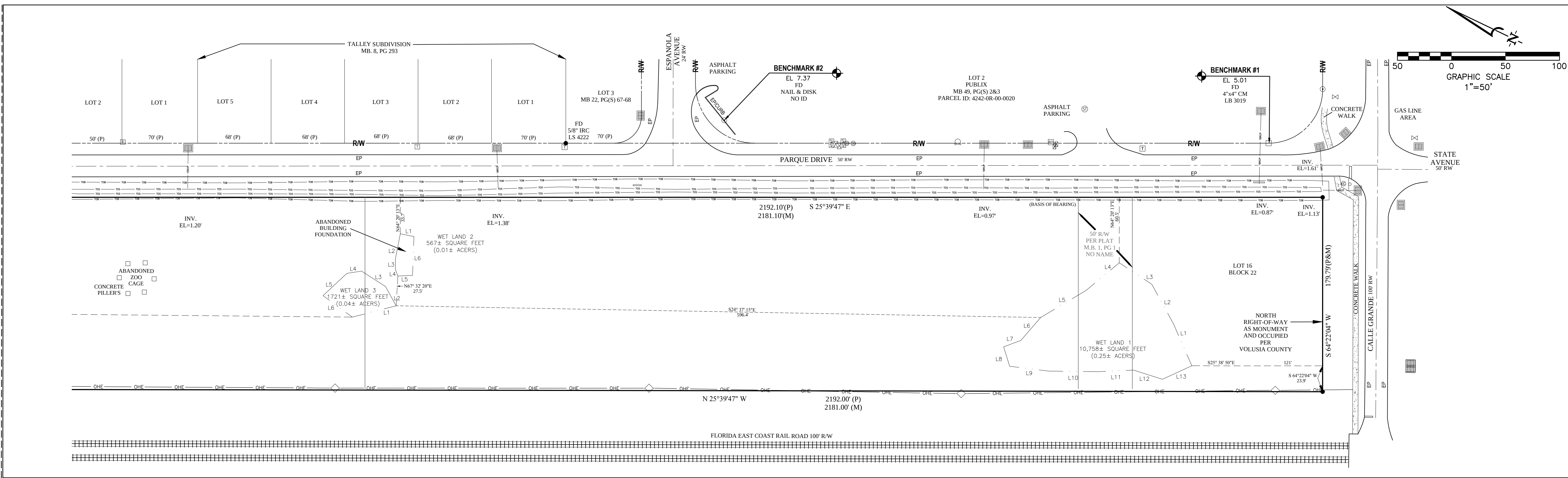
WET LAND 1	
L1	S40°38'50"W 42'
L2	N35°37'19"E 42.1'
L3	N07°43'48"E 36'
L4	N65°19'30"W 39.9'
L5	N56°27'39"W 49'
L6	N74°53'37"W 28'
L7	N45°55'54"W 17'
L8	S47°02'20"W 18.8'
L9	S18°34'41"E 36'
L10	N24°53'40"W 46'
L11	N28°21'48"W 33'
L12	N07°51'53"W 28'
L13	S50°15'44"E 30'

WET LAND 2	
L1	N14°28'27"W 12.9'
L2	S75°19'23"W 23.5'
L3	S64°31'42"W 10'
L4	S44°15'18"W 6.5'
L5	S28°50'38"E 13.6'
L6	N66°29'15"E 35.9'

WET LAND 3	
L1	S40°09'15"E 41.9'
L2	N35°10'02"E 20.5'
L3	N07°04'01"E 26.2'
L4	N34°22'13"W 13.8'
L5	N68°32'57"W 30.2'
L6	S10°32'55"W 33.6'

WET LAND 4	
L1	N20°24'59"W 33'
L2	N69°10'17"W 17'
L3	S79°13'05"W 30.1'
L4	S07°22'07"E 28.3'
L5	S34°02'53"E 23.1'
L6	S14°33'46"W 16.9'
L7	S50°19'01"E 44.1'
L8	N50°49'56"E 17.1'
L9	N02°55'24"W 49.6'

WET LAND 5	
L1	N33°25'19"E 25.3'
L2	N07°40'44"W 41.9'
L3	N03°46'35"E 44.3'
L4	N32°16'27"W 52.4'
L5	S25°36'21"W 47'
L6	N34°37'56"W 33'
L7	N52°23'39"W 41.6'
L8	N17°10'15"E 39.9'
L9	N23°56'14"W 48'
L10	N40°14'39"W 45.9'
L11	N02°18'51"W 33.9'
L12	N13°32'54"W 47.4'
L13	N55°49'06"W 22.9'
L14	N56°42'26"W 43.2'
L15	N12°57'55"W 38.1'
L16	N24°37'27"W 60.3'
L17	N16°17'06"W 58.6'
L18	S86°15'29"W 40.9'
L19	S55°06'57"W 69'
L20	S24°46'14"E 237.7'
L21	S23°19'30"E 188.5'
L22	S33°41'07"E 204.2'
L23	S59°53'22"E 53.3'
L24	N16°33'22"E 51'
L25	N11°03'12"W 36.4'



A1A GEO

LAND SURVEYING CONSTRUCTION LAYOUT

1366 N.U.S. HWY 1, Ste 602 Ormond Beach
Voice: 386.672.3633
FLORIDA 32174
a1a geo . com
LS # 6309
LB # 1967

TYPE OF SURVEY:
BOUNDARY

MAP SUBJECT:
HOLLY HILL, FLORIDA

ADDRESS:
200 PARQUE DRIVE
HOLLY HILL, FLORIDA

MATCH LINE A

SHEET 1 OF 2
SEE SHEET 2 OF 2 FOR
SURVEYORS SIGNATURE

PREPARED FOR THE EXCLUSIVE USE OF:
SEE CERTIFICATION

REVISIONS:

PROJECT No: 2016-91
FIELD WORK BY: AM
DATE: 12/01/16
OFFICE WORK BY: BR
DATE: 12/09/16
FIELD BOOK - PAGE: 11-18
SCALE: 1"=50'

Lot 29 East of RR, Block 7, and Lots 16 and 29 East of RR, Block 19 and Lot 16 East of RR West of Parque Drive, North of Calle Grande, Block 22, Fleming Fitch Grant, according to plat in Map Book 1, Page 1, Public Records of Volusia County, Florida.

Parcel Identification Number: 4242-04-07-0290

1. BEARING STRUCTURE (S 25°39'47" E) ALONG THE EASTERLY RIGHT-OF-WAY LINE OF PARQUE DRIVE (50 RIGHT-OF-WAY), FLORIDA, FOR ANGLE MEASUREMENT ONLY.
2. LEGAL DESCRIPTION NOT PROVIDED TAKEN FROM PROPERTY APPRAISER WEB SITE AND PHILLIPS SURVEY, PROJECT NO. 90615, 09/13/1990. NO TITLE PROVIDED.
3. RECORD DIMENSIONS ARE SHOWN IN PARENTHESES (), WHEN DIFFERS FROM MEASURED.
4. FLOOD PLANE CERTIFICATION ACCORDING TO THE FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) F.I.R.M. (FEDERAL INSURANCE RATE MAP), COMMUNITY OF CITY OF HOLLY HILL, FLORIDA NUMBER 125112, PANEL NUMBER 12127C 0218 J, DATED: FEBRUARY 19, 2014. THE PROPERTY IS IN FLOOD ZONE "A" THE BASE 100 YEAR FLOOD ELEVATION IS NOT SHOWN OR DETERMINED, NEED ENGINEER TO DETERMINE USING THE B-27 CANAL NORTH PROFILE BASELINE.
5. ACCURACY STATEMENT: THE ACCURACY OF THE BOUNDARY CONTROL OF THE SUBJECT PROPERTY IS, BEING REZONED COMMERCIAL/HIGH RISK LINEAR: THE CLOSURE IS 1:1, 10,000
6. DATA SOURCES:
 - ELEVATIONS REFER TO (NAV'D) NORTH AMERICAN VERTICAL DATUM 1988, FEET AND DECIMAL PART THEREOF.
 - BENCHMARK REFERENCE NAVD DATUM OF 1988. BENCHMARK, DESIGNATION IS A NATIONAL GEODETIC SURVEY DESIGNATION 1 722 PID D26066 ELEVATION=6.42 FEET, CHECKED INTO HV-28 ELEVATION 7.50 FEET.
 - A.) BENCHMARK #1 FD 4"x4" CONCRETE MONUMENT LB 3019 ELEVATION = 5.01 FEET
 - B.) BENCHMARK #2 FD NAIL IN CURB ELEVATION = 7.37 FEET
 - C.) BENCHMARK #3 FD NAIL ALONG WESTERLY EDGE OF PAVEMENT ON PARQUE DRIVE ELEVATION: 4.79 FEET
 - D.) BENCHMARK #4 FD NAIL ALONG WESTERLY EDGE OF PAVEMENT ON PARQUE DRIVE ELEVATION: 5.38 FEET
7. HISTORY REFERENCE TO PREVIOUS SURVEY OR HELPER SURVEYS, LINEAGE OF DATA HORIZONTAL DATA:
 - A.) MARY FLEMMING, AS RECORDED IN MAP BOOK 1, PAGE 1, ALSO BEING RECORDED IN MAP BOOK 12, PAGE 39, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
 - B.) FLEMING, DATE OF HOLLOWAY, AS RECORDED IN MAP BOOK 6, PAGES 25 AND 26, ALSO BEING RECORDED IN MAP BOOK 22, PAGES 67 AND 68, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA
 - C.) B.) BIO VISTA SECTION "B", AS RECORDED IN MAP BOOK 6, PAGES 149 - 151, ALSO BEING RECORDED IN MAP BOOK 22, PAGES 159 AND 160, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA
 - D.) TALLEY SUBDIVISION, AS RECORDED IN MAP BOOK 8, PAGE 293, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
 - E.) PUBLIC HOLLY HILL, AS RECORDED IN MAP BOOK 49, PAGES 2 AND 3, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
 - F.) PHILLIPS SURVEY, PROJECT NO. 90615, 09/13/1990

BOUNDARY SURVEY IS A RE-TRACEMENT OF PHILLIPS SURVEY, PROJECT No. 90615, 09/13/1990

UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN, PER FIELD VISIBLE LOCATION.

TITLE INFORMATION NOT PROVIDED TO THIS SURVEYOR

LEGAL STATUS OF UN-NAMED ROADS SHOWN ON SURVEY IS UNKNOWN TO THIS SURVEYOR. IT APPEARS THAT LOT 29, BLOCK 7 AND LOTS 16 AND 29, BLOCK 19 AND LOT 16, BLOCK 22 AND THE SAID UN-NAMED ROAD AS SHOWN ON SURVEY LYING EASTERLY OF FLORIDA EAST COAST RAILWAY RIGHT-OF-WAY, AS SHOWN ON THE MAP OF MARY FLEMING, AS RECORDED IN MAP BOOK 1, PAGE 1, ALSO BEING RECORDED IN MAP BOOK 12, PAGE 39, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, ALSO SHOWN AND TAKEN FROM PHILLIPS SURVEY, PROJECT NO. 90615, 09/13/1990, HAS BEEN PLATTED OVER BY RIO VISTA ON THE HALIFAX, AS RECORDED IN MAP BOOK 6, PAGES 25 AND 26, ALSO BEING RECORDED IN MAP BOOK 22, PAGES 67 AND 68, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AS HARDESTY PARK. LEGAL STATUS IS UNKNOWN TO THIS SURVEYOR, SUGGEST TITLE WORK.

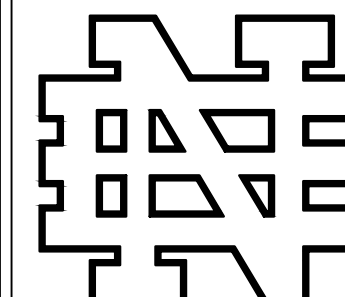
- A. LIMITATIONS: WHEN ANY INSTRUMENTS OR RECORDS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAY AND/OR OWNERSHIP ARE FURNISHED TO THIS SURVEYOR, EXCEPT AS SHOWN, THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR OTHER MATTERS THAT ARE NOT SHOWN ON THIS PLAT OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. LOCATION OF ANY RECORDS OF RECORD, OTHER THAN THOSE ON RECORD PLATS, IS REQUIRED. THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER. PER FLORIDA STATUTES RULE 5A-17.05(2)(c)(4)
- B. IT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THIS SURVEYOR AND THE FIRM, FROM WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. FURTHERMORE, THIS SURVEYOR AND FIRM, DOES NOT ASSUME RESPONSIBILITY AND SHALL NOT BE LIABLE FOR CLAIMS ARISING FROM ERRONEOUS OR INCOMPLETE INFORMATION FURNISHED BY THE HOMEOWNER, LENDER, OR OWNERS CONTRACTORS OR OTHERS, WHICH IS USED AS A BASIS TO FORMULATE THIS SURVEYORS OPINION.
- C. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE PARTY. PER FLORIDA STATUTES CHAPTER RULE 5A-17.05(3)(b)(6)
- D. THE ACCEPTANCE OF THIS SURVEY AS CERTIFIED FOR THE EXCLUSIVE USE OF NAMES SHOWN HEREON SHALL CONSTITUTE FULFILLMENT OF MY CONTRACTUAL OBLIGATION. "ORIGINAL" AS DEFINED HEREON REFERS TO THE SIGNED AND SEALED GRAPHIC REPRESENTATION OF THE FIELD SURVEY. CAD FILES ARE NOT THE SURVEY AND THERE MAY BE A SURCHARGE FOR THEM.
- E. TAX PARCEL, IDENTIFICATION NUMBERS, ADJACENT OWNERS NAMES AND ADDRESS WHEN SHOWN SHOWN IS EITHER SUPPLIED BY CLIENT AND/OR TAKEN FROM COUNTY APPRAISERS INTERNET WEB PAGE AND MAY NOT BE THE MOST CURRENT.
- F. SPECIAL PURPOSE SURVEYS WHEN IDENTIFIED AS TYPE OF SURVEY:
 - 1. WHEN TREES AS SHOWN ON THE SURVEY IT IS FOR THE LOCATION OF THE HARD WOOD TREES 20" AND SMALLER IN DIAMETER OF WHICH APPROPRIATE INFORMATION IS OBTAINED FROM THE LANDOWNER REGARDING IDENTIFICATION OTHER THAN LOCATION AND SIZE. SEE AN ARBORIST. SITE CONSIST OF PINES SMALL CYPRESS AND PALMS MOSTLY IN AND AROUND THE WETLANDS AS SHOWN ON SURVEY
 - 2. JURISDICTIONAL WETLANDS WHEN SHOWN WERE LOCATED FROM FLAGSMARKS BY ECOLOGICAL CONSULTING SOLUTIONS, INC., PROJECT # 255-18-16, DATED 10/17/16 AND THE DETERMINATION OF WETLANDS ARE OUT OF THE EXPERTISE OF THIS SURVEYOR AND MAPPER.
 - 3. ARCHAEOLOGICAL FEATURES WHEN SHOWN WERE LOCATED FROM OBJECTS IDENTIFIED BY OTHERS AND THE DETERMINATION OF WHAT CONSTITUTES A ARCHAEOLOGICAL FEATURES IS OUT OF THE EXPERTISE OF THIS SURVEYOR AND MAPPER.
 - 4. WILDLIFE CORRIDORS OR HABITAT WHEN SHOWN WERE LOCATED FROM OBJECTS IDENTIFIED BY OTHERS AND THE DETERMINATION OF WHAT CONSTITUTES A WILDLIFE CORRIDOR OR HABITAT IS OUT OF THE EXPERTISE OF THIS SURVEYOR AND MAPPER.
 - 5. GEO-TECHNICAL BORINGS SHOWN AS MARKED AND FIELD LOCATED.
- G. AS-BUILT/ RECORD SURVEYS WHEN IDENTIFIED AS TYPE OF SURVEY:
 - 1. WHEN UNDERGROUND UTILITIES, SUCH AS UNDERGROUND CABLES, GAS MAINS, WATER MAINS, SANITARY SEWER SYSTEMS AND STORM COLLECTIONS SYSTEMS ARE SHOWN, THE LIMITS OF THIS SURVEY INCLUDE VISIBLE STRUCTURES / IMPROVEMENTS IN COMBINATION WITH AS-BUILT / RECORD DRAWINGS SUPPLIED BY THE CLIENT.
 - 2. WHEN THE PERCENTAGE OF SLOPES ARE SHOWN IT IS BASED ON THE INVERTS BETWEEN VISIBLE STRUCTURES. THIS SURVEY DOES NOT INCLUDE VIDEO PIPELINE INSPECTIONS. VERIFICATION OF LINE OF SITE HAS NOT BEEN VERIFIED. THIS SURVEYOR SUGGESTS VIDEO PIPELINE INSPECTION BY A PROFESSIONALS PROVIDING SERVICE OF THAT SPECIALTY.
 - 3. THIS SURVEYOR SUGGEST VIDEO PIPELINE INSPECTION BY A PROFESSIONAL PROVIDING SERVICE OF THAT SPECIALTY.
- H. TOPOGRAPHIC SURVEY:
 - 1) CONTOURS ARE ON ONE FOOT INTERVALS, INTERPOLATED BETWEEN GRIDS, VISIBLE GRADE BREAKS, ALONG WITH RANDOM GROUND ELEVATIONS.
 - 2) OFFSITE TOPOGRAPHICAL INFORMATION SHOWN IS BASED ON THE REQUEST BY THE CLIENT AND OR THE CLIENTS AGENT, BEING AN ARCHITECT OR ENGINEER.

CALCULATED	●	IRON ROD &/ OR CAP (AS NOTED)
CONC.	□	4" X 4" CONCRETE MONUMENT (AS NOTED)
(D)	○	IRON PIPE &/ OR CAP (AS NOTED)
DWG	⊙	NAIL & DISK (AS NOTED)
EP	◆	BENCHMARK
EL	⬢	CONCRETE POWER POLE
FDOT	⋈	WATER VALVE
FEMA	⚡	FIRE HYDRANT
F.I.R.M	⌚	WATER METER
FL	⊕	STORM
HW	+ 1.5	EXISTING GROUND ELEVATION
ID	+ 7.27	EXISTING HARD ELEVATION
ID	— OHE	OVERHEAD ELECTRIC
IP	— 18MCP	STORM LINE
IPC		
IR		
IRC		
IR		
LC		
LB		
LIC		
LLC		
LS		
(M)		
M.B.		
NAVD		
N/A		
NGVD		
No.		
N/P		
(P)		
P.A.		
PKD		
PRM		
(R)		
RCP		
R/W		
WO#		

SHEET 2 OF 2

[illegible]

REVISIONS

[illegible]

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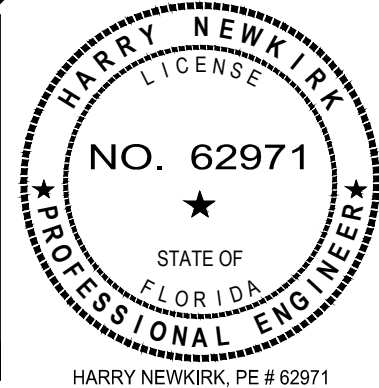
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Harry@Newkirk-Engineering.com

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SITE LAYOUT PLAN
PARQUE DRIVE BUSINESS PARK
2200 PARQUE DRIVE
HOLLY HILL, FL 32117



PROJECT No: 2016-236

DATE: JANUARY 2016

DESIGN BY: HHN

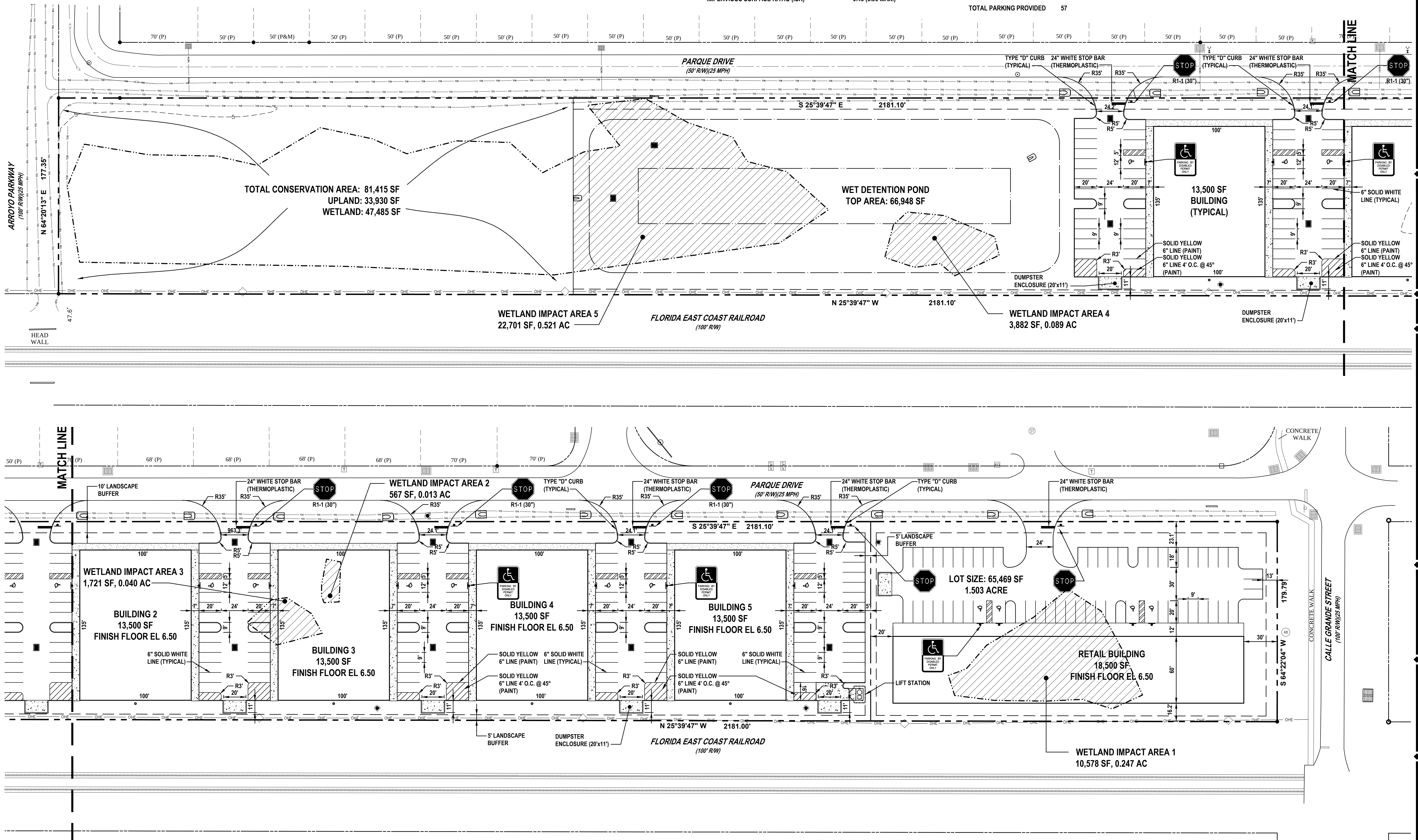
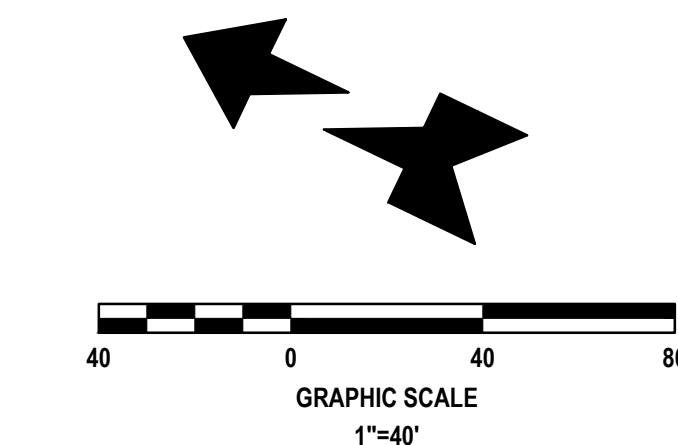
DRAWN BY: DAB

CHECKED BY: HHN

SCALE: 1"=40'

DRAWING NUMBER

4





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

**Board of Planning and Appeals
Agenda Item**

MEETING DATE: February 6, 2017
FROM: Thomas Harowski
SUBJECT: 626/628 Walker Street Rezoning Rezoning of the Parcels at 626 and 628 Walker Street from R-7 Low Density Multi-Family to R-3 Medium Density Single-Family Residential
NUMBER: (ID # 1572)
APPLICANT: Mark Kaye and Sally Abdoo
PLANNER: Thomas Harowski

INTRODUCTION: This request is to rezone 626 Walker Street and 628 Walker Street from the current R-7 Medium Density Multi-Family Residential to R-3 Medium Density Single-Family Residential. This change will eliminate the prospect for development of two-family or multi-family development and adjust the minimum lot size to 60 feet by 100 feet which is consistent with the existing platted lot pattern.

BACKGROUND: The subject property was zoned R-7 Medium Density Multi-Family Residential, perhaps in anticipation of developing a small apartment dwelling. Multi-family development never occurred, and the two parcels which comprise the tract are occupied by a single-family home and a non-conforming business which occupies two structures. One of the structures may have been a residential use at some time in the past.

Until recently the two parcels have been in common ownership, but were recently contracted to be sold separately. As separate parcels, the only eligible development under the R-7 zoning is single-family dwellings. One lot fully conforms to R-7 dimensional requirements and one lot has less lot width than required.

The remainder of the properties on the north side of Walker Street are developed with single family homes from Center Avenue west to the Holly Forest mobile home community. The zoning for the single family lots is R-3 Medium Density Single Family Residential except for the corner at Center Avenue which is R-2 Single Family. The Holly Forest mobile home community is zoned R-9 Mobile Home Residential. The future land use map designation for the subject property and the single family development on the north side of Walker Street is Low Density Residential.

DISCUSSION: The proposed rezoning from R-7 to R-3 will accomplish several objectives as follows:

- The R-3 zoning will be consistent with the other single-family homes on the west side of Walker Street.
- The current R-7 zoning is inconsistent with the future land use designation, and the proposed change will resolve this inconsistency. Policy 1.1.3 of the Future Land Use Element specifies zoning classification R-1 through R-5 as consistent with the Low Density Residential future land use map classification.
- Neither parcel is of sufficient size to support development other than single family use under the current R-7 zoning. Multi-family development requires a minimum project size of 40,000 square feet and a two family development requires a minimum 10,000 square foot lot. The two component parcels are each less than 8,000 square feet.
- The R-3 zoning has a minimum lot width of 60 feet, and both parcels will be fully conforming with the dimensional requirements of the R-3 zoning.
- The non-conforming status of the business use will not be affected by the change in zoning from R-7 to R-3. Should the business cease operation for a period of six-months or more, a business use may not be re-established; the property will then have to be converted to residential use.

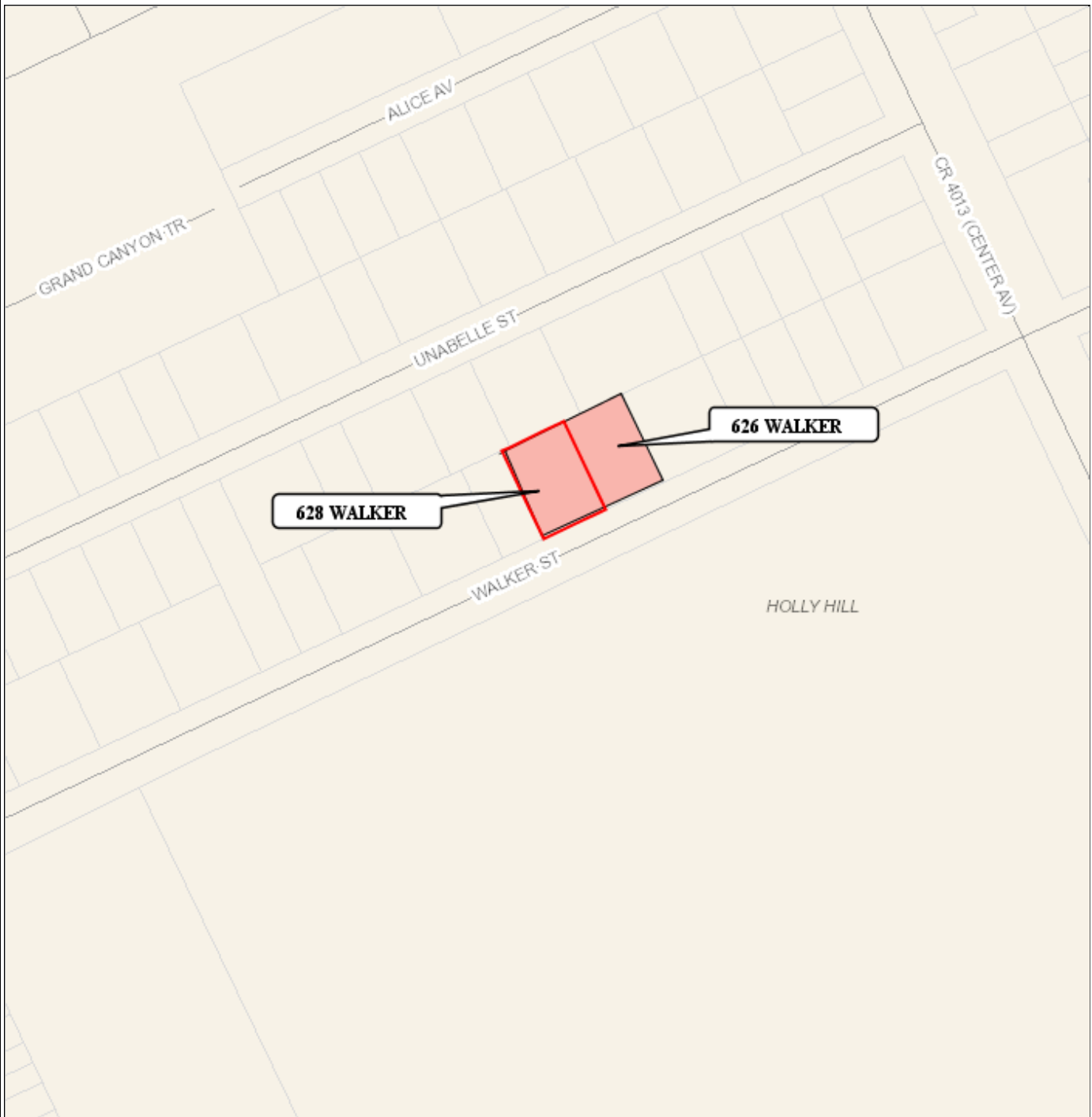
FISCAL ANALYSIS: This action has no fiscal impacts.

RECOMMENDATION: Staff recommends the Board of Planning and Appeals

recommend the City Commission adopt the proposed rezoning from R-7 to R-3.

- Z-2017-03 Location Map (PDF)
- Z-2017-03 Existing and Proposed Zoning (PDF)
- 626 and 628 Walker Future Land Use (PNG)
- Future Land Use Categories (PNG)

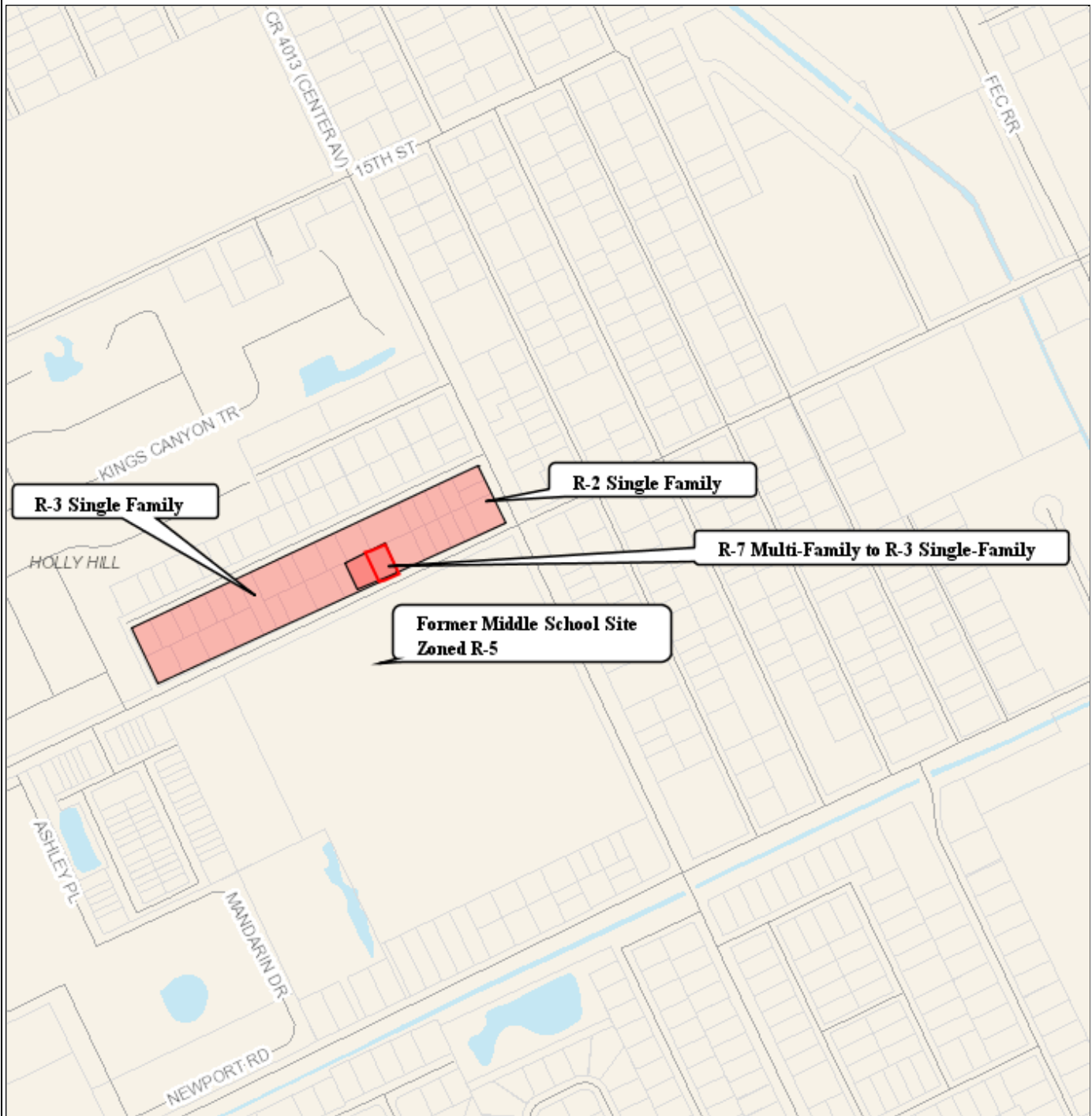
Z-2017-03 LOCATION MAP



Scale 1:2,000 - 1 in = 167 ft
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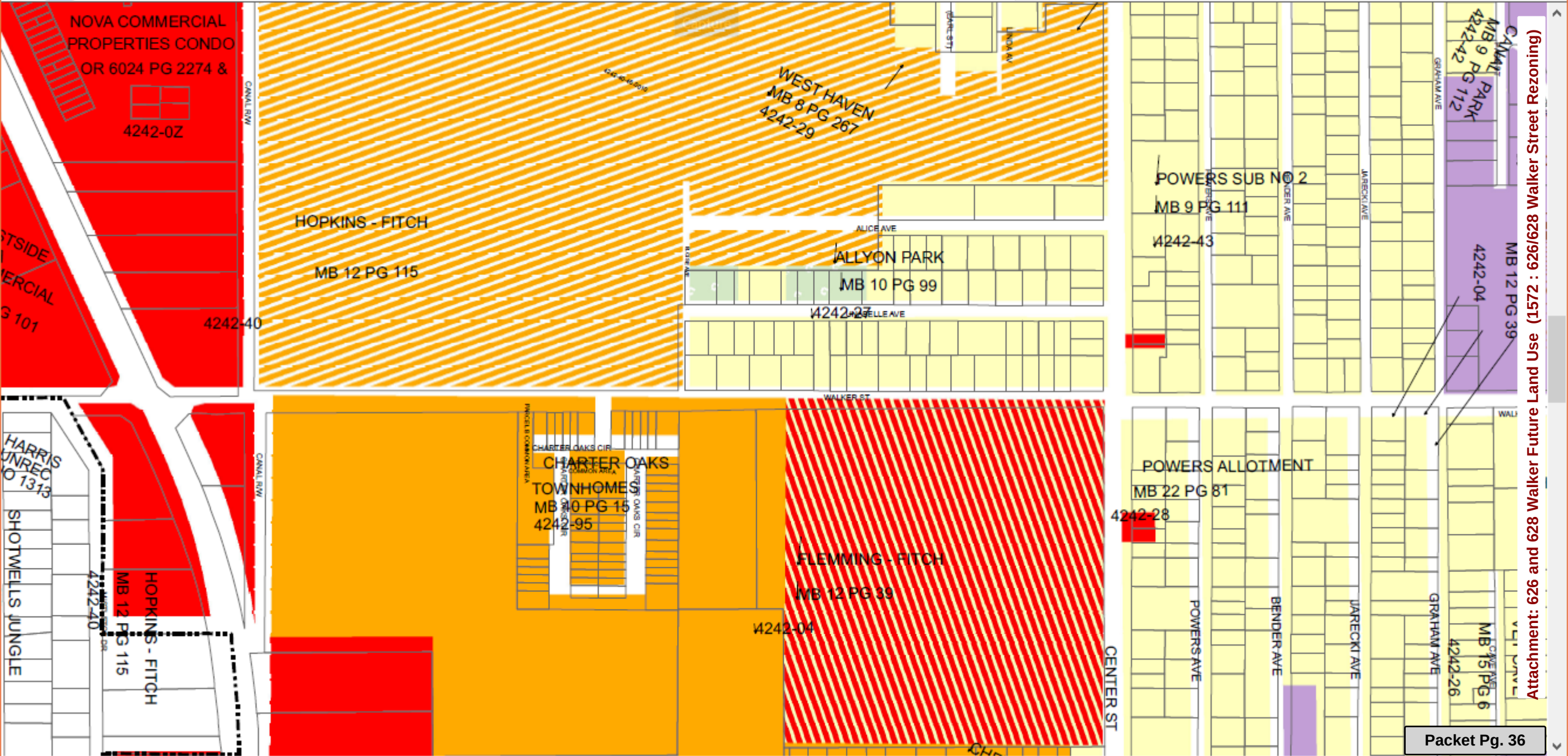
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 SOURCE: PARCEL DATA, VOLUSIA COUNTY PROPERTY APPRAISER

EXISTING/PROPOSED ZONING



Scale 1:6,000 - 1 in = 500 ft
 Date Created:
 17-Jan-17 09:56 AM

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 SOURCE: PARCEL DATA, VOLUSIA COUNTY PROPERTY APPRAISER



Attachment: 626 and 628 Walker Future Land Use (1572 : 626/628 Walker Street Rezoning)

Future Land Use Categories

 Low Density Single Family Residential	 High Density Residential	 Residential-Based Mixed Use	 Parks and Open Space
 Low-Medium Density Residential	 Mobile Home Residential	 General Retail Commercial	 Conservation
 Medium Density Residential	 Mixed Use II	 Wholesale Commercial & Industrial	 No City Future Land Use
	 Mixed Use III	 Churches Schools & Institutions	

Attachment: Future



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

**Board of Planning and Appeals
Agenda Item**

MEETING DATE: February 6, 2017
FROM: Thomas Harowski
SUBJECT: 314 Flomich Street Variance A Request for a Variance of 18 Feet to Allow Construction of a Carport to Extend to the Front Property Line.
NUMBER: (ID # 1573)
APPLICANT: Randy Kraiger
PLANNER: Thomas Harowski

INTRODUCTION: The applicant is requesting a variance of 18 feet to allow a carport to extend to the front property line on Ridge Avenue. The Board of Planning and Appeals is being requested to make a recommendation to the City Commission on the requested.

BACKGROUND: In 2016 the applicant constructed a 20 foot by 26-foot carport without a permit. The property is zoned R-2 Single Family and is a corner lot with frontage on both Flomich Street and Ridge Avenue. Under the City land development regulations, the parcel has two front yards and two side yards. The front yard in the R-2 zoning district is 30 feet. The carport violates the front yard setback in that it extends to and beyond the property line. The carport is 26 feet long with the westerly eight feet being in the right-of-way of Ridge Avenue. The attached survey shows the existing carport, the existing right-of-way limits and the other development on the subject parcel.

The applicant is seeking a variance to be allowed to leave the carport in place which would require a variance to allow the carport to be extended to the front property line on Ridge Avenue. A variance cannot grant approval to allow private improvements in the public right-of-way, and therefore the portion of the carport that extends into Ridge Boulevard will have to be removed. The applicant has submitted an application including his response to the variance criteria and he has submitted photographs of the carport and the subject property. A copy of the application is attached.

DISCUSSION: The application should be reviewed for the full response by the applicant to the variance criteria, however, we will attempt to summarize the positions offered in the application.

- Compared to “interior” lots, corner lots have added restrictions due to the requirement to build with two front yards. In most cases, subdivision regulations require additional lot width on corner lots to account for the larger setbacks. The Holly Hill regulations do not require larger lots for corner properties. The corner lots may be the same size as other lots but are required to provide larger setbacks, thus decreasing the buildable area on the minimum sized lot.

- The subject property fronts on Ridge Avenue which has a 100-foot right-of-way compared the more standard right-of-way of 50 feet for most city streets.
- The existing unit and garage was constructed closer to the Ridge Avenue right-of-way than allowed by the code. The garage is set back approximately 18 feet rather than the required 25 feet. The property tax records show the house was built in 1949 with a major addition in 1986 which extended the house wall along Ridge Boulevard to the north but within the current setback. The garage was added in 1989 according to the property tax records, but the City has no record of a permit for the garage nor the patio and deck which were also added in 1989. The current land development regulations underwent a major update and re-adoption in 1993. There is no information available on setback requirements prior to that date.
- There is no feasible location on the parcel where a carport could be accommodated within the regulations.

Had the property owner or contractor applied for a building permit prior to installing the carport, the setback issues would have been resolved either by variance or compliance with the code prior to code enforcement action. The Board is now being asked to consider the variance as part of a remedial action to address the code enforcement citation.

One of the purposes for a building setback is to provide space between structures and to preserve open space and views for adjacent properties. In this case the large right-of-way for Ridge Avenue gives more separation between the carport and homes on the opposite side of the street than would be afforded in most subdivisions where narrower standard streets are constructed. The house on the adjacent lot to the north already sits back so that it is east of the existing garage. The addition of the carport is unlikely to impact views from the neighboring property.

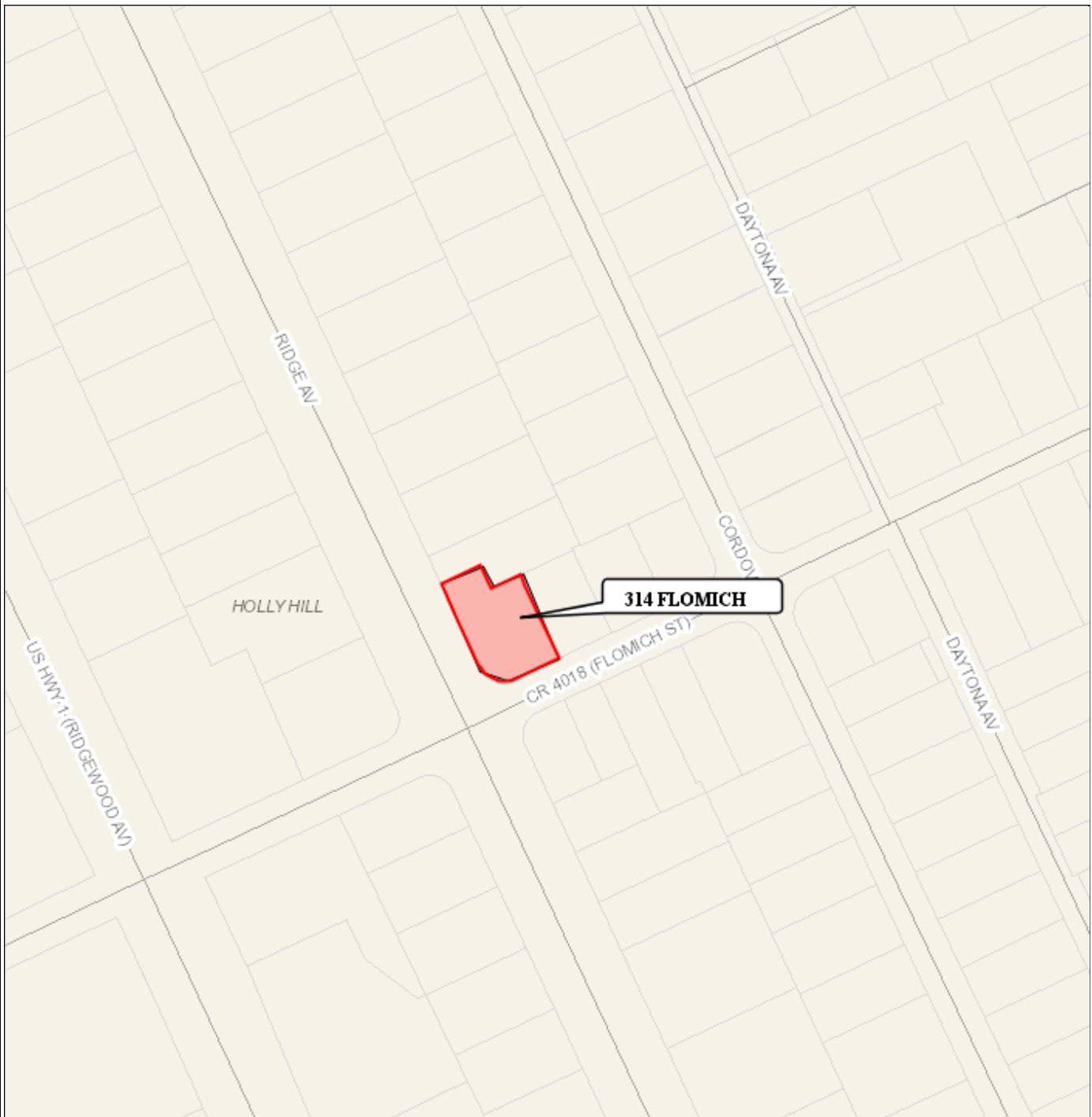
FISCAL ANALYSIS: The proposed action has no fiscal impact.

RECOMMENDATION: If the Board considers the existing right-of-way and the construction of substantial portions of the existing structure within the current setback requirements to be special conditions sufficient to support the variance, the Board should recommend the City Commission grant the variance. The current code enforcement action and the presence of the existing carport within the setback does result from the actions of the applicant, but the Board should consider whether they would have recommended a variance if the applicant had applied for the variance prior to the carport construction.

- V-2017-01 Location Map (PDF)
- V-2017-01 Application (PDF)

- V-2017-01 Property Survey (PDF)

V-2017-01 LOCATION MAP



Scale 1:2,000 - 1 in = 167 ft
 Date Created:
 06-Jan-17 11:41 AM

DISCLAIMER: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. Use at your own risk.
 SOURCE: PARCEL DATA, VOLUSIA COUNTY PROPERTY APPRAISER

Attachment: V-2017-01 Location Map (1573 : 314 Flomich Street Variance)



GENERAL LAND DEVELOPMENT APPLICATION

1065 Ridgewood Avenue, Holly Hill, Florida 32117

Phone: (386) 248-9424

Fax: (386) 248-9498

Date Received: 1/6/17Application ID: V-2017-01Received By: [Signature]

REQUESTED ACTION

- | | | | |
|--|--|--|--|
| ☐ Comp Plan Amend | ☐ Variance | ☐ Site Plan | ☐ PUD |
| ☐ Rezoning | ☐ Special Exception | ☐ Subdivision Major | ☐ Subdivision Minor |
| ☐ Waiver Request | ☐ Other: _____ | | |

Describe Request: _____

✓ APPLICANT INFORMATION:

Name: Bandy KraigerE-Mail: Appliecam@GMail.comAddress: 314 Flomich StPhone: (386) 547-8127Holly Hill, FL 32117

Fax: _____

☒ Owner☐ Agent for Owner☐ Attorney for Owner

OWNER INFORMATION:

Name: _____

E-Mail: _____

Address: _____

Phone: _____

Fax: _____

✓ PROPERTY INFORMATION:

Address: 314 Flomich St Holly Hill, FL 32117General Location: Flomich St And Ridge Av

Current Zoning: _____ Current Land Use: _____

Parcel Size: _____ Tax Parcel #: 424220080010Legal Description Attached ☒ Yes ☐ NoSurvey Attached ☐ Yes ☐ No

Pre-Application Meeting Date: 11-7-16

(Attach Pre-Application Form)

Application Fee: \$ 350⁰⁰Applicant's Signature: Randy Kraiger

(Signature)

1-6-2017

(Date)

Randy Kraiger

(Print)

Owner's Signature:
(Provide letter of
Authorization)Randy Kraiger

(Signature)

1-6-2017

(Date)

Randy Kraiger

(Print)

Applications must be complete to initiate the preview process.

Any questions please contact our City Planner, Tom Harowski at (386) 248-9424, fax (386) 248-9498 or email him at tharowski@hollyhillfl.org



CITY OF HOLLY HILL VARIANCE CHECKLIST AND REQUIREMENTS

VARIANCE APPLICATION CHECKLIST

- ☒ Pre-Application Meeting Form completed and meeting held prior to completion of application
- ☒ Application Fee and Estimated Deposit 350
- ☒ Completed Variance Application
- ☐ List of property owners requiring individual notification
- ☒ One signed and sealed surveys of the property (no more than 2 years old).
- ☒ Legal Description (Digital in MS Word)
- ☐ Notarized Authorization of Owner (if applicant is other than owner or attorney for owner).
- ☒ A Description of the Variance and how it complies with the City Code, Sec. 82-317.

PUBLIC NOTIFICATION (Sec. 82-314)

- a) The applicant shall provide written notice to property owners regarding his intention to seek a variance and shall pay all costs of providing such notice as follows:
 - 1) An applicant seeking a variance for property located in any single-family or multifamily residential zoning district (R-1 through R-9) shall provide written notice to abutting property owners, as identified in the current tax roll.
 - 2) An applicant seeking a variance for property in any commercial or industrial zoning district (B-1 through B-6, CC-1, I-1 and I-2) shall provide written notice to property owners, as identified in the current tax roll, within 300 feet of the property perimeter which is the subject of a variance request.
 - 3) In addition to written notice provided in accordance with either subsection (1) or (2) of this section, city staff shall also post a notice on the subject property ten days prior to the board of planning and appeals meeting. Two signs shall be posted on corner properties.
- b) A notice letter will be provided to the applicant by the City. The written notices shall be made at least ten days prior to the date of hearing before the board of planning and appeals. The written notice shall be sent by certified mail, return receipt requested.

BOARD OF PLANNING AND APPEALS (BOPA) PUBLIC HEARING (Section 82-313)

This is an advisory body consisting of five (5) members appointed by the City Commission. A public hearing is held the **first Monday of every month**, at 6:30 p.m. in the City Commission Chambers, 1065 Ridgewood Avenue, Holly Hill, Florida 32117. Following the public hearing and discussion of each application, the BOPA votes on its recommendation to the City Commission. They may accept, modify, return, or seek additional information.

CITY COMMISSION (Section 82-315 and 82-316)

The City Commission schedules public hearings the second and fourth Tuesday of each month at 7:00 p.m. in the City Commission Chambers, 1065 Ridgewood Avenue, Holly Hill, Florida 32117. At this public hearing, the City Commission votes to approve, deny, or continue the application.

VARIANCE REQUIREMENTS

The following items must be completed in sufficient detail to allow the City to determine if the application complies with the criteria for approving a variance.

1. What special condition(s) and circumstance(s) exist that are peculiar to your land, structure, building, or sign and are not applicable to other lands, structures, buildings, or signs in the same zoning classification?

① Special Conditions exist Due To The incorrect
100' Right Away that is not Present.

② The 30' Set Back From My Garage is only 18'1", if It
was a correct 30' set Back the 25' car Port would fit

2. Were these special condition(s) and circumstance(s) the result of actions by you? ☐ YES ☒ NO
If Yes, Explain.

3. Would literal interpretation of the code deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the City Code? ☒ YES ☐ NO If Yes, Explain

House and Garage has only 18'1" set Back should
be 30' set Back

My Back Yard has only 3'1" set Back should be 8'

4. Will granting the variance requested confer on the applicant any special privilege that is denied by code to other lands, buildings or structures in the same zoning district? ☐ YES ☒ NO Explain

5. Explain how the Variance(s) you are requesting is/are the minimum Variance(s) that will make it possible for you to make reasonable use of your land, building, structure or sign.

① To Enhance and Improve the Quality of Land
 ② To Beautify The Neighborhood and Surrounding Property's
 ③ It will help protect Property from harsh weather

6. Would the granting of the variance be in harmony with the general intent and purpose of the Code and the city's comprehensive plan? ☒ YES ☐ NO Explain

7. Would the granting of the variance be injurious to the area involved or otherwise detrimental to the public welfare? ☐ YES ☒ NO Explain

The street is wide enough so it will not be
 Detrimental to the public welfare or the environment

8. The general intent and purpose of the Comprehensive Plan Ordinance (Section 78-5) is to foster and preserve public health, safety, comfort and welfare, and aid in the harmonious, orderly, aesthetically pleasing and socially beneficial development of the city. Is your request for Variance(s) consistent with this intent and purpose? ☒ YES ☐ NO Explain

Randy Kraiger

Print Applicant Name

Randy Kraiger

Applicant Signature

Print Applicant Name

Applicant Signature

1-6-2017

Date

Date



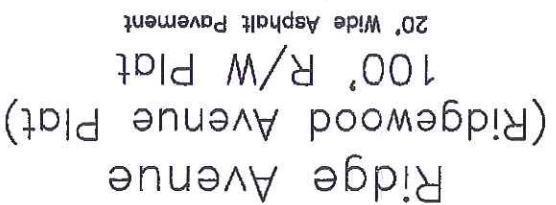
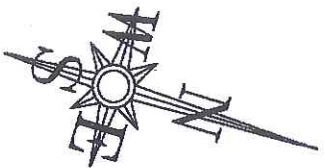
Attachment: V-2017-01 Application (1573 : 314 Flomich Street Variance)





Attachment: V-2017-01 Application (1573 : 314 Flomich Street Variance)





(Not valid unless accompanied by sheet 2, Survey Report)

Job Number 16331 Crd #88072 FB 320 @ 1-2

AMYER LAND SURVEYING, INC. LICENSED BUSINESS #6877 MICHAEL M. MYER #LS 4006 PROFESSIONAL LAND SURVEYOR 316 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117 386 255-6304 Phone				
SCALE	DESIGNED	DRAWN	CHECKED	DATE
1" = 20'		ALH	MMM	12/7/16

SURVEY REPORT
Sheet 2 of 2

LEGAL DESCRIPTION:

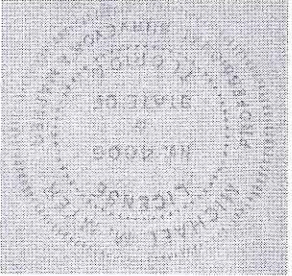
The Westerly 85 feet of Lot 1, and the Westerly 85 feet of the Southerly 41.36 feet of Lot 2, Excepting therefrom the Easterly 39.67 feet of the Northerly 28.25 feet thereof all in Block 8, Section B, RIO VISTA SUBDIVISION as recorded in Map Book 6, Page 150, Public Records of Volusia County, Florida

GENERAL NOTES:

- 1. Field survey completed 12-6-16.
- 2. Bearing basis assumed: N73°09'15"E along the northerly right of way line of Flornich Street.
- 3. Underground utilities were not located.
- 4. No title search has been performed by or provided to MYER LAND SURVEYING.
- 5. Dimensions shown are feet and decimals thereof.
- 6. Underground foundation not located.

GENERAL LEGEND:

A	Arc length	N&D	Nail and disc
A/C	Air conditioning pad	NGVD	National Geodetic Vertical Datum
A/U	Aerial utilities	P	Pool pump
C	Cable TV service	PC	Point of curve
CALC	Calculation	PCC	Point of compound curve
CB	Catch basin	PCP	Permanent control point
CL	Centerline	POB	Point of beginning
CLF	Chain link fence	POC	Point of commencement
CM	Concrete monument	PP	Pinched pipe
CMP	Corrugated metal pipe	PRC	Point of reverse curve
CONC	Concrete	PT	Point of tangent
D	Delta	PVC	Polyvinyl chloride
DESC	Description	R	Radius
Ⓢ	Electric meter	R&C	Rod and cap
E(LY)	East(erly)	RCP	Reinforced Concrete Pipe
EMT	Electrical metal tubing	REC	Recovered
FD	Found	RLS	Registered land surveyor
FLD	Field	R/W	Right of Way
G	Gas meter	Ⓢ	Utility services
FPL	Florida Power and Light	S(LY)	South(erly)
FPLS	Florida Professional	T	Telephone service
	Land Surveyor	TYP	Typical
IP	Iron pipe	U	Utility pole
L	Light pole	W	Water meter
LB	Licensed business	W(LY)	Westerly
N(LY)	North(erly)	WF	Wooden fence



Digitally signed
by Michael Myer
Date: 2016.12.08
15:07:24 -05'00'

(This Survey Report is not valid unless signed, embossed with signatory's seal and accompanied by sheet 1, Map of Survey, Job No. 16331.)
MICHAEL M. MYER, PSM 15406

Report and Map of Survey exclusively prepared for the benefit of:
Randy Kraiger, APPLICANT
Applied Surveillance

Job No. 16331 CRD 88072
FB 320, pp 1, 2



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

**Board of Planning and Appeals
Agenda Item**

MEETING DATE: February 6, 2017
FROM: Thomas Harowski
SUBJECT: Fountainhead MPUD An Application for Approval of a Mixed
Planned Unit Development for an Approximately 25-Acre
Parcel Located at the Intersection of Center Avenue and
Walker Street.
NUMBER: (ID # 1577)
APPLICANT: Michael Woods, Cobb & Cole
PLANNER: Thomas Harowski

INTRODUCTION: This application is for approval of a mixed use planned unit development zoning for the two parcels of land. The larger parcel is the 25-acre former school site at Center Avenue and Walker Street currently owned by the City. The smaller parcel is the vacant lot at Center Avenue and LPGA Boulevard which will be incorporated into the overall development. The City has approved an agreement for sale of the property to the applicant and the City has approved an incentive agreement to encourage the location of Synergy Billing on the site and further developments on the site. The sales agreement and incentive agreement are business decisions by the City Commission. The role of the Board of Planning and Appeals is to review the MPUD, which will be the controlling development regulation, and make a recommendation to the City Commission.

BACKGROUND: This project has been under discussion at the staff level since July 2015. The Board of Planning and Appeals originally heard this application at its December 5, 2016 meeting and again at the January 11, 2017 meeting when the case was deferred to this meeting. During this period the staff and the applicant have been preparing the MPUD agreement including supporting documentation. During this period the development plan has undergone a number of changes in the layout and the overall program in terms of planned property purchase has changed several times. Subsequent to the Board of Planning and Appeals meetings on December 5, 2016 and January 11, 2017 the staff and the applicant have continued to negotiate the terms and specific language in the development agreement.

The MPUD agreement will become the controlling development document for this project. The MPUD will defer to the City's land development code on issues not covered by the MPUD agreement, but the most important aspects of the project will be regulated in the MPUD. This is why it is critically important that the MPUD be specific and detailed in its content.

Typically, the BOPA reviews a project for compliance with the City's development regulations. While this level of review is done for the MPUD, the City in this case has also set some expectations about the property development, as the property owner, which need to be considered in reviewing the MPUD application. The proposed MPUD needs to meet these expectations even if they exceed the minimum standards set out in the code. This enhanced level of design particularly affects the project landscaping, traffic management and building design.

In 2010 the comprehensive plan was amended by the Volusia County School District to designate the 25-acre parcel as Mixed Use III on the comprehensive plan prior to the site being purchased by the City. The zoning has remained a combination of R-2 Single-Family and R-5 One and Two Family Residential which was the zoning applied when the school was present. The Mixed Use III land use classification requires that the property be developed under a development agreement, and the proposed MPUD is being presented to meet this requirement.

The privately owned corner parcel at Center and LPGA Boulevard is designated as low density residential on the future land use map and is zoned R-2 Single Family. This parcel will be joined into the larger parcel and included within the MPUD agreement. In terms of the comprehensive plan, the proposed MPUD zoning is consistent with both the Mixed Use III and the Low Density Residential land use.

The Basic Plan:

The proposed project is laid out in Section 2 of the MPUD agreement and includes the following items:

Corporate Headquarters	110,172 square feet
Medical Office/Clinic	16,000 square feet
General Office	30,000 square feet
Fitness Center	4,000 square feet
Day Care Center	6,000 square feet
Specialty Food/Restaurant	4,000 square feet
Multi-Family Dwellings	88 units

The proposed project layout and parcel identification is presented in Exhibit B of the Mixed Use Master Development Plan. The plan clusters the non-residential buildings in the center of the parcel with parking surrounding them. (Parcels 1, 2 and 3.) The residential portion of the property is located in the northwestern corner of the site (Parcel 4). The well tract will be retained by the City as it houses one of our potable water production wells. The wayfinding parcel is the addition to the former school site and will include signage, landscaping and stormwater storage.

The main feature of the site is the Synergy Billing corporate headquarters which is located on Parcel 2 in the center of the site. Parcel 1 will include the medical office/clinic, the fitness center, the day care and the restaurant in a building in the southeast corner of the project. These businesses will be open to the general public

and may be developed separately from the Synergy parcel. Parcel 3 will accommodate a general office building which may be included as part of the Synergy operation or may be developed by a separate entity.

DISCUSSION: In approving a project for development, the City is obligated to review the project to determine that it is consistent with the comprehensive plan and to determine that there will be sufficient public services available to support the project concurrent with the impacts to public services. In response to these questions, the applicant submitted a report dated August 5, 2015 prepared by Zev Cohen & Associates. A copy of the report was submitted as an exhibit to December 5, 2016 agenda item. The report cites policies from the comprehensive plan to demonstrate consistency of the proposed project with the comprehensive plan. The report examines water, sewer, stormwater and solid waste services and demonstrates that current City systems have adequate capacity to support the development. This report also includes a brief review of traffic capacity on roads in the general vicinity of the project. The applicant has subsequently done a TIA and a supplemental report following City comments. Some open issues remain as the applicant proposes to delay the response to some technical comments to an updated TIA. Refer to Exhibit D.

The City staff and the applicant have made substantial progress in completing an MPUD agreement, however, the current status of the MPUD agreement draft still contains a number of points where more work is needed to reach a full and complete agreement. We expect that continuing negotiation between the agenda distribution and the Board of Planning and Appeals hearing date will resolve many if not all of the open issues and comments. Any remaining issues will be identified for the Board at the hearing.

There a number of typos and general edits that have been identified, and we expect that these will not be an issue to resolve. The remaining items for discussion include the following:

- The applicant is requesting to apply 80% of the design criteria for the modern building style which would allow the applicant to eliminate two criteria (of nine) from the design package without City approval. The staff has rejected this proposal. Staff believes there is sufficient design freedom within the specified criteria to allow freedom of design. We are willing to consider designating two criteria related to exterior application of rectangular shapes as an alternate. The applicant has selected the inclusion of design criteria over the alternative of providing building elevations for all planned structures. As an attachment, the staff has provided an analysis of how the specified criteria have been applied to the initial building design proposal. Some additional work or documentation of compliance is required.
- The landscaping proposal has been more fully developed. The staff has provided alternative language for the Walker Street buffer for Parcel 4, the

residential parcel, and a specific design standard for the south property buffer. The proposed buffer for Walker Street has been reduced from 25 feet to 10 feet. This planting edge might be acceptable if it is visually linked to the landscaping of the retention pond areas, but this linkage needs to be more fully expressed in the agreement language.

- The applicant has proposed allowing sidewalks within the buffer. This placement will reduce landscaping and impact the design intent. The sidewalks should be placed within the right-of-way on the perimeter streets. If design issues arise, minor incursions into the buffer could be allowed by staff as a minor plan amendment.
- Traffic improvements remain an issue. Alternative language has been provided by staff that places the requirement for the Center Avenue turn lane after the completion of Phase 1 rather than when 80,000 square feet of building construction is completed. It is staff's opinion that otherwise the improvement is too far downstream in the project to mitigate traffic impacts, and there is no real basis supporting the 80,000 square foot figure. Staff has also proposed clarifying language for proportionate share contributions to off-site traffic improvements that may be required; and the agreement now specifies the timing for an updated traffic impact assessment linked to the initial site plan approval phase.
- The applicant proposes the four tracts as independent parcels that are stand-alone with regard to parking and stormwater. Engineering is not available at this level of detail to verify that stormwater for each parcel meets standard, but the staff review identified a parking shortfall for the proposed Parcel 3 (120 spaces required versus 114 spaces provided). This is a relatively minor issue but does need to be resolved.
- Staff has suggested the applicant review the signage formula for wall signage. Given the size of some of the buildings and the distance from the road, the allowable signage is relatively small and staff wants to confirm the applicant is satisfied with outcome.

FISCAL ANALYSIS: The MPUD agreement will have no fiscal impact. The associated purchase agreement and incentive agreement will impact the use of CRA funds, impact fees and other incentives.

RECOMMENDATION:

The staff can recommend approval of the current draft agreement subject to the resolution of the open issues cited above and as presented to the applicant in the revised draft distributed January 27, 2017.

- Z-2015-05 Location Map (PDF)

- MPUD Draft January 13, 2017 With City Comments (DOCX)
- MPUD January 13, 2017 Draft Exhibits (PDF)
- Fountainhead Architectural Elevations - 1-17-17 (02099890x9C973) (PDF)

LOCATION MAP Z-2015-05



Scale 1:5,000 - 1 in = 417 ft
 Date Created:
 17-Nov-16 03:13 PM

DISCLAIMER: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. Use at your own risk.
 SOURCE: PARCEL DATA, VOLUSIA COUNTY PROPERTY APPRAISER

FOUNTAINHEAD
MIXED USE PLANNED UNIT DEVELOPMENT (MPUD)
DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (this "AGREEMENT") is made and entered into this _____ day of _____ 2017, by and between Fountainhead Developers, LLC a Florida limited liability company, whose mailing address is 1410 LPGA Boulevard, Daytona Beach, Florida 32117, (hereinafter referred to as "CONTRACT PURCHASER" or "DEVELOPER"), on behalf of the City of Holly Hill; the City of Holly Hill Community Redevelopment Agency and the City of Holly Hill, a municipal corporation of the State of Florida, (hereinafter collectively referred to as "OWNER" or "CITY"), whose mailing address is 1065 Ridgewood Avenue, Holly Hill, Florida 32117.

WITNESSETH:

WHEREAS, OWNER is fee simple title holder of the property north of LPGA Boulevard and west of Center Street otherwise known as the "1200 Center Avenue Property" within the City of Holly Hill, and more particularly described in Exhibit "A-1" as "Parcel A", attached hereto and made a part hereof; and

WHEREAS, DEVELOPER is fee simple title holder of the property located at the northwest corner of LPGA Boulevard and Center Avenue, directly south of the southeastern corner of Parcel A and more particularly described in Exhibit "A-2" as "Parcel B", attached hereto and made a part hereof; and

WHEREAS, collectively, Parcel A and Parcel B are referred to herein as the PROPERTY; and

WHEREAS, the PROPERTY lies within the CITY's community redevelopment district, and OWNER and DEVELOPER are desirous of seeing this centrally located property redeveloped in a manner that will rejuvenate the area by encouraging commercial and compatible mixed use growth so as to eliminate blight, increase tax base, create jobs and achieve the purposes of the community redevelopment district; and

WHEREAS, DEVELOPER has proposed a Mixed Use Development plan for the PROPERTY and said plan incorporates those elements of development the OWNER desires on the PROPERTY, which includes job creation, an increased tax base and the general provision for the redevelopment of the PROPERTY in a manner sought by OWNER. OWNER has authorized DEVELOPER to submit this plan, on its behalf, as an application to the CITY for a Mixed Use Planned Unit Development (MPUD) rezoning to govern the use of the PROPERTY, and

WHEREAS, DEVELOPER has a contract to purchase a portion of the PROPERTY based upon rezoning the PROPERTY to Mixed Use Planned Unit Development (MPUD); and

Commented [TH1]: Should the survey call out Parcel B? This might add clarity to the graphics and provide better coordination with the MPUD document.

Commented [TH2]: Exhibit A-2 is not attached. I assume the exhibit is to include the survey and legal description, so this should be provided now rather than waiting 60 days?

Commented [MW3R2]: It will be included.

WHEREAS upon the purchase of a portion of the PROPERTY, DEVELOPER shall assume the duties, obligations, benefits and entitlements granted herein of OWNER as set out in this AGREEMENT; and

Commented [TH4]: New clause.

Commented [MW5R4]: Accepted

WHEREAS, it is the desire of the CITY to encourage this redevelopment of the PROPERTY so as to prevent and discourage urban sprawl, create jobs, promote compatible, consistent and effective usage of land and add to the tax base within the CITY and to implement the CITY's comprehensive plan; and

WHEREAS, the City Commission seeks to implement the Community Redevelopment Area (CRA) Master Plan by focusing on the best utilization of vacant properties and blighted properties in the city, to encourage private investment and business retention; and

WHEREAS, the provision of access to utility areas (wellfield) and facilities within the wellfield protection area provides a common benefit to the residents of Holly Hill; and

Commented [TH6]: Edit.

WHEREAS, Section 114-771(4)b. of the Holly Hill Land Development Regulations (hereinafter the "LDRs") requires a written development agreement between the DEVELOPER and the CITY as a part of the rezoning to MPUD process; and

WHEREAS, the proposed Master Development Plan (MDP), including the MPUD Development Agreement, is consistent with the City of Holly Hill CRA Redevelopment Plan, the City of Holly Hill Comprehensive Plan, the City of Holly Hill Land Development Regulations and the Florida Community Redevelopment Act, as contained in F. S. Chapter 163, Part III; and

WHEREAS, the CITY and the DEVELOPER desire to enter into this MDP to provide the terms and conditions upon which the PROPERTY can be developed in accordance with Exhibit "B", attached hereto and made a part hereof.

NOW, THEREFORE, the parties do hereby agree as follows:

1. Recitations. The recitations set forth above are true and correct and are incorporated herein by reference.

2. Master Development Plan. The PROPERTY shall be rezoned and entitled to be developed as a MPUD in accordance with the Master Development Plan, which consists of this AGREEMENT, all exhibits thereto, and adopting Ordinance XXXX The MDP shall govern the development of the property as an MPUD and shall regulate the use of this PROPERTY. This development is subject to all provisions of the City of Holly Hill Land Development Regulations (LDRs) as of the date of the submittal of application for permit or development approval., unless specifically provided otherwise by the MDP. With the approval of this rezoning, the development of the PROPERTY shall be determined to be consistent and comply with the City of Holly Hill Comprehensive Plan. The following summarizes the development that is approved for the PROPERTY:

A. Corporate Headquarters:	110,172 square feet
B. Accessory use of unoccupied storage:	11,200 square feet
C. Medical Office/Clinic:	16,000 square feet
D. Office :	30,000 square feet

a. Financial Institution may be included within the office area as provided for below.

E. Fitness Center:	4,000 square feet
F. Child Day Care:	6,000 square feet
G. Specialty Food/Restaurant	4,000 square feet
H. Multi-family Dwelling Units	88 dwelling units

Commented [TH7]: Need to define the uses that v considered accessory to the headquarters

Commented [MW8R7]: Agreed

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Commented [TH9]: What is this note referencing says "as provided for below"? Why not simply say the institution may be included within the office area?

Commented [TH10]: Assumption is that these use open to the general public and will need to provide pa access per code.

Commented [MW11R10]: Agreed as to public a the parking and access, with parking tweak provided r interior island landscaping.

3. Joinder and Consent. DEVELOPER AND OWNER shall provide to the CITY a joinder and consent in lieu of unity of title agreement in order to assure unified control of the PROPERTY. DEVELOPER shall establish a property owners association (POA) in accordance with the terms of this MDP. The POA documents shall be submitted and approved by the CITY concurrently with the first subdivision of the PROPERTY.

4. Controlling Documents. The development of the PROPERTY shall be in accordance with this MDP, subject to minor modifications that may be approved by the Development Code Administrator, as authorized by the LDR's in effect as of the Effective Date of this MDP. This MDP shall control the planning, design and construction of the PROPERTY, and the LDRs shall control items and requirements not otherwise addressed by this MDP.

5. Amendments. Amendments to the MDP shall be subject to the requirements of Section 114-771(g)(4) of the City of Holly Hill Land Development Regulations, which states that minor amendments to the preliminary plan not violating any terms of the written development agreement and not altering the intent and purpose of the MDP may be approved by the Development Code Administrator after such departmental comment as he deems appropriate. Major amendments will require full review and ~~should shall~~ include relocation of uses on the site, except as permitted by the MDP, changes to building styles, changes to landscaping requirements, etc. Minor changes shall be limited to items such as small adjustments to ~~parcel size~~, building footprints, allocation of uses within a defined parcel such as retention areas, parking etc. Minor amendments to the preliminary plan not violating any terms of the MDP and not altering the intent and purpose of the MDP may be approved by the Development Code Administrator. Decisions as to whether modifications are Major or Minor shall be at the sole discretion of the Development Code Administrator.

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6. Phasing of Development. The PROPERTY may be developed in multiple phases as individual parcels, as shown on the MDP. ~~Phase I consisting of Parcel II, Synergy Billing Headquarters, must receive a Certificate of Occupancy first. Phase I shall consist of the following improvements. However, at a minimum, the following improvements must be included as part of Phase 1~~ as also illustrated in Exhibit "C":

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Commented [TH12]: Revised wording requested City Attorney.

- A. Synergy Billing Headquarters (2 Buildings, totaling 21,000 square feet)
- B. Synergy Academy (7,000 square feet)
- C. 25 ft landscaped perimeter buffer along Center Avenue.

- D. 10 ft perimeter buffer along Walker Street, running from the intersection of Walker Street and Center Avenue to the main entrance to the Property on Walker Street.
- E. Water retention ponds, as required by the St. Johns River Water Management District, as depicted in Exhibit "C". Landscaping of said ponds shall be as provided herein.
- F. Parking to support the Phase 1 buildings, with future parking area to be sodded until improved.
- G. Primary entrances to Walker Street and Center Avenue as depicted on Exhibit "C".

Commented [TH13]: Why has the Walker Street been reduced to 10-feet?

Commented [TH14R13]: More discussion in the section.

Thereafter, DEVELOPER may develop the remaining parcels in any particular order. The parcel alignment shown on the MDP, shown on Exhibit B, reflects parcels that will be incorporated into a final plat. The DEVELOPER shall process a final plat within sixty (60) days of the approval of the MPUD rezoning.

Commented [TH15]: This is new language added last review. Any issues?

Commented [TH16]: The POA should be in place the final plat process.

Commented [MW17R16]: Noted.

As individual parcels are brought forward for development under a final site plan, DEVELOPER shall ensure that development of the individual parcels includes the extension of utility stubs to parcel lines, storm water sufficient to handle the impervious surface of said parcel, and access and connectivity to adjacent parcels. The Development Code Administrator shall approve the development and development order of any particular parcel subject to the determination that:

Commented [TH18]: Edit

- A. The individual parcels are fully supported by the required access, infrastructure and utilities;
- B. The specific parcel of the project can operate independently of other surrounding parcels; and
- C. The development of an individual parcel has been planned to provide sufficient size and location of utilities and infrastructure to support the proposed use on the site and the subsequent phases of the project (oversizing for future use).
- D. The parcel's development furthers the plan for an interconnected campus.

7. **Permitted Uses.** Each of the parcels comprising the PROPERTY may be developed as follows:

Commented [TH19]: The permitted use list includes allowed activities that are not specifically called out on master development plan. Does the City Attorney still issue with this inclusion?

- A. Corporate Headquarters: 110,172 square feet
 - a. Administrative offices and corporate offices
 - b. Training centers/private meeting centers/assembly areas
 - c. Vocational Academy***
- B. Professional Services/Medical Office/Clinic: 16,000 square feet
 - a. 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, and not including blood banks.
- C. Professional Service/Office: 30,000 square feet
 - a. A Financial Institution may be located on Parcel 2 or Parcel 3. If drive-thru service is to be provided, an update to the TIA shall be required.
- D. Fitness Center: 4,000 square feet
- E. Child Day Care: 6,000 square feet
 - a. Child day care centers in accordance with the requirements set out in Section 114-667 (2)-(6) of the Holly Hill LDR's.**
- F. Specialty Food/Restaurant: 4,000 square feet

Commented [TH20]: Assumption is that these uses are open to the general public and will need to provide paid access per code.

- G. Multi-family Dwelling Units* 88 dwelling units
H. Park, public meeting area, public open space and governmental uses.

A.

*Multi-family dwelling units shall only be located within parcel 4. However, nothing contained herein shall preclude the use of parcel 4 for non-residential use.
**Specific provisions authorizing an accessory daycare playground within a side yard are provided in the accessory uses below.

*** The vocational academy refers to the proposed Synergy Career Academy, a non-profit vocational school seeking licensure from the Commission for Independent Education, which has authority under the Florida Department of Education. In general, the use refers to the definition of "School" as found in Florida Statutes Section 1005.02(16)(a-d)(2016).

It is expressly recognized by all parties that the intent of this MDP is to have the uses provided for herein, including the Fitness Center, Child Dare Care, Specialty Food/Restaurant ~~generally~~ open to the service of the public rather than limiting said uses to just employees working within the Property.

It is expressly recognized by all parties that construction on Wing North and Wing South, as depicted on Exhibit "B", may occur on a floor by floor basis. Specifically, and pursuant to all relevant local, state and federal building codes as applicable, the exterior frame of the wing buildings may be constructed and Developer may secure C.O. on a floor by floor basis, so long as unfinished floors are properly secured from access.

8. Accessory Uses. Each of the parcels comprising the PROPERTY as shown on the MDP may include the following uses so long as the accessory use is located within the same parcel as the intended primary use of the tract being a permitted use listed previously. Notwithstanding the previous statement, these uses may be permitted on Parcel 1 so long as the Synergy Headquarters building has been constructed on Parcel 2.

- A. Prescription pharmacies that are accessory to and within medical clinics (drive-thru prohibited).
- B. Essential utility services, including offsite stormwater retention and structures
- C. Daycare Playground, located within a side yard and accessory to an inline child daycare center.
- D. Other uses customarily accessory and incidental to the principal use as determined by the Development Code Administrator.

9. Dimensional and Building Design Standards. The following summarize the dimensional standards applicable to all development occurring within this MPUD.

Commented [TH21]: Deleted per City Attorney's comment.

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Commented [TH22]: Are these accessory uses that will govern the use of the 13,000 square foot building?

A. Area width and depth as shown on the Fountainhead Master Development Plan ~~Illustration~~, attached hereto and incorporated herein as Exhibit "B".

Commented [TH23]: Deleted for consistency.

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D. Required yards:

- i. All yards abutting other parcels or interior roads or other interior elements 15 ft.
- ii. All yards abutting any boundary of the Property 20 ft.

E. Maximum building height: 45 ft.
Measured from center line of closest City street.
Parapets, chases and architectural elements may be added up to an additional ten feet (10')

F. ~~Maximum Floor Area Ratio (FAR)~~ 0.35* for Parcels 1,2,3
(*Parcel 4, if developed for multi-family residential, shall not be included in FAR calculations. If parcel 4 is developed for non-residential use, then A-E apply.

Commented [TH24]: Applicant should provide a statement that all parcels as proposed meet the .35 FAR limit.

G. Parcel 4 Maximum Building Length 200 ft.

10. **Building Design Standards Applicable to All Tracts**

Commented [TH25]: Is it clear to the housing tea they must abide by these standards as well?

- A. The Fountainhead MPUD shall be developed in a coordinated and compatible manner to ensure visual harmony and provide for a high-quality multi-use development throughout the PROPERTY.
- B. Building architecture, landscaping, hardscape and signage shall be coordinated to ensure the PROPERTY and individual developments within maintain consistency.
- C. Accessory structures shall be designed to be compatible with the primary structure on the parcel. Compatibility shall mean use of common features, colors and material.
- D. Site design guidelines: All parcels shall be compatible with the landscaping, lighting and hardscape features established for the initial phase of development to ensure that all landscape buffers are consistent in appearance. Parking lot islands and common areas shall utilize a similar palette of plant material so that there is consistency and compatibility. Where feasible, stormwater ponds shall be integrated into the site to provide for open space elements, such as decks and observation areas.
- E. Building design standards: Buildings within the Fountainhead MPUD on the PROPERTY shall comply with "Contemporary Architecture." For the purposes of this MDP, "Contemporary Architecture" shall include the following elements:
 - i. Each facade shall focus on horizontal elements with clean, simple lines that define the base, body, and cap of a building structure.
 - ii. Design shall emphasize the use of the "grid" with contrasting materials. The design shall focus on the rectangular form with

- curved corners and other rounded features.
- iii. Exterior walls shall be smooth and constructed of stucco, finished stone, finished metal or glass.
- iv. Buildings shall have flat roof systems with a parapet that screens roof-mounted equipment.
- v. Windows may be “ribbon” windows.
- vi. Vertical shifts and cantilevered projections shall be included to avoid extensive, flat building lines. There shall be a relief to massing of any building such that a minimum of 20% of the building frontage shall have relief or other movement of 3-feet or more, as measured from the leading edge of the primary building.
- vii. Aluminum or stainless steel banding or detailing may be included with glass walls to provide relief and contrast.
- viii. Pre-fabricated metal buildings with painted walls shall be prohibited since they are not consistent with contemporary architecture as established in this MDP.
- ix. Lighting fixtures shall be simple and lack fenestration or ornamentation, consistent with the overall project design. The initial phase of development shall set forth the common site elements to include but not limited to lighting, benches, signage design etc., to be used throughout the MPUD.
- x. Buildings shall have a maximum of four different colors as long as they create the graphic relief intended for the geometry of the building.
- xi. For those multi-family structures located on parcel 4, eaves, roof extensions, patios, balconies, stairwells, sidewalks and associated extensions may extend no more than ten feet (10') into any yard.
- xii. Notwithstanding any of the above statement to the contrary, all parties recognize that, as to any residential development on the Property, the Contemporary Architecture standard is meant to inform the design of the structures. However, the parties recognize that said standards were designed with commercial buildings in mind and that the design elements are to be worked into the design of any residential structures, but that certain elements, such as glass walls and the like may not be feasible for a residential use. Review of the architectural elevations of any residential structure will be pursuant to the process described in Section H below.

The following photographs show buildings that reflect the “contemporary” architecture proposed for the project. These are provided for demonstration purposes and do not reflect the actual design of the buildings to be constructed on the Fountainhead PUD property.

Note from previous review about the 10-foot project bringing the housing units to within 10 feet of the property line. Do we agree with this? All of the other buildings are sufficiently internal to the site that any project will not impact adjacent properties.

F.A. — architecture proposed for the project. These are provided for demonstration

Commented [TH26]: Note from previous review about the 10-foot project bringing the housing units to within 10 feet of the property line. Do we agree with this? All of the other buildings are sufficiently internal to the site that any project will not impact adjacent properties.

This provision was revised from the last draft, but it appears they missed the intent of our comment to consider impact on adjacent property.

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~~purposes and do not reflect the actual design of the buildings to be constructed on the Fountainhead PUD property.~~

Examples of the following elements:

1. Flat roof;
2. Exterior walls and building reflects a grid system; and
3. The use of “ribbon” windows.



Examples of the following elements:

1. Rectangular shapes in non-symmetrical alignment;
2. Exterior walls and building reflects a grid system;
3. Rectangular shapes, cantilevered elements;
4. Smooth exterior surfaces; and
5. Metal detailing.

Examples of the following elements:

1. Flat roof, Exterior walls and building reflects a grid system;
2. Glass used for exterior wall; and



3. Vertical and horizontal relief.

Examples of the following elements:

1. Building emphasizes rectangular shapes;
2. Glass used for exterior wall;
3. Vertical and horizontal relief via cantilevered elements



- G.F. The Development Code Administrator shall review the following items in assessing the proposed design of projects within the MPUD:
- i. Setbacks and relationship to adjoining structures.
 - ii. Scale in relationship to building and adjoining structures.
 - iii. Scale: height in relationship to adjoining structures.
 - iv. Wall facade treatments and window patterns.
 - v. Front facade, exterior elements, detailing, color, and wall surface structures.
 - vi. Buildings facing pedestrian areas should be at least 5'-0" from walkways with a landscape buffer, as a general rule.
 - vii. Utility and mechanical locations and screenings of such.
 - viii. Doors and storefronts must reflect the "contemporary" architectural style.
 - ix. Outdoor seating and landscape areas will be required, as well as dumpster locations. The use of wood or chain link will not be permitted.
 - x. All submittals will require building floor plans, exterior elevations (4) sides and a color elevation showing the architectural "contemporary" style.

H.G. To ensure the consistency described above, this MDP provides for an

additional step in the review process to address the elevations of the buildings to be constructed on the Property. The process shall be as follows:

- a. Elevations for the Corporate Headquarters Building, which shall be the first building permitted under this MDP, are attached hereto and incorporated herein as Exhibit G. With the approval of this MDP, the elevations for said building shall be approved and the following paragraph shall not apply for said building.
- b. If elevations for the Corporate Headquarters Building have not been submitted as part of the approval of this MDP or as final renderings for subsequent buildings are not available at the time of the MDP adoption, the standard site plan approval process shall now require that the architectural elevations for any building constructed on the Property, other than the structural elevations approved by this MDP, shall be brought before the Holly Hill City Commission for review and approval. Said review shall be limited to determining whether the proposed elevations are consistent with the existing structures on the Property and with the architectural style elements and building design standards provided for herein. ~~It is the intent of all parties to this MDP to allow for some distinction and deviation between the buildings on the Property, so a general standard of 80% shared characteristics and 20% modification for each building shall be permitted.~~

11. Landscaping and Related Standards.

- A. Landscaping.
 - i. Landscaping shall be consistent throughout all parcels contained within the PROPERTY to provide the sense of a unified campus development.
 - ii. Specific landscape plans shall be provided through the site plan process for each parcel contained within the PROPERTY.
 - iii. For each parcel, the following minimum landscape requirements shall apply:
 - a. Project Perimeter
 - i. The MDP provides for a landscape perimeter buffer along Center Avenue of 25 feet. The minimum landscaping required for these areas shall be as provided on Page 1 and Page 6 of the Landscape Plan prepared by Zev Cohen and Associates, attached hereto and incorporated herein as Exhibit "D". ~~Sidewalks may be included/incorporated into this buffer.~~
 - ii. This MDP provides for a landscape perimeter buffer of 10 feet along Walker Street. The minimum landscaping required for these areas shall be as provided on Page 2 and Page 6 of the Landscape Plan, attached hereto and incorporated herein as Exhibit "D". Additionally, as stormwater retention ponds are constructed in the areas adjacent to Walker Street, landscaping, as provided for on Page 5 and Page 6 of the Landscape Plan, attached hereto

Commented [TH28]: To fully execute the building blanket approval to eliminate key elements is not acceptable. The section above details eight key elements of the style. This provision will allow removal of the two most important elements without approval. If there are balancing elements as non-symmetrical alignment or cantilevered elements, rectangular shapes that can be a choice rather than a must element, these may be allowed as a substitute, but all critical design elements must remain.

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Commented [TH29]: Deleted proposal to do entire Avenue buffer as part of initial phase of development

Commented [TH30]: This means the minimum buffer is 25 feet when drawing shows 25-feet. A larger buffer should be provided along Center Avenue and Walker Street as the frontages are where the highest impacts to adjacent property will be incurred. The wider buffer will allow trees to be closer to the interior side of the buffer and thus avoid minimizing impacts from overhead power lines.

Commented [TH31]: Why do we think sidewalks should be in the buffer areas? The sidewalks should be in the right-of-way. If there are right-of-way issues that may require incursion into the buffer, we can consider this as a minor amendment. If the intent is to use sidewalks as a design element in the buffer, then we need to reconsider the buffer design.

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Commented [TH32]: More discussion is needed on the reduction from 25-feet to 10-feet. If the intent is to use retention ponds to add landscaping and depth to the overall buffer effect, this may be acceptable, but I would like these linked more clearly. For Parcel 4, the Walker Street buffer should remain as is since that parcel does not have a retention area to support a smaller buffer.

and incorporated herein as Exhibit “D”, shall be incorporated into the design of the ponds. It is the express intent of all parties that the landscaping for the pond in Parcel 3 be consistent with and otherwise mirror the landscaping for the pond in Parcel 2.

- iii. Parcel 4 – The western boundary of Parcel 4, as illustrated on the MDP, provides for a 10 foot landscape perimeter buffer. The minimum landscaping required for these areas shall be ~~as provided by the City’s Land Development Regulations~~ consistent in plant quantities and types with the standards set forth for Parcels 1 -3 and as illustrated in Exhibit D.

- iv. Southern Boundary – The southernmost boundary of the PROPERTY is encompassed by a 15 foot access easement servicing Well Tract, running from the Well Tract to Center Avenue. If alternative access to the Well Tract is provided, to the satisfaction of the City, then the existing 15 foot access easement area may be landscaped and shall satisfy the landscaping requirements for the southern boundary. In the event that said easement is vacated or alternative access can be provided, the buffer standards provided by the Land Development Regulations to provide for a vegetative opacity no less than 80% It is explicitly recognized that notwithstanding the ability to provide alternate means to access the Well Tract, a pipeline is and shall continue to be located within the 15 foot access easement. Landscaping shall be provided to avoid conflict with said piping and in the event that the piping must be disturbed by the City, the landscaping shall be restored to its prior condition by the property owner. If no alternative access to the Well Tract can be provided and the City requires the continued use of the 15 foot access easement, the landscaping required for the southern boundary shall be provided to the north of the 15 foot access easement. Landscaping along the southern boundary shall not be required until such time as development on Parcel 1 begins. The minimum landscaping required for the southern buffer shall be consistent in plant quantities and types with the standards set forth and illustrated in Exhibit D.

- v. Retention Ponds – The retention ponds are to be designed as functional, but featured amenities for the PROPERTY. DEVELOPER shall supplement the design of the surface water tracts with plantings so long as they do not interfere with the function of the stormwater facilities and are compliant with St Johns River Water Management

Commented [TH33]: Also a comment of the City

Commented [TH34]: Page 1 in the exhibit shows residential buffer along the southern boundary. This b should be north of the easement.

Commented [TH35]: Adds standard for buffer co

Commented [TH36]: The retention ponds should of the landscape plan and not a reason to reduce the sc plan. The location of the ponds offers the opportunity trees south of the ponds to keep them removed from th overhead utilities and to use the area north of the pond understory trees and ground level landscaping. This s project is an opportunity to do a knock-out plan rather reason to knock out plant material.

District. A typical for the treatment of the stormwater facilities can be found on Page 5 of the Landscape Plan, attached hereto as Exhibit "D".

- b. Parking and Drive Aisles: Exhibit "B" provides for parking and drive aisles servicing all portions of the PROPERTY. This MDP shall permit a maximum parking space run of 13 spaces before a landscape island is required. Plantings within the drive aisles parking lots shall be as depicted as provided on Page 5 of the Landscape Plan, attached hereto and incorporated herein as Exhibit "D".
- c. Building Landscaping: To comply with and accentuate the architectural themes of the structures to be built on the PROPERTY, the minimum landscaping for building frontages within the PROPERTY shall be as provided on Page 5 of the Landscape Plan, attached hereto and incorporated herein as Exhibit "D".
- d. OWNER shall provide DEVELOPER with reclaimed water at a rate of \$200 per month which shall be automatically adjusted annually in the same manner as other utility rates.

B. Sidewalks.

i. Sidewalks shall be provided on both sides of all roads and private access drives leading into the PROPERTY from Walker Street and the primary access point from Center Avenue. No sidewalks shall be provided along the access easement to the Well Tract. Sidewalks shall comply with City of Holly Hill design standards.

- C. Bus Stops. There shall be DEVELOPER shall provide two covered bus stops serving the PROPERTY, one located on Walker Street and one located on Center Avenue. The exact locations and designs of the shelters shall be coordinated with Votran and the CITY.
- D. Bicycle racks shall be provided at entrances to primary structures for both patrons, residents and employees.

12. Ingress and Egress to the PROPERTY. Public access to the PROPERTY shall be limited to points along Walker Street and Center Avenue in accordance with the requirements contained in Chapter 90, Article III, Division 2, Subdivision IV of the LDC and as depicted in this MDP. The locations of these access points are provided in Exhibit "B". A typical of the landscaping for the primary access points on Walker Street and Center Avenue is found on Page 3 of the Landscape Plan, attached hereto as Exhibit "D". An access/maintenance easement, fifteen feet (15') wide and as depicted generally on the MDP, shall provide CITY with access to its water line and the Well Tract from Center Avenue unless alternative access can be provided as described herein. All property owners within the PROPERTY shall have the right to utilize any of the access easements abutting their parcel.

13. Projected Traffic Impacts and Improvements. A traffic impact analysis (TIA), as delineated in Section 114-617 of the LDR has been prepared and reviewed by the CITY and the County of Volusia. DEVELOPER shall install a turn lane on Center Avenue once the development

Commented [TH37]: Graphic shows 11 spaces between planter islands, while city code is no more than 10 spaces. There is some specific need keyed to the site design that is a deviation from the code.

Commented [MW38R37]: This needs to be revised to reflect the relaxed 13 space run before island is required.

Commented [TH39]: This is a new provision which changes free water to water provided at a flat rate for use. There is no provision for adjusting the rate over the term of the agreement. Can reclaimed water be used on the property for the potable water well?

Commented [TH43]: The driveway access to Parcel 2 likely needs to be a right-in/right-out connection given the positioning to the corner. The access to Parcel 2 will be the primary access and the connection with the turn lane. All three access points plus the residential access need deceleration (right turn) lanes.

I would like to see a cross-sections of the driveways in the area so we can verify which ones have medians.

Commented [TH44]: My position remains that the study still should be updated and the resulting requirements evaluated. The project layout has been revised at least since the traffic study was done and the development may be different as well. We also noted reservations in the original traffic study that were never addressed.

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of the PROPERTY reaches 80,000 square feet of space in a building for which a Certificate of Occupancy is issued, excluding any multi-family structures. The Certificate of Occupancy shall be withheld for the building which will cause the 80,000 square feet threshold to be met or exceeded until the turn lane is constructed and accepted. Should a future TIA determine that a turn lane is mandated on Walker Street during subsequent site plan review of future phases, the DEVELOPER shall build the turn lane. DEVELOPER shall be entitled to recover a proportionate share of the cost from other property owners as other projects are reviewed by the City for transportation concurrency. Said improvements shall be deemed to be infrastructure improvements subject to reimbursement pursuant to the terms and conditions of the separate Redevelopment Incentive Agreement.

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The following traffic improvements and requirements are based on the Traffic Impact Assessment (TIA) dated June 2016; the follow up report dated January 3, 2017 (Attached as Exhibit E); and subsequent memoranda produced by City staff.

- A. The DEVELOPER shall provide a fully updated TIA meeting the current MPO standards prior to initiating site plan approval for the first phase of development as described in Exhibit c.
- B. The DEVELOPER shall design and install a left turn lane from Center Avenue with the construction of any principal buildings on Parcels 1, 2 or 3 beyond the initial 28,000 square feet of rehabilitation and new construction.
- C. The DEVELOPER shall pay its proportionate share of off-site traffic improvements where the need for the improvement has been linked to the project.
- D. Should a future TIA, done for subsequent site plan review, determine that a turn lane is required on Walker Street, the DEVELOPER shall construct the turn lane. DEVELOPER shall be entitled to recover a proportionate share of the cost from other contributing projects as these projects are reviewed by the City for transportation concurrency.
- E. The DEVELOPER shall be required to comply with any County impact fee requirements and proportionate share requirements as part of the City's transportation concurrency approval.

14. Projected Utility (Potable Water, Sanitary Sewer and Stormwater Management)

Impacts and Improvements.

- A. All proposed improvements shall be required to connect to existing potable water and sanitary sewer facilities owned and maintained by the City of Holly Hill. All designs and construction of utility connections shall comply with Chapter 90, Article III, Division 4 of the LDC.
- B. All Stormwater management facilities shall comply with the requirements of the CITY and the St. Johns River Water Management District.
- C. As stated herein in Section 17 of this MDP and as provided in the separate Redevelopment Incentive Agreement, DEVELOPER shall receive those certain impact fee credits, including those for potable water and sanitary sewer impacts, based on the prior use of the PROPERTY (Holly Hill Middle School) and said credits shall be utilized in determining impact fees and other connection fees as specified in said Redevelopment Incentive Agreement.
- D. In accordance with Section 90-205 of the LDC, utility lines for electricity (except primary transmission lines), telephone, gas and television communications shall be

installed underground in locations approved by the city engineer unless otherwise approved by the City Commission.

- E. Water usage by the multi-family uses contemplated for parcel 4 as depicted on the MDP shall be measured by a master meter.

15. On-site Parking/Development Criteria. The on-site parking shall comply with the requirements of the LDR's with the following exceptions:

- A. Parking for all permitted uses, including accessory uses but excluding multi-family dwellings, shall be provided at a rate of 4 parking spaces per 1,000 square feet of gross building area. Reductions may be allowed for parking management strategies that include, but are not limited to shared-parking agreements, shift-related parking plans, off-site parking opportunities and credits for transit, pedestrian, bicycle and on-site residential development.
- B. Parking for multi-family dwellings shall be calculated at 1.5 spaces per 1-bedroom unit and 2 spaces for each unit with 2 or more bedrooms.
- C. Parking for Synergy Academy: Notwithstanding the provisions found above, parking for the Synergy Academy use shall be based upon the parking requirements for Private College/Post High School uses. 1 space shall be provided for every employee of the Academy use, and 1 space for every 3 students during the hours of maximum operation shall be provided.

16. Signage. Signage shall comply with the regulations contained in Chapter 110 of the CITY's LDC with the following exceptions:

- A. There shall be five (5) project identification signs to be located on Walker Street (2), Center Avenue (2) and the intersection of LPGA Boulevard and Center Avenue (1) as generally depicted in the MDP (as either "Entrance Sign" or "Entrance Feature"). The project identification signs shall each be limited to a maximum of forty-eight (48) square feet of copy area per face. Copy area shall mean the area of the sign with wording and logos, and shall not include the physical structure supporting the sign. The maximum height of the project identification sign shall be ten (10) feet as measured from the centerline of the adjoining street. Project identification signs shall be located so that there are no sight visibility issues at intersections or other points of heavy vehicular traffic. Project identification signs may be a single, double-faced sign or two, single-faced signs. Project signs shall be monument style ground signs and shall include the name of the MPUD ("Fountainhead" or other project name acceptable to the DEVELOPER and OWNER).
- B. Building identification signs shall be allowed on all buildings. Maximum building sign area shall be equal to the area of 10% of the building height multiplied by 25% of the building width of the side of the building where the sign will be placed. The building sign may be placed anywhere on the building, except that no sign shall exceed or protrude over any roof line.
- C. Directory signs up to a maximum area of thirty-two (32) square feet of copy area shall be allowed at one access point from Walker Street and two access

Commented [TH45]: The signage section no longer includes a discussion of tenant panels. Are these anticipated, which signs will have them. Absent an approved tenant identification, we will require the signs to be project identification only. Wall signage and the directory signs then provide for tenant identification.

Commented [TH46]: Edit

Commented [TH47]: I did an analysis of wall signage permitted under this formula and given the size of the buildings and the distance from the road, the allowable sign area may be too small. For example, a 20 foot by 15 foot building façade in Building 1 will be capped at 7.5 square feet of sign area. Larger buildings are a little better. For example, a 30 foot long building that is 30 feet tall will be allowed 15 feet of sign area. (This is 2.5% of the total façade.) You may want to revisit this formula.

Commented [TH48]: Increased from one to two access points.

points from Center Avenue. Directory signs shall not exceed eight (8) feet in height. Directory signage shall be designed to accommodate individual business locations and shall be accessible to all properties within the project.

Commented [TH49]: Edit

- D. No exposed neon or lighting shall be allowed within any sign on the PROPERTY.
- E. Final designs shall be provided with site plan applications and shall comply with the dimensional requirements listed above and shall be consistent with the standards for “Contemporary Architecture” listed in Section 10 of this MDP.
- F. There shall be (1) identification sign into Parcel 4, the proposed location for the Multi-Family use. This sign shall not include tenant identification.

17. Vesting: Development Rights and Impact Fees.

- A. Development Rights for the PROPERTY – The intent of this MDP is to define the applicable condition for the development of the PROPERTY. As stated herein, where the MDP are silent, the LDR provisions in effect as of the submittal of application for permit or development approval shall control.
- B. For purposes of all concurrency and impact fee determinations, credit for all of the pre-existing impacts of the middle school formerly on the PROPERTY, including but not limited to police protection, fire protection, water, sewer, stormwater, and traffic shall be granted ~~in~~ on a first come first serve basis, except for Parcel 4 Workforce Housing Development. Said credit shall remain with the PROPERTY and shall not be transferred to any unrelated project or development. The vesting of said credits shall be effective as of the date of the closing of the sale of any portion of the PROPERTY from OWNER to the DEVELOPER. Said credits shall be considered a vested property interest and shall survive any future modification of the CITY’S concurrency or impact fee provisions to ensure that they may be available for use for the duration of the PROPERTY’S redevelopment. Impact fee credits shall be identified in Exhibit “G”.

Commented [TH50]: Have we resolved this issue of this language? This approach leaves no credits to a land the City might hold after sale of the initial parcel.

18. Walls and Fences. Interior fences and wall may not exceed six feet (6') in height. Fences and walls may be constructed of metal, masonry, PVC, or other similar materials. Fence design must be consistent with the design criteria contained in Section 10 of this MDP. Black or green vinyl-coated chain link fence may only be used on the perimeter of the contemplated child day care center play yard.

19. Solid Waste. Each parcel shall have adequate facilities for the disposal of solid waste which shall be screened from view. Design and appearance of dumpster enclosures shall be consistent with the design criteria in Section 10 of this MDP. At a minimum, all outside temporary waste storage containers shall consist of six foot (6') tall, ten foot (10') by ten foot (10') enclosures. If dumpsters are used on the subject property, a solid fence or wall with a height of 6 feet shall be used to screen three sides of the dumpster. Gates shall be opaque and shall remain closed to obscure the contents during business hours.

20. Parcel Development Plan Approval. This MDP provides sufficient evidence that

future development of the PROPERTY conforms to the requirements established in Chapter 82, Article III, Division 2, Section 82-216 City of Holly Hill LDRs. The development of the Fountainhead MPUD shall be subject to review solely by the Development Code Administrator and other City of Holly Hill staff. The Final Development Plans shall be reviewed by the Development Code Administrator, who upon determination that a Final Development Plan complies with all applicable development requirements of subsection 82-216(g) and the MPUD, shall issue the Final Development Order. Note that pursuant to Paragraph 10.H. provided for herein, architectural elevations for all buildings constructed on the Property shall be brought before the City Commission for a determination of consistency with the pre-existing structures and the architectural style elements and building design standards provided for herein. All Final Development Plans shall address future development of adjoining vacant development areas by demonstrating that utilities, access, and compliance with dimensional standards (setbacks, buffers, building separation) shall be consistent with this MDP, the Comprehensive Plan and the City of Holly Hill LDRs. Nothing contained herein exempts future development of the Fountainhead MPUD from other permitting requirements established by federal, state, regional or county authorities. Appeals of the Development Code Administrator's decisions in regard to Final Development Plans within the Fountainhead MPUD shall abide by the requirements established in Chapter 82, Article V, Division 2.

21. Stormwater. Stormwater will be treated on site as required by the LDRs and the St. Johns River Water Management District. Stormwater retention facilities may serve individual or multiple parcels within the PROPERTY. Any common stormwater facilities must be maintained by a Property Owner's Association. Stormwater pond area shall be credited toward any open space requirement. Stormwater shall be designed to be integrated with the landscaping so that size, orientation and design are complementary to the landscape and building design. Ponds shall be designed to be aesthetically pleasing, complimentary to the PROPERTY'S landscaping and sloped so that fencing is not required. Fountains shall be provided in each retention area as a design element.

22. Wellfield Acknowledged. A wellfield, with a well tract encompassing approximately 2.08 acres, is located outside of the PROPERTY along its southern boundary as depicted in the MDP. This MDP was designed to accommodate the continued use and maintenance of the well tract by the CITY. All parties to this MDP acknowledge the existence and proximity of the wellfield to the PROPERTY. If CITY abandons the use of the wellfield and DEVELOPER purchases that property identified as the Well Tract on the MDP at a later date, said property may be incorporated into this MDP as a major amendment.

23. Property Owners Association. Prior to any subdivision of the PROPERTY shown on the MDP, DEVELOPER shall establish a Property Owners Association, created for the maintenance of all common areas, including the interior road network, parking areas and the stormwater system for the PROPERTY. The DEVELOPER shall be responsible for recording said information in the Public Records of Volusia County, Florida and shall bear all costs for recording the information.

24. Binding Effect. This MDP shall be recorded in the Public Records of Volusia County, Florida, and the provisions of this MDP shall be binding upon the parties hereto and respective

Commented [TH51]: This whole paragraph is new. It's an issue with declaring the inclusion of the parcel to be an amendment. A two acre site could contain a significant amount of development. If the well field site were to be combined with a parcel connecting the site to LPGA the potential impact would be even greater. Any uses proposed for well field site in the future should follow the same major/minor rules as the other parcels on the site.

Commented [TH52]: This language has not changed since the earlier draft, but I wonder if we should require the POA to be done with the first subdivision period. Could the developer be required to push the POA off until later? If so, is this a good idea?

Attachment: MPUD Draft January 13, 2017 With City Comments (1577 : Fountainhead MPUD)

successors and assigns as a covenant running with and binding upon the PROPERTY.

25. Breach of MDP. In event that the DEVELOPER has materially breached the MDP, the DEVELOPER shall commence to cure the breach within thirty (30) days of the notice by the CITY. If the DEVELOPER is unable or unwilling to cure the breach and abide by the MDP, the CITY shall exercise its right to take appropriate legal action including code enforcement or termination of this MDP.

26. Hold Harmless. The purpose of this Hold Harmless provision is to limit the exposure of the CITY, as the governing body adopting this MDP from actions taken during development on the PROPERTY. Therefore, OWNER and DEVELOPER agree to and shall hold the CITY, its officers, its employees, and representatives harmless from liability for damage or claims for damage for personal injury, including death and claims for property damage that may arise from the direct or indirect operations of the OWNER or DEVELOPER or those of the OWNER's or DEVELOPER'S contractor, subcontractor, employee, or other persons acting on his/her behalf which relate to the project. OWNER and DEVELOPER agree to and shall defend the CITY and its officers, employees, and representatives from actions for damages caused or alleged to have been caused by reason of the OWNER's or DEVELOPER'S activities in connection with the project. HOWEVER, nothing contained herein shall be deemed to serve as a waiver of sovereign immunity to the extent said immunity is available to OWNER.

27. Monitoring Official. The City of Holly Hill City Manager or his/her designee is appointed as the CITY's monitoring official of this MDP. The CITY's representative shall monitor the activities specified in such a manner to ensure that all requirements of this MDP are met and that all reviews and approvals are expedited to the greatest extent possible.

29. Notices. Any notice, demand or other communication required or permitted under the terms of this MDP shall be in writing, made by telegram, Federal Express, USPS Express Mail, UPS or other similar overnight delivery services or certified or registered mail, return receipt requested, and shall be deemed to be received by the addressee one (1) business day after sending, if sent by any of the overnight delivery services identified above, and three (3) business days after mailing, if sent by certified or registered mail. Notices shall be addressed as provided below:

If to the CITY: City of Holly Hill
 Attn: City Manager
 1066 Ridgewood Avenue
 Holly Hill, FL 32117
 PH: 386.248.9425
 FX: 386.248.9448

With Counterpart to: City of Holly Hill
 Attn: City Planner
 1066 Ridgewood Avenue
 Holly Hill, FL 32117
 PH: 386.248.9424

FX: 386.248.9448

If to the DEVELOPER: Fountainhead Developers, LLC
1410 LPGA Boulevard
Daytona Beach, FL 32117
PH: 386.274.4802

30. Severability. Invalidation of any provisions of this MDP shall not affect any other provisions of this MDP, which shall remain in full force and effect.

31. Effective Date. This MDP shall become effective upon execution by all parties and approval of the rezoning request by the CITY.

**THIS PORTION OF THE PAGE LEFT INTENTIONALLY BLANK
TITLE PAGE TO FOLLOW**

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be signed by the proper officers the day and year as written.

ATTEST:

**CITY COMMISSION OF THE CITY OF
HOLLY HILL**

Valerie Manning
City Clerk

John Penny
Mayor

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing agreement was acknowledged before me this ____ day of _____, 2016 by John Penny as the Mayor of Holly Hill, who is personally known to me or produced _____ as identification and did/did not take an oath.

NOTARY PUBLIC, STATE OF FLORIDA
Type or Print Name:

Commission No.:
My Commission Expires:

OWNER

HOLLY HILL COMMUNITY
REDEVELOPMENT AGENCY

Attest: _____
Valerie Manning
City Clerk

John Penny
Mayor

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing agreement was acknowledged before me this _____ day of _____, 2016 by John Penny as the Chair of the Holly Hill Community Redevelopment Agency, who is personally known to me or produced _____ as identification and did/did not take an oath.

NOTARY PUBLIC, STATE OF FLORIDA
Type or Print Name:

Commission No.:
My Commission Expires:

DEVELOPER

Witness: _____

Fountainhead Developers, LLC
a Florida Limited Liability Company

Printed Name: _____

By: _____

Name: M. Jayson MeyerTitle: ManagerSTATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing agreement was acknowledged before me this _____ day of _____, 2016 by M. Jayson Meyer as the Manager of Fountainhead Developers, LLC, who is personally known to me or produced _____ as identification and did/did not take an oath.

NOTARY PUBLIC, STATE OF FLORIDA
Type or Print Name:Commission No.:
My Commission Expires:

Exhibit A-1

Parcel A: The 1200 Center Avenue property

Legal Description, Topography, and Sketch to be included within 60-days of MPUD approval

{044586-002 : MWOOD/HFLOR : 02094852.DOCX; 2}

Attachment: MPUD Draft January 13, 2017 With City Comments (1577 : Fountainhead MPUD)

Exhibit A-2
Parcel B: Developer's Parcel
Legal Description, Topography, and Sketch to be included within 60-days of MPUD approval

{044586-002 : MWOOD/HFLOR : 02094852.DOCX; 2}

Attachment: MPUD Draft January 13, 2017 With City Comments (1577 : Fountainhead MPUD)

Exhibit B
Mixed Use Master Development Plan

{044586-002 : MWOOD/HFLOR : 02094852.DOCX; 2}

Attachment: MPUD Draft January 13, 2017 With City Comments (1577 : Fountainhead MPUD)

Exhibit C
Illustration of Phase 1

{044586-002 : MWOOD/HFLOR : 02094852.DOCX; 2}

Attachment: MPUD Draft January 13, 2017 With City Comments (1577 : Fountainhead MPUD)

Exhibit D
Landscape Plan

{044586-002 : MWOOD/HFLOR : 02094852.DOCX; 2}

Attachment: MPUD Draft January 13, 2017 With City Comments (1577 : Fountainhead MPUD)

Exhibit E
Traffic Impact Analysis

{044586-002 : MWOOD/HFLOR : 02094852.DOCX; 2}

Attachment: MPUD Draft January 13, 2017 With City Comments (1577 : Fountainhead MPUD)

Exhibit F
Impact Fee Chart

{044586-002 : MWOOD/HFLOR : 02094852.DOCX; 2}

Attachment: MPUD Draft January 13, 2017 With City Comments (1577 : Fountainhead MPUD)

Exhibit G
HQ Architectural Elevations

{044586-002 : MWOOD/HFLOR : 02094852.DOCX; 2}

Attachment: MPUD Draft January 13, 2017 With City Comments (1577 : Fountainhead MPUD)

Exhibit A-1

Parcel A: The 1200 Center Avenue property

DESCRIPTION: (PER O.R. BOOK 6670, PAGE 2413)

PARCEL 1:

That part of "BISHOP VILLAGE" SUBDIVISION, as per map recorded in Map Book 19, Page 92, of the public records of Volusia County, Florida, and part of Lots 1, 34, 4, 32 and 33, and all of Lots 2 and 3, Block 35, MARY C. FLEMING SUBDIVISION of the Thomas Fitch Grant, as per Map recorded in Map Book 1, Page 1, of the public records of Volusia County, Florida, being more specifically described as follows:

Commencing at the Southeast corner of Lot 20, of said BISHOP VILLAGE SUBDIVISION; thence North 25° West, along the Westerly line of Center Street, a distance of 200 feet to a concrete monument, marking the PLACE OF BEGINNING; thence South 63°28' West, a distance of 978.65 feet to a concrete monument located on the West line of Lot 32, Block 35, FLEMING SUBDIVISION; thence North 25°25' West, along the Westerly line of said Lot 32, a distance of 428.07 feet to a steel rod marking the Northwest corner of Lot 32, Block 35; thence South 64°31'30" West, along the Southerly line of Lot 4, Block 35, a distance of 84.92 feet; thence North 25°25' West, a distance of 636.2 feet to a point in the South line of 13th or Walker Street; thence North 64°42'30" East, a distance of 1071.08 feet to a concrete monument marking the Northeast corner of Lot 1, BISHOP VILLAGE SUBDIVISION; thence South 25° East along the Westerly line of Center Street, a distance of 1043.1 feet to the PLACE OF BEGINNING.

PARCEL 2:

The West 13 feet of the South 200 feet of Lot 32, Block 35, MARY C. FLEMING SUBDIVISION of the Thomas Fitch Grant, as per Map recorded in Map Book 1, Page 1, of the public records of Volusia County, Florida.

Exhibit A-2
Parcel B: Developer's Parcel

DESCRIPTION: (PER O.R. BOOK 7214, PAGE 890)

The East 101 feet of the South 200 feet of Lot 34, Block 35, Fleming Fitch Grant, according to the map or plat thereof, as recorded in Map Book 1, Page 1, of the Public Records of Volusia County, Florida, also known as Lot 20, Bishop Village, according to the map of plat thereof as recorded in Map Book 19, Page 92, of the Public Records of Volusia County, Florida.

Exhibit B
Mixed Use Master Development Plan

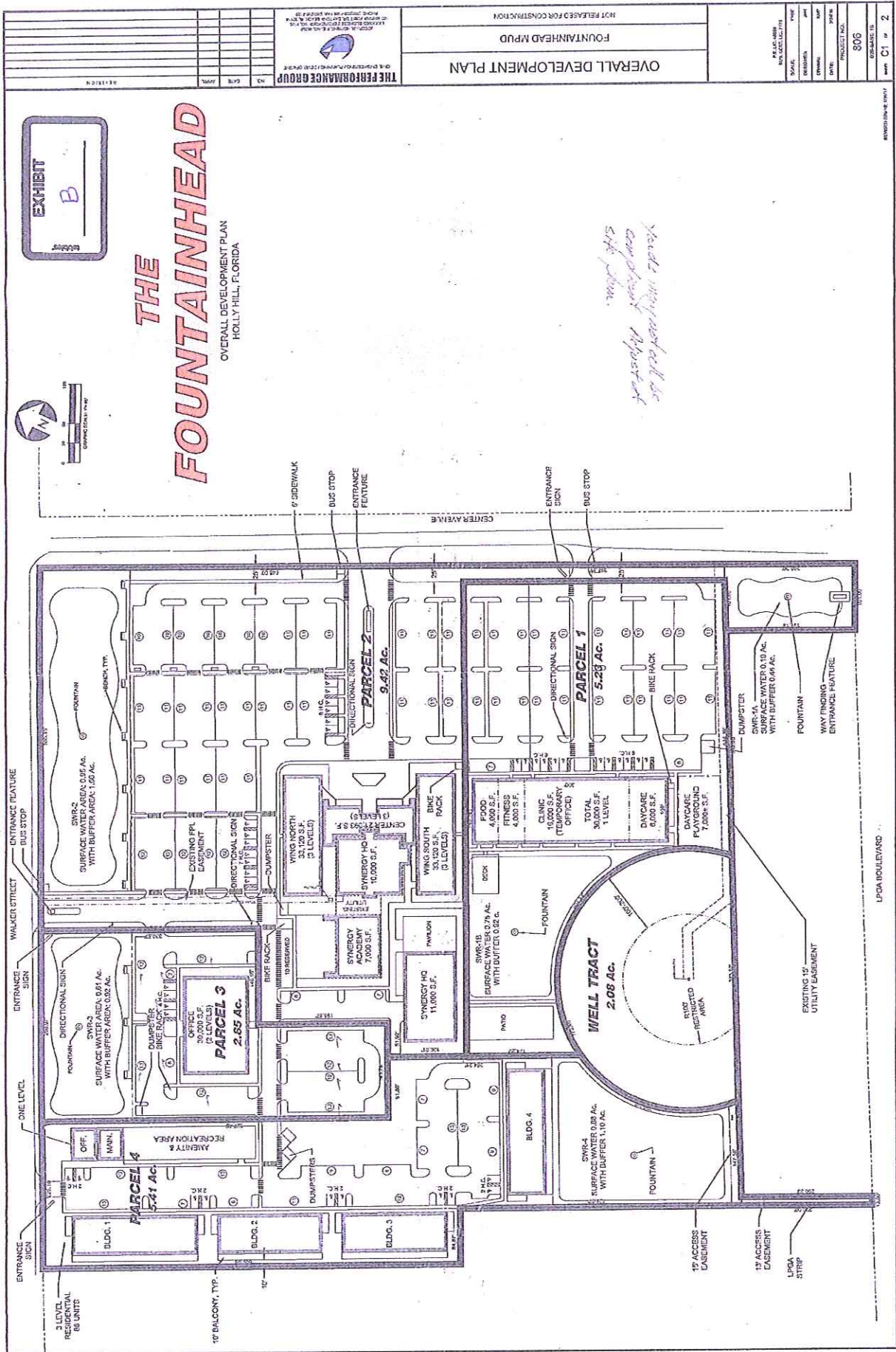


Exhibit C
Illustration of Phase 1

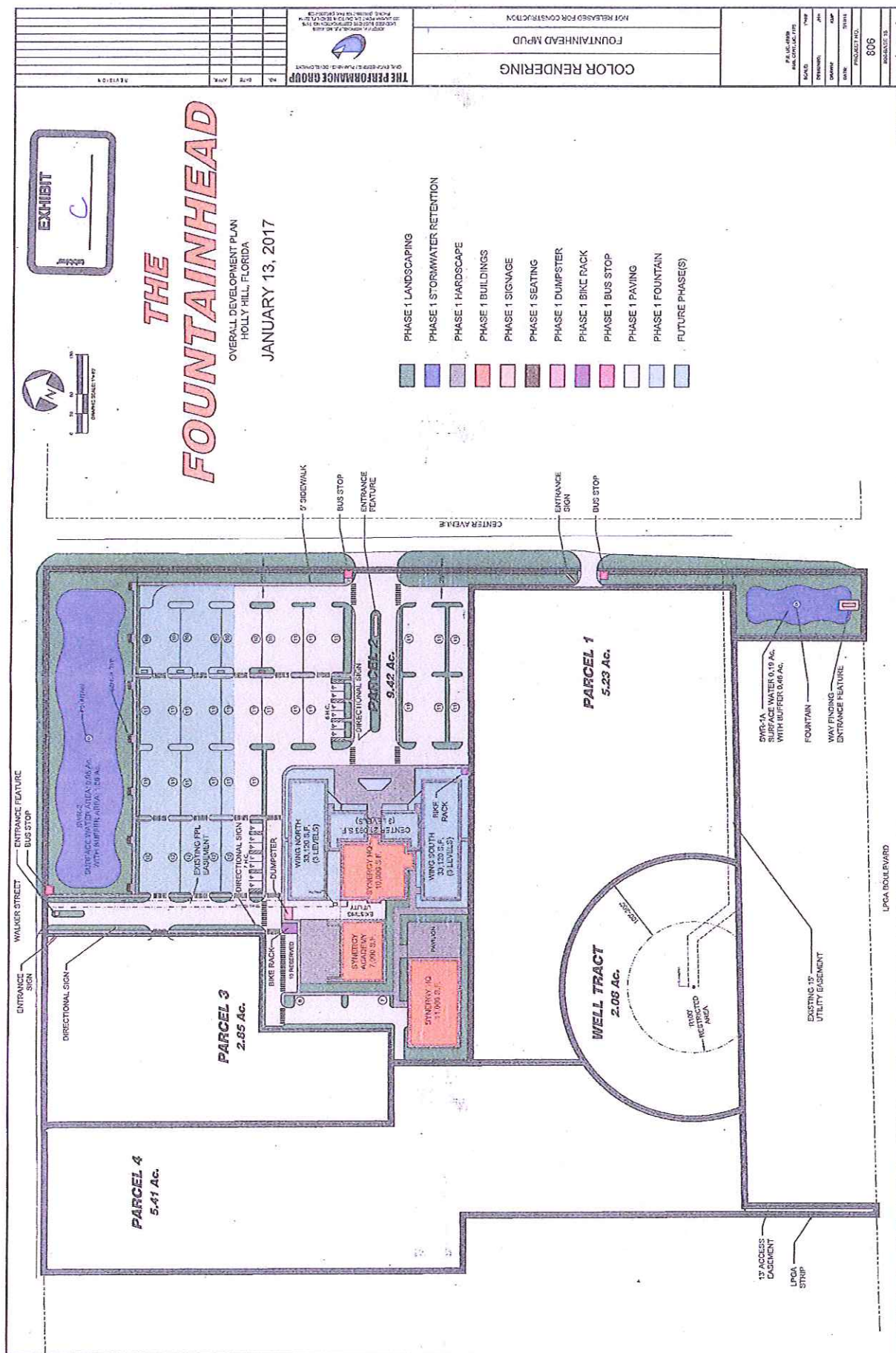
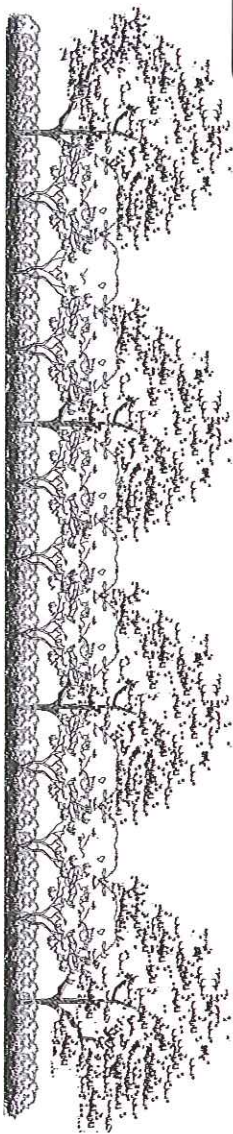


Exhibit D
Landscape Plan

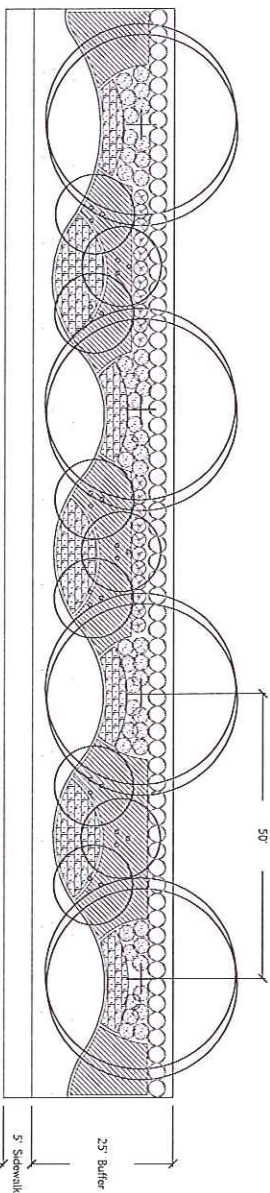
EXHIBIT

D

5/19/2017



Center Avenue Buffer Elevation



Center Avenue Plan (Typ.)

- 25' CENTER AVENUE BUFFER
- ONE SHADE TREE PER 50 LINEAR FEET
- 3 UNDERSTORY TREES PER 50 LINEAR FEET
- CONTINUOUS HEDGE TO SHIELD VEHICULAR USE AREA BEHIND BUFFER
- 9 DIFFERENT TYPES OF LANDSCAPE MATERIALS PER 50'
- SOD SHALL MAKE UP NO MORE THAN 40% OF BUFFER AREA
- SHADE TREES AND UNDERSTORY TREES TO BE A MINIMUM OF 25% INCREASE IN SIZE OVER CITY REQUIREMENTS

FOUNTAINHEAD
MPUD EXHIBITS
CONCEPTUAL LANDSCAPE PLANS

CITY OF HOLLYHILL

VOLUSIA COUNTY, FLORIDA

NO.	DATE	REVISIONS

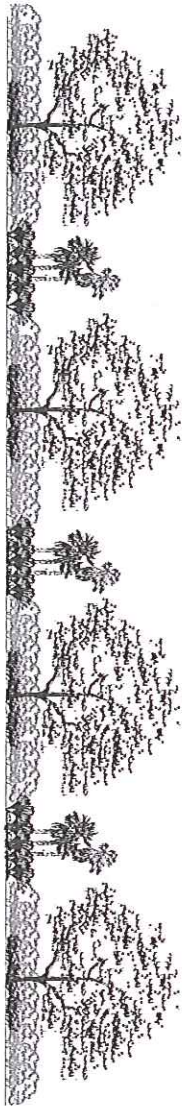
FOR REVIEW ONLY NOT FOR
CONSTRUCTION

ORMONDO BEACH
2017 FORT KNOX BLVD., STE. C
ORLANDO, FL 32817
(407) 877-0422 FAX (407) 877-0418

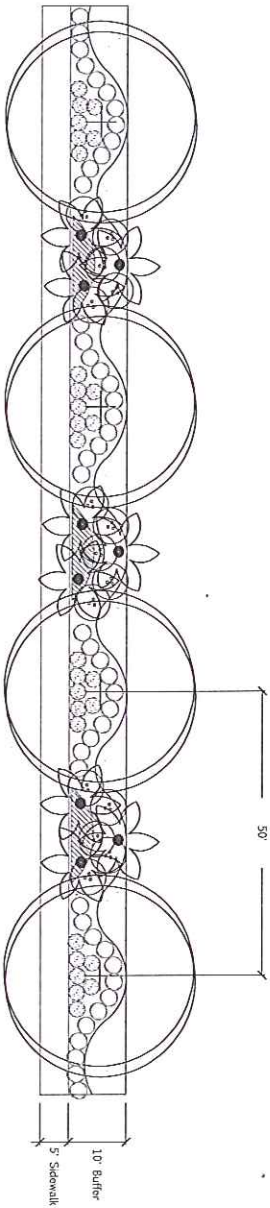
EDGEWATER
THE ARTIST'S PERCH
EDGEWATER, FL 32132
(386) 877-0422 FAX (386) 877-0418

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PLANNERS • TRANSPORTATION • ENVIRONMENTAL
www.zcassoc.com

DATE: 1/13/17
SHEET: LA1 OF 5



Walker Street Buffer Elevation



Walker Street Buffer Plan (Typ.)

- 10' WALKER STREET BUFFER
- ONE CANOPY TREE PER 50' LINER FEET
- IF OVERHANG POWER LINES ARE WITHIN 20' OF FREE LOCATION, USE CONCEPTUAL PLANT LIST FOR SUBSTITUTION RECOMMENDATIONS.
- 1' UNDERSTORY TREE OR 3' MEDIUM PALMS PER 50' LINAR FEET
- 7 DIFFERENT TYPES OF LANDSCAPE MATERIAL PER 50' LINAR FEET
- CONTINUOUS HEDGE PROVIDED AS VISUAL SCREEN
- SOD NOT TO EXCEED 40% OF BUFFER
- SHADE TREES AND UNDERSTORY TREES TO BE A MINIMUM OF 25% INCREASE IN SIZE OVER CITY REQUIREMENTS

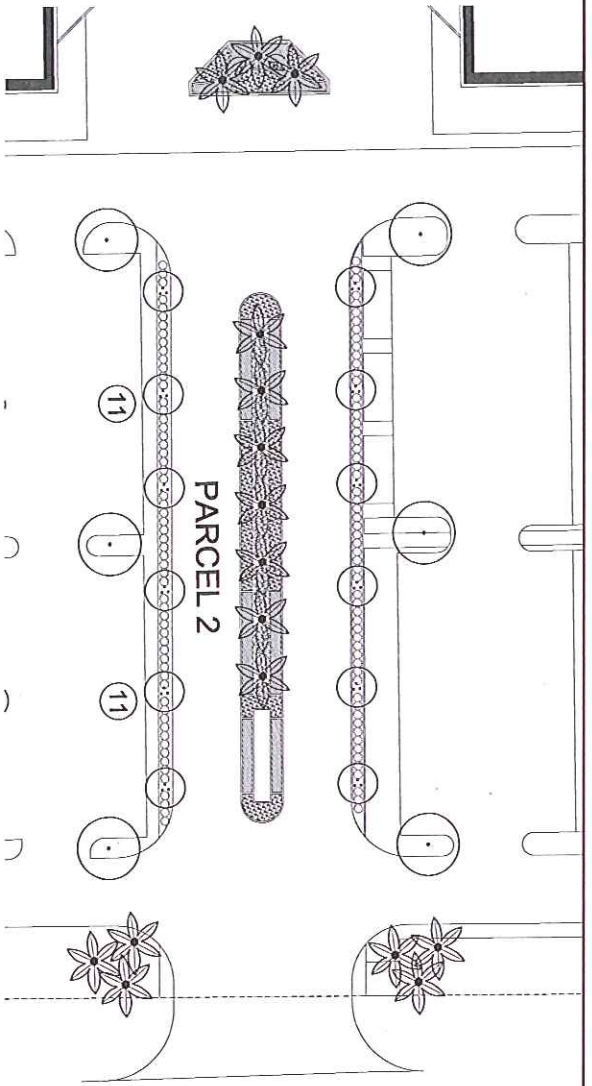
10-foot buffer
vs 25-foot buffer

[illegible]

ORMOND BEACH
300 INTERCHANGE BLVD., STE. C
ORMOND BEACH, FL 32174
(386) 677-2432 FAX (386) 677-2505

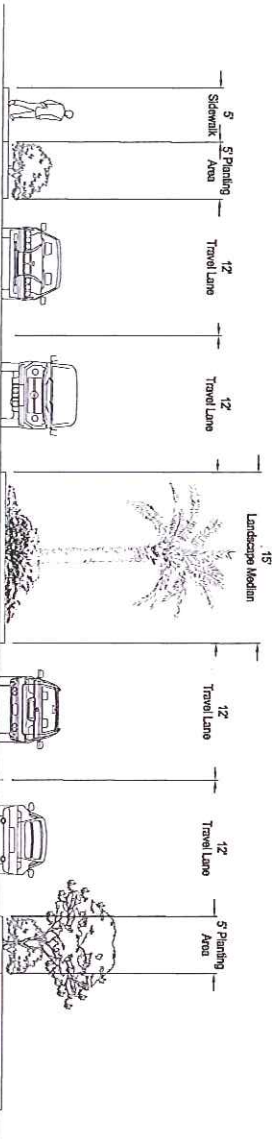
EDGEWATER
1842 AIRPARK ROAD
EDGEWATER, FL 32132
(386) 877-0482 FAX (386) 877-2005





Main Entry Conceptual Plan

- 400 SQUARE FEET LANDSCAPE AREA CONSISTING OF SHRUBS OR GROUNDCOVER OTHER THAN SOD PROVIDED PER ENTRANCE SIGN
- LANDSCAPE ON EACH SIDE OF AN ENTRANCE ROAD
- 1 CANOPY TREE OR 1 UNDERSTORY TREE PROVIDED PER 400 SQUARE FEET OF LANDSCAPE AREA
- LOW VOLTAGE UPLIGHTING PROVIDED TO ILLUMINATE CANOPY TREE OR UNDERSTORY TREES



Main Entry Cross Section

Scale 1"=5'-0"

NO	DATE	REVISIONS	BY

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CONSTRUCTION

ORMOND BEACH
300 INTERCHANGE BLVD., STE. C
ORMOND BEACH, FL 32074
(386) 677-0482 FAX (386) 677-2505

EDGEWATER
1892 BURNING ROAD
EDGEWATER, FL 32032
(386) 677-0482 FAX (386) 677-2505

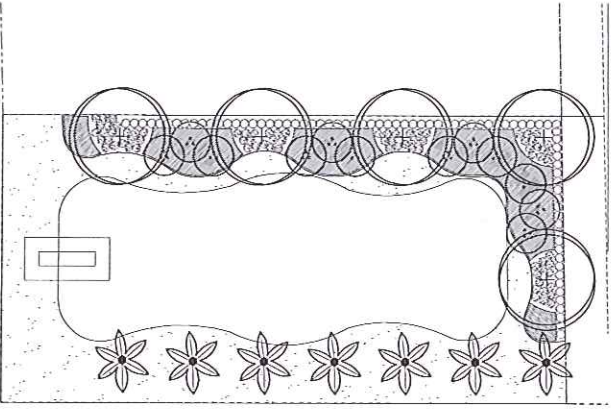


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FOOT	INCHES	FEET
SCALE	Version	
SHEET	LA3 OF 5	



Wayfinding Area Conceptual Plan

1"=20'

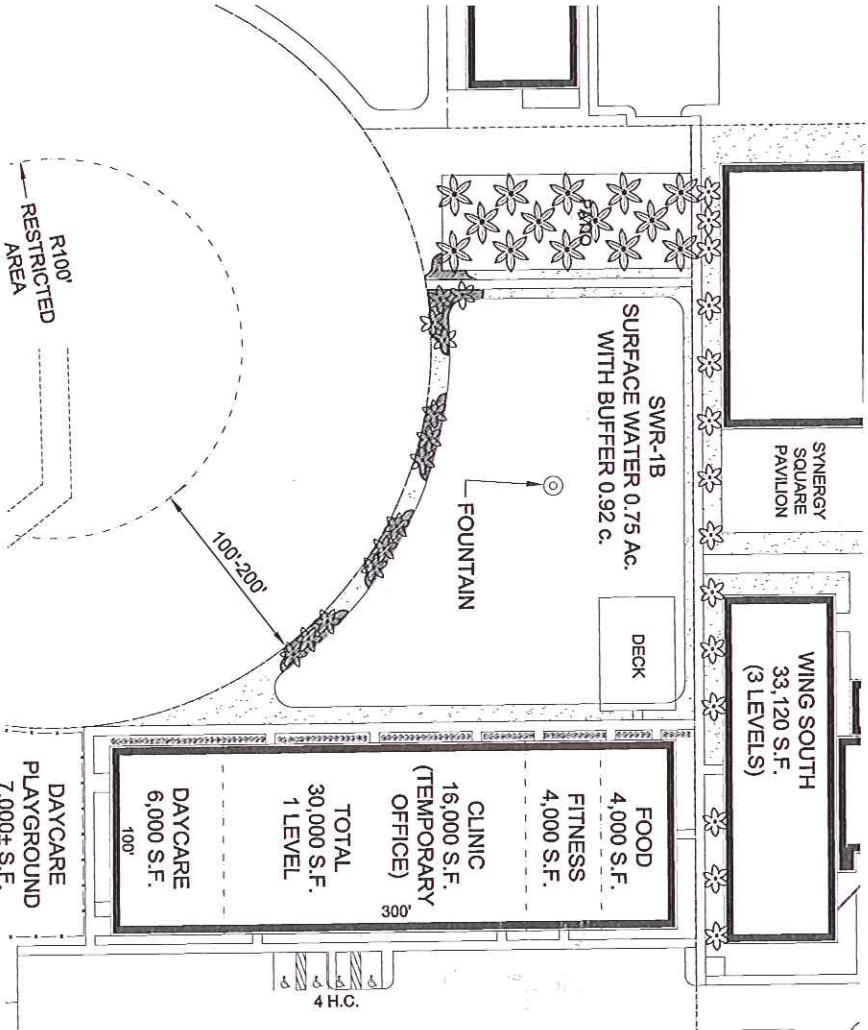
Stormwater Ponds (Typ.)

- 200 SQUARE FEET OF LANDSCAPE AREA SHALL BE PROVIDED FOR EACH 150 LINEAR FEET OF POND PERIMETER AS MEASURED AT TOP OF BANK.
- LANDSCAPE AREAS SHALL BE ADJACENT TO THE HIGH WATER LINE USING AQUATIC PLANT MATERIAL OR SURROUNDING REQUIRED TREES.
- 3 CANOPY TREES SHALL BE PROVIDED FOR EACH 150 LINEAR FEET OF POND PERIMETER AS MEASURED AT TOP OF BANK. MORE TREES MAY BE USED. CLUSTERING IS RECOMMENDED. MAXIMUM SPACING BETWEEN TREES IS 150'. LOCATION MUST BE WITHIN 40' FROM TOP OF BANK.
- INTERPOND DUNE SUCH AS A FOUNTAIN SHALL BE INCLUDED IN ALL WET RETENTION PONDS.

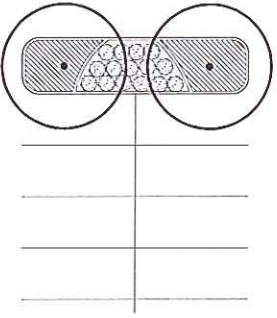
*Exclusive of
other buffers*

Stormwater Pond 18 Conceptual Plan

1"=20'

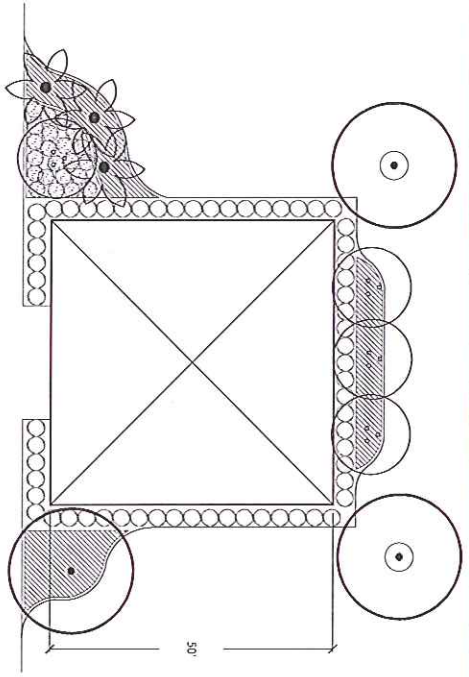


FOUNTAINHEAD MPUD EXHIBITS CONCEPTUAL LANDSCAPE PLANS		ORLANDO BEACH 300 PLYMOUTH BLVD., STE. C ORLANDO BEACH, FL 32114 (407) 877-2452 FAX (407) 877-2935		 ZEV COHEN & ASSOCIATES, INC. CIVIL, ENVIRONMENTAL & LANDSCAPE ARCHITECTS 1000 N. UNIVERSITY AVENUE, SUITE 100 ORLANDO, FL 32811 (407) 877-2452 FAX (407) 877-2935 WWW.ZEVCOHEN.COM
CITY OF HOLLY HILL		VOLUSIA COUNTY, FLORIDA		
PROJECT NO. 1577		DATE: 01/13/2017		FOR REVIEW ONLY NOT FOR CONSTRUCTION
DESIGNED BY: [blank]		REVISIONS: [blank]		
CHECKED BY: [blank]		DATE: [blank]		SCALE: 1/4" = 10'
DRAWN BY: [blank]		DATE: [blank]		
PROJECT NO. 1577		SHEET: L44 OF 5		100' SCALE
PROJECT NO. 1577		SHEET: L44 OF 5		



Terminal Landscape Island (Typ.)

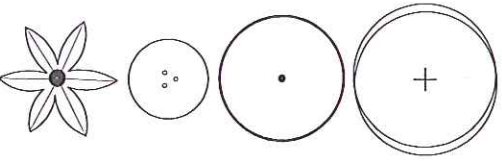
- NO SOG IN AREA LESS THAN 10' WIDE
- ONE SHADE TREE PER 200 SQUARE FEET
- 3 TYPES OF LANDSCAPE MATERIAL PER ISLAND
- 1 SHRUB/GROUND COVER PER TEN SQUARE FEET



Building Foundation Plan (Typ.)

- MINIMUM 5' WIDE LANDSCAPE AREA ADJACENT TO BUILDING
- SIDEWALK MAY BE LOCATED IMMEDIATELY ADJACENT TO BUILDING AND LANDSCAPE AREA MAY BE LOCATED ON OTHER SIDE OF SIDEWALK
- LANDSCAPE AREA MAY BE LOCATED ON OTHER SIDE OF SIDEWALK
- LANDSCAPE AREA FOR PORTION THEREOF: 3 MEDIUM PALM TREES MAY BE SUBSTITUTED FOR 1 CANOPY TREE

Conceptual Planting Legend



- LARGE CANOPY TREE:**
LIVE OAK
MINIMUM 7.5 HT. 2" CALIPER
TO BE PLANTED A MINIMUM OF 30' FROM OVERHEAD POWER LINES (MEDIUM CANOPY TREE SHOULD BE SUBSTITUTED IF OVERHEAD POWER LINES ARE WITHIN 30' FROM TREE LOCATION)
- MEDIUM CANOPY TREE:**
ELM, MAGNOLIA, CYPRESS
MINIMUM 7.5 HT. 2" CALIPER
TO BE PLANTED A MINIMUM OF 20' FROM OVERHEAD POWER LINES (LARGE PALM TREE OR 1.5 UNDERSTORY TREES SHOULD BE SUBSTITUTED IF OVERHEAD POWER LINES ARE WITHIN 20' FROM TREE LOCATION)
- UNDERSTORY TREE:**
LANTANA, NANNAS, CLEANDER
MINIMUM 7.5 HT. 2" CALIPER
- LARGE PALM TREE:**
CANARY DATE, MEDOOL DATE, SILVER DATE
MINIMUM 10' C.T.
- 3 MEDIUM PALM TREES MAY BE SUBSTITUTED**

- MEDIUM PALM TREE:**
WASHINGTON, SABAL, CHINESE FAN
MINIMUM 10' C.T.
- LARGE EVERGREEN SHRUB:**
WAX MYRTLE, PHLOENIX, BIRD OF PARADISE
MIN. 5' HT X 5' SPREAD
- SMALL SHRUB/FLORING PERENNIAL:**
MAX. 3' O.C.
- GROUND COVER SHRUB:**
MAX. 3' O.C.
- FLOWERING PERENNIAL/ANNUAL:**
MAX. 2' O.C.

Notes

1. ALL PLANTING DESIGNS ARE CONCEPTUAL AND ARE ONLY MEANT TO SHOW A TYPICAL PLANT THAT IS REPRESENTATIVE OF THE AMOUNT OF ACCEPTABLE PLANT MATERIAL AND THE DEVELOPMENT STANDARDS. ACTUAL PLANTING DESIGN MAY VARY AS LONG AS THE MINIMUM DESIGN REQUIREMENTS ARE MET. ALL PLANTING PLANS MUST ALSO MEET MINIMUM LDC REQUIREMENTS PER THE CITY OF HOLLY HILL UNLESS OTHERWISE STATED ON THIS PLAN. BUFFERS ARE NOT REQUIRED TO BE DESIGNED IN REPEATING PATTERNS.
2. ALL PLANTING MATERIAL MUST BE CHOSEN BY THE LANDSCAPE ARCHITECT OF RECORD.
3. ALL PLANT MATERIAL SHALL BE GRADE FLORIDA NO. 1 OR BETTER IN QUALITY AS SPECIFIED IN FLORIDA GRADES AND STANDARDS.

exclusive

Power all agree on result.

FOUNTAINHEAD MPUD EXHIBITS CONCEPTUAL LANDSCAPE PLANS

CITY OF HOLLYHILL

VOLusia COUNTY, FLORIDA

NO.	DATE	REVISIONS

FOR REVIEW ONLY NOT FOR
CONSTRUCTION

ORMOND BEACH
300 WATERWAY BLVD, STE C
ORMOND BEACH, FL 32136
(386) 877-0482 FAX (386) 877-0505

EDGEWATER
1000 WINTERKIRK
EDGEWATER, FL 32132
(407) 877-0482 FAX (407) 877-0505

ZEVE COHEN
& ASSOCIATES, INC.
CEN. ENGINEER & LANDSCAPE ARCHITECTS
P.L.L.C.
PLANNING & TRANSPORTATION & ENVIRONMENTAL
WWW.ZEVECOHEN.COM

PROJECT NO. 1577	SHEET: L45 OF 5
DATE: 01/13/17	
DESIGNED BY: [Signature]	
CHECKED BY: [Signature]	
APPROVED BY: [Signature]	
DATE: 01/13/17	

Exhibit E
Traffic Impact Analysis



Via Email: (tharowski@hollyhillfl.org)

Ref: 4146.03



TECHNICAL MEMORANDUM

To: Thomas Harowski, AICP
 From: Andrew J. Ames, PE
 Subject: Support Memorandum for the TIA
 Date: January 17, 2017

The following Technical Memorandum presents a summary of the comments, responses and a quick synopsis to outline the differences between the current site plan and the site plan dated January 11, 2017. This Memorandum has included the following to support the Memo:

- Original Site plan submitted with the Traffic Impact Analysis (June 2016)
- Revised and Current Site plan for use (January 2017)
- Responses to all comments related to this project
- Description of the Land use plan of today versus June 2016

Table 1 presents the June 2016 and January 2017 development programs for the study:

Table 1
Comparative Analysis Land Use
The Fountainhead Development

Land Use	Land Use Plan		Land Use Plan	
	Jun-16		Jan-17	
Apartment Units	88	DU	88	DU
Student/Employee Day-care facility	100	Students	100	Students
General Office	65,000	SF	30,000	SF
Corporate Headquarters	75,100	SF	87,079	SF
Medical Office	20,000	SF	16,000	SF
Bank	7,500	SF	7,500	SF
Fitness Center	-	SF	4,000	SF
Food Kiosk	4,000	SF	4,000	SF

The Site Access has not changed respective to the driveway locations as can be seen on the 2016 and 2017 Site Plan attachments.

The projects trip generation tables are found below. *Table 2 presents the original net trip generation.* The New External trips are identified along the right column and are to be compared with *Table 3 current net trip generation.*

Thomas Harowski, AICP
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Table 2
Comparative TRIP Generation
The Fountainhead Development
Original 2016 NET TRIP Generation

Time Period	Land Use	Total Trips			Internal Trips			Pass-by Trips			New External Trips		
		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
Daily	Residential	329	329	658	104	73	177	0	0	0	225	256	481
	Day Care	335	335	670	0	0	0	0	0	0	335	335	670
	Office	1,502	1,502	3,004	24	23	47	0	0	0	1,478	1,479	2,957
	Bank	556	556	1,112	61	82	143	233	223	456	262	251	513
	Restaurant	255	255	510	28	39	67	98	93	191	129	123	252
Totals:		2,977	2,977	5,954	217	217	434	331	316	647	2,429	2,444	4,873
A.M. Peak-Hour	Residential	9	38	47	3	7	10	0	0	0	6	31	37
	Day Care	11	9	20	0	0	0	0	0	0	11	9	20
	Office	404	45	449	2	2	4	0	0	0	402	43	445
	Bank	52	39	91	6	3	9	22	17	39	24	19	43
	Restaurant	24	19	43	3	2	5	9	7	16	12	10	22
Totals:		500	150	650	14	14	28	31	24	55	455	112	567
P.M. Peak-Hour	Residential	43	23	66	14	10	24	0	0	0	29	13	42
	Day Care	9	11	20	0	0	0	0	0	0	9	11	20
	Office	71	401	472	3	3	6	0	0	0	68	398	466
	Bank	91	91	182	10	14	24	38	36	74	43	41	84
	Restaurant	23	16	39	2	2	4	9	6	15	12	8	20
Totals:		237	542	779	29	29	58	47	42	89	161	471	632

Table 3
Comparative TRIP Generation
The Fountainhead Development
Current 2017 NET TRIP Generation

Time Period	Land Use	Total Trips			Internal Trips			Pass-by Trips			New External Trips		
		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
Daily	Residential	329	329	658	104	73	177	0	0	0	225	256	481
	Day Care	1,343	1,343	2,686	0	0	0	0	0	0	1,343	1,343	2,686
	Office	1,210	1,210	2,420	24	23	47	0	0	0	1,186	1,187	2,373
	Bank	556	556	1,112	61	82	143	233	223	456	262	251	513
	Restaurant	255	255	510	28	39	67	98	93	191	129	123	252
Totals:		3,693	3,693	7,386	217	217	434	331	316	647	3,145	3,160	6,305
A.M. Peak-Hour	Residential	9	38	47	3	7	10	0	0	0	6	31	37
	Day Care	42	38	80	0	0	0	0	0	0	42	38	80
	Office	340	36	376	2	2	4	0	0	0	338	34	372
	Bank	52	39	91	6	3	9	22	17	39	24	19	43
	Restaurant	24	19	43	3	2	5	9	7	16	12	10	22
Totals:		467	170	637	14	14	28	31	24	55	422	132	554
P.M. Peak-Hour	Residential	43	23	66	14	10	24	0	0	0	29	13	42
	Day Care	38	43	81	0	0	0	0	0	0	38	43	81
	Office	61	360	421	3	3	6	0	0	0	58	357	415
	Bank	91	91	182	10	14	24	38	36	74	43	41	84
	Restaurant	23	16	39	2	2	4	9	6	15	12	8	20
Totals:		256	533	789	29	29	58	47	42	89	180	462	642

Thomas Harowski, AICP
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Page 3

The significant difference between the two land use plans is found with the day care facility. It is important to note that ITE does not typically permit internal capture however the purpose of the day care is to provide a support facility to employees and the public. This will lead to an overall internal capture rate of approximately 50% conservatively and reducing the current trip generation below the original trip generation for the site.

Additionally, the MPUD has added language requiring the NB connection to Walker Street to be built with the initial building. Based on the current proposed Land Uses and the currently proposed site access plan a revised TIA will not create any significant changes in recommendations. Additional improvement conditions are not anticipated for this project.

Encl: Comment Response Letter, prepared by Lassiter Transportation Group, Inc.
6/16 and 1/17 Site plans
6/16 and 1/17 Land use plans

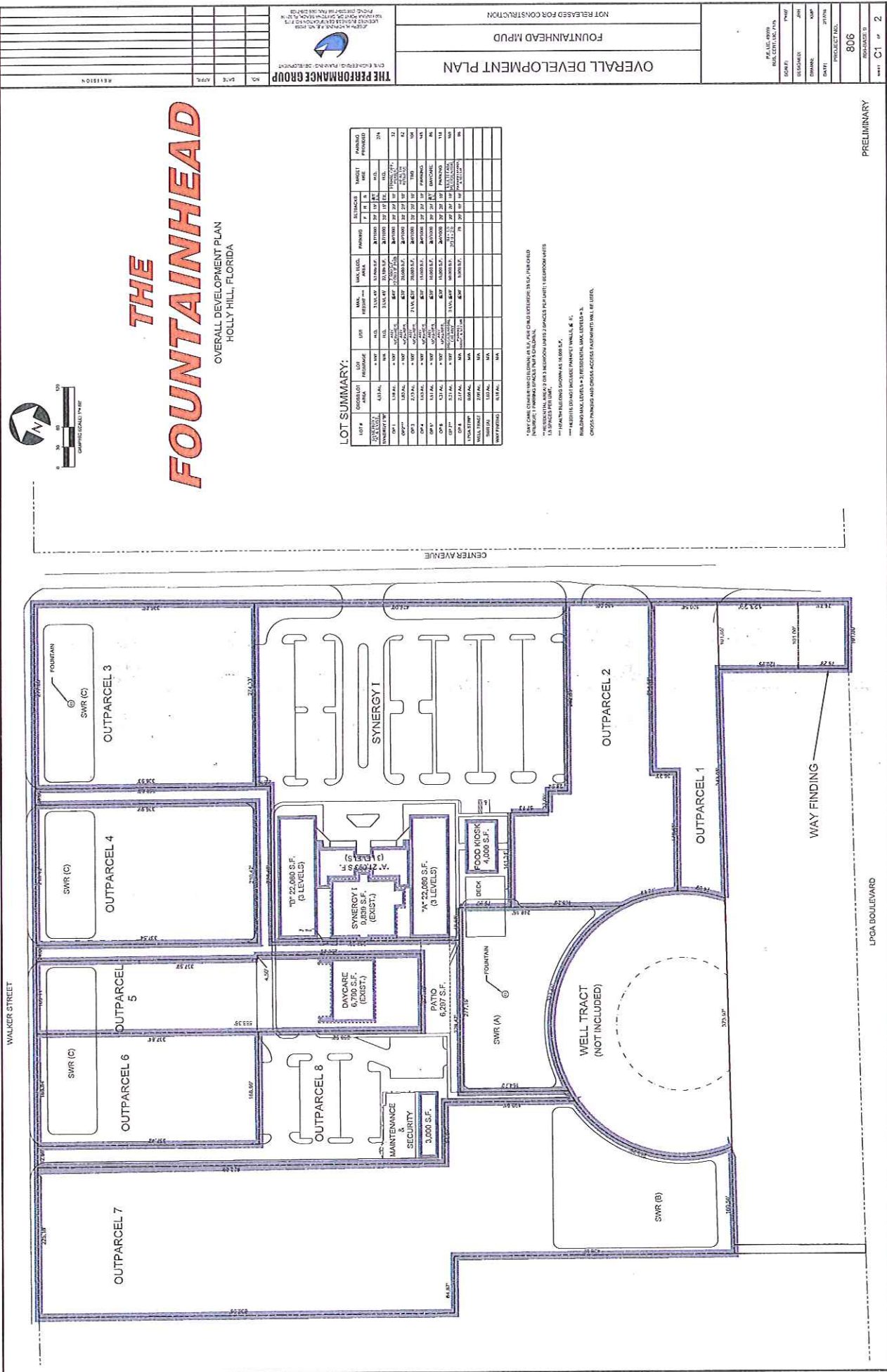
I affirm, by affixing my signature and seal below, that the findings contained herein are, to my knowledge, accurate and truthful and were developed using current procedures standard to the practice of professional engineering.

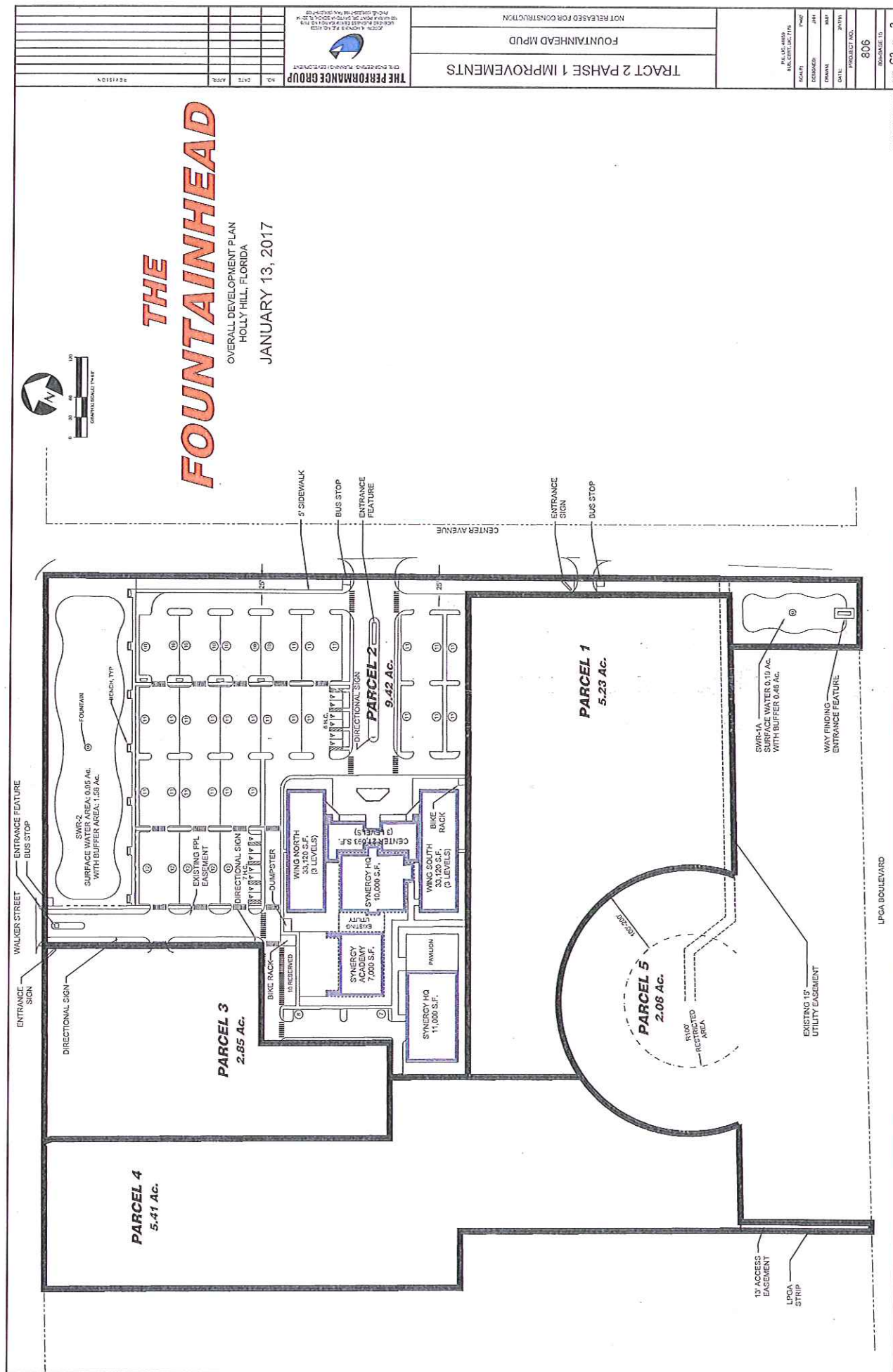
Name: Andrew J. Ames, P.E.

Signature: Andrew J. Ames, P.E.

Florida PE License No.: 52570

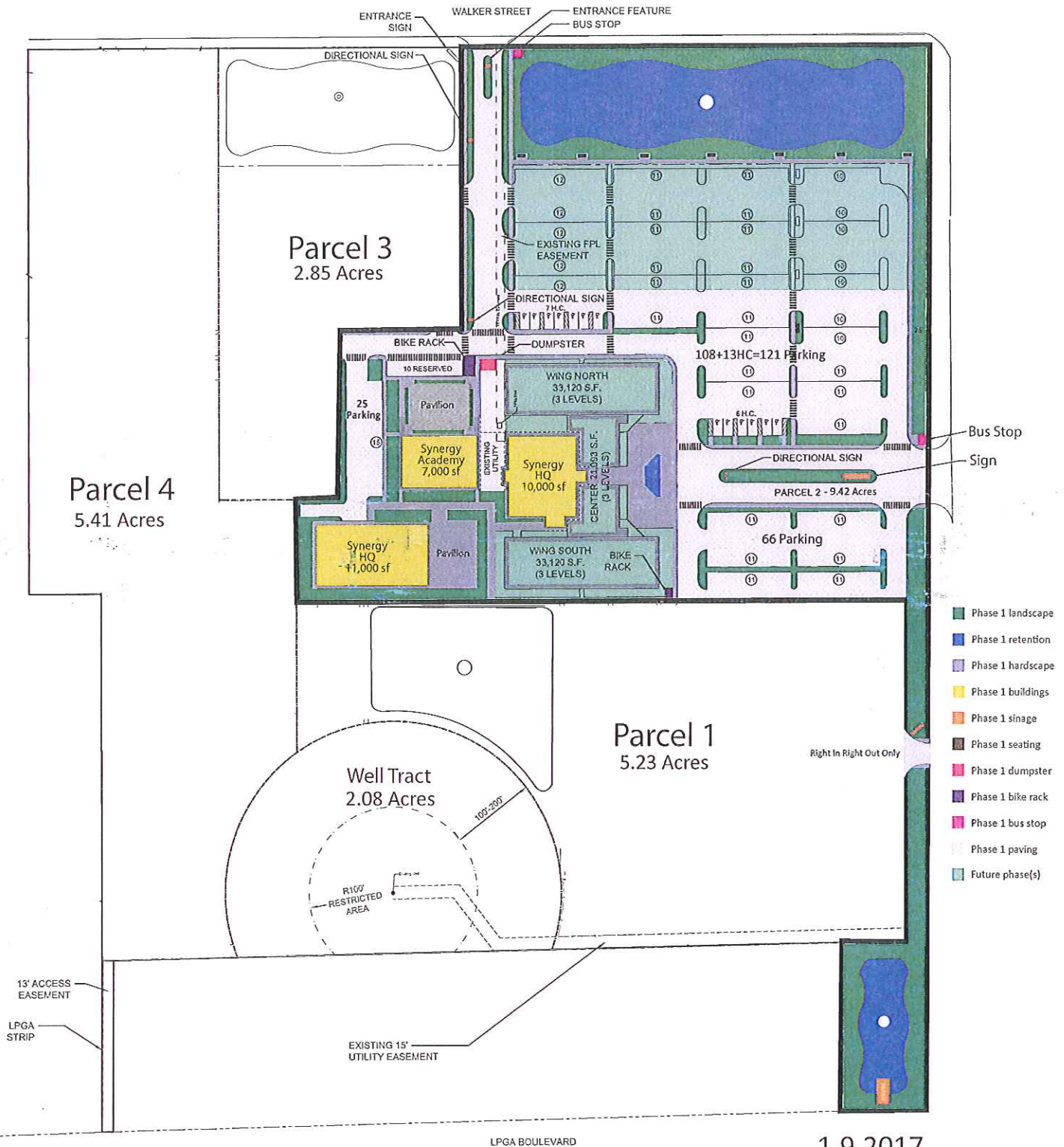
Date: January 17, 2017







FOUNTAINHEAD PARCEL 2 PHASE 1 IMPROVEMENTS



1.9.2017



FOUNTAINHEAD

The Fountainhead at Holly Hill – Sequencing Projection

End of Year	Use	Parcel	New People	Total people	Recapture	Sq. footage	Notes
2017	HQ	2	140	140	N/A	21,000	Former media/new build
	Academy	2	50	50	N/A	7,000	Former gym
2018	HQ	2	+70	210	N/A		No build
	Academy	2	N/A	See note	N/A		50 day + 25 night
2019	HQ	2	+105	310	N/A	22,000	Wing
	Academy	2	N/A	See note	N/A	11,000	Wing
	Food	1	See note	See note	>50%	4,000	4 ees + 10 cars
	Fitness	1	See note	See note	>50%	4,000	public
							2 ees + 10 cars
2020	HQ	2	+157	472	N/A	22,000	Wing
	Academy	1	+25	See note	N/A	11,000	Wing, 75 day, 50 night = 125
	Day care	1	See note	See note	>50%	6,000	8 workers + 30 cars, public drop off
2021	Clinic	1	See note	See note	<20%	16,000	8 workers + 50 cars public in/out
2023	Office	3	120	120	N/A	30,000	4 ees/1,000 sf
2023	88 workforce housing units	4	See note	See note	N/A	+90,000	Lottery any time 2018-2026
							Average 1.8 people/unit



Ref: 4146.03

January 3, 2016

Thomas Harowski, AICP, City Planner
 City of Holly Hill
 1066 Ridgewood Avenue
 Holly Hill, Florida 32117-2898
 (386) 248-9424

Subject: Fountainhead, Holly Hill Traffic Impact Analysis (TIA) – Response to Volusia County Traffic Engineering and City of Holly Hill Review Comments

Dear Mr. Thomas Harowski:

Lassiter Transportation Group Inc. (LTG) has prepared a Response to the comments from the City of Holly Hill and the Volusia County Traffic Engineering for the proposed Fountainhead project. The following responses are provided to address the comments from the review:

CITY OF HOLLY HILL COMMENTS, Thomas Harowski, AICP, City Planner, 07/08/2016

1. The TIA report is based on a concept plan that does not reflect the plan submitted with proposed MPUD agreement dated June 29, 2016 nor the subsequent submittal dated July 6, 2016. In addition, the TIA does not reflect the phased development proposal that is contained in the MPUD. The TIA needs to be re-evaluated applying the proper concept plan. (This discrepancy is addressed in the Volusia County comments as well.)

Response: The new development plan has been received and does not provide variation for access nor for land use. The new development plan has been included in the revised TIA.

2. As the results of the TIA appear to be heavily dependent on the distribution of traffic to Walker Street, the phased plan approach which does not provide for access to Walker Street with Phase 1 may affect the recommendations.

Response: The new development plan has been received and does not provide variation for access nor for land use. The new development plan has been included in the revised TIA.

3. As with all modelling, the output needs to be tempered with a common-sense review of the output. It seems highly unlikely to me that the 58% of the site traffic heading westbound will split 57% to Walker and 1% to LPGA as Figure 3 appears to show. This outcome needs to be more fully justified or the TIA output adjusted.

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Mr. Thomas Harowski, AICP, City Planner
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Response: The approved methodology included the TRIP distribution. The percentage of inbound and outbound vehicles total the percentage for the segment as shown on the Model output. Further changes are not required however will be reviewed for consistency.

4. With regard to the standards for turn lanes, the City code references FDOT standards which are somewhat general in terms of the specifics for requiring turn lanes. We supplementing these standards with the Volusia County turn lane standards for consistency with local development and as a basis for making a decision on requiring turn lanes. The peak hour volumes presented in Table 6 appear to support the installation of turn lanes.

Response: The TPO methodology has been followed. The turn lanes will be reviewed for any anomalies.

5. The County comment about more closely examining the AM Peak Hour is especially important given the presence on Center Avenue of a high volume of pedestrian traffic generated by the Holly Hill School and the addition of higher volumes of school related vehicular traffic.

Response: The intersections along Center will be reviewed for school traffic in the morning peak.

6. I also think it is important to re-inforce the concerns that the analysis may not have addressed all of the committed trips from development west of Nova Road (Sams Club as an example) and conditions on Walker Street within the City. The City has approved a redesign of the parking lot for Florida Health Care (US 1 and Walker Street) that will expand access from this large traffic generator to Walker Street when the project is implemented. This intersection does not include turn lanes at US 1 and therefore the operational characteristics of this intersection may be affected.

Response: Noted. A Review of these concerns has been completed and adjusted as needed.

VOLUSIA COUNTY TRAFFIC ENGINEERING COMMENTS, 06/28/16

1. Phased Development: It is our understanding that the development plans for the project now include a "Phase 1" that only consists of a portion of what is being analyzed in the TIA. Access for Phase I is only proposed on Center Ave - there is access no proposed access on Walker Street. Please understand that this was not brought to our attention during the methodology phase. As such, the Phase 1 and Buildout traffic will now need to be evaluated separately. Communication with the city reveals that there have been no plans for Phase 2 submitted, so it is unknown when Phase 1 trips would be able to shift to other access points in the development's buildout plan.

Response: The new plan identifies connection points to Walker Street. And connection to Walker Street has been required as part of the MPUD Agreement.

2. Number of Driveways: The ODP submitted in the methodology document showed three driveways on Walker St and three on Center Ave. This conflicts with the site access figures in the TIA since it only shows one off of Center Avenue and one off of Walker Street. Please explain this. The revised

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Mr. Thomas Harowski, AICP, City Planner
January 3, 2016

TIA will need to show that the driveway connections in the TIA are coordinated with the driveway connections on the conceptual site plan.

Response: Noted.

3. Buildout Date: Based on comment #1, please work with the applicant to revise, or confirm, the 2017 buildout year.

Response: Noted.

4. Table 2, LPGA Blvd at Nova Road: PM peak hour: Please rerun the HCS analysis with existing green timings. Controllers minimum green = minimum green + 1 extension.

Response: An additional extension is not needed as the HCS looks to optimize green times and the existing timings only factor into the existing analysis. Once a failure occurs, the first improvement considered is optimizing timings.

5. Tables 3 and Table 9 suggest optimizing the signal timings at LPGA & Nova to reduce the v/c ratio to below 1.0. The Nova Road corridor was recently retimed by FDOT. Optimizing the timings at this single intersection may require adjustments to other signals on the Nova Road corridor.

Response: Noted. Typically optimizing timings in HCS versus field can be different. If improvements such as additional turn lanes were needed at an intersection optimizing the coordinated splits of a signal in coordination is the optimization procedure. This would not impact the corridor timings.

6. Table 4: Why is there no Existing AM condition analysis as part of this TIA? The project is very close to a school (Holly Hill K-8).

Response: A review of the School operation will be added to the Revised TIA. Operational issues will be noted and described as it could pertain to the site.

7. Page 5, Intersection Improvements Needed: Regarding LPGA Blvd at Nova Rd intersection, please refer to comment #4.

Response: An additional extension is not needed as the HCS looks to optimize green times and the existing timings only factor into the existing analysis. Once a failure occurs, the first improvement considered is optimizing timings.

8. Page 12, Internal Capture: Related to our comment #1, please reanalyze internal capture for Phase 1 since this impacts the roadway network and driveway volumes.

Response: Internal Capture will be reviewed. Internal capture typically reduces the overall generation but does not involve distributing volume. The pass by volume will be reviewed as well for the same purpose.

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9. Figure 3, Trip Distribution: Regarding our comment #1, please revise the trip distribution based on the access to both Walker St and Center Ave for Phase 1. It is our understanding that plans show access proposed on only Center Ave.

Response: The updated plan does have access to both Walker and Center. The MPUD will have language to reflect the connection with phase 1 as well.

10. Figure 3: Trip Distribution appears to be incomplete. The percentages do not add up correctly. There is no percentage on Center Avenue between Driveway 2 and LPGA Blvd. What is the percentage of trips using Driveway 1 and using Driveway 2?

Response: This will be labeled with the revised TIA.

11. Figures 4a and 4b: Nova Rd/Walker St intersection: Please confirm that the southbound left-turn lane and westbound right-turn lane both have adequate storage to handle future volumes. We believe that turn lanes will need to be lengthened.

Response: The Storage will be evaluated with the revised TIA.

12. Driveway 1 will not be included in Phase 1. Please revise this to show volumes at Driveway 2. Comment to the city: The turn volumes show the need for several right and left-turn lanes at the driveways. Please check the city's code for turn lane requirements as the county will not be making these requests since Walker Street and Center Avenue are city roads.

Response: The updated plan does have access to both Walker and Center. The MPUD will have language to reflect the connection with phase 1 as well.

13. Table 9: We are seeing a similar issue with the existing having minimum Greens too short.

Response: An additional extension is not needed as the HCS looks to optimize green times and the existing timings only factor into the existing analysis. Once a failure occurs, the first improvement considered is optimizing timings. A review of the timings will be completed for the revised TIA.

14. Site Access: Please work with the city to determine if turn lanes are needed per the city's land development code.

Response: Noted.

15. Table 10, Growth Rate and LOS of LPGA Blvd between Tomoka Farms Road and Williamson Blvd: A growth rate of 1% was used for LPGA, yet many development trips have been approved and vested by the City of Daytona Beach on that segment. We do not see where this was considered or addressed, and based on past TIA reviews in the area we know that this segment of roadway is over-capacity with only limited and phased improvements. Please address this. We are including our methodology comment, which needs to be reiterated since the applicant stated that this comment would be addressed: *"Build-out Traffic, page 6: Additional information prior to TIA methodology approval is required. While we understand that the growth rate in the immediate area is minimal, the growth rate on LPGA Blvd near the I-95 Interstate interchange is not. The methodology needs to specify up front, what growth rate will be used. Vested trips on LPGA Blvd from City of Daytona Beach approved projects are required to be considered. Documentation should*

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Mr. Thomas Harowski, AICP, City Planner
January 3, 2016

be placed in the TIA methodology appendix." Additionally, related to this, the following methodology comment was also provided and not addressed in the TIA: "Critical/Near-Critical Roads: A) Due to the approval of Tanger Outlets and Minto Development, LPGA Blvd between Tymber Creek Road and Williamson Blvd is considered Critical/Near-Critical. Although Fountainhead's impact is proposed to be less than 5% on these links, its impact is still required to be analyzed. Additionally, impacts to over-capacity roads will be required to be mitigated."

Response: This has been completed as part of the approved methodology.

16. Table 10, Hand Ave (Clyde Morris Blvd to Shangri La Drive): This is a failing segment, and the capacity is not 3,410. This section is currently 2 lanes. The vehicle/capacity ratio is now currently over capacity, which will require a proportionate fair share improvement for the 51 additional project trips that this development will add to the roadway link.

Response: Roadway Segment Analysis (Pg. 8) reflects the recommendation to widen Hand Ave (Clyde Morris Blvd to Shangri La Drive) from 2-lane undivided roadway to a 4-lane divided major collector. We identify failures and solutions to these failures prior to applying the project trips per the R2CTPO guidelines.

17. Multimodal Analysis: A Multimodal Analysis was missing from the TIA. The following methodology comment was provided to the applicant: *"The TIA needs to analyze multimodal access (pedestrians, bicycles, transit) on site and off site. How will children safely walk or bicycle to school/school bus stops? Will there be crosswalks needed?"* Please include a completed development design guidelines checklist in the TIA appendix." Please identify how the site plan will encourage bicycle, pedestrian and transit mobility options. Please provide details regarding how the site will provide safe and convenient access to the site entrances for non-motorist customers and employees. The site will generate additional need for transit. Describe how the transit user will access the site from the current transit route. Please coordinate with VOTRAN (Heather Blanck, Assistant General Manager) regarding whether an additional bus shelter is needed.

Response: The multimodal analysis has been added to the Revised TIA.

CITY OF HOLLY HILL COMMENTS, Thomas Harowski, AICP, City Planner, 12/29/2016

1. The report should compare the current master development plan to the plan originally provided to LTG and note any impacts to the study that might result from modifications to the plan. This review should note why the current plan does not impact the study findings if this is the case.

Response: The current plan and the plan submitted have been compared and the plans are consistent with Access and Land use program.

2. As we have noted in our meetings, the City applies the Volusia County standards for determining whether specific improvements are required. The updated report should compare the findings to these standards.

Response: Discussions related to the final improvements required with the approved study will address Volusia County Standards and variances.

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Mr. Thomas Harowski, AICP, City Planner
January 3, 2016

3. Even if the impacted facilities will meet the City's level of service standard, the updated report should clearly identify where reductions in the existing level of service will occur. If, for example, Center Avenue currently operates at LOS A currently but will operate at LOS D after the project, this impact needs to be clearly stated.

Response: Impacts identified in the final study preparation will be identified. The Memo for consistency at Zoning will not include this level of detail however we acknowledge this requirement for the future revised study.

4. Figure 3, the Trip Distribution graphic is confusing and very difficult to read. The percentages you presented during the meeting were difficult to discern from the existing graphic. This figure needs to be revised to more clearly display trip distribution.

Response: The figures will be clearly defined with the revised TIA submittal.

5. The report needs to include a detailed response to all of the comments, both City and County, that have been previously provided.

Response: Noted.

6. The report should provide any other information that you believe is necessary to fully explain the model results as they apply to the property and verify that the model results are reasonable as applied to actual traffic behavior.

Response: Noted. This will be completed with the revised TIA.

If you have any questions or concerns related to the responses, you may reach me at (386)-257-2571. Thank you for your consideration of this project.

Sincerely,
LASSITER TRANSPORTATION GROUP, INC.

Andrew J. Ames, P.E.
Senior Project Manager

cc:

Exhibit F
Impact Fee Chart

Proposed Development Impact Fees																			
Corporate HQ																			
Sq. ft./Units	123,000	Med. Ofc	Office	Fit. Cntr	Daycare	Restaurant	Total												
PR																			
Fire	\$41,820.00	\$5,440.00	\$5,440.00	\$1,360.00	\$9,120.00	\$1,360.00	\$64,540.00												
Police	\$30,750.00	\$4,000.00	\$4,000.00	\$4,280.00	\$3,600.00	\$7,080.00	\$53,710.00												
Trans	\$34,784.40	\$17,129.60	\$7,110.40	\$5,312.80	\$5,029.80	\$3,676.40	\$71,043.40												
Water*	\$8,958.60	\$2,133.00	\$2,133.00	\$711.00	\$711.00	\$14,220.00	\$28,866.60												
Sewer*	\$12,020.40	\$2,862.00	\$0.00	\$954.00	\$954.00	\$19,080.00	\$35,870.40												
Subtotals	\$128,333.40	\$31,564.60	\$18,683.40	\$10,617.80	\$19,414.80	\$45,416.40	\$254,030.40												
TOTAL																			
Holly Hill Credits from Prior Use**																			
School area	116,312																		
Fire	1.52	\$176,794	\$64,540.00	\$112,254	Credit														
Police	0.6	\$69,787	\$53,710.00	\$16,077	Credit														
Trans	0.44	\$51,177	\$71,043.40	-\$19,866	Debit														
Water*	1422	\$14,177	\$28,866.60	-\$14,689	Debit														
Sewer*	1908	\$19,023	\$35,870.40	-\$16,848	Debit														
*Assumes the following:																			
123,000 Corporate Office		ERUs																	
16,000 sq. ft. office			6.3																
16,000 sq. ft. medical office			0.5																
4,000 sq. ft. fitness center			1.5																
6,000 sq. ft. daycare			0.5																
4,000 sq. ft. restaurant			10																
Total ERUs			19.3																
**Actual average daily consumption based on prior billing periods																			
Volusia County Thoroughfare Road Impact Fees																			
Amount Due																			
Use	Intensity	Rate	Fee Amount																
Corporate Office	123,000		\$1.48	\$182,040.00															
Office	16,000		\$2.31	\$36,960.00															
Medical Office	16,000		\$5.56	\$88,960.00															

tables*

F

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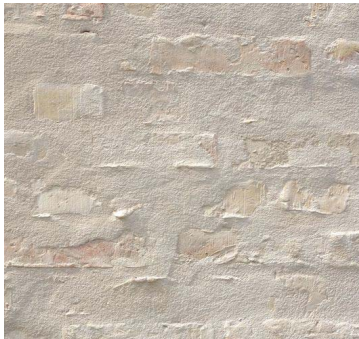
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Exhibit G
HQ Architectural Elevations

Fountainhead Synergy HQ Looking West



Typical Materials: Concrete over brick, 3D aluminum panels



Existing Building





Synergy HQ Looking West



6.1.d

Fountainhead Synergy Academy Looking South



Typical Materials: Concrete over brick, 3D aluminum panels



Existing Building





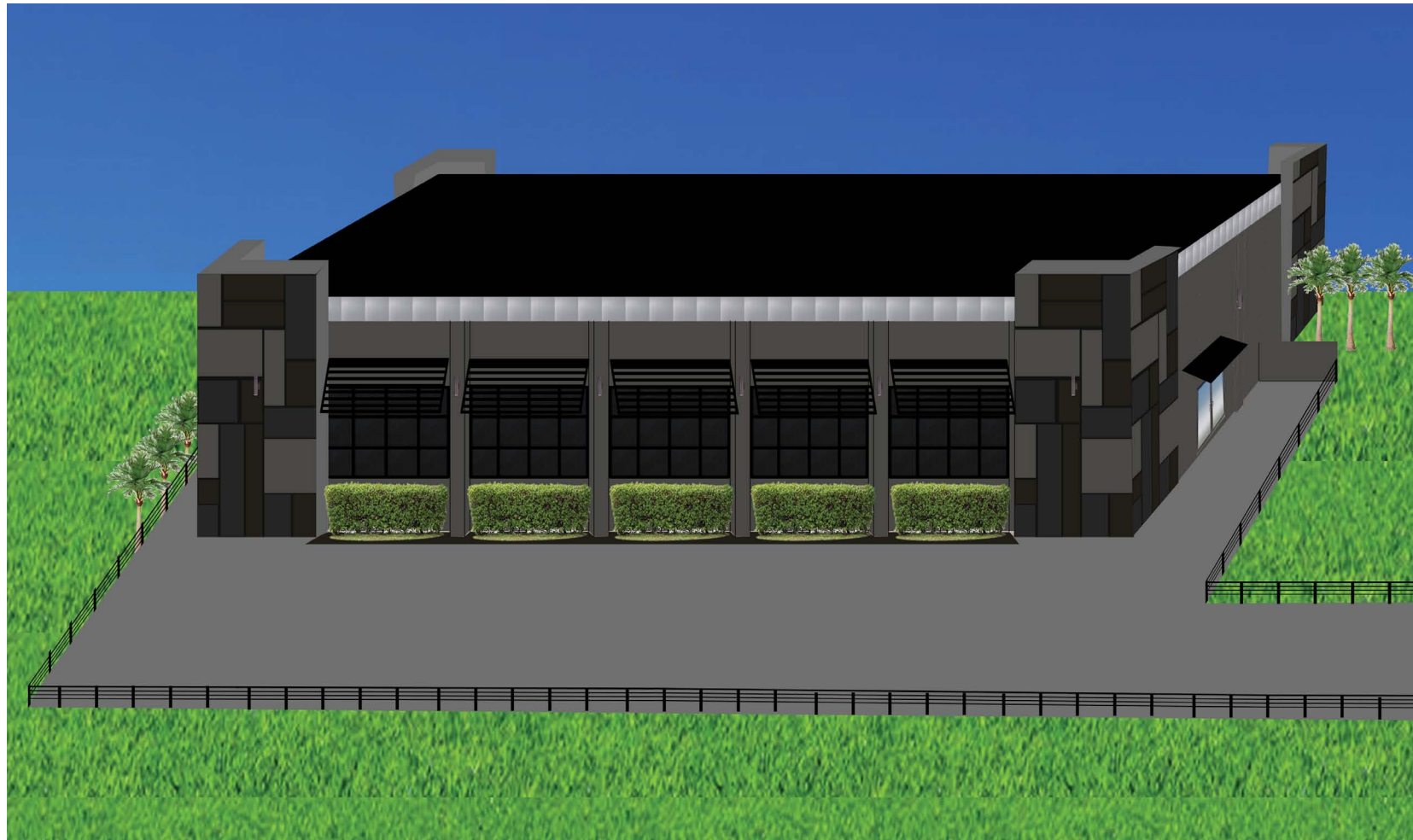
Synergy Academy Looking South

6.1.d

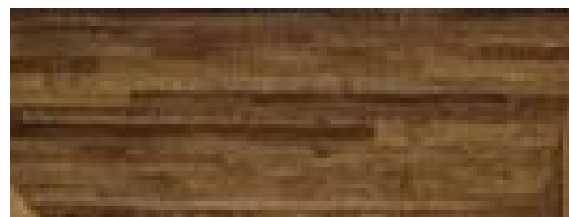
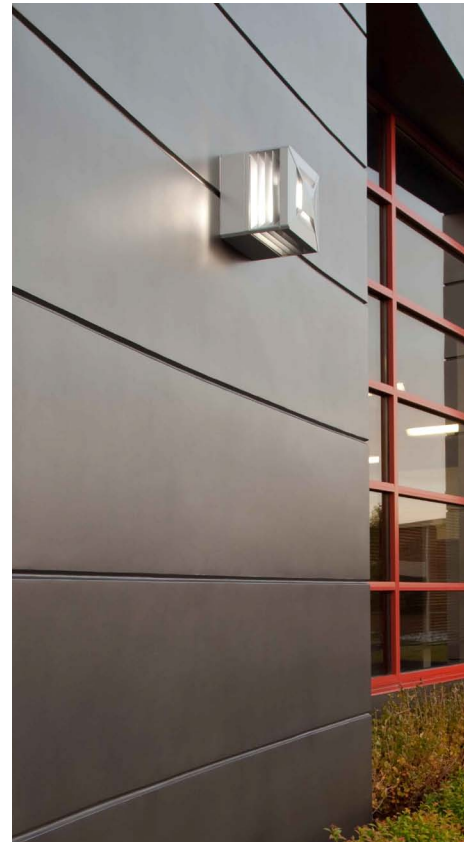
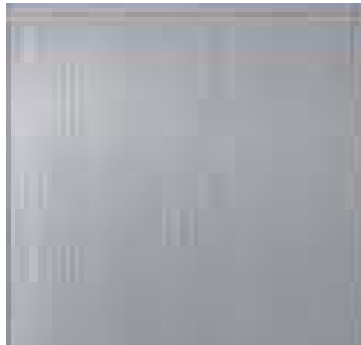
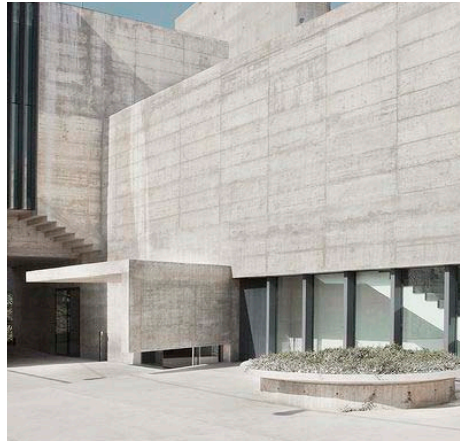




Synergy HQ Looking North (New Building)



Fountainhead Material Alternatives



Attachment: Fountainhead Architectural Elevations - 1-17-17 (02099890x9C973) (1577 : Fountainhead MPUD)



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

**Board of Planning and Appeals
Agenda Item**

MEETING DATE: February 6, 2017
FROM: Elizabeth Nelson
SUBJECT: Chairman of the Board of Planning & Appeals
NUMBER: (ID # 1562)
APPLICANT:
PLANNER:

DISCUSSION: Nominate a Chairman to the Board

FISCAL ANALYSIS: None

STAFF RECOMMENDATION: To nominate a Chairman

COMMISSION GOAL: None

MOTION: As determined by the Board

- Letter from Art Cappuccio (PDF)



Valerie Manning <vmanning@hollyhillfl.org>

art cappuccio

2 messages

Art Cappuccio <artcapp@cfl.rr.com>
To: vmanning@hollyhillfl.org

Fri, Jan 13, 2017 at 9:52 AM

To the City Clerk,

Let it be known that on this January 13th day of 2017, Art Cappuccio will step down

As Head chair of the Planning and Zoning board but will remain as a active member

Of the board.

Yours truly

Arthur

Cappuccio

Valerie Manning <vmanning@hollyhillfl.org> Fri, Jan 13, 2017 at 9:53 AM
To: Art Cappuccio <artcapp@cfl.rr.com>

Hi Art,
Thank you. I will be sure to give a copy to Liz & Tom.
Have a great day.