

CITY OF HOLLY HILL, FLORIDA

BOARD OF PLANNING AND APPEALS

AGENDA • MARCH 1, 2021

City Commission Chamber

BOPA Regular Meeting

6:00 PM

CITY HALL
1065 RIDGEWOOD AVENUE
HOLLY HILL, FL 32117

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



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

PLANNING & APPEALS BOARD MEMBERS

Chairman
Mike Myer

Board Member
Arthur J. Byrnes

Board Member
Dennis Smith

Board Member
Robin D. Hanger

Board Member
Tony Cassata

CITY PLANNER
Brian Walker

Building & Zoning
Eleni Deligianis

1. CALL TO ORDER**2. INVOCATION****3. PLEDGE OF ALLEGIANCE****4. BOPA MINUTES APPROVAL****1. Minutes - February 1, 2021 BOPA Meeting**

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

5. AGENDA ITEM(S)**1. Ordinance An Ordinance of the City of Holly Hill, Volusia County Florida, Annexing by Voluntary Petition Approximately 1.45 Acres Identified as Parcel Numbers 4242-31-01-0270 and 4242-31-01-0280 Contiguous to the City of Holly Hill**

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

6. OLD BUSINESS**7. BOARD/STAFF COMMUNICATIONS****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**

4.1

**Board of Planning and Appeals
Agenda Item**

MEETING DATE: March 1, 2021
FROM: Eleni Deligianis
SUBJECT: Minutes - February 1, 2021 BOPA Meeting
NUMBER: (ID # 3216)
APPLICANT:
PLANNER:

DISCUSSION:

Minutes from February 1, 2021 BOPA meeting.

MOTION:

Approve as submitted by staff.

- Revised - February BOPA 2021 (PDF)



CITY OF HOLLY HILL, FLORIDA

BOARD OF PLANNING AND APPEALS

MINUTES • FEBRUARY 1, 2021

City Commission Chamber

BOPA Regular Meeting

6:00 PM

CITY HALL
1065 RIDGEWOOD AVENUE
HOLLY HILL, FL 32117

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

1. CALL TO ORDER

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

2. INVOCATION

Robin Hanger led the invocation.

3. PLEDGE OF ALLEGIANCE

Robin Hanger led the Pledge of Allegiance.

4. BOPA MINUTES APPROVAL

1. Minutes-January 4Th, 2021

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

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

Enacted and approved this 1st day of February, 2021, in Holly Hill



5. AGENDA ITEM(S)

- VARIANCE REQUEST: Riverside Drive (508) - Request for a Rear and Side Yard Setback Variance from the Requirements of Section 114-765 of the Land Development Regulations Titled, "Schedule of Dimensional Requirements."

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

Attachment: Revised - February BOPA 2021 (3216 : Minutes)

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

VARIANCE REQUEST: Riverside Drive (508) - Request for a rear and side yard setback variance from the requirements of Section 114-765 of the Land Development Regulations titled, "Schedule of Dimensional Requirements." A variance from the required rear yard setback of 30 feet to 13 feet and a side yard setback variance from 10 feet to 2 feet for a parcel in the R-1 (Single-Family) zoning district, located on the west side of Riverside Drive, approximately 100 feet north of 5th Street and more particularly known as 508 Riverside Drive; V-2020-04 (Robert Cox, Applicant) (Brian Walker, City Planner).

Staff finds that the applicant has met all of the criteria as stated above to grant the requested variance.

Staff recommends approval of the request for a rear and side yard setback variance from the requirements of Section 114-765 of the Land Development Regulations titled, "Schedule of Dimensional Requirements." A variance from the required rear yard setback of 30 feet to 13 feet and a side yard setback from 10 feet to 2 feet for a parcel in the R-1 (Single-Family) zoning district, located on the west side of Riverside Drive, approximately 100 feet north of 5th Street and more particularly known as 508 Riverside Drive.

Applicant, Robert Cox, requests an adjustment for the rear setback to be moved to 12ft instead of 13ft.

Brian Walker, stated that staff has no objection to 12ft instead of 13ft as the initial application requested.

Motion to recommend the Variance Request (12ft rear setback and 2ft side setback) by Dennis Smith, seconded by Arthur Byrnes.



2. The Mirage Phases 3 and 4 (Preliminary Plat/Final Engineering) Approval

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

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

Christopher Butera of Mirage HH Partners, LLC, property owner, requests Preliminary Plat /Final Engineering approval for Phases 3 and 4 of the Mirage Subdivision. Phases 3 and 4 add an additional 49 lots and increase the total number of developable lots within the subdivision from 53 to 102. The subdivision is located approximately 1200 feet east of Nova Road on the north side of Flomich Street. The site is in an R-6 (Low Density Multi-Family Residential) zoning district which allows 12 dwelling units an acre for townhomes. However, the future land use of phases 3 and 4 is low density residential (LDR) which allows a maximum of 6 dwelling units per net acre. Based on FLU Policy 1.1.3 of the City's comprehensive plan as amended on January 12, 2016 (Ordinance

2964), the R-6 zoning category may be consistent with the LDR future land use when the proposed density within R-6 does not exceed the maximum density permitted within the LDR future land use. Phases 3 and 4 propose a maximum density of 5.76 dwelling units an acre and are therefore consistent with the LDR future land use.

The applicant also has been notified that lots cannot be sold for development until such a time that the subdivision improvements have been completed, inspected, and approved unless bonded, and the subdivision has received final plat approval.

Staff recommends that the City Commission, APPROVE the Preliminary Plat for Phases 3 and 4 of the Mirage Subdivision.

Arthur Byrnes, asks for clarification regarding the phrase “unless bonded”. Brian Walker, explained.

Chris Butera, Mirage HH Partners, was present on behalf of this property.

Arthur Byrnes, asked to define the boundaries of phases 3 and 4. The plans were pulled up on the screen as Brian Walker explained the boundaries.

Arthur Byrnes, asked if the shape of the pond was going to change. Chris Butera, stated that the pond is done. The pond has been deeded to the City of Holly Hill.

John Boss, 1031 Alabama Avenue, asked if he was going to lose the woods in the rear of his property and or if fences would be installed. Chris Butera, answered that yes, the woods would be taken out, and that there is no plan to fence.

Robin Hanger directed a question to Brian Walker, if there was a required buffer between the lots. Brian Walker stated that its usually a 10 foot buffer, demonstrated in the landscape plans showed back yards (rear setback to rear setback).

Robin Hanger stated that Mr. Boss would lose his woods, and no fence or landscape is additionally required. Any fence installation would be on the property owner to apply for separately.

Motion to recommend the Approval of the Preliminary Plat for Phases 3 and 4 of the Mirage Subdivision by Tony Cassatta, seconded by Dennis Smith.



6. OLD BUSINESS

None.

7. BOARD/STAFF COMMUNICATIONS

Next BOPA meeting is set for Monday, March 1st, 2021.

8. ADJOURNMENT

Meeting adjourned at 6:32 PM



STAFF REPORT
CITY OF HOLLY HILL, FLORIDA

Board of Planning and Appeals
Ordinance

MEETING DATE: March 1, 2021
FROM: Brian Walker
SUBJECT: An Ordinance of the City of Holly Hill, Volusia County Florida,
Annexing by Voluntary Petition Approximately 1.45 Acres
Identified as Parcel Numbers 4242-31-01-0270 and 4242-31-
01-0280 Contiguous to the City of Holly Hill
NUMBER: (ID # 3215)
APPLICANT: Brian Walker
PLANNER:

INTRODUCTION: This request is to annex two parcels totaling approximately 1.45 acres, located approximately 500 feet south of Flomich St. between N Nova Road and Old Kings Road. The parcels abut one another and are more specifically known as 1529 Old Kings Road and 1860 N Nova Road. This application precedes a comprehensive plan amendment (CPA-2021-03) and a Rezone (Z-2021-03).

BACKGROUND: The subject parcels are located approximately 500 feet south of Flomich St. between N Nova Road and Old Kings Road. (Refer to location map.) The parcels are developed commercially with a fence sales business and a car lot. The applicant has submitted a petition for voluntary annexation.

DISCUSSION: Florida Statutes Section 171.044 present the requirements for voluntary annexation. The parcels are contiguous to the City limit. Both parcels are under common ownership. The annexation will result in a city limit that is reasonably compact and does not create an enclave. Therefore, the request meets the statutory requirements.

This request precedes a request for a comprehensive plan amendment and rezone. The proposed comprehensive plan map amendment will request General Commercial future land use, and the proposed rezone will be to CC-1 (Corridor Commercial), which is consistent with the abutting property in the City of Holly Hill.

FINANCIAL IMPACTS: No financial impacts are expected other than a minor increase in taxable value.

RECOMMENDATION: Recommend the City Commission annex two parcels totaling approximately 1.45 acres, along with the adjacent rights of way, located approximately 500 feet south of Flomich St. between N Nova Road and Old Kings Road, and more specifically known as 1529 Old Kings Road and 1860 N Nova Road.

ATTACHMENTS:

- Exhibit A - Legal Description (PDF)

- Exhibit B - Property Map (PDF)
- Aerials (PDF)
- PA Information Sheets (PDF)
- Survey (PDF)
- Location of County Property with Respect to City Property (PDF)

Ordinance No. (ID # 3215)**AN ORDINANCE OF THE CITY OF HOLLY HILL, VOLUSIA COUNTY FLORIDA, ANNEXING BY VOLUNTARY PETITION APPROXIMATELY 1.45 ACRES IDENTIFIED AS PARCEL NUMBERS 4242-31-01-0270 AND 4242-31-01-0280 CONTIGUOUS TO THE CITY OF HOLLY HILL****ORDINANCE NO. 3037**

AN ORDINANCE OF THE CITY OF HOLLY HILL, VOLUSIA COUNTY FLORIDA, ANNEXING BY VOLUNTARY PETITION APPROXIMATELY 1.45 ACRES IDENTIFIED AS PARCEL NUMBERS 4242-31-01-0270 AND 4242-31-01-0280 CONTIGUOUS TO THE CITY OF HOLLY HILL; REDEFINING BOUNDARIES OF THE CITY OF HOLLY HILL TO INCLUDE SAID PROPERTY AND THE ADJACENT RIGHTS-OF-WAY OF N NOVA ROAD AND OLD KINGS ROAD; DIRECTING THE CITY CLERK TO FILE THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT, WITH THE CHIEF ADMINISTRATIVE OFFICER OF VOLUSIA COUNTY AND WITH THE DEPARTMENT OF STATE; PROVIDING FOR CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Joseph Jaquish, owner of the real property described herein; and

WHEREAS, the owner filed, pursuant to Florida Statue 171.044, a petition for voluntary annexation of said property as described in Attachment A into the municipal limits of the City of Holly Hill; and

WHEREAS, the City Commission of the City of Holly Hill, has determined all of the property which is proposed to be annexed into the City of Holly Hill is within an unincorporated area of Volusia County, is contiguous to the City of Holly Hill, and is reasonably compact; and

WHEREAS, the map attached hereto as Exhibit B shows the property which is proposed to be annexed into the City of Holly Hill; and

WHEREAS, Exhibit A is the legal description of the property which is proposed to be annexed into the City of Holly Hill;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE

CITY OF HOLLY HILL, FLORIDA:

Section 1. The City Commission of the City of Holly Hill, based upon the above findings, hereby annexes into the City of Holly Hill by voluntary petition the following described property:

LEGAL DESCRIPTION: See Attached Exhibit A.

(Tax Parcel Numbers 4242-31-01-0270 AND 4242-31-01-0280 and the adjacent rights-of-way of N Nova Road and Old Kings Road)

Section 2. The City of Holly Hill city boundary is hereby amended to incorporate the above described property.

Section 3. That within seven (7) days of the adoption of this Ordinance, the City Clerk shall file a copy of said Ordinance with the Clerk of the Court, with the Chief Administrative Officer of Volusia County, and with the Department of State.

Section 4. That upon approval on first reading, the City Clerk is hereby directed to publish the Notice of Annexation required by Section 171.044(2), Florida Statutes, at least once each week for two (2) consecutive weeks in a newspaper of general circulation in the City of Holly Hill.

Section 5. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance, or application hereof, is for any reason held invalid or unconstitutional by any Court, such portion or application shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions or application hereof.

Section 6. That all ordinances made in conflict with this Ordinance are hereby repealed.

Section 7. That this Ordinance shall become effective immediately upon its adoption.

ATTACHMENT A
LEGAL DESCRIPTION

Parcel No. 424231010280 and Parcel No. 424231010270

Lot 28 and the Southerly 25 feet of an unnumbered parcel lying Northerly of Lot 28; and the Northerly 15 feet of Lot 27; and the Northerly 25 feet of Lot 8; and that part of Lot 7, Block 1, Larson Subdivision, as recorded in Map Book 11, Page 252, of the Public Records of Volusia County, Florida, lying Westerly of Nova Road (S.R. 415), excepting therefrom any said property lying within the former 100 foot right of way of Nova Road and further excepting that part of the property deeded to the Florida Department of Transportation in that Deed recorded in Official Records Book 3723, at Page 4557, of the Public Records of Volusia County, Florida. This parcel contains 36521.37 square feet, more or less.

And

The Southerly 85 feet of Lot 27; and that part of Lots 8 and 9 West of State Road 415, lying between the North and South lines of the Southerly 85 feet of Lot 27, extended, Block 1, LARSEN, according to the plat thereof recorded in Map Book 11, Page 252, Public Records of Volusia County, Florida, less and except that portion Deeded to the State of Florida, Department of Transportation in Official Records Book 3640, page 1717, Public Records of Volusia County, Florida. This parcel contains 26512.37 square feet, more or less.

MYER LAND SURVEYING

Incorporated

Michael M. Myer, Professional Surveyor and Mapper

Bachelor of Land Surveying, University of Florida

Phone 386 255-6304

myerlandsurveying@gmail.com

Description for parcels combination

Parcel No. 42423101280 and Parcel No. 42423101270

Lot 28 and the Southerly 25 feet of an unnumbered parcel lying Northerly of Lot 28; and the Northerly 15 feet of Lot 27; and the Northerly 25 feet of Lot 8; and that part of Lot 7, Block 1, Larson Subdivision, as recorded in Map Book 11, Page 252, of the Public Records of Volusia County, Florida, lying Westerly of Nova Road (S.R. 415), excepting therefrom any said property lying within the former 100 foot right of way of Nova Road and further excepting that part of the property deeded to the Florida Department of Transportation in that Deed recorded in Official Records Book 3723, at Page 4557, of the Public Records of Volusia County, Florida. This parcel contains 36521.37 square feet, more or less.

And

The Southerly 85 feet of Lot 27; and that part of Lots 8 and 9 West of State Road 415, lying between the North and South lines of the Southerly 85 feet of Lot 27, extended, Block 1, LARSEN, according to the plat thereof recorded in Map Book 11, Page 252, Public Records of Volusia County, Florida, less and except that portion Deeded to the State of Florida, Department of Transportation in Official Records Book 3640, page 1717, Public Records of Volusia County, Florida. This parcel contains 26512.37 square feet, more or less.

Description prepared by:



Michael M. Myer, PSM SL4006

EXHIBIT B



Property Location Map

Attachment: Exhibit B - Property Map (3215 : Annexation - 1860 N. Nova Rd. and 1529 Old Kings Rd.)

AERIAL MAPS

1529 Old Kings Rd.



1680 N Nova Road



Attachment: Aerials (3215 : Annexation - 1860 N. Nova Rd. and 1529 Old Kings Rd.)

Home	Search ▼	Downloads	Exemptions	Agriculture	Maps	Tangible	Links	Contact
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Summary**Land & Agriculture****Bldg(s) - Residential****Bldg(s) - Commercial****Misc Improvements****Bldg(s) - Sketch****Values****Permits****Map****Pictometry**

Altkey: 3194799
JAQUISH JOSEPH P

Parcel ID: 424231010280
1860 N NOVA RD , DAYTONA BEACH

Parcel

Short Parcel Id 424231010280
Property Location 1860 N NOVA RD, DAYTONA BEACH, 32117
PC Code 2700 - AUTO SALES
Total Bldgs 2
Neighborhood 7250 - NOVA RD - HOLLY HILL
Business Name
Homestead Property No

Primary Owner

Owner JAQUISH JOSEPH P
DOUGLAS W POWELL SR
In Care Of
Mailing Address 1152 LANDERS ST
ORMOND BEACH FL 32174

All Owners

#	Owner 1	Owner 2	Owner %	Owner Type(s)
0	JAQUISH JOSEPH P	DOUGLAS W POWELL SR	100	O - O

Legal

Millage Group 200-UNINCORPORATED - NORTHEAST
Legal Description N 25 FT OF LOT 8 W OF ST RD 415 & N 15 FT OF LOT 27 & LOT 28 BLK 1 LARSEN SUB MB 11 PG 252 & INC S 25 FT OF UNPLATTED PART ADJ ON N EXC PT IN RD PER DB 558 PG 350 PER OR 1824 PG 1925 & EXC PT FOR RD WIDNG BEING E 19.77 FT PER OR 4554 PG 2427
Map TWP-RNG-SEC 14 - 32 - 42
Subdivision-Block-Lot 31 - 01 - 0280
Date Created 26-DEC-81
Year Annexed

Special Assessment

Project #	Description	Units	Rate	Amount
5030	VOLUSIA COUNTY STORMWATER	2.85	\$72.00	\$205.20

Sales

Book/Page	Instr Type	Inst #	Sale Date	V/I	Sale Price
4554 / 2427	WD-WARRANTY DEED	2000090644	05/15/2000	I	\$210,000
4417 / 4064	QC-QUIT CLAIM DEED	1999066893	03/15/1999	I	\$1
1824 / 1925	WD-WARRANTY DEED		03/15/1976	I	\$35,000

County Links

Property Tax Bill [CLICK HERE](#)
Link to Permits [CLICK HERE](#)

Other Links

Google Street Address [CLICK HERE](#)
Bing Maps [CLICK HERE](#)

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Attachment: PA Information Sheets (3215 : Annexation - 1860 N. Nova Rd. and 1529 Old Kings Rd.)

Home	Search ▼	Downloads	Exemptions	Agriculture	Maps	Tangible	Links	Contact
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Summary**Land & Agriculture****Bldg(s) - Residential****Bldg(s) - Commercial****Misc Improvements****Bldg(s) - Sketch****Values****Permits****Map****Pictometry**Altkey: 3194781
JAQUISH JOSEPHParcel ID: 424231010270
1529 OLD KINGS RD , DAYTONA BEACH**Parcel**

Short Parcel Id 424231010270
 Property Location 1529 OLD KINGS RD, DAYTONA BEACH, 32117
 PC Code 4000 - VACANT INDUS
 Total Bldgs 0
 Neighborhood 7250 - NOVA RD - HOLLY HILL
 Business Name
 Homestead Property No

Primary Owner

Owner JAQUISH JOSEPH
 In Care Of
 Mailing Address 1152 LANDERS ST
 ORMOND BEACH FL 32174

All Owners

#	Owner 1	Owner 2	Owner %	Owner Type(s)
0	JAQUISH JOSEPH		100	O - O

Legal

Millage Group 200-UNINCORPORATED - NORTHEAST
 Legal Description S 85 FT OF LOT 27 & THAT PT OF LOTS 8 & 9 W OF RD 415 LYING BETWEEN N & S/LS OF S 85 FT OF LOT 27 EXTENDED BLK 1 LARSEN SUB MB 11 PG 252 PER OR 2216 PG 901 EXC PT FOR RD WIDENING BEING E 19.77 FT PER OR 4563 PG 464
 Map TWP-RNG-SEC 14 - 32 - 42
 Subdivision-Block-Lot 31 - 01 - 0270
 Date Created 26-DEC-81
 Year Annexed

Sales

Book/Page	Instr Type	Inst #	Sale Date	V/I	Sale Price
4563 / 0464	WD-WARRANTY DEED	2000107884	06/15/2000	V	\$79,500
2216 / 0901	WD-WARRANTY DEED		11/15/1980	V	\$100

County Links

Property Tax Bill CLICK HERE
 Link to Permits CLICK HERE

Other Links

Google Street Address CLICK HERE
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Attachment: PA Information Sheets (3215 : Annexation - 1860 N. Nova Rd. and 1529 Old Kings Rd.)

Boundary Survey

GENERAL LEGEND:

A/C Air conditioning pad
 A/U Aerial utilities
 ACLRR Atlantic Coastline Railroad
 CALC Calculation
 CB Catch basin
 CL Centerline
 Ⓞ Cleanout
 CM Concrete monument
 CONC Concrete
 Ⓢ Cable riser
 Ⓢ Cable TV service
 Ⓢ Delta
 ° Degree
 DESC Description
 Doc Document
 E(LY) East(ery)
 Ⓢ Electric meter
 EMT Electrical metal tubing
 FD Found
 FLD Field
 FPC Florida Power Corporation
 FPLS Florida Professional Land Surveyor
 Ⓢ Fire Hydrant
 Ⓢ Gas VALVE
 Ⓢ Guy Anchor
 Ⓢ Electric Service
 IP Iron pipe
 L Arc length
 LB Licensed business
 Ⓢ Mailbox
 N(LY) North(ery)
 RLS Registered land surveyor
 NAVD North American Vertical Datum
 NGVD National Geodetic Vertical Datum
 R/W Right of Way
 PC Point of curve
 PCP Permanent control point
 POB Point of beginning
 POC Point of commencement
 PT Point of tangent
 R&C Rod and cap
 REC Recovered
 S(LY) South(ery)
 Ⓢ Storm manhole
 Ⓢ Sign
 Ⓢ Telephone service
 Ⓢ Radius
 Ⓢ Typical
 Ⓢ Utility pole
 Ⓢ Utility services
 Ⓢ Well
 W(LY) West(ery)
 Ⓢ Water meter
 Ⓢ Water spigot
 Ⓢ Water valve
 Ⓢ Light Pole

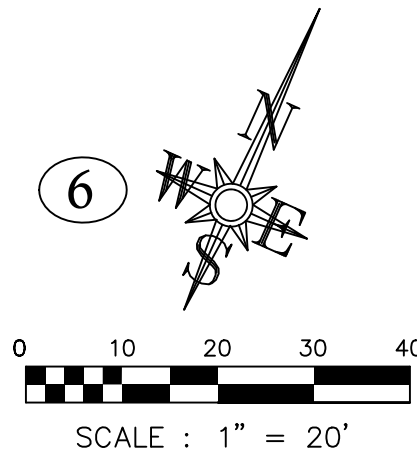
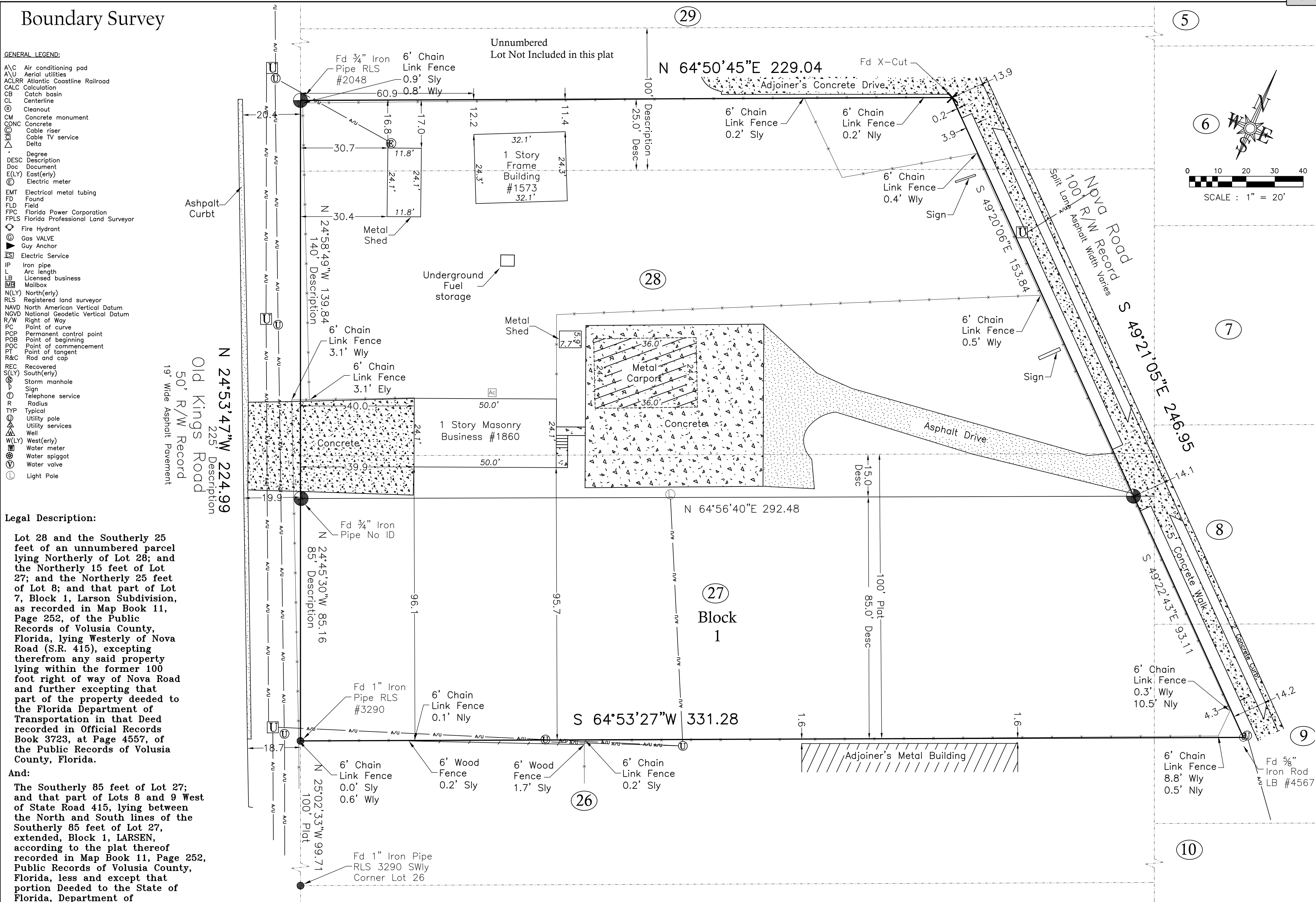
Legal Description:

Lot 28 and the Southerly 25 feet of an unnumbered parcel lying Northerly of Lot 28; and the Northerly 15 feet of Lot 27; and the Northerly 25 feet of Lot 8; and that part of Lot 7, Block 1, Larson Subdivision, as recorded in Map Book 11, Page 252, of the Public Records of Volusia County, Florida, lying Westerly of Nova Road (S.R. 415), excepting therefrom any said property lying within the former 100 foot right of way of Nova Road and further excepting that part of the property deeded to the Florida Department of Transportation in that Deed recorded in Official Records Book 3723, at Page 4557, of the Public Records of Volusia County, Florida.

And:

The Southerly 85 feet of Lot 27; and that part of Lots 8 and 9 West of State Road 415, lying between the North and South lines of the Southerly 85 feet of Lot 27, extended, Block 1, LARSEN, according to the plat thereof recorded in Map Book 11, Page 252, Public Records of Volusia County, Florida, less and except that portion Deeded to the State of Florida, Department of Transportation in Official Records Book 3640, page 1717, Public Records of Volusia County, Florida

N 24°53'47"W 224.99
 225' Description
 Old Kings Road
 50' R/W Record
 19' Wide Asphalt Pavement



GENERAL NOTES:

1. The field survey was completed 1/11/21.
2. Bearing Basis is assumed: N24°53'47"E along the Easterly right of way of Old Kings Road.
3. Dimensions shown are feet and decimals thereof.
4. Only visible utilities were located.
5. Dimensions are feet and decimals thereof.
6. No title search has been performed by or provided to Myer Land Surveying.

MICHAEL M. MYER, FL PSM LS4006
 MYER LAND SURVEYING, INC., LICENSED BUSINESS #6877
 (Not valid unless signed and embossed with surveyor's seal and/or stamped with a digital signature badge.)

This Boundary Survey is exclusively
 prepared for the benefit of:
 Joseph Jaquish

MYER 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 MyerLandSurveying@gmail.com

SCALE	DRAWN	CHECKED	DATE
1" = 20'	ALH/AJS	MMM	1/25/2021

Subject Property Location Abutting CC-1 Zoned Property in Holly Hill

