

CITY OF HOLLY HILL, FLORIDA

BOARD OF PLANNING AND APPEALS

AGENDA • MARCH 4, 2024

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
Dennis Smith

Board Member
Loretta Arthur

Board Member
Tony Cassata

Board Member
Lorraine Geiger

CITY PLANNER
Brian Walker

Building & Zoning
Leslie Montgomery

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **INVOCATION**
4. **PLEDGE OF ALLEGIANCE**
5. **MINUTES - NONE**
6. **AGENDA ITEM(S) - NONE**
7. **ORDINANCES**

1. Ordinance Ordinance No. An Ordinance of the City of Holly Hill Florida, Amending the Comprehensive Plan by Amending the Future Land Use Map Designation of Certain Property Identified in Exhibit A, by Virtue of a Small-Scale Future Land Use Map Amendment; Changing the Future Land Use Map Designation from Low Density Single-Family Residential to Low-Medium Density Residential; Providing for Conflicting Ordinances; Providing for Severability; and Providing an Effective Date.

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

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

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

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



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



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

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



STAFF REPORT
CITY OF HOLLY HILL, FLORIDA

Board of Planning and Appeals
Ordinance

MEETING DATE: March 4, 2024
FROM: Brian Walker
SUBJECT: Ordinance No. An Ordinance of the City of Holly Hill Florida, Amending the Comprehensive Plan by Amending the Future Land Use Map Designation of Certain Property Identified in Exhibit A, by Virtue of a Small-Scale Future Land Use Map Amendment; Changing the Future Land Use Map Designation from Low Density Single-Family Residential to Low-Medium Density Residential; Providing for Conflicting Ordinances; Providing for Severability; and Providing an Effective Date.
NUMBER: (ID # 4413)
APPLICANT: Brian Walker
PLANNER:

Introduction

Consider an Ordinance enacting a Small-Scale Future Land Use Map Amendment from Low Density Residential (LDR) to Low-Medium Density Residential (LMDR), for approximately 2.38 acres, located on the south side of 3rd Street, approximately 1700 feet southwest of Ridgewood Avenue as described in Exhibit A. (CPA-2024-02)

Background

In 2005, the subject property was approved for a subdivision containing 4 buildings each with 4 units, for a total of 16 units (Quadraplex). Formally known as Brentwood, it has been known as Bentley Oaks for many years. On November 28th, 2006, the City Commission approved the final plat for Bentley Oaks, however, the plat was never recorded. Infrastructure, meaning water, sewer, and stormwater improvements were constructed, and curbing for the street along with sub-base and base course for the subdivision was started in 2006 and substantially completed. The property then sat inactive until 2021.

In late 2020, a developer interested in the property contacted the City regarding reactivating the Bentley Oaks project. Discussions occurred over the next couple of years, and the final product proposed is a total of 4 buildings each with 4 units, each unit having 3 bedrooms and 2.5 baths. An elevation is attached. The existing infrastructure has been cleaned, repaired and re-inspected. However, because the project's density exceeds that permitted by the current land use, the project cannot be platted and completed without an approved land use amendment.

The current land use is low-density residential. That land use allows up to 6 dwelling units per net buildable acre. Net buildable acreage is land remaining after subtracting

land used for streets, utility and drainage rights-of-way and other non-residential land areas. This project proposes a density of 6.72 units per net acre and therefore exceeds the permitted density.

The property is zoned R-4A (Zero Lot Line Single-Family Residential District) which permits quadraplexes, and a density of 7 dwelling units per acre. The project meets the permitted density for the zoning district which may explain why the land use was not changed back in the early 2000's when the property was approved. However, it is the land uses' permitted density that governs. For this reason, the applicant is requesting a land use amendment to low-medium density residential, which permits up to 10 dwelling units per net buildable acre.

If approved, the applicant will be restricted by their zoning district to 7 dwelling units per acre.

Site Information

Size of Property: The property consists of 3 parcels and is approximately 2.38 acres in size. The property will need to be platted for 4 lots.

Survey & Legal Description: (Exhibit A)

Parcel Identification Numbers: Per Property Appraiser. **(Exhibit B)**

General Location: The property is located on the south side of 3rd Street, approximately 1700 feet south west of Ridgewood Avenue. **(Exhibit C)**

Frontage: The primary frontage of the lots will be along an internally created and platted road.

Access: Street and vehicular access will be provided via 3rd Street to an internally created and platted road.

Existing Development: The property is currently vacant but contains improvements.

Future Land Use Designation: The current FLU designation is Low Density Residential and the proposed FLU designation is Low-Medium Density Residential. **(Exhibit D)**

Zoning: Current Zoning is R-4A. (Zero Lot Line Single-Family Residential District). **(Exhibit D).**

Floodplain Impacts: According to current floodplain maps, the property is almost completely flood prone. **(Exhibit E)**

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

Buffers: Landscaped buffers will be provided as per code.

Required Vacates: No vacates are required.

Zoning and Land Uses

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

The project contains single-family homes on three sides but also has commercial uses across the street and abuts an apartment complex in the City of Daytona that is zoned multi-family residential on a parcel that allows up to 20 dwelling units an acre.

Project Analysis

The amendment has been analyzed in terms of its infrastructure impacts. For considering a change of land use, an analysis comparing the maximum development potential under each land use and available capacity is required. Impacts to traffic, potable water, waste water and solid waste have been analyzed and are summarized below.

Transportation

The proposed future land use map amendment will result in an average daily increase of 73 trips. Supporting details for the analysis are shown in the attachment titled, Trip Generation.

Water and Wastewater Demands

Water and sewer demand under each land use (current and proposed), has been calculated using the Florida Administrative Code 64E-6.008 sewer flow standards. Standard engineering practice uses sewer flows to estimate water demand.

Under the current LDR Land Use

Water and Sewer Demands Based on 14 Dwelling Units per Net Acre: 14 Units x 300 GPD = 4200 (water) and 4200 (sewer) = 8,400 GPD

Under the proposed LMDR Land Use

Water and Sewer Demands: Based on 24 Dwelling Units per Net Acre: 24 Units x 300 GPD = 7200 (water) and 7200 (sewer) = 14,400

The difference is an increase of 6,000 gallons per day.

Potable Water Capacity: The City’s potable water treatment plant has a processing capacity of 2.3 MGD. The current maximum daily flow is 1.3 MGD. Therefore, the plant has sufficient capacity to accommodate the density increase permitted under the proposed future land use designation. Development will be required to connect to City water.

Sewer Capacity: The waste water treatment plant servicing this site has the capacity to service 3.0 MGD. Currently the plant services 1.85 MGD. Therefore, the plant has sufficient capacity to accommodate the increase anticipated by proposed future land use designation. Development will be required to connect to City sewer.

School Concurrency

The applicant has applied for a finding of Adequate Capacity with the School Board.

This will be required prior to the amendment request going to second reading with the City Commission. For comparative purposes, a recent Finding of Adequate Capacity for another project (Anastasia Court) showed that 17 units would generate 3 students. This project proposes 16 units.

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

Stormwater Management: The site will be developed in accordance with all Local, State and Federal regulations. Post development stormwater discharge rates and volumes will not exceed pre-development discharge rates and volumes.

Consistency with Urban Sprawl Rule

Section 163.3177(6)(a)(9)(b), Florida Statutes, states that plan amendments shall be determined to discourage the proliferation of urban sprawl. Urban sprawl is characterized by indicators such as leapfrog development, premature development, and development that does not make efficient use of urban services.

This amendment encourages in-fill development, and discourages urban sprawl.

Consistency with the Comprehensive Plan

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

Chapter 1 - Future Land Use Element

- Policy 1.1.2 - The Future Land Use Element sets a maximum development intensity for the Low-Medium Density Residential FLU at no more than 10 units per net buildable acre.

The parcel is currently vacant. Future development on the subject parcel proposes 6.72 units per net acre.

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

The parcel is currently vacant. The proposed development is consistent with the comprehensive plan and demonstrates that there will be no decline to any established levels of service.

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

properties.

Chapter 3 - Housing Element

- **Policy 1.1.1** - The City shall maintain sufficient residentially zoned land to accommodate the projected housing development with a reasonable degree of flexibility and choice in location, density, housing type and cost.
- **Policy 1.1.4** - Land use plan amendments which increase density shall occur in areas with few environmental constraints and where adequate public infrastructure and services exist.
- **Policy 1.3.1** - The City shall continue to encourage the use of innovative land development techniques including planned-unit-development and cluster development which could reduce land development and housing construction costs while maintaining and improving the quality of housing and neighborhoods.
- **Policy 1.7.1** - The City shall ensure, through the Land Development Regulations, the availability of safe and adequate housing units of different types, sizes and price ranges to meet the needs of all current and future residents.

Staff finds that the requested small-scale future land use map amendment is consistent with the City's Comprehensive Plan. The City has available capacity to serve the increased demand on facilities and infrastructure created by the requested amendment.

Staff Recommendation

Adopt an Ordinance of the City of Holly Hill Florida, enacting a Small-Scale Future Land Use Map Amendment from Low Density Residential (LDR) to Low-Medium Density Residential (LMDR), totaling approximately 2.38 acres, located on the south side of 3rd Street, approximately 1700 feet south west of Ridgewood Avenue as described in Exhibit A.

ATTACHMENTS:

- Elevation (PDF)
- Exhibit A - Boundary Survey and Legal (PDF)
- Exhibit B - Parcel ID Numbers (PDF)
- Exhibit C - Location Map (PDF)
- Exhibit D - Zoning and FLU Map (PDF)
- Exhibit E - Flood Map (PDF)
- Zoning and Land Use Table (PDF)
- Trip Generation (PDF)
- Application (PDF)

Ordinance No. (ID # 4413)

ORDINANCE NO. AN ORDINANCE OF THE CITY OF HOLLY HILL FLORIDA, AMENDING THE COMPREHENSIVE PLAN BY AMENDING THE FUTURE LAND USE MAP DESIGNATION OF CERTAIN PROPERTY IDENTIFIED IN EXHIBIT A, BY VIRTUE OF A SMALL-SCALE FUTURE LAND USE MAP AMENDMENT; CHANGING THE FUTURE LAND USE MAP DESIGNATION FROM LOW DENSITY SINGLE-FAMILY RESIDENTIAL TO LOW-MEDIUM DENSITY RESIDENTIAL; PROVIDING FOR CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF HOLLY HILL FLORIDA, AMENDING THE COMPREHENSIVE PLAN BY AMENDING THE FUTURE LAND USE MAP DESIGNATION OF CERTAIN PROPERTY IDENTIFIED IN EXHIBIT A, BY VIRTUE OF A SMALL-SCALE FUTURE LAND USE MAP AMENDMENT; CHANGING THE FUTURE LAND USE MAP DESIGNATION FROM LOW DENSITY SINGLE-FAMILY RESIDENTIAL TO LOW-MEDIUM DENSITY RESIDENTIAL; PROVIDING FOR CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the City Commission has reviewed the future land use designation for the parcel described in Exhibit A and determined that it is necessary to amend its Future Land Use Map as herein provided in order to more effectively implement its adopted comprehensive plan.

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

FLORIDA:

Section 1. The Future Land Use Map for the City of Holly Hill, is hereby amended to designate the parcels identified in Exhibit A, as Low-Medium Density Residential.

Section 2. The City Manager is authorized and directed to submit the proposed amendment to the Florida Department of Commerce and Volusia Growth Management Commission.

Section 3. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance, or application hereof, is for any reason held invalid or unconstitutional by any Court, such portion or application shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions or application hereof.

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

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

Section 6. The proposed amendment will not become final until thirty-one (31) days following adoption by the City Commission unless a challenge is filed per 163.3187(5) Fla. Stat. If a timely challenge is filed, the amendment will not become effective until the State Land Planning Agency issues a final order determining that the amendment is in compliance. In any event, the amendment shall not become effective until certification of consistency is provided by the Volusia Growth Management Commission and approval is noticed by the Florida Department of Commerce.

ATTACHMENT A

A PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 37, TOWNSHIP-15-SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

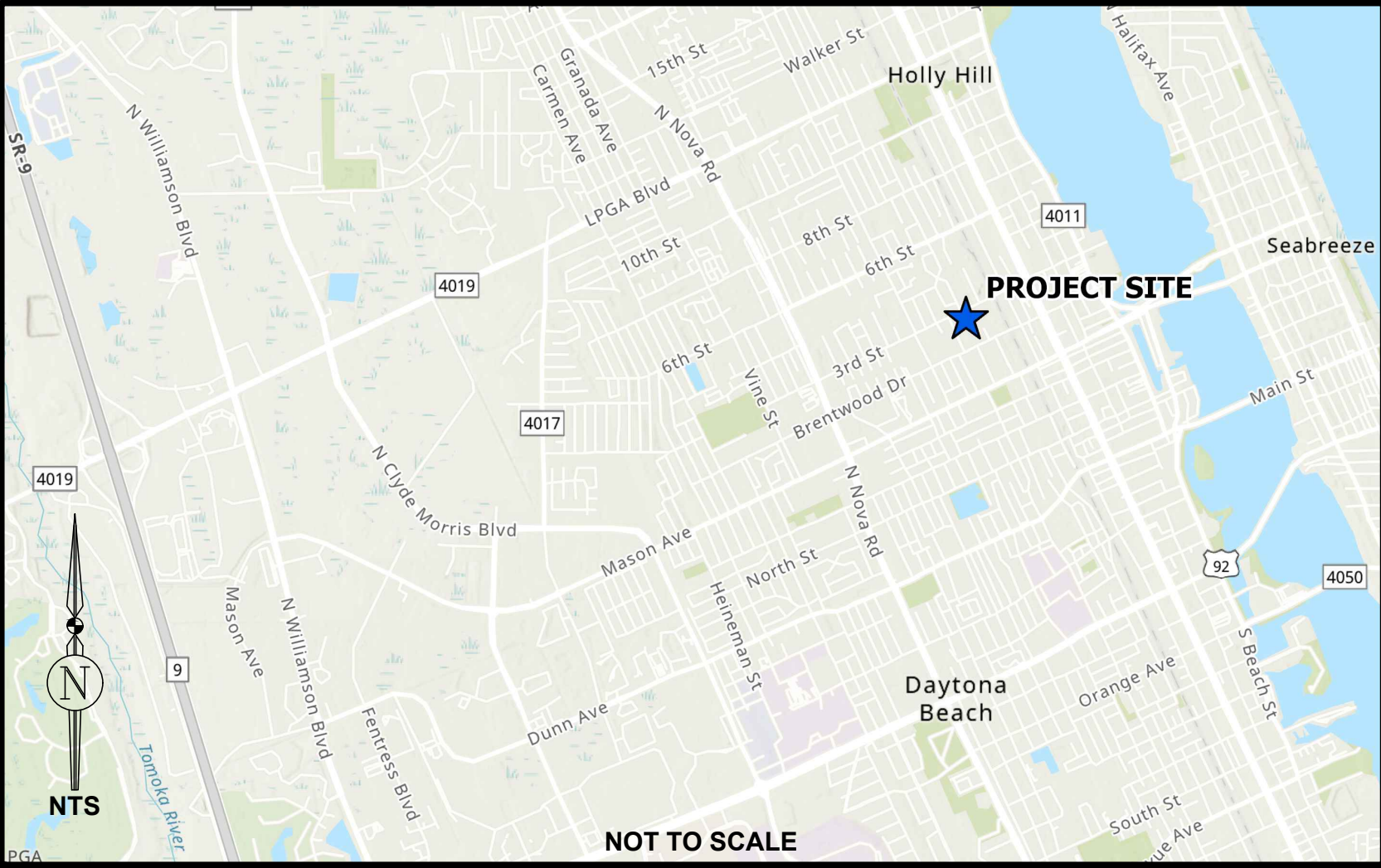
BEGIN AT A FOUND 1/2 INCH IRON ROD (NO ID) MARKING THE SOUTHWEST CORNER OF LOT 6 OF THE MAP OF HENRY E. CLIFTON PROPERTY, HOLLY HILL AS PER MAP OR PLAT THERE OF RECORDED IN MAP BOOK 9, PAGE 68 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND RUN THENCE NORTH 25 DEGREES 49 MINUTES 47 SECONDS WEST ALONG THE WESTERLY BOUNDARY OF SAID LOT 6 A DISTANCE OF 438.26 FEET TO A FOUND 4" X 4" CONCRETE MONUMENT (LB#7129/PSM#5095) MARKING THE INTERSECTION OF SAID WESTERLY BOUNDARY WITH THE SOUTHERLY RIGHT OF WAY BOUNDARY OF 3RD ST; THENCE N 64 DEGREES 13 MINUTES 59 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY BOUNDARY A DISTANCE OF 237.43 FEET TO A FOUND 4" X 4" CONCRETE MONUMENT (LB#7129/PSM#5095) MARKING THE INTERSECTION OF SAID RIGHT OF WAY BOUNDARY WITH THE EASTERLY BOUNDARY OF THE WEST 48 FEET OF LOT 3 OF THE AFORESAID MAP OF HENRY E. CLIFTON PROPERTY, HOLLY HILL; THENCE LEAVING SAID RIGHT OF WAY BOUNDARY RUN SOUTH 25 DEGREES 43 MINUTES 09 SECONDS EAST ALONG EASTERLY BOUNDARY OF THE WEST 48 FEET OF LOT 3 A DISTANCE OF 437.93 FEET TO A FOUND 4"X4" CONCRETE MONUMENT(NO ID) MARKING THE SOUTHEAST CORNER OF SAID WEST 48 FEET OF LOT 3; THENCE SOUTH 64 DEGREES 09 MINUTES 09 SECONDS WEST ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 3 AND THE SOUTHERLY BOUNDARY OF LOTS 4, 5, AND 6 OF SAID MAP OF HENRY E. CLIFTON PROPERTY, HOLLY HILL A DISTANCE OF 236.59 FEET TO THE POINT OF BEGINNING.



Attachment: Elevation (4413 : Bentley Oaks CPA)

BOUNDARY SURVEY
IN SECTION 37, TOWNSHIP 15 SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, FLORIDA

LOCATION MAP



DESCRIPTION - BY THIS FIRM

A PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 37, TOWNSHIP-15-SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A FOUND 1/2 INCH IRON ROD (NO ID) MARKING THE SOUTHWEST CORNER OF LOT 6 OF THE MAP OF HENRY E. CLIFTON PROPERTY, HOLLY HILL AS PER MAP OR PLAT THERE OF RECORDED IN MAP BOOK 9, PAGE 68 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND RUN THENCE NORTH 25 DEGREES 49 MINUTES 47 SECONDS WEST ALONG THE WESTERLY BOUNDARY OF SAID LOT 6 A DISTANCE OF 438.26 FEET TO A FOUND 4" X 4" CONCRETE MONUMENT (LB#7129/PSM#5095) MARKING THE INTERSECTION OF SAID WESTERLY BOUNDARY WITH THE SOUTHERLY RIGHT OF WAY BOUNDARY OF 3RD ST; THENCE N 64 DEGREES 13 MINUTES 59 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY BOUNDARY A DISTANCE OF 237.43 FEET TO A FOUND 4" X 4" CONCRETE MONUMENT (LB#7129/PSM#5095) MARKING THE INTERSECTION OF SAID RIGHT OF WAY BOUNDARY WITH THE EASTERLY BOUNDARY OF THE WEST 48 FEET OF LOT 3 OF THE AFORESAID MAP OF HENRY E. CLIFTON PROPERTY, HOLLY HILL; THENCE LEAVING SAID RIGHT OF WAY BOUNDARY RUN SOUTH 25 DEGREES 43 MINUTES 09 SECONDS EAST ALONG EASTERLY BOUNDARY OF THE WEST 48 FEET OF LOT 3 A DISTANCE OF 437.93 FEET TO A FOUND 4"X4" CONCRETE MONUMENT(NO ID) MARKING THE SOUTHEAST CORNER OF SAID WEST 48 FEET OF LOT 3; THENCE SOUTH 64 DEGREES 09 MINUTES 09 SECONDS WEST ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 3 AND THE SOUTHERLY BOUNDARY OF LOTS 4, 5, AND 6 OF SAID MAP OF HENRY E. CLIFTON PROPERTY, HOLLY HILL A DISTANCE OF 236.59 FEET TO THE POINT OF BEGINNING.

ABBREVIATIONS

- (P) = PLAT
(D) = DEED
(M) = MEASURED
ELEV = ELEVATION
ID = IDENTIFICATION
JBPRO = JBROWN PROFESSIONAL GROUP
LB = LICENSED BUSINESS
LS = LICENSED SURVEYOR
P.B. = PLAT BOOK
O.R.B. = OFFICIAL RECORDS BOOK
MES = MITERED END SECTION
PG. = PAGE
PRM = PERMANENT REFERENCE MONUMENT
PLS = PROFESSIONAL LAND SURVEYOR

SYMBOL LEGEND

- BOUNDARY LINE
TAX PARCEL LINE
RIGHT-OF-WAY LINE
RIGHT-OF-WAY CENTERLINE
OVERHEAD WIRE
CONCRETE MONUMENT
IRON ROD - CAPPED
NAIL AND DISK
PIPE
WASTEWATER MANHOLE
CLEANOUT
WATER VALVE COVER
WATER METER
FIRE HYDRANT
POWER POLE
POWER POLE WITH TRANSFORMER
ASPHALT SURFACE
CONCRETE SURFACE

SURVEYOR'S NOTES

- BEARINGS ARE BASED ON THE SOUTHEAST LINE OF THE SUBJECT PARCEL BEING N64°09'09"E.
- STATE PLANE COORDINATES ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT AND BASED ON MULTIPLE GPS OBSERVATIONS REFERENCING THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK (FPRN).
- THIS SURVEY IS BASED ON MEASUREMENTS CONDUCTED ON 5/26/2022.
- NO UNDERGROUND UTILITIES WERE LOCATED IN THE COURSE OF THIS SURVEY. UNDERGROUND UTILITY LINE LOCATIONS ARE APPROXIMATE.
- ADDITIONAL ENCUMBRANCES MAY AFFECT THE SUBJECT PARCEL THAT DO NOT APPEAR ON THIS MAP.
- REPRODUCED COPIES THAT ARE NOT AT 24"X36" MAY NOT BE TO SCALE.
- CORNER MARKERS SHOWN HEREON WERE FOUND DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.

475 3RD STREET
HOLLY HILL, FL 32117

BOUNDARY SURVEY

CERTIFIED TO: 1. BENTLEY OAKS AT HOLLY HILL, LLC	Scale: 1"=30'
	Proj. No. 489-22-06
Drawn: L. Roberts	Checked: R. WHITE
	Dwg. Name: 489-22-06
Field Book: 30	Dwg. Date: 11/7/2022
	Field Book: 30
Pages: 65	Sheet: 1 of 1



THE MAP OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THIS MAP OF SURVEY FURTHER MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THE MAP OF SURVEY SHOWN HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE, BEING SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

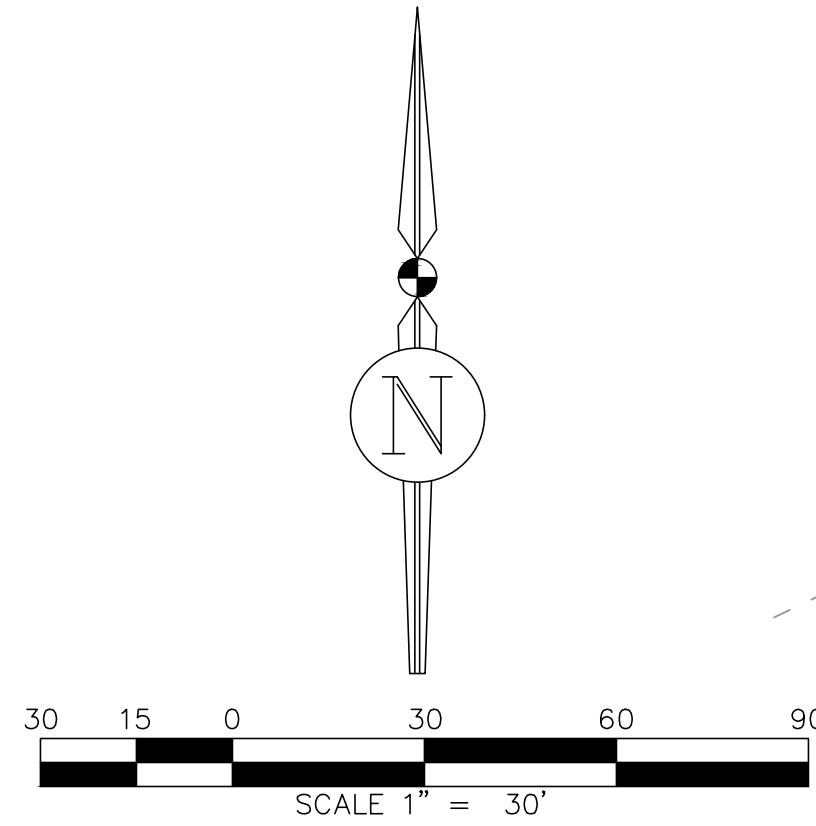
Florida License No. LS4816
Certificate of Authorization No. LB8031

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER OR VALID DIGITAL SIGNATURE IN ELECTRONIC FORM

Richard L. White, PLS
Professional Land Surveyor



3530 NW 43rd Street | Gainesville, Florida 32606
4420 US-1 S, Suite 1 | St. Augustine, Florida 32086
Gainesville: (352) 375-8999 | St. Augustine: (904) 789-8999
Toll Free: (844) Go-JBPro | Email: contact@jbpro.com





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

AltKey: 3471032 Parcel ID: 533708000060
BENTLEY OAKS AT HOLLY HILL LLC 475 3RD ST, HOLLY HILL, FL

Parcel Summary

Alternate Key: 3471032
Parcel ID: 533708000060
Township-Range-Section: 15 - 33 - 37
Subdivision-Block-Lot: 08 - 00 - 0060
Owner(s): BENTLEY OAKS AT HOLLY HILL LLC - FS - Fee Simple - 100%
Mailing Address On File: 650 FERN LAKE DR
ORLANDO FL 32825
Physical Address: 475 3RD ST, HOLLY HILL 32117
Property Use: 0000 - VACANT RES
Tax District: 203-HOLLY HILL
2023 Final Millage Rate: 18.223
Neighborhood: 2102
Subdivision Name: CLIFTON
Homestead Property: No



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

AltKey: 3471024 Parcel ID: 533708000040
BENTLEY OAKS AT HOLLY HILL LLC 471 3RD ST, HOLLY HILL, FL

Parcel Summary

Alternate Key: 3471024
Parcel ID: 533708000040
Township-Range-Section: 15 - 33 - 37
Subdivision-Block-Lot: 08 - 00 - 0040
Owner(s): BENTLEY OAKS AT HOLLY HILL LLC - FS - Fee Simple - 100%
Mailing Address On File: 650 FERN LAKE DR
ORLANDO FL 32825
Physical Address: 471 3RD ST, HOLLY HILL 32117
Property Use: 0000 - VACANT RES
Tax District: 203-HOLLY HILL
2023 Final Millage Rate: 18.223
Neighborhood: 2102
Subdivision Name: CLIFTON
Homestead Property: No



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

AltKey: 3471016 Parcel ID: 533708000030
BENTLEY OAKS AT HOLLY HILL LLC 3RD ST, DAYTONA BEACH, FL

Parcel Summary

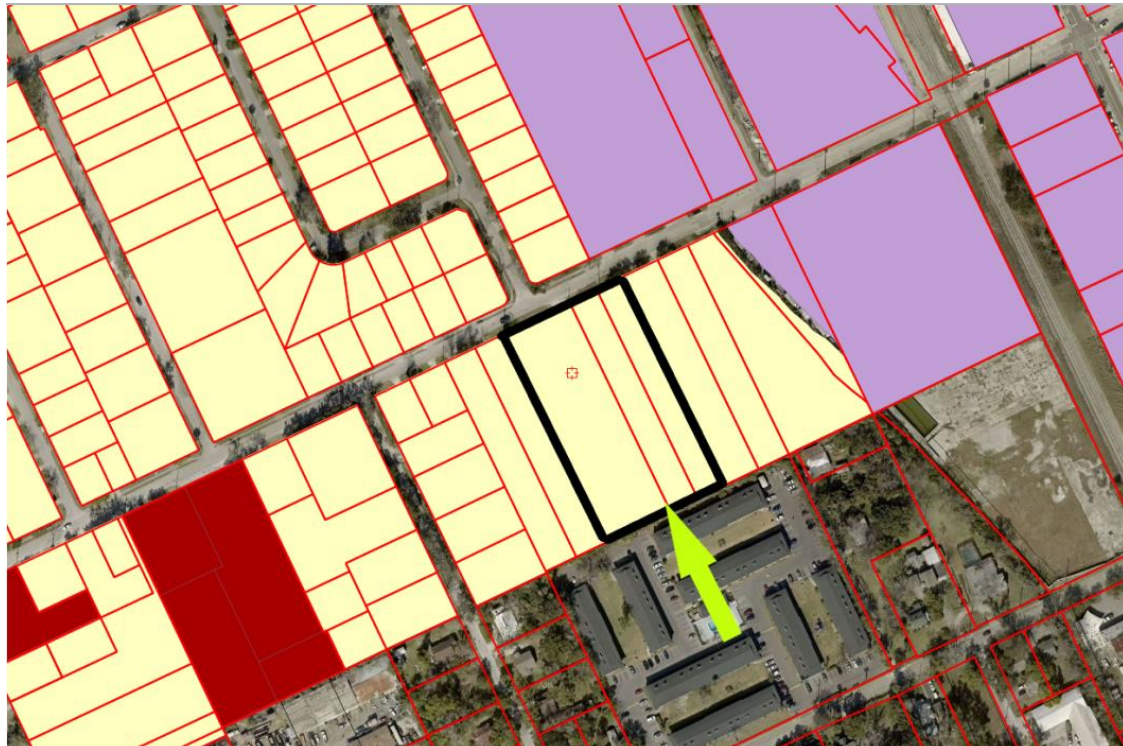
Alternate Key: 3471016
Parcel ID: 533708000030
Township-Range-Section: 15 - 33 - 37
Subdivision-Block-Lot: 08 - 00 - 0030
Owner(s): BENTLEY OAKS AT HOLLY HILL LLC - FS - Fee Simple - 100%
Mailing Address On File: 650 FERN LAKE DR
ORLANDO FL 32825
Physical Address: 3RD ST, DAYTONA BEACH 32117
Property Use: 0000 - VACANT RES
Tax District: 203-HOLLY HILL
2023 Final Millage Rate: 18.223
Neighborhood: 2102
Subdivision Name: CLIFTON
Homestead Property: No



Zoning is R-4A is Zero Lot Line Single-Family Residential District



Future Land Use is currently Low Density Residential Development





Attachment: Exhibit E - Flood Map (4413 : Bentley Oaks CPA)

Zoning and Land Use Table

Bentley Oaks - Quadraplexes

	Existing Development	Future Land Use Designation	Zoning Classification
Site	Vacant Land with infrastructure improvements		
North	Residential Development and Whole Company (Gorman)	Low Density Single-Family Residential and Wholesale and Industrial	R-3 (Residential) and CC-1 Commercial
South	Apartments (The Point Daytona)	Daytona Beach - Level 2 Residential (allows 20 dwelling units an acre)	Multi-family residential
East	Residential Development	Low Density Single-Family Residential	R-5 (Two-Family Residential)
West	Residential Development	Low Density Single-Family Residential	R-5 (Two-Family Residential)

Trip Generation Data

(02-23-24)

Bentley Oaks Townhomes (Maximum Land Use)

I. General Information:

Proposed:

A. Type of Development:	Residential Multi-Family Attached Housing
B. Units:	24 dwelling Units (Maximum allowed per land use)
C. ITE Code:	220
D. ITE Code Type:	Multi-Family Housing (Low-Rise)

Existing: No Existing Development

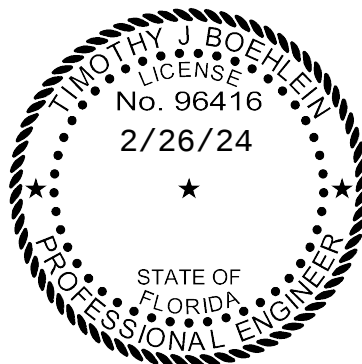
II. Proposed Trip Generation:

A. Daily Trips	= 7.32	Trips x 24 units	= 175.68 Trips = 176 Trips
B. AM Peak Hour	= 0.56	Trips x 24 units	= 13.44 Trips = 14 Trips
C. PM Peak Hour	= 0.67	Trips x 24 units	= 16.08 Trips = 16 Trips

III. Source: ITE Trip Generation Manual, 10th Edition

THIS DOCUMENT HAS BEEN
DIGITALLY SIGNED AND
SEALED BY TIMOTHY J.
BOEHLEIN, PE
ON THE DATE ADJACENT TO
THE SEAL.

PRINTED COPIES OF THIS
DOCUMENT ARE NOT
CONSIDERED SIGNED AND
SEALED, AND THE
SIGNATURE MUST BE
VERIFIED ON ANY
ELECTRONIC COPIES.



Attachment: Trip Generation (4413 : Bentley Oaks CPA)



Civil Engineering



Surveying



Land Planning



Construction Services

Trip Generation Data

(02-23-24)

Bentley Oaks Townhomes (Minimum Land Use)

I. General Information:

Proposed:

A. Type of Development:	Residential Multi-Family Attached Housing
B. Units:	14 dwelling Units (Minimum allowed per land use)
C. ITE Code:	220
D. ITE Code Type:	Multi-Family Housing (Low-Rise)

Existing: No Existing Development

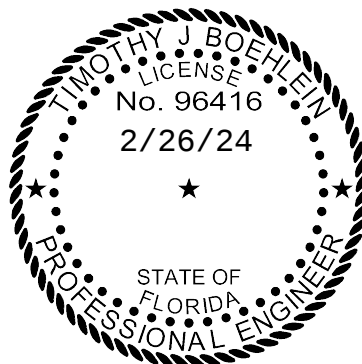
II. Proposed Trip Generation:

A. Daily Trips	= 7.32	Trips x 14 units	= 102.48 Trips = 103 Trips
B. AM Peak Hour	= 0.56	Trips x 14 units	= 7.84 Trips = 8 Trips
C. PM Peak Hour	= 0.67	Trips x 14 units	= 9.38 Trips = 10 Trips

III. Source: ITE Trip Generation Manual, 10th Edition

THIS DOCUMENT HAS BEEN
DIGITALLY SIGNED AND
SEALED BY TIMOTHY J.
BOEHLEIN, PE
ON THE DATE ADJACENT TO
THE SEAL.

PRINTED COPIES OF THIS
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Attachment: Trip Generation (4413 : Bentley Oaks CPA)



Civil Engineering



Surveying



Land Planning



Construction Services

Trip Generation Data

(02-20-24)

Bentley Oaks Townhomes

I. General Information:

Proposed:

A. Type of Development:	Residential Multi-Family Attached Housing
B. Units:	16 dwelling Units
C. ITE Code:	220
D. ITE Code Type:	Multi-Family Housing (Low-Rise)

Existing: No Existing Development

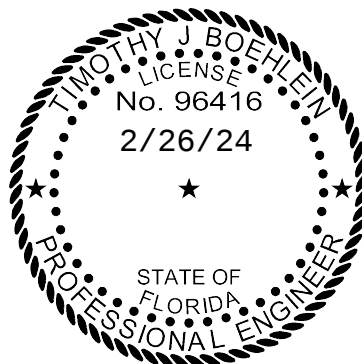
II. Proposed Trip Generation:

A. Daily Trips	= 7.32	Trips x 16 units	= 117.12 Trips = 118 Trips
B. AM Peak Hour	= 0.56	Trips x 16 units	= 8.96 Trips = 9 Trips
C. PM Peak Hour	= 0.67	Trips x 16 units	= 10.72 Trips = 11 Trips

III. Source: ITE Trip Generation Manual, 10th Edition

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HOLLY HILL

FLORIDA

1065 Ridgewood Avenue, Holly Hill, FL 32117

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

01/2023

REZONE/ FUTURE LAND USE AMENDMENT

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

PROJECT INFORMATION:

PROJECT NAME: Bentley Oaks Townhomes
 PARCEL ID #(S): 5337-08-00-0060
 LOCATION: 281 Bentley Oaks Ln, Holly Hill, FL 32117
 EXISTING USE(S): Vacant Land
 PROPOSED USE(S): Townhomes
 TOTAL ACREAGE: 2.38 ac
 WATER PROVIDER: Holly Hill
 PRIVATE WELL N/A
 CURRENT ZONING: R4-A
 CURRENT FUTURE LAND USE: Single Family Residential Low Density
 SEWER PROVIDER: Holly Hill
 PRIVATE SEPTIC N/A
 PROPOSED ZONING: R4-A
 PROPOSED FUTURE LAND USE: Residential Medium Density

APPLICANT INFORMATION:

Name: Timothy J. Boehlein, PE E-Mail: tim.boehlein@jbpro.com
 Address: 3530 NW 43rd Street, Gainesville FL 32606 Phone: 352-375-8999
 Company: JBPro Fax: _____
☐ Owner ☒ Agent for Owner ☐ Attorney for Owner

OWNER INFORMATION:

Name: Perry Kemp E-Mail: perry@carluceddevelopment.com
 Address: 650 Fern Lake Dr, Orlando, FL 32825 Phone: 407-553-2724
 Fax: _____

CONSULTANT INFORMATION:

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

Attachment: Application (4413 : Bentley Oaks CPA)



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01/2023

WHO SHOULD ALL COMMUNICATION BE DIRECTED TO?

☒ APPLICANT ☐ OWNER ☐ CONSULTANT

APPLICATION TYPE(S)/FEE(S)*

LAND USE AMENDMENT

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

REZONE (NON-PD)

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

REZONE (PD)

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

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

ATTACHMENT CHECKLIST

REQUIRED SUBMITTALS

- ☒ COPY OF PRE-APPLICATION COMMENTS. IF YOU HAVE NOT HAD A PRE-APPLICATION MEETING TO DISCUSS THIS PROJECT PLEASE CONTACT THE CITY PLANNER TO ARRANGE AN APPOINTMENT AT 386-248-9424. (Held on 2/14/2022 + phone call on 7/10/23 w/ Brian Walker)
☒ ELECTRONIC COPY OF ALL ITEMS SUBMITTED
☒ APPLICATION AND FEE
☒ PROOF THAT TAXES ARE CURRENT
☒ PROPERTY APPRAISER'S PROPERTY INFORMATION PRINTOUT
☒ OWNERSHIP DISCLOSURE FORM (ADD'L DOCUMENTATION MAY REQUIRED IF OWNER IS A TRUST OR CORPORATION)
☒ OWNER'S AUTHORIZATION FORM, IF APPLICABLE (ADD'L DOCUMENTATION REQUIRED IF OWNER IS A TRUST OR CORPORATION)
☒ 2 CURRENT SIGNED AND SEALED BOUNDARY SURVEYS
☒ LEGAL DESCRIPTION IN MS WORD FORMAT (EMAIL THIS TO THE CITY PLANNER)
☒ SCHOOL CAPACITY REVIEW – IF PROPOSING OVER 10 RESIDENTIAL UNITS (CONTACT SCHOOL BOARD PLANNING & BUSINESS SERVICES AT 386-734-7190 FOR APPLICATION)

Attachment: Application (4413 : Bentley Oaks CPA)



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01/2023

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

Applicant's Signature: _____

(Signature)

Timothy J. Boehlein

(Print)

12/06/2023

(Date)

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

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01/2023

CITY OF HOLLY HILL APPLICANT AUTHORIZATION FORM

(ORIGINAL ONLY)

An authorized applicant is:

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

I, Perry Kemp, the owner of record for the following described property
(Legal Description or Tax/Parcel ID Number) 5337-08-00-0060
hereby affirm that Timothy J. Boehlein, PE (JBPro) is hereby designated to act as
my authorized agent for the filing of the attached application and make binding statements and
commitments regarding the request for a:

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

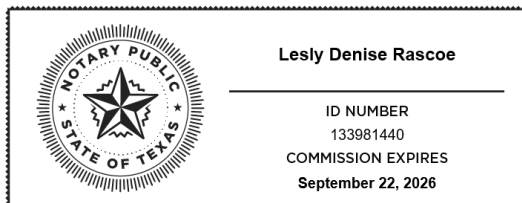
I certify that I have examined the attached application and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments and fees become part of the Official Records of City of Holly Hill, Florida and are not returnable.

6th December 2023
Date

Perry Adderson Kemp
Owner's Signature
Perry Kemp
Owner's Name

STATE OF ~~FLORIDA~~ Texas
COUNTY OF Travis

Sworn to (or affirmed) and subscribed before me, by means of ☐ physical presence or ☒ online notarization, this 6th day of December, 2023, by Perry Adderson Kemp, who is personally known to me or produced DRIVER LICENSE as identification and did / did not take an oath.



Notarized online using audio-video communication

Texas
NOTARY PUBLIC, STATE OF ~~FLORIDA~~ Texas

Lesly Denise Rascoe
Notary Signature
Lesly Denise Rascoe
Printed Name

Commission No.: 133981440
My Commission Expires: 09/22/2026



HOLLY HILL

F L O R I D A

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01/2023

REZONING REQUIREMENTS

The following items must be completed in sufficient detail to allow the City to determine if the application complies with the City Code Chapter 114 and Section 82-372.

1. Is it consistent with all adopted elements of the comprehensive plan? ☒ YES ☐ NO
Explain.

A change in the future land use designation is consistent with the goals of the comprehensive plan regarding policies: 1 provide a range of housing opportunities in an urban form; 2 meet the housing needs of the community through different types, sizes and price ranges; 3 provide housing in locations already served by public utilities and infrastructure; 4 enable access to housing areas through multi-modal transportation systems

2. What is its impact upon the environment or natural resources? ☒ YES ☐ NO Explain.

The storm-water ponds which were previously installed and recently inspected were designed to reduce pollutant loads for off-site discharge. The site will not cause any other adverse environmental effects or impacts to natural resources.

3. What is its impact upon the economy of any affected area? ☒ YES ☐ NO Explain.

This proposed comprehensive plan amendment supports the local economy by providing a needed source of different types of housing including higher density multi-family dwelling units.

4. What is its impact upon any existing necessary governmental services such as schools, sewage disposal, solid waste or transportation systems? ☒ YES ☐ NO Explain.

The proposed site is located within an existing public service utility infrastructure and school district area. As such, it will utilize the existing infrastructure network for public services such as schools, sewage disposal, solid waste and transportation systems.

5. Are there any changes in circumstances or conditions affecting the area? ☒ YES ☐ NO

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01/2023

Explain.

This proposed project was originally approved in 2004. Since that time the sitework was initiated and the basic framework for the transportation utilities and stormwater systems have been installed.

6. Are there any mistakes in the original classification? ☒ YES ☐ NO Explain.

This application has an approved zoning and site plan application on file. This comprehensive plan amendment is required to bring the pre-existing entitlements into compliance with project so that construction can be completed.

7. What is its effect upon the use or value of the affected area? ☒ YES ☐ NO Explain.

This project is located in an area with a range of housing types and economic facilities. This project supports the diverse housing and economic facilities found in this area.

8. What is its impact upon the public health, welfare, safety or morals? ☒ YES ☐ NO Explain.

This project provides for the public health, welfare, safety and morals of the community by providing needed multi-family housing options consistent with the existing land uses of the area.

Attachment: Application (4413 : Bentley Oaks CPA)

Timothy J. Boehlein

Print Applicant Name

Applicant Signature

Print Applicant Name

Applicant Signature

12/6/2023

Date

Date