

CITY OF HOLLY HILL, FLORIDA

BOARD OF PLANNING AND APPEALS

AGENDA • APRIL 2, 2018

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

Brian Walker

Building & Zoning

Liz Nelson

1. **CALL TO ORDER**
2. **INNVOCAATION**
3. **PLEDGE OF ALLEGIANCE**
4. **BOPA MINUTES APPROVAL**
 1. March 5, 2018 BOPA Minutes
(Requested by Brian Walker, City Planner)
5. **AGENDA ITEM(S)**
 1. Krystal Sign Height and Area Variance Request
(Requested by Brian Walker, City Planner)
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**

**Board of Planning and Appeals
Agenda Item**

MEETING DATE: April 2, 2018
FROM: Brian Walker
SUBJECT: March 5, 2018 BOPA Minutes
NUMBER: (ID # 1954)
APPLICANT:
PLANNER:

DISCUSSION: Approve March 5, 2018 BOPA Minutes

FISCAL ANALYSIS: N/A

STAFF RECOMMENDATION: Approve March 5, 2018 BOPA Minutes

COMMISSION GOAL: N/A

MOTION: As determined by the BOPA

- March 5, 2018 BOPA Minutes (PDF)



CITY OF HOLLY HILL, FLORIDA

BOARD OF PLANNING AND APPEALS

MINUTES • MARCH 5, 2018

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	Absent	
Arthur Cappuccio	Board Member	Present	
Arthur W. Morris	Board Member	Present	

2. INVOCATION

Invocation was led by Chairman Mike Myer.

3. PLEDGE OF ALLEGIANCE

Art Cappuccio led the Pledge of Allegiance.

4. BOPA MINUTES APPROVAL

1.

Minutes of February 5, 2018 BOPA Meeting

(Requested by Brian Walker, City Planner)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Arthur W. Morris, Board Member
SECONDER:	Jim Legary, Board Member
AYES:	Myer, Legary, Cappuccio, Morris
ABSENT:	Hanger

Enacted and approved this 5th day of March, 2018, in Holly Hill



5. AGENDA ITEM(S)

1.

1700 Ridge Avenue Front Setback Variance Request

(Requested by Brian Walker, City Planner)

Brian Walker, summarized his staff report, stating that the request is for a front yard setback variance from thirty feet (30') to ten feet (10') for a detached two car garage. Further stating that the applicant has not satisfied all six criteria of the Land Development Regulations for granting a variance.

The two criteria that are not satisfied are number (2) "That the special conditions and circumstances do not result from the applicant's own actions". The applicant converted and incorporated the previous single-car garage into an in-law apartment, therefore, the special conditions and circumstances are a result of the applicant's own actions.

Number (3) "That granting the variance requested will not confer on the applicant any special privilege that is denied by this subpart to other land's, buildings or structures in the same zoning district". The proposed encroachment of the two car garage into the front yard setback would allow the applicant to build where other owners within the R-1 zoning district are not allowed to build; therefore, the granting of the variance requested would confer on the applicant special privileges that are denied by Section 114-765 to other lands, buildings, or structures in the same zoning district.

Based on these findings, staff recommends denial of the request.

Greg Reynolds, 1700 Ridge Avenue, husband of applicant, stepped to the podium to answer any questions, the Board may have. He was asked why the original garage was converted into an apartment. He stated it was for family.

After some discussion, he was given some other options for placing the detached garage on his property without the use of a variance.

The Board denied the request for a variance.

RESULT:	DO NOT RECOMMEND APPROVAL TO CITY COMMISSION [UNANIMOUS]
MOVER:	Jim Legary, Board Member
SECONDER:	Arthur W. Morris, Board Member
AYES:	Myer, Legary, Cappuccio, Morris
ABSENT:	Hanger

Enacted and approved this 5th day of March, 2018, in Holly Hill



2.

1064 Riverside Drive - South Front Yard Variance Request

(Requested by Brian Walker, City Planner)

Brian Walker, City Planner summarized his staff report, stating that the request is for a south front yard setback variance from thirty-five feet (35') to nine feet (9') for an existing structure and a proposed second floor addition in the R-1 district.

The existing breakfast nook on the south side of the house is part of the original house and is approximately ten feet (10') from the front yard property line on Peterson Court. The current required setback is thirty-five feet (35'), however the breakfast nook was constructed prior to the existence of the Land Development Regulations and setback requirements. The existing structure is considered legal non-conforming.

The application proposes to build a second floor master bathroom over the existing breakfast nook. Since the master bathroom is proposed to go over the existing breakfast nook, it will not add to the building footprint or encroach any further into the setback.

Staff finds that the variance criteria has been satisfied and recommends approval for both the existing legal non-conforming (breakfast nook) structure and its proposed vertical addition.

Elizabeth Bell, 100 Peterson Court stepped to the podium and stated that she is in favor of the variance and addition of the second story.

Ned Wolfarth, 1074 Riverside Drive addressed the Board stating that this home that was built in 1939 by his great grandfather and he has no objections to the variance request.

Sam Harris, 1064 Riverside Drive, applicant that if approved the 2nd story addition will be constructed in the same manner as the original structure. There will be no difference in appearance between the original residence and the addition.

The Board recommends approval to the City Commission for the variance request.

RESULT:	RECOMMEND APPROVAL TO CITY COMMISSION [UNANIMOUS]
MOVER:	Arthur W. Morris, Board Member
SECONDER:	Arthur Cappuccio, Board Member
AYES:	Myer, Legary, Cappuccio, Morris
ABSENT:	Hanger

Enacted and approved this 5th day of March, 2018, in Holly Hill



6. OLD BUSINESS

None

7. BOARD/STAFF COMMUNICATIONS

Staff and Board members had a lengthy discussion regarding Code Enforcement procedures and rental/vacant property upkeep, along with discussing the lien process.

1.

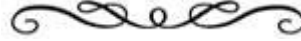
2018 BOPA Meeting Schedule

(Requested by Brian Walker, City Planner)

The Board members accepted the meeting schedule for the year 2018.

RESULT: **INFORMATION ONLY**

Enacted and approved this 5th day of March, 2018, in Holly Hill



8. ADJOURNMENT

This Meeting adjourned at 7:25 PM



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

**Board of Planning and Appeals
Agenda Item**

MEETING DATE: April 2, 2018
FROM: Brian Walker
SUBJECT: Krystal Sign Height and Area Variance Request
NUMBER: (ID # 1958)
APPLICANT: Joseph Bagby and Capital Signs & Awnings, LLC
PLANNER: Brian Walker

INTRODUCTION

101 Ridgewood Avenue - Request for a variance from Section 110.8 c (1) of the Land Development Regulations, for sign height from twenty-five (25) feet to fifty-five feet - ten inches (55'-10") and a sign area variance from seventy-two (72) square feet to two-hundred fifty (250) square feet, for a Krystal sign in the CC-1 (Commercial Corridor) zoning district, located on the northeast corner of the Ridgewood and Mason Avenue intersection, and more particularly known as 101 Ridgewood Avenue; V-2018-01 (Joseph Bagby and Capital Signs & Awnings, LLC, Applicants) District 1 - Commissioner Burns (Brian Walker, City Planner)

BACKGROUND

- There is a Krystal restaurant located on the property that has been there since approximately the mid 1970's.
- A large dual pole sign approximately 50 feet high and 22 feet wide has been on the property since the restaurant was built. Therefore, the sign predates the City's Land Development Regulations which were adopted in 1993. Based on Section 110-4 of the City's Land Development Regulations, the sign was considered legal non-conforming and was allowed to remain in place.
- Due to damage from Hurricane Matthew in 2016, the sign supports were damaged. After discussion with the City, the sign was removed in the interest of public safety, prior to Hurricane Irma in 2017.
- The applicant is requesting to make all needed structural repairs in compliance with current Building Codes and re-erect the sign in its previous location. Because the sign was completely removed from its original location and does not meet the current size and height requirements, a variance is needed to re-erect the sign.

STAFF FINDINGS

The applicant has satisfied all six criteria under Sec. 82-317 of the Land Development Regulations for granting a variance, listed below:

- (1) That special conditions and circumstances exist which are peculiar to the land, structure or building involved, as distinguished from the applicant himself, and which are not applicable to other lands, structures or buildings in the same zoning district;

Response: The sign pre-dates the City's size and height limitations for signage.

- (2) That the special conditions and circumstances do not result from the applicant's own actions;

Response: The sign was considered legal-nonconforming and was removed due to hurricane damage in the interest of public safety and after discussion with the City.

- (3) That granting the variance requested will not confer on the applicant any special privilege that is denied by this subpart to other lands, buildings or structures in the same zoning district;

Response: The applicant is requesting to re-erect, in the same spot, a sign that was legal non-conforming. The sign is being structurally updated to meet current Florida Building Code but is not being altered to increase its size or height - which shall remain the same.

- (4) That a literal interpretation of the provisions of this subpart would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this subpart, and would work an unnecessary and undue hardship on the applicant;

Response: The Applicant has a legal nonconforming sign that was removed due to hurricane damage in the interest of public safety. They want to repair and re-erect the sign in the same spot and are requesting the same consideration given to other signs considered by the Land Development Regulations to be legal non-conforming. Section 110-4 states in part, "Any sign in existence on the effective date of the ordinance from which this chapter is derived, or on a later date when the property is annexed to the city, that would not be exempt under this chapter, and that was constructed in accordance with the ordinances and other applicable laws in effect on the date of its construction, but which is not in conformance with the requirements of this chapter by reason of its size, height, location, design or construction, shall be deemed to be a nonconforming sign. Such nonconforming sign shall be allowed to remain in place and be maintained, repaired, or changed, provided that no action is taken which increases the degree or extent of the nonconformity."

- (5) That the variance granted is the minimum variance necessary to make possible the reasonable use of the land, building or structure;

Response: The size and height of the existing sign are not changing.

- (6) That the grant of the variance will be in harmony with the general intent and purpose of this subpart and the city's comprehensive plan, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Response: Allowing the Applicant to re-erect their legal-conforming repaired sign, in the same spot where it has existed for over 40 years, is not injurious to the area or detrimental to the public welfare.

STAFF RECOMMENDATION

Based on the stated findings, staff recommends approval of the request.

- Application and Owner Authorization (PDF)
- Applicant's Narrative (PDF)
- Applicant's Justification Statement (PDF)
- PA Parcel Information Sheets (PDF)
- Plan with Pylon Locations (PDF)
- Pylon with Dimensions (PDF)
- Aerial View (PDF)
- View looking East (PDF)
- View looking North (PDF)
- View looking South (PDF)
- View looking West (PDF)



GENERAL LAND DEVELOPMENT APPLICATION

1065 Ridgewood Avenue, Holly Hill, Florida 32117

Phone: (386) 248-9424

Fax: (386) 248-9498

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

REQUESTED ACTION

- | | | | |
|--|--|--|--|
| ☐ Comp Plan Amend | ☒ Variance | ☐ Site Plan \$1,200 | ☐ PUD |
| ☐ Rezoning | ☐ Special Exception | ☐ Subdivision Major | ☐ Subdivision Minor |
| ☐ Waiver Request | ☐ Other: _____ | | |

Describe Request:

That the pylon sign that had to be taken down due to Irma, be granted a variance to enable refurbishing and re-installation.

APPLICANT INFORMATION:

Name: CAPITAL SIGNS & AWNINGS, LLC

E-Mail: judychenevert@ccesigns.com

Address: 902 N. W. MAIN ST., BUNKIE, LA 71322

Phone: 318-346-9898

Fax: 318-346-9494

☐ Owner ☒ Agent for Owner ☐ Attorney for Owner

OWNER INFORMATION:

Name: Joseph Bagby - Preferred Premium Properties

E-Mail: _____

Address: 125 Brazilian Avenue
Palm Beach, FL 33480

Phone: _____

Fax: _____

PROPERTY INFORMATION:

Address: 101 North Ridgewood Avenue Holly Hill, FL

General Location: Corner of Mason Avenue & Ridgewood Avenue

Current Zoning: _____ Current Land Use: Commercial Restaurant

Parcel Size: 18,450 w/ easements Tax Parcel #: 424401350083

* Legal Description Attached ☒ Yes ☐ No * Survey Attached ☒ Yes ☐ No

Legal description & survey are the same document

Attachment: Application and Owner Authorization (1958 : Krystal Sign Height and Area Variance Request)

Pre-Application Meeting Date (If applicable): _____

(Attach Pre-Application Form)

Application Fee: \$ _____

Applicant's Signature: _____
(Signature)

(Date)

(Print)

Owner's Signature:
(Provide letter of
Authorization)

Joseph R. Bagby
(Signature)

2/17/2018
(Date)

Joseph R. Bagby
(Print)

Applications must be complete to initiate the preview process.

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

CITY OF HOLLY HILL APPLICANT AUTHORIZATION FORM

(ORIGINAL ONLY)

An authorized applicant is:

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

I, Meredith Bagby / Preferred Premium Properties, the owner of record for the following described property (Legal Description or Tax/Parcel ID Number) 424401350083 hereby affirm that JOSEPH D. BAGBY is hereby designated to act as my authorized agent for the filing of the attached application for a: (CHECK ONE)

☐ Arbor Permit ☐ Special Exception ☐ Variance ☐ Development Plan
☐ Special Event Permit ☐ Vacate ☐ Sign ☐ Other _____

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

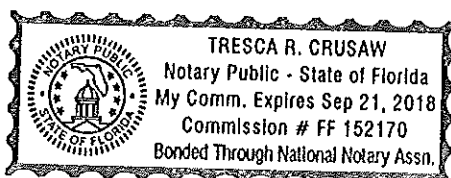
3/3/2018
Date

[Signature]
Owner's Signature

MEREDITH BAGBY
Owner's Name PREFERRED PREMIUM

STATE OF FLORIDA
COUNTY OF Duval

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, personally appeared Meredith Bagby, who is personally known to me or who has produced a FLDL as identification and who executed the foregoing instrument and sworn an oath on this 3rd day of March, 2018.



[Signature]
NOTARY PUBLIC Tresca R. Crusaw



902 N. W. MAIN ST

BUNKIE, LA 71322

O-318-346-9898

F-318-346-9494

February 28, 2018

City Planner
City of Holly Hill, FL
1065 Ridgewood Avenue
Holly Hill, FL 32117

RE: VARIANCE- KRYSTAL- HOLLY HILL, FL

Gentlemen:

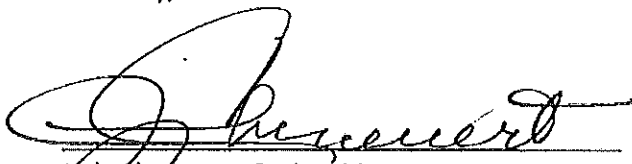
In short, I would like to summarize why we would like for a variance to be granted to Krystal to refurbish and re-erect the pylon sign that was taken down. Initially, plans were in motion to upgrade this sign to its original splendor. However, the storm, Irma, took this out of our hands when Mr. Joe Forte contacted us to take the sign down for safety reason, which we did immediately.

However, Krystal was not given a chance to refurbish this sign and keep the most majestic sign in the area in the gateway belt into your city. We would like that chance to be given back to us and keep this majestic sign as an icon element for your city and for Krystal.

Gentlemen, I thank you and hope that you will come to the same decision, that this sign should be allowed to be resurrected and stand tall as it did before.

Thank you.

Sincerely,



Judy Chenevert- Project Manager
CAPITAL SIGNS & AWNINGS, LLC

Attachment: Applicant's Narrative (1958 : Krystal Sign Height and Area Variance Request)

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?

What makes this sign special is that it resides on a site that is located in the "gateway" path into the city. It represents an icon of days gone by. Because of it's size, it can be seen easily and can be the "iconic" structure that identifies your city with that "awesome" Krystal sign. To keep this sign would be beneficial to the city in many ways, drawing in business, impressing visitors from other areas, and being regarded as a "Landmark" for your area.

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

No, it was not. Acutally, this sign was taken down at the request of the city, so we did what they requested of us, when they requested it of us.

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

No, however with removing this sign and not allowing it to be refurbished to its original glory, would remove also from the city "the" landmark sign on the gateway into the city. I think this would be a great loss to the city as well as Krystal. Also this sign was taken down at the request of the city when the hurricane was approaching, before the pylon could be refurbished. Because of this, I think we should be allowed to restore this awesome sign.

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

No, because if other businesses had signs such as these, they would do everything they could to keep it. Especially if their sign represented or had the same significane as this one.

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.

Krystal is not asking anything of the city besides wanting to retain the pylon sign that was taken down and be allowed to refurbish it as was their intention from the beginning, before the city asked to have it taken down due to the approaching storm. If it were not for this, the sign would be refurbished by now or at least in the process

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

Actually, taken at face value as it is today, no, not in the general intent and purpose of the codes comprehensive plan, but that is the precise reason for the variance request. We feel that this situation is unique, apart from the general population of businesses in the area. We feel strongly that this variance would not affect any of the surrounding businesses by granting this request.

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

No, absolutely not.

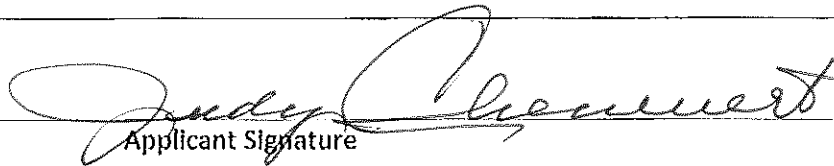
Being allowed to restore this pylon would not be detrimental to the public welfare in any way. Restoring this sign would be beneficial to everyone, including the city by keeping the "Iconic" sign in the entrance pathway into the city and enabling the city to have a "landmark" preserved.

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

Yes, I absolutely believe that by allowing the refurbishing of this sign, all of the above: public health, safety, comfort and welfare, and would not detract in any way from the orderly, aesthetically pleasing and socially beneficial development of the city. In fact, I believe it would add to it.

Judy Chenevert

Print Applicant Name



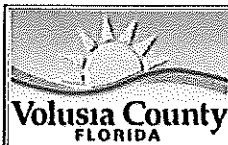
Applicant Signature

Print Applicant Name

Applicant Signature

12
Date

12/27/17
Date



Volusia County Property Appraiser

Larry Bartlett, J.D.

Home Search Downloads Exemptions Agriculture Maps Tangible Links Contact

Home Search Choices Search By Alternate Key Property Information

Parcel Information: 4244-01-35-0083 2018 Working Tax Roll Last Updated: 12-31-2017

Owner Name and Address

Alternate Key	3226305	Parcel Status	Active Parcel (Real Estate)
Short Parcel ID	4244-01-35-0083	Mill Group	203 Holly Hill
Full Parcel ID	44-14-32-01-35-0083	2017 Final Mill Rate	21.43030
Created Date	27 DEC 1981		
Property Class	22 Drive-In Restaurants		
Ownership Type	Fee Simple	Ownership Percent	100
Owner Name	PREFERRED PREMIUM		
Owner Name/Address 1	PROPERTIES LLC		
Owner Address 2	C/O 125 BRAZILIAN AVE		
Owner Address 3	PALM BEACH FL		
Owner Zip/Postal Code	33480		
Situs Address	101 RIDGEWOOD AV HOLLY HILL 32117		

Legal Description

S 250 FT OF LOTS 1 2 & 3 EXC E 50.85 FT OF S 125 FT OF LOTS 2 & 3 & INC W 24.15 FT OF LOT 4 EXC S 125 FT & EXC N 23.4 FT SUB OF LOTS 8 TO 13 INC BLK 35 M & C HOLLY HILL EXC TRIANG FOR NEW R/W IN W 44.45 FT ON S/L OF S 44.45 FT ON W/L PER OR 2999 PG 0493 P ER OR 7130 PG 4110

Sales History

Book Page	Sale Date	Sale Instrument	Qualified Unqualified	Improved	Sale Price
7130 4110	07/2007	Warranty Deed	Unqualified Sale	Yes	100
2999 0493	06/1987	Warranty Deed	Qualified Sale	Yes	525,000
2487 1791	08/1983	Warranty Deed	Qualified Sale	Yes	211,000

History of Values

Year	Land	Bldg(s)	Misc. Impr.	Just Value	School Assessed	Non-School Assessed	School Exemption	School Taxable	Non-School Exemption	Non-School Taxable
2017	281,856	333,677	6,365	621,898	621,898	584,220	0	621,898	0	584,220
2016	246,624	307,351	5,716	559,691	559,691	531,109	0	559,691	0	531,109

Display Value History

Land Data

Code	Land Use Type	Frontage	Depth	No. Units	Unit Type	Rate	Depth	Loc	Shp	Phy	Just Value
2200	DRIVE-IN	0.0	0.0	55050.00	SQUARE_FEET	4.00	100	160	80	100	281,856
Neighborhood C2705 HOLLY HILL - RIDGEWOOD (HWY 1)											
Total Land Classified											0
Total Land Just											281,856

Building Characteristics

Building Number: 84162 (Building 1 of 2)

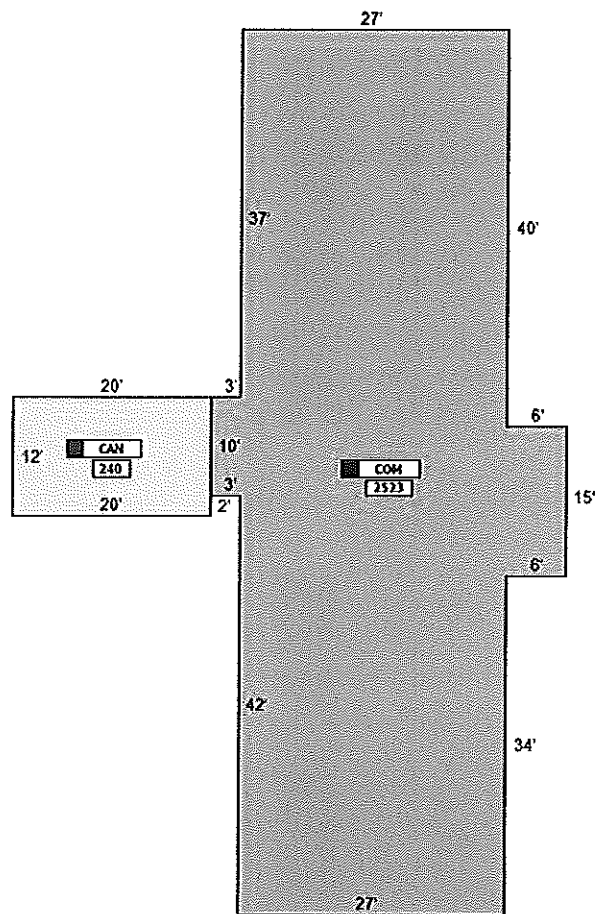
Bldg. No.	Property Type	Structure Type	Perimeter	Year Built	Quality Grade	Phys. Depr.	Func. Obs.	Loc. Obs.	Next Review
84162	Commercial	Wood, Open Steel	250	1984	300	20%	0%	0%	2999
Section Number	Avg. Wall Height	Number Stories	Year Built	Bsmnt%	Ground Floor Area	Interior Finish	Sect%	Sprinkler	A/C
001	15.00	1	1984	0.00	2523 Restaurant, Drive-in, FF (22C)		100.00	No	Yes
002	15.00	1	1984	0.00	240 Cahopy (CAN)		0.00	No	No
Exterior Wall Type								Area%	100%

59 Steel Frame, Pre eng Panel

Building Refinements

Description	Number of Units	Unit Type
Baths, 2-Fixture		1 UB
Baths, 3-Fixture		1 UB
Extra Fixture		3 UB
Overhead Door, Aluminum		100 SF

Attachment: PA Parcel Information Sheets (1958 : Krystal Sign Height and Area Variance Request)

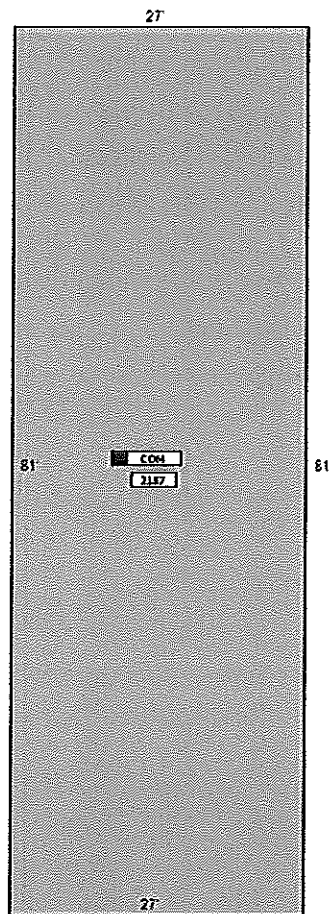


Building Number: 84163 (Building 2 of 2)

Bldg. No.	Property Type	Structure Type	Perimeter	Year Built	Quality Grade	Phys. Depr.	Func. Obs.	Loc. Obs.	Next Review
84163	Commercial	Concrete or Masonry	216	1969	300	20%	0%	0%	2999
Section Number	Avg. Wall Height	Number Stories	Year Built	Bsmnt%	Ground Floor Area	Interior Finish	Sect%	Sprinkler	A/C
003	13.00	1	1969	0.00	2187 Warehouse (48C)		93.00	No	No
					17C Office, One Story		7.00	No	Yes
Exterior Wall Type									Area%
42 Concrete Block, Brick Veneer									100%

Building Refinements

Description	Number of Units	Unit Type
Extra Fixture	2	UB

**Miscellaneous Improvements**

Improvement Type	Number of Units	Unit Type	Life	Year In	Grade	Length	Width	Depr. Value
PFL LIGHT PK LOT		3 UT	20	1984	3	0	0	328
PVA PAVING ASPHALT		16,000 SF	6	1984	3	0	0	5,536
FEN FENCE CHAIN LK		12 LF	15	1984	2	0	0	23
BWL BLOCK WALL		70 LF	50	1984	2	0	0	478

Parcel Notes (Click button below to display Parcel Notes)**Planning and Building**

Permit Number	Permit Amount	Date Issued	Date Complete	Construction Description	Occupancy Number	Occupancy Bldg
10-00000051	7,023	01-27-2010		HVAC CHGE OUT		0
09-00000221	600	01-23-2009		RAISE REFRIGERATION		0

Total Values

Land Value	281,856	New Construction Value	0
Building Value	333,677	City Econ Dev/Historic	0
Miscellaneous	6,365		
Just Value	621,898	Previous Just Value	621,898
School Assessed	621,898	Previous School Assessed	621,898
Non-School Assessed	621,898	Previous Non-School Assessed	584,220
Exemption Value	0	Previous Exemption Value	0
Additional Exemption Value	0	Previous Additional Exemption Value	0
School Taxable	621,898	Previous School Taxable	621,898
Non-School Taxable	621,898	Previous Non-School Taxable	584,220

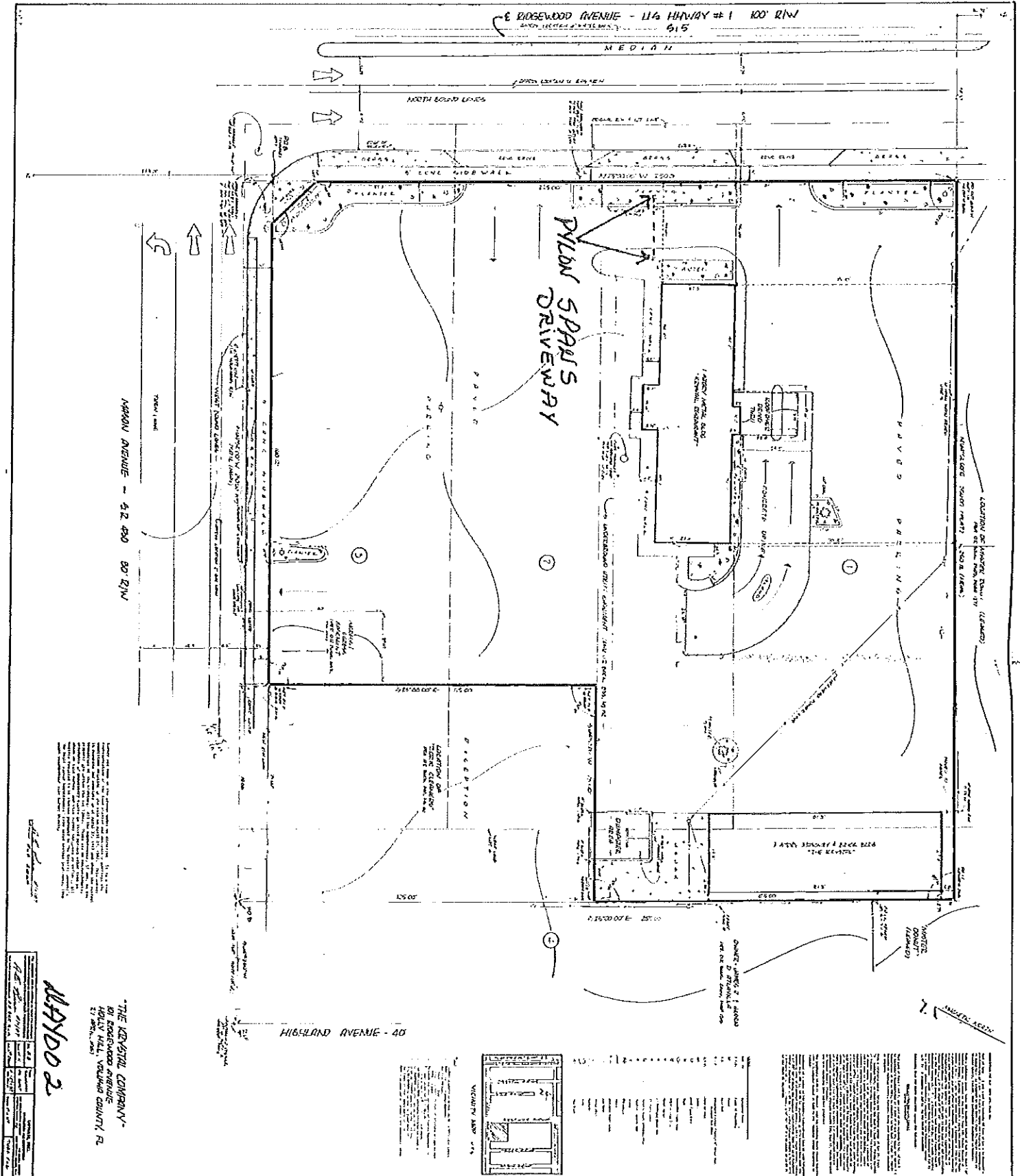
[MapIT](#)
[PALMS](#)
[Map Kiosk](#)

MapIT: Your basic parcel record search including lot dimensions.

PALMS: Basic parcel record searches with enhanced features.

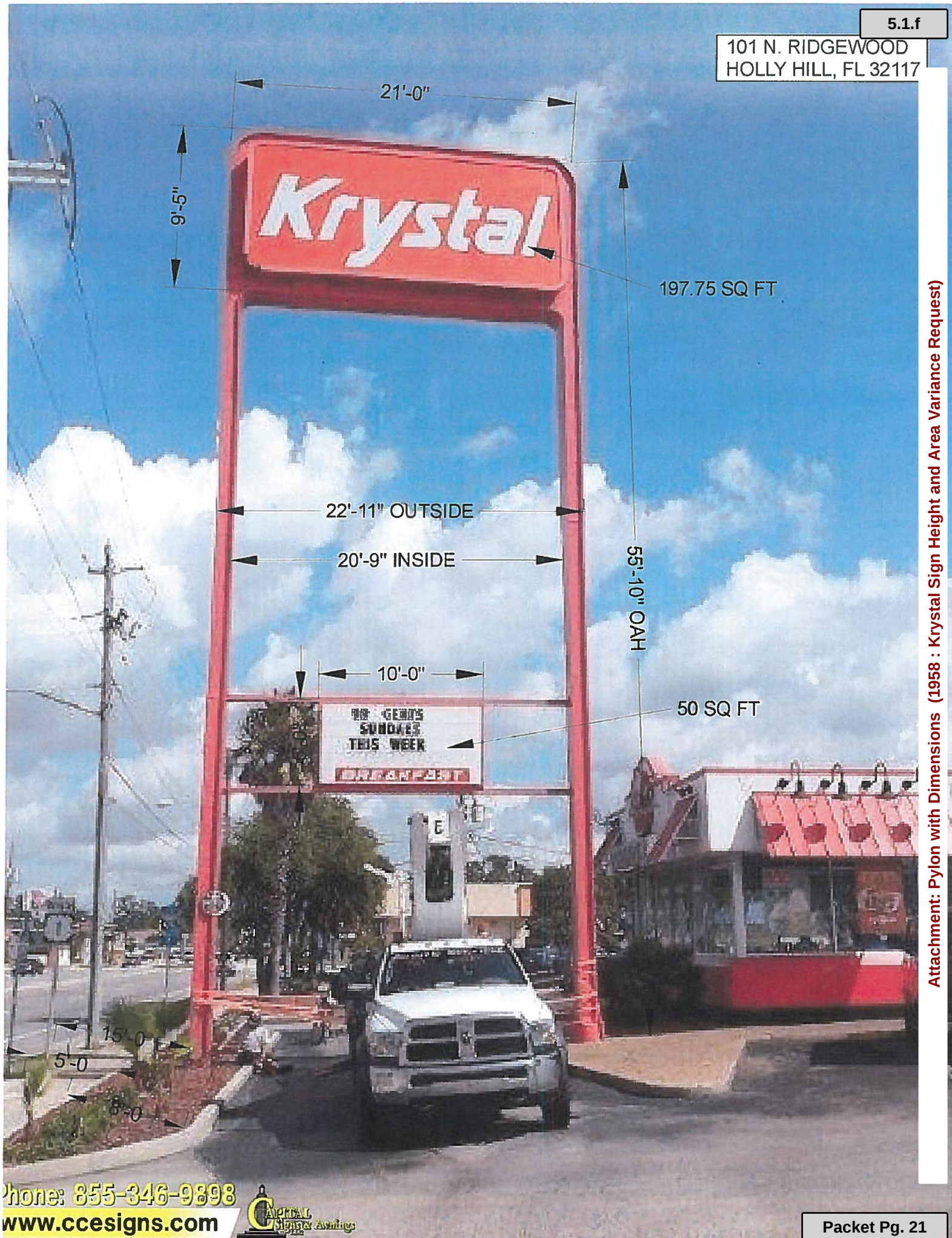
Map Kiosk: More advanced tools for custom searches on several layers including parcels.





Attachment: Plan with Pylon Locations (1958 : Krystal Sign Height and Area Variance Request)

101 N. RIDGEWOOD
HOLLY HILL, FL 32117



Aerial View



Attachment: Aerial View (1958 : Krystal Sign Height and Area Variance Request)

View looking East.



Attachment: View looking East (1958 : Krystal Sign Height and Area Variance Request)

View looking North.



Attachment: View looking North (1958 : Krystal Sign Height and Area Variance Request)

View looking South.



Attachment: View looking South (1958 : Krystal Sign Height and Area Variance Request)

View looking West.



Attachment: View looking West (1958 : Krystal Sign Height and Area Variance Request)