

# CITY OF HOLLY HILL, FLORIDA

## BOARD OF PLANNING AND APPEALS

AGENDA • APRIL 7, 2025

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City Commission Chamber

BOPA Regular Meeting

6:00 PM

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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

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#### **Board Member**

John Danio

---

#### **Board Member**

Tony Cassata

---

#### **Board Member**

Dennis Smith

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#### **Board Member**

Kymberlee Nguyen

#### **CITY PLANNER**

Brian Walker

#### **Building & Zoning**

Leslie Montgomery

#### **CITY CLERK**

Valerie Manning

**1. CALL TO ORDER****2. ROLL CALL****3. INVOCATION****4. PLEDGE OF ALLEGIANCE****5. MINUTES**

1. Minutes - February 3, 2025 BOPA Meeting

(Requested by Leslie Montgomery, Board of Planning and Appeals)

**6. AGENDA ITEM(S)**

1. Extension and Modification of the Community Redevelopment Plan in Consistency with the Comprehensive Plan

(Requested by Valerie Manning, City Clerk)

2. 1540 Center Avenue Side Yard Setback Variance

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

**7. ORDINANCE(S)**

1. Ordinance 1152 S Nova Road - Annexation

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

2. Ordinance 1152 S Nova Road CPA and Rezone

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

**8. OLD BUSINESS / NEW BUSINESS****9. BOARD / STAFF COMMENTS****10. ADJOURNMENT**

**Website Address – [www.hollyhillfl.org](http://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**

5.1

**Board of Planning and Appeals  
Agenda Item**

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**MEETING DATE:** April 7, 2025  
**FROM:** Leslie Montgomery  
**SUBJECT:** Minutes - February 3, 2025 BOPA Meeting  
**NUMBER:** (ID # 4785)  
**APPLICANT:**  
**PLANNER:**

---

**DISCUSSION:**

Minutes from February 3, 2025 BOPA meeting.

**MOTION:**

Approve minutes as submitted by staff.

- BOPA Minutes - February 3, 2025 (PDF)
- 1538 Cordova Ave Pics (PDF)



# CITY OF HOLLY HILL, FLORIDA

## BOARD OF PLANNING AND APPEALS

MINUTES • FEBRUARY 3, 2025

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

### 2. ROLL CALL

| Attendee Name  | Title        | Status  | Arrived |
|----------------|--------------|---------|---------|
| Mike Myer      | Chairman     | Present |         |
| John Danio     | Board Member | Present |         |
| Dennis Smith   | Board Member | Present |         |
| Tony Cassata   | Board Member | Present |         |
| Loretta Arthur | Board Member | Present |         |

### 3. INVOCATION

Mr. Myer led the invocation.

### 4. PLEDGE OF ALLEGIANCE

Mr. Myer led the Pledge of Allegiance.

### 5. MINUTES

- Minutes - October 7, 2024 and January 6, 2025

(Requested by Leslie Montgomery, Board of Planning and Appeals)

|                  |                                     |
|------------------|-------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>         |
| <b>MOVER:</b>    | Loretta Arthur, Board Member        |
| <b>SECONDER:</b> | Dennis Smith, Board Member          |
| <b>AYES:</b>     | Myer, Danio, Smith, Cassata, Arthur |

Enacted and approved this 3rd day of February, 2025, in Holly Hill



### 6. AGENDA ITEM(S)

### 7. ORDINANCES

- Cordova Avenue (1538) Variance

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

Mr. Walker outlined the applicant's request for a 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 side yard setback of 8 feet to 5.8 feet for a parcel in the R-2 (Single-Family) zoning district in order to build an addition on the home.

The Chairman asked if the applicant would like to speak.

The applicant, Jeff Lowe, briefly discussed the request and why the variance is needed.

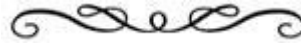
No one else spoke for or against the request.

Chairman Myer asked if there were any additional questions or comments from the Board. Seeing none, a motion was made.

Approve the request for a north 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 side yard setback of 8 feet to 5.8 feet for a parcel in the R-2 (Single-Family) zoning district, located on the west side of Cordova Avenue, approximately 330 feet south of Flomich Street and more particularly known as 1538 Cordova Ave.

|                  |                                                          |
|------------------|----------------------------------------------------------|
| <b>RESULT:</b>   | <b>RECOMMEND APPROVAL TO CITY COMMISSION [UNANIMOUS]</b> |
| <b>MOVER:</b>    | Loretta Arthur, Board Member                             |
| <b>SECONDER:</b> | Tony Cassata, Board Member                               |
| <b>AYES:</b>     | Myer, Danio, Smith, Cassata, Arthur                      |

Enacted and approved this 3rd day of February, 2025, in Holly Hill



## 8. OLD BUSINESS

None

## 9. BOARD / STAFF COMMUNICATIONS

Voted to retain Mr. Myer as Chair and voted Dennis Smith as Vice Chair. Passed unanimously 5-0.

## 10. ADJOURNMENT

This meeting adjourned at approximately 6:24pm.







Attachment: 1538 Cordova Ave Pics (4785 : Minutes)



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

**Board of Planning and Appeals  
Agenda Item**

**MEETING DATE:** April 7, 2025  
**FROM:** Valerie Manning  
**SUBJECT:** Extension and Modification of the Community Redevelopment Plan  
in Consistency with the Comprehensive Plan  
**NUMBER:** (ID # 4844)  
**APPLICANT:**  
**PLANNER:**

**INTRODUCTION:**

The Holly Hill Community Redevelopment Agency (CRA) has played a crucial role in revitalizing and transforming the city's redevelopment area through strategic investments and redevelopment initiatives. The CRA Board has approved initiating the process for adopting the modified and extended Community Redevelopment Plan for a ten-year period. The next step in the process is for the Planning and Appeals Board to review the CRA Plan for consistency with the Comprehensive Plan. Upon a finding of compliance with the comprehensive plan and a recommendation of approval, the Community Redevelopment Plan will then be reviewed by the City Commission for approval and adoption through First and Second Readings of the Ordinance. Concurrently, the plan will undergo the County of Volusia's approval process, culminating in final adoption by the Volusia County Council.

**BACKGROUND:**

In 1992, the Volusia County Commission adopted Delegation of Authority Resolution 92-257, granting the City of Holly Hill the authority to establish a CRA. Following this authorization, the City of Holly Hill formally created the Holly Hill CRA in 1996 through Ordinance 24-26, laying the foundation for structured redevelopment efforts.

The initial Community Redevelopment Plan was adopted in 1996 and later updated in 2007 to reflect evolving community needs and redevelopment goals. Since its inception, the CRA has successfully driven economic growth, improved infrastructure, and enhanced the quality of life for residents and businesses. Under its current operational time frame, the CRA is set to expire on **May 28, 2026**. Given the continued presence of blight and the need for ongoing redevelopment efforts, staff recommends extending the CRA's operational term for an additional ten years to build on its successes and ensure long-term community revitalization.

**DISCUSSION:**

The primary support for the CRA accomplishments in the Comprehensive Plan can be found in its Future Land Use Element ("FLUE"). The following FLUE Policies are addressed in the Community Redevelopment Plan update:

**FLUE Policy 1.2.18** The City shall maintain architectural standards for the new development and redevelopment of existing buildings in the CRA overlay district.

**FLUE Policy 1.2.19** Innovative land development regulations which may include planned developments, mixed use land use development techniques, form based regulations and redevelopment plans for the Community Redevelopment Area, shall be encouraged where appropriate.

**FLUE Policy 2.2.3** Maintain a sense of place by preserving the character of historic districts and areas in the City with a high concentration of locally designated historic properties and cultural resources through preservation, maintenance and rehabilitation of resources to the greatest extent possible.

**FLUE Policy 2.2.4** Maintain a sense of community through the landscaping of parks, recreation areas and medians as well as the City's CRA overlay district.

**FLUE Policy 2.2.5** Encourage a mix of land uses and expand housing choices by developing areas of infill or underutilized vacant land in the Community Redevelopment Area.

**FLUE Policy 4.1.1** The City shall amend the Land Development Regulations to create and maintain a set of urban design standards specific to the redevelopment area that place greater emphasis on elements of building form over specific design style and use, including building bulk, placement of the building relative to the street, and specific components of the building façade.

**FLUE Policy 4.2.1.** The City shall evaluate stormwater needs in the Community Redevelopment Area and implement a program of public retention areas to support intensive redevelopment of existing sites whenever practical.

**FLUE Policy 4.2.4** The City shall continue to review and improve the public park facilities in the Redevelopment area and provide a full range of recreational opportunities.

**FLUE Policy 4.2.5** The City shall utilize a portion of the Tax Increment Financing funds to provide continued maintenance of public streetscape improvements within the Community Redevelopment Area.

**FLUE Policy 4.2.6** The City shall continue to work with organizations such as, the Chamber of Commerce as well as business and property owners to implement capital projects in Master Plan Update.

**FLUE Policy 5.1.1** The City shall maintain a working relationship with the Holly Hill business community and update economic development assistance programs as necessary.

**FLUE Policy 5.1.3** The City shall continue economic investment activities that provide financial incentives for business expansion and development that creates livable wage jobs for its residents.

**FLUE Policy 5.2.1** The City shall promote and create financial and other incentives for redevelopment of the community redevelopment and development areas, considering in particular opportunities for adaptive reuse and for small business on infill sites.

### **CONCLUSION:**

The Community Redevelopment Plan has been found to align with the Goals, Objectives, and Policies of the City of Holly Hill Comprehensive Plan.

### **STAFF**

### **RECOMMENDATION:**

Staff respectfully requests that the Board of Planning and Appeals finds the Community Redevelopment Plan update in compliance with the Comprehensive Plan and recommends its approval by the City Commission.

### **MOTION:**

**TO FIND THE COMMUNITY REDEVELOPMENT PLAN UPDATE IN COMPLIANCE WITH THE COMPREHENSIVE PLAN AND RECOMMEND APPROVAL BY THE CITY COMMISSION.**

- Holly Hill CRA Plan Update 2025 (PDF)

# CITY OF HOLLY HILL COMMUNITY REDEVELOPMENT PLAN UPDATE

MARCH 2025





# CITY OF HOLLY HILL COMMUNITY REDEVELOPMENT PLAN UPDATE

GAI's Community Solutions Group (CSG) is a cross-functional team of professionals who help create sustainable, livable places. We plan and design public spaces, sculpt landscapes and parks, reimagine streets and roads, and provide the regulatory and economic insight necessary to bring projects to life.

## ACKNOWLEDGMENTS

Joseph A. Forte | City Manager  
John S. Cox | CRA Coordination  
Economic Development Department

City of Holly Hill  
1065 Ridgewood Avenue  
Holly Hill, Florida 32117  
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COMMUNITY  
SOLUTIONS  
GROUP

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This document has been prepared by GAI Consultants, Inc. on  
behalf of the City of Holly Hill Community Redevelopment Agency.



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## 2025 HOLLY HILL CRA PLAN UPDATE

# EXECUTIVE SUMMARY

In 1992, the Volusia County Commission granted, through the adoption of Delegation of Authority Resolution 92-257, the City of Holly Hill ("City") the authority to establish a Community Redevelopment Agency. The Holly Hill Community Redevelopment Agency ("Agency") was established in 1996 by the Holly Hill City Commission through the adoption of establishing Ordinance 24-26.

The first Holly Hill Community Redevelopment Area ("Holly Hill CRA") Plan was adopted in 1996, and subsequently updated in 2007. Based on the year the Agency was established, prior to 2002, and the year in which the Holly Hill CRA Plan was adopted, the Agency has a base operational time frame of 30 years, with a current sunset date of 2026.

Since its creation, the Agency has implemented a wide range of capital infrastructure improvements within the Holly Hill CRA, such as streetscapes, parks and open spaces, stormwater and utility improvements. In addition, the Agency has realized numerous redevelopment programming successes, including, but not limited to, small business support, commercial corridor improvements, and destination tourism development.

The Agency is seeking an extension of its operational timeframe by ten years, until 2036. Subsequent discussions with Volusia County regarding extension of the "sunset" provisions resulted in the initiation of this Holly Hill Community Redevelopment 2025 Plan Update ("2025 Plan").

This 2025 Plan builds upon the achievements of the 2007 Holly Hill CRA Plan, acknowledging past successes and integrating feedback from an extensive public engagement program. This has led to a focused approach for the 2025 Plan, identifying specific projects and initiatives that maximize resource utilization for optimal success. These capital projects and programming initiatives articulate the four (4) themes and focus areas of this 2025 Plan, including:

- Attracting Investments
- Keepers of the Vision
- Quality of Life
- Infrastructure Enhancements



The themes and focus areas of this 2025 Plan include specific programming and capital projects which have been summarized below.



The **Attracting Investments** theme outlined in this 2025 Plan aims to create an environment that encourages development and generates prosperity.



The **Quality of Life** programming and capital projects identified within this 2025 Plan seek to enhance the overall living conditions, making the area aesthetically and environmentally appealing for residents, businesses, and visitors.



The **Keepers of the Vision** theme strives to establish a process to support community involvement for the monitoring and maintenance of this 2025 Plan and to provide a platform for local business advocacy and representation of the Holly Hill business community.



The **Infrastructure Enhancements** programming and capital projects outlined within this 2025 Plan aim to upgrade existing infrastructure and introduce additional improvements to roads, utilities, and stormwater facilities, thereby supporting economic activity.

Highlighting specific projects in the implementation program include the following:

- Completing design and right-of-way (“R-O-W”) needs for improvements to LPGA Boulevard.
- Developing comprehensive plans related to stormwater facilities to address flooding and water quality run-off issues.
- Expanding businesses and property-owners’ incentive programs to help address appearance and facade issues.
- Addressing the opportunities to improve and re-purpose motel land uses to mitigate appearance and social concerns.
- Focus initiatives for comprehensive redevelopment and identify specific planning resources for three key areas:
  - Pictona Campus and surrounding area.
  - Proposed Entertainment District.
  - Maintain and improve Carswell Avenue Industrial Area.

In addition, this 2025 Plan has identified nearly \$238.7 million dollars in potential programming and potential capital improvement costs through 2036. This 2025 Plan also estimates that the Holly Hill CRA will generate a combined tax increment between \$10,675,755 and \$10,759,755 through the Agency’s current sunset date, 2026. The Holly Hill CRA is anticipated to generate, in total, between \$46,390,200 and \$49,031,200 in additional receipts throughout the 10-year projection period, 2027 to 2036.

This 2025 Plan provides goals, themes, objectives, as well as tax increment projections extending beyond the Agency’s current operational time frame, 2026, through 2036. Throughout the planning process, Volusia County was engaged in the collaborative discussions to ensure this 2025 Plan addresses goals and objectives of the community. This was particularly important in addressing the infrastructure elements related to transportation and stormwater facilities. This collaborative approach was crucial to facilitate discussion and goals in extending the Agency’s operational time frame through 2036.

Formal adoption of this 2025 Plan in accordance with the process is required under Florida Statutes (“F.S.”) Chapter 163(III). This 2025 Plan is current with the latest data, and addresses specific desired outcomes regarding capital investments, and economic development as cornerstones of strategies moving forward.

# SECTION ONE

# INTRODUCTION

## SECTION 1.1

### DEFINING THE AREA

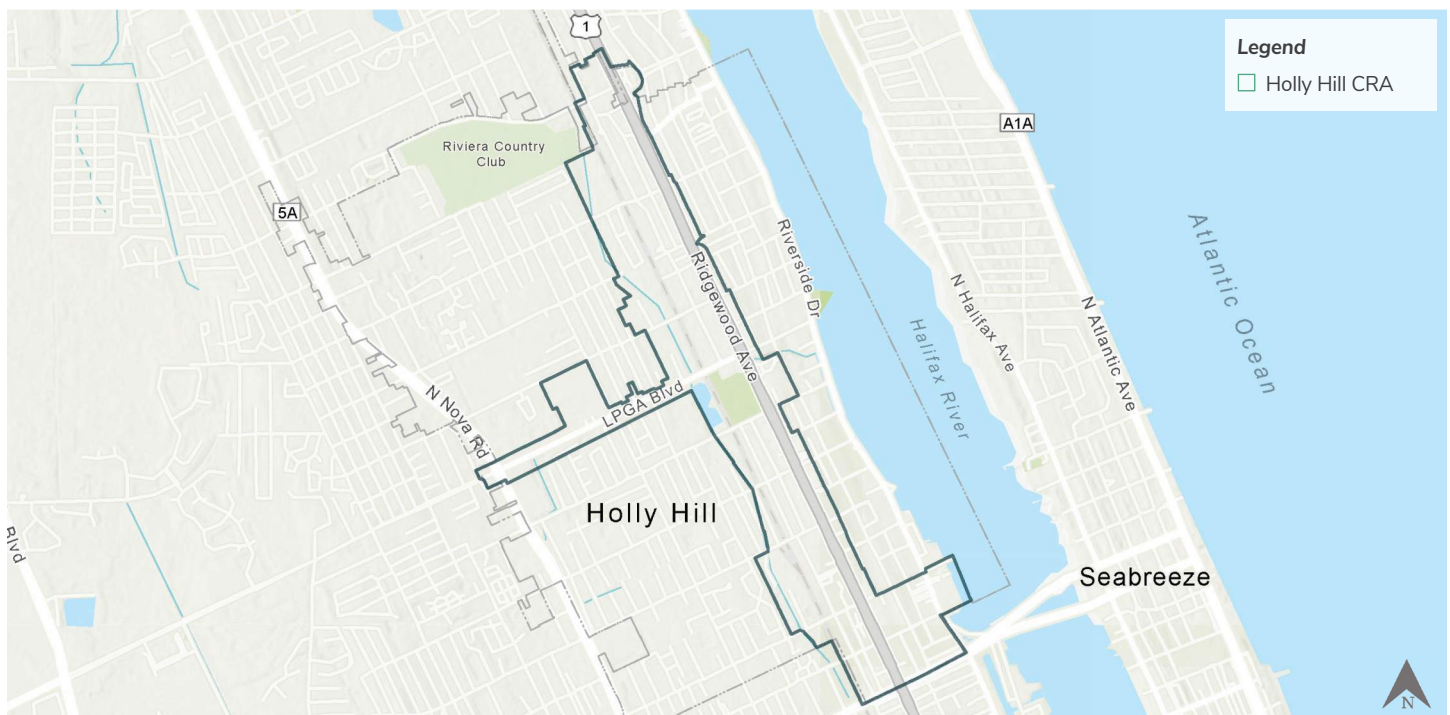
The City of Holly Hill ("City") is located in northeast Volusia County ("County"). Situated along the banks of the Halifax River, the City offers a blend of natural beauty and suburban tranquility. Known as the home of Pictona, a world class pickleball facility coined "Pickleball Paradise", the City also affords residents and guest scenic waterfront parks, the weekly Sunday Halifax Riverside Market, community concerts, kayaking, and other recreational opportunities. The City's convenient location between Daytona Beach and Ormond Beach makes it an attractive destination for those looking to explore the broader region while enjoying a peaceful, small-town vibe.

According to ESRI Business Analyst, the City has a 2024 estimated population of 12,945, resulting in a population density of 3,269 people per square mile. The City has 6,079 total households, with a median household income of \$40,123, and a per capita income of \$31,721.

The Holly Hill Community Redevelopment Area ("Holly Hill CRA") encompasses approximately 755 acres within the City. The Holly Hill CRA is generally located between the Florida East Cost (FEC) Railroad and U.S. Highway 1 (Ridgewood Avenue); as well as Mason Avenue and portions of LPGA Boulevard, as illustrated in the map below (see **Figure 1 - Holly Hill CRA Boundary Map**).

According to ESRI Business Analyst, the Holly Hill CRA had an estimated population of 2,580 as of 2024 estimates, representing a population density of 2,293 persons per square mile. The Holly Hill CRA has 1,270 total households, with a median household income of \$37,860, and a per capita income of \$30,050, as of 2024 estimates according to ESRI Business Analyst.

**Figure 1.** Holly Hill CRA Boundary Map



## SECTION 1.2 HISTORY

The Holly Hill Community Redevelopment Agency ("Agency") is a dependent special district created by the City in May 1996 to implement the community redevelopment activities outlined under Florida Statutes ("F.S."), Chapter 163. The Holly Hill Community Redevelopment Area ("CRA"), created by the Agency, which encompasses approximately 755 acres, has been served by the 1996 and 2007 Holly Hill CRA Redevelopment Plan ("Redevelopment Plan").

The Redevelopment Plan acts as the main guide for all CRA related activities. The Agency is set to "sunset" in 2026. Its primary goals are to reduce or eliminate blight, enhance the tax base, and promote both public and private investment through various programs and incentives for residents and local businesses. The Agency has achieved numerous milestones since its creation, including community activities, utility improvements, and new construction. These accomplishments encompass business development initiatives, programs, and community events.

The primary vision for the Holly Hill CRA is to be a safe, vibrant, affordable and diverse community that all of its current and future residents can enjoy while maintaining a secure quality of life. The Agency established six primary initiatives as part of the Redevelopment Plan based on both public input and market search to promote this vision, these initiatives include:

1. Preserve and Enrich the Character of Holly Hill.
2. Establish an Identity.
3. Improve Stormwater and Utilities.
4. Enhance Transportation and Access.
5. Launch Social and Community Safety Activities.
6. Staffing Necessities.

These six initiatives serve as the framework to implement the community vision and encourage private sector investment and address conditions of slum and blight.

The Holly Hill CRA plays an essential role in the vitality and success of the City as a whole. As the center of entertainment, commerce, and civic activities, the district represents the identity of the City to the local community, the County, and Florida. The Agency is committed to improving the quality of life for its citizens—allowing for a dynamic and diverse community where people of all ages, ethnicities, and incomes have opportunities to find quality housing, jobs, goods, services, and cultural amenities. Through creativity, innovation, hard work, and persistence, the Agency will bring redevelopment and reinvestment to the Holly Hill CRA through socially, economically, and environmentally sustainable methods, in order to help create a beautiful and vibrant district which reflects the assets and the character of the City as a whole.

The Holly Hill CRA Trust Fund saw a 10.7% increase in revenues generated from property taxes from Fiscal Year ("FY") 2021/2022 to FY 2022/2023. FY 2022/2023 property tax revenues were the greatest achieved over the last four fiscal years, as represented below.

- 2019/2020 – \$2,616,390
- 2020/2021 – \$2,734,058
- 2021/2022 – \$2,950,466
- 2022/2023 – \$3,266,242

## SECTION 1.3

# SUMMARY OF ACCOMPLISHMENTS

The Agency has followed a strategic plan to guide investments and improvements across various redevelopment themes. These themes directed numerous successful initiatives aimed at revitalizing the community. Below is a summary of recent projects and their support of the respective themes.

### Economic Development

- The Holly Hill CRA has generated \$200 million in incremental value, surpassing its initial taxable value of \$88 million.
- Over a hundred new businesses have been attracted, alongside the expansion and relocation of existing businesses, leading to increased job opportunities and economic prosperity.

### Infrastructure Improvements

- The Agency started a comprehensive beautification initiative, enhancing gateways with dedicated signage and median landscaping.
- The Agency supported numerous utility infrastructure projects including the Overhead to the Underground Utilities Conversion Project, district water and wastewater system upgrades, reclaimed water line expansion, City Hall Annex electric modifications, and fire alarm installations.
- The Agency supported several streetscape and transportation projects including the leveling of sidewalks, installing new street signage, landscaping, bus shelters, benches, and repaving deteriorating streets.

### Safety Advancements

- Increased police presence through additional staff, a new substation, and the establishment of student, business watch, and crime reduction programs.
- The Holly Hill Police held regular safety-related events in the Holly Hill CRA and served as ambassadors to popular events.

### Community Engagement

- The Agency organized targeted mail campaigns to promote grant programs for developers, businesses, and residents.
- The Agency participated in community events over multiple years, including Trunk-or-Treat, Easter Egg Hunt, Hot Rods on the Hill, Farmer's Market, Bike Week, Founders Day/McCoy Rum Festival, Christmas Parade, and National Night Out.

### Public-Private Partnerships

- The Agency established a successful Public-Private Partnership resulting in the creation of Pictona at the former Hollyland Park. Pictona, a renowned pickleball destination, boasts 49 courts, an on-site restaurant, clubhouse, education center, and retail.

### Revitalization of Blighted Areas

- The Agency has taken strides towards revitalizing the area through land acquisitions, improvements, and demolitions.
- Specific properties like the Holly Hill Market were acquired for the renewal of dilapidated structures, lot aggregation for redevelopment, and expansion of stormwater retention areas.
- The Agency supported enhancements to public spaces, such as Centennial Park and the former library transformed into a multi-use community resource center.
- The Agency funded numerous residential and commercial improvements via its variety of grant offerings including façade, awning, signage, landscaping, demolition, paving, and painting grants.

Additionally, the Agency has initiated several studies for future projects and programs, exemplified by the LPGA Widening Study and Center Avenue Feasibility Study. These accomplishments collectively underscore the Agency's commitment to comprehensive community development and ongoing improvement initiatives.

The Agency has achieved significant milestones over its multi-decade existence, catalyzing investment, and revitalization in the area. Demonstrating sustained growth, some key year-over-year accomplishments include:

#### 2005

- Holly Hill CRA Overlay Zoning ordinance was adopted by the Agency that promoted permitted uses while prohibiting certain other uses for properties adjacent to Ridgewood Avenue and LPGA Boulevard and allowed for shared parking and stormwater facilities, on a case-by-case basis, and established architectural design standards for new construction projects.
- Has been providing commercial improvement matching grants and private residential improvement and demolition grants.

#### 2006

- Enhanced police presence.
- New hardware store.
- Business directory database.
- Mail campaign to attract business.

#### 2007

- Marketing initiatives including logo and mail campaign to businesses continuation and new mailers explaining residential grants and conference.
- Special event sponsorship.
- Utility improvements including lift stations.

#### 2008

- Expansion of enhanced police presence including student programs, business watch program, crime reduction program, new vehicle, and substation.
- First Master Plan was created.
- Utility improvements including Ridgewood Avenue water main, sidewalk improvements and leveling program, reclaimed water system expansion to park and city hall complex.
- Purchased two properties for public use.

#### 2009

- Streetscape improvements including street/stop signs, transit shelters, Daytona Avenue mill and pave.
- Mail campaign to developers.
- Centennial Park upgrade including parking area, sidewalks, and planting beds.

#### 2010

- Utility upgrades—wastewater main line improvements, emergency generators at lift station, valve and hydrant replacement.
- The Market property purchased as historically significant site.
- Mail campaign to businesses.

#### 2011

- Holly Hill Market Capital Improvement Project (“CIP”) began in four phases.
- Remodel former library.
- New boundary established.

#### 2012

- Holly Hill Market completed.
- Numerous Property Improvement Grants.
- Three land acquisitions.

#### 2013

- Fire alarms and electrical connections for 1200 Center Avenue (2012 acquisition).
- Demolition and sod for 140 Riverside Drive (2012 acquisition).
- Lift Station improvements completed.
- Traffic mast arms installed.
- \$5,000,000 Bond approved 3/2013 for three phase Overhead to Underground Utility project.
- Amendment 2 authorizes 1200 Center Avenue project 12/10/13.
- Numerous Property Improvement Grants.

**2014**

- Overhead to Underground Utilities Conversion Project.
- Numerous Property Improvement Grants.
- Land acquisition to aggregate lots, stormwater ponds.
- Traffic mast arms installed.

**2015**

- Overhead to Underground Utilities Conversion Project.
- Bus shelter replacement due to damage.
- Traffic mast arms installed.
- Market re-roofing.
- Numerous Property Improvement Grants.

**2016**

- Overhead to Underground Utilities Conversion Project.
- Electrical Modifications to the City Hall Annex.
- Market re-roofing continued.
- Numerous Property Improvement Grants.

**2017**

- Overhead to Underground Utilities Conversion Project.
- Numerous Property Improvement Grants.
- Seven businesses opened or relocated to the CRA, three expanded.
- Sold the Market property to private investor.

**2018**

- Overhead to Underground Utilities Conversion Project.
- Gateway establishment with signs and median landscaping.
- Nine businesses opened or relocated to the CRA, one expanded.
- Numerous Property Improvement Grants.

**2019**

- Overhead to Underground Utilities Conversion Project.
- Gateway establishment with signs and median landscaping.
- Numerous Property Improvement Grants.
- Paint grant established.
- Ten businesses opened or relocated to the CRA, two expanded.

**2020**

- Overhead to Underground Utilities Conversion Project.
- Holly Hill and Pictona enter into a Public Private Partnership ("P-3"), creating Pictona.
- Sale of land across from Marina Grande for redevelopment.

**2021**

- Overhead to Underground Utilities Conversion Project.
- 30 new businesses opened or relocated, five expanded.
- Pictona was completed.

**2022**

- Pictona Phase 2 initiated in P-3 Partnership with City.
- 80 new businesses opened and three relocated.

Additional achievements include:

**Funding:** Capital Improvement Projects and Land Acquisitions.

**Grants:** Demolition, Façade, Awning, Sign, Landscaping, Painting, Mural, and Fence.

**Events:** Distributed informational materials and development opportunity information at Trunk-or-Treat, Easter Egg Hunt, Hot Rods on the Hill, Farmer's Market, Bike Week, Founders Day/ McCoy Rum Festival, Christmas Parade, National Night Out, and the City Concert Series.

**Capital Improvement Projects:** Gateway signs, District Water System improvements, Lift Station Improvements, Overhead to Underground Utility Projects. Property improvements including demolition, LPG Widening Study, Center Avenue Feasibility Study, and Bus Shelter/Bench Replacements.



Pictona at Holly Hill | Source: Homes.com

## SECTION 1.4

**COMMUNITY REDEVELOPMENT ACT**

The Community Redevelopment Act assists local governments in the prevention and elimination of slums and blight that contribute substantially and increasingly to the spread of disease and crime; constitute an economic and social liability imposing onerous burdens which decrease the tax base and reduce tax revenues; substantially impair growth; hinder the provision of housing accommodations; aggravate traffic problems; and substantially hamper the elimination of traffic hazards and the improvement of traffic facilities.

The following Florida Statutes ("F.S.") define slum and blight conditions, their specific effects, and the intentions of the community redevelopment regime as a tool for implementing policy and programs:

**1 | F.S. Chapter 163.335(1)** ...[slum and blighted areas] constitute a serious and growing menace, injurious to the public health, safety, morals, and welfare of the residents of the state; that the existence of such areas contributes substantially and increasingly to the spread of disease and crime, constitutes an economic and social liability imposing onerous burdens which decrease the tax base and reduce tax revenues, substantially impairs or arrests sound growth, retards the provision of housing accommodations, aggravates traffic problems, and substantially hampers the elimination of traffic hazards and the improvement of traffic facilities; and that the prevention and elimination of slums and blight is a matter of state policy and state concern in order that the state and its counties and municipalities shall not continue to be endangered by areas which are focal centers of disease, promote juvenile delinquency, and consume an excessive proportion of its revenues because of the extra services required for police, fire, accident, hospitalization, and other forms of public protection, services, and facilities.

**2 | F.S. Chapter 163.335(2)** ...certain slum or blighted areas, or portions thereof, may require acquisition, clearance, and disposition subject to use restrictions, as provided in this part, since the prevailing condition of decay may make impracticable the reclamation of the area by conservation or rehabilitation; that other areas or portions thereof may, through the means provided in this part, be susceptible of conservation or rehabilitation in such a manner that the conditions and evils enumerated may be eliminated, remedied, or prevented; and that salvageable slum and

blighted areas can be conserved and rehabilitated through appropriate public action as herein authorized and the cooperation and voluntary action of the owners and tenants of the property in such areas.

**3 | F.S. Chapter 163.335(3)** ...powers conferred by this part are for public uses and purposes for which public money may be expended and police power exercised, and the necessity in the public interest for the provisions herein enacted is declared as a matter of legislative determination.

**4 | F.S. Chapter 163.335(5)** ...the preservation or enhancement of the tax base from which a taxing authority realizes tax revenues is essential to its existence and financial health; that the preservation and enhancement of such tax base is implicit in the purposes for which a taxing authority is established; that tax increment financing is an effective method of achieving such preservation and enhancement in areas in which such tax base is declining; that community redevelopment in such areas, when complete, will enhance such tax base and provide increased tax revenues to all affected taxing authorities, increasing their ability to accomplish their other respective purposes; and that the preservation and enhancement of the tax base in such areas through tax increment financing and the levying of taxes by such taxing authorities therefor and the appropriation of funds to a redevelopment trust fund bears a substantial relation to the purposes of such taxing authorities and is for their respective purposes and concerns...

**5 | F.S. Chapter 163.335(6)** ...there exists in counties and municipalities of the state a severe shortage of housing affordable to residents of low or moderate income, including the elderly; that the existence of such condition affects the health, safety, and welfare of the residents of such counties and municipalities and retards their growth and economic and social development; and that the elimination or improvement of such condition is a proper matter of state policy and state concern is for a valid and desirable public purpose.

The Agency possesses the authority to govern the course of action concerning the redevelopment and rehabilitation of the area, and further, in the corporate limits of the City in the case that the City's governing body has acceded in the Redevelopment Plan set forth by the City.

# SECTION TWO

# EXISTING CONDITIONS

## SECTION 2.1

### EXISTING CONDITIONS MAP SERIES

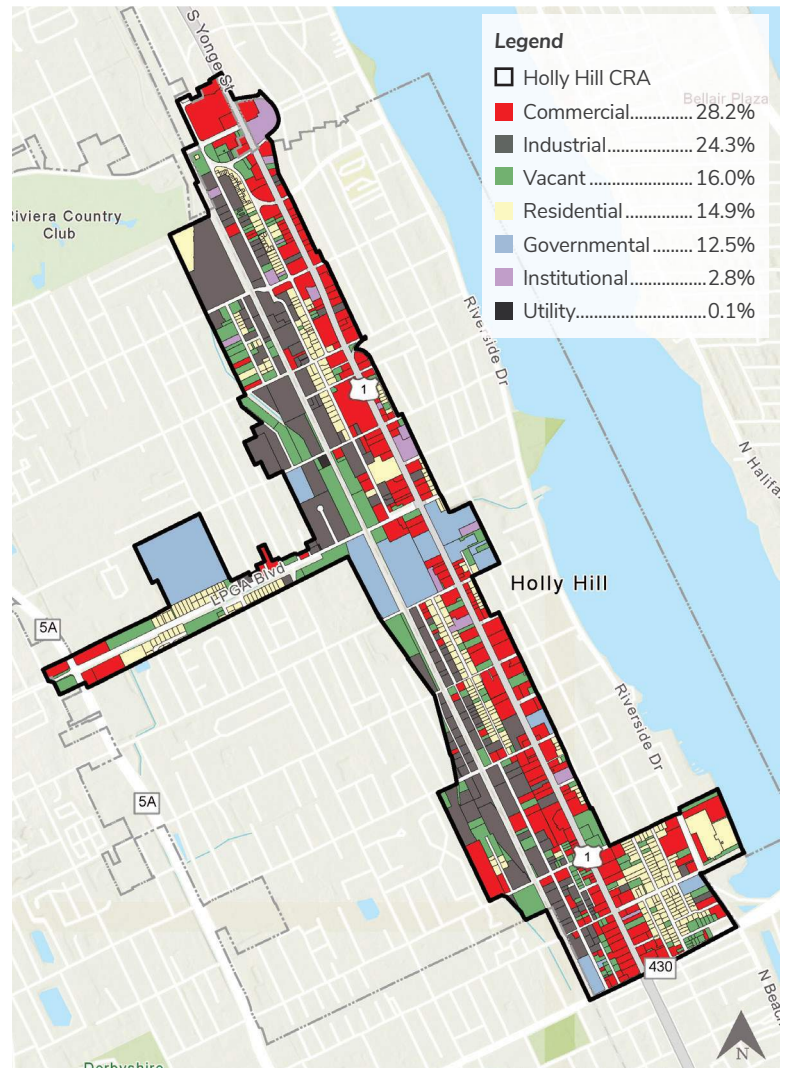
The following map series presents the existing conditions of the Holly Hill CRA. Conditions evaluated include Existing (Current) Land Use, Future Land Use, Zoning, City-Owned Land, and location of Vacant Land within the Holly Hill CRA. The following figures illustrate these conditions in addition to the distribution of land area by use (see Figures 4-7).

#### EXISTING LAND USE

Existing Land Use designations are classifications of property that describe the current use of the property. The Florida Administrative Code ("FAC") requires Property Appraisers to classify each parcel of real property to indicate its use as determined for valuation purposes. This use is reflected in the Department of Revenue ("DOR") use codes applied to each real property on tax assessment rolls and depicts the existing use of the property. These DOR use codes account for individual condominium units as unique parcels for tax treatment purposes, which results in the appearance of a overabundance in the county of condominium parcels compared to the total acres of land occupied by condominium uses. Therefore, for the purposes of this 2025 Plan, parcels identified as individual condominium units are not included in the condominium parcel count, only the parent parcel on which the condominium units are located is included in the count of condominium parcels.

**Figure 2 – Holly Hill CRA Existing Land Use Map** illustrates the existing land uses within the Holly Hill CRA, and the legend details the distribution of the total land area by existing land use designation.

**Figure 2.** Holly Hill CRA Existing Land Use Map



As illustrated in the map above, the primary land use within the Holly Hill CRA is commercial, covering 158 acres or 28.2% of the total area; followed by industrial use, which accounts for 136 acres or 24.3%. Residential land uses, including single-family homes, condominiums, multifamily units, and other types of housing, make up 15.6% of the land. Additionally, vacant lands constitute approximately 16.0% of the total area within the Holly Hill CRA.

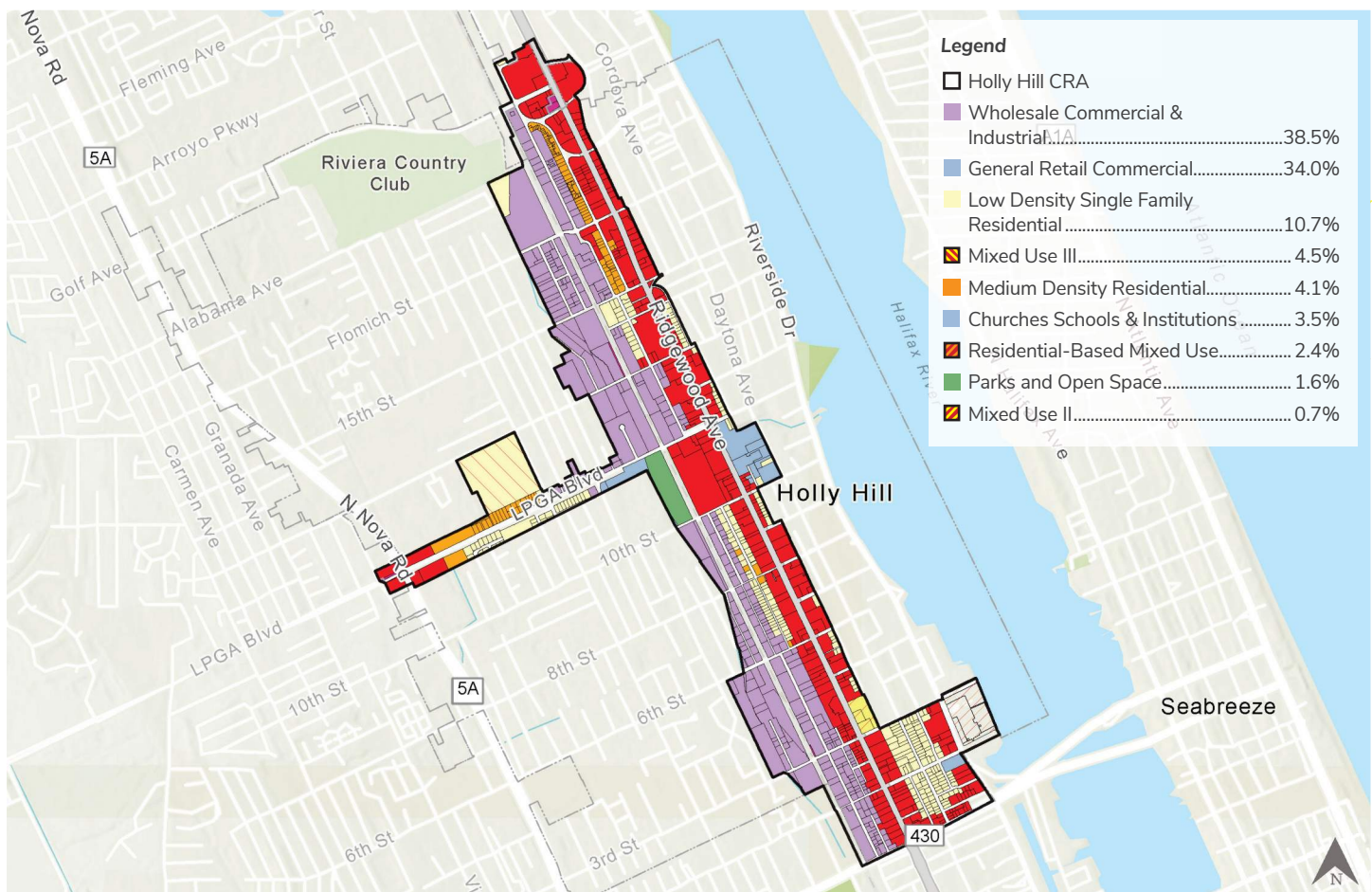
## FUTURE LAND USE

Future Land Use ("FLU") designations are classifications of property that categorize permissible levels of intensity and/or density of development, in accordance with policies of the City's Comprehensive Plan and the requirements of

the City's Land Development Regulations.

**Figure 3 – Holly Hill CRA Future Land Uses** below illustrates the various FLUs within the Holly Hill CRA, and the legend details the distribution of total land area by FLU designation.

**Figure 3.** Holly Hill CRA Future Land Use Map



As illustrated in the map above, the primary future land use within the Holly Hill CRA is wholesale commercial and industrial, covering about 217 acres or 38.5% of the total area; followed by general retail commercial future land use, which accounts for 191 acres or 34.0%. Residential future land uses, including low density residential and medium density residential make up 14.7% of the

total land. Additionally, mixed-use future land uses, including mixed-use II, mixed-use III, and residential based mixed-use constitute approximately 43-acres or 7.6% of the total area within the Holly Hill CRA. Remaining future land uses, including churches, schools, and institutions, as well as parks and open space compose approximately 29-acres or 5% within the Holly Hill CRA.

## ZONING

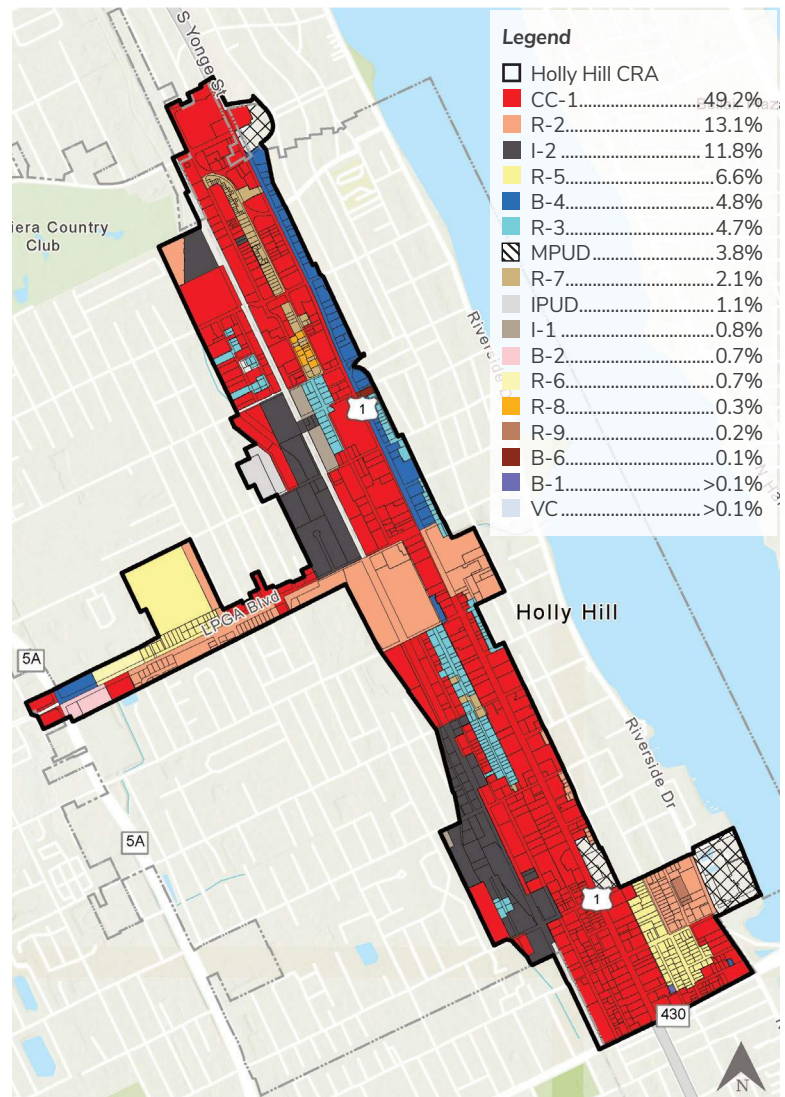
Zoning designations are classifications of property that describes the permitted uses, and development standards applicable to the property, in accordance with policies of the City's Comprehensive Plan, and the requirements of the City's Land Development Regulations.

### Figure 4 – Holly Hill CRA Zoning Map

illustrates the different zoning classifications within the Holly Hill CRA, and the legend details the distribution to total land area by zoning designation. Zoning classifications are further defined below:

- Commercial Corridor District (CC-1)
- Low-Medium Density Single Family Residential (R-2)
- Heavy Industrial District (I-2)
- Two Family Residential (R-5)
- Highway Business District (B-4)
- Medium Density Single Family Residential (R-3/R-4A)
- Mixed Use Planned Unit Development (MPUD)
- Medium Density Multi-Family Residential (R-7)
- Industrial Planned Unit Development (IPUD)
- Wholesale-Light Industrial District (I-1)
- Planned Shopping Center District (B-2)
- Low Density Multi-Family Residential (R-6)
- Planned Shopping Center District
- Multi-Family Residential (R-8)
- Mobile Home Residential (R-9)
- Ridgewood Avenue Commercial District (B-6)
- Professional Office/Medical Office District (B-1)
- Volusia County (VC)
- Zero Lot-Line Single-Family Residential District (R-4A)

**Figure 4.** Holly Hill CRA Zoning Map



As illustrated in the above map, the primary zoning category within the Holly Hill CRA is commercial corridor district, covering about 342-acres or 49.2% of the total land area; followed by low-medium density single-family residential and heavy industrial district zoning with 13.1% and 11.8%, respectively. Additionally, all residential zoning categories make up approximately 192-acres or 28% of the total land area.

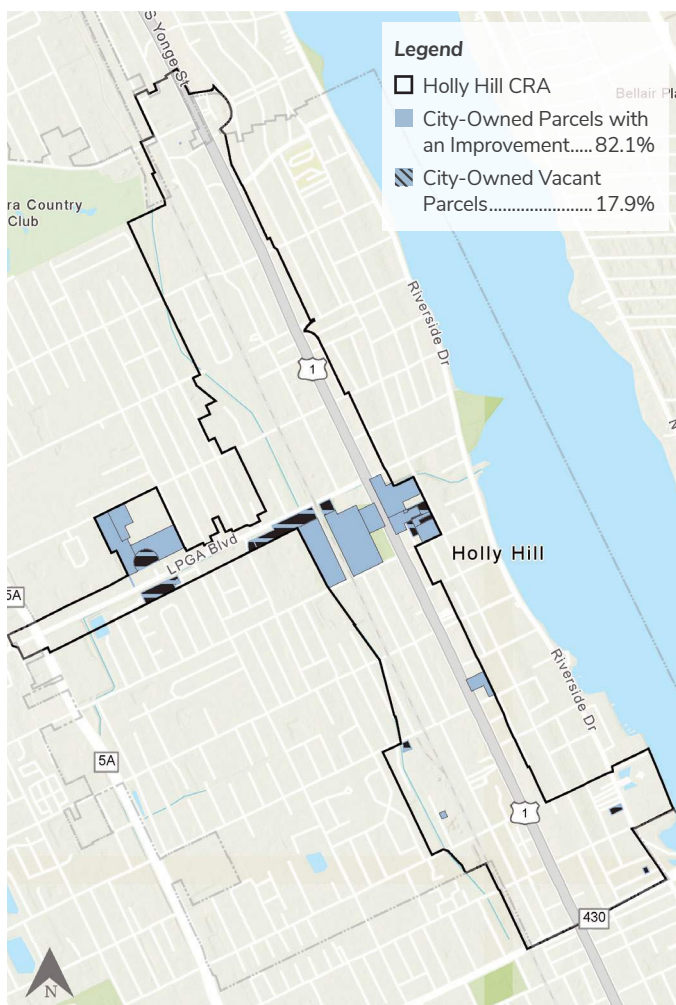
Riviera Neighborhood, Holly Hill | Source: Homes

## CITY-OWNED

City-Owned parcels are those within the Holly Hill CRA that are owned by the City. These parcels may be utilized by the City and Agency to facilitate the implementation of redevelopment goals and strategies identified within this 2025 Plan. There are approximately 63 acres of City-Owned parcels within the Holly Hill CRA boundaries, composing about 11.3% of the total land area within the Holly Hill CRA.

**Figure 5 - City-Owned Parcels** illustrates the general location of the City-Owned parcels within the Holly Hill CRA, and the legend details the distribution of the land area owned by the City as it relates to the total City-Owned land within the Holly Hill CRA.

**Figure 5. City-Owned Parcels**



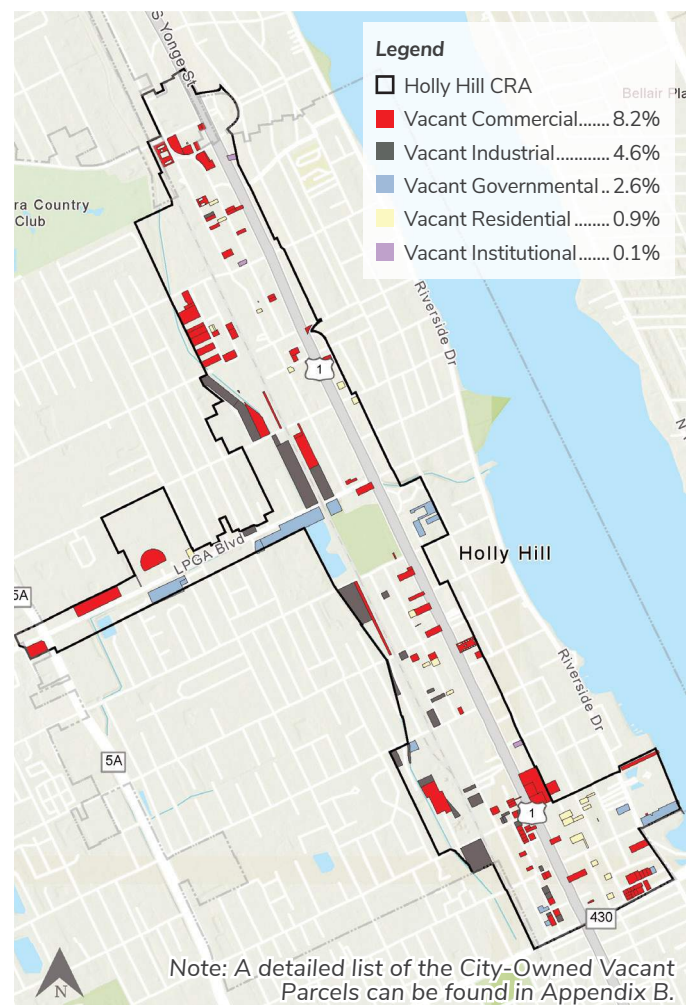
As illustrated in the above map, City-owned parcels with an improvement compose approximately 51.6 acres or 82.1% of the total City-owned land within the Holly Hill CRA; followed by City-owned vacant land with 11.3 acres or 17.9%.

## VACANT LAND PARCELS

Vacant parcels are those within the Holly Hill CRA that are undeveloped and/or do not have a built structure upon them. There are seven categories of vacant parcels, these include: (1) Vacant Residential; (2) Vacant Commercial; (3) Vacant Industrial; (4) Vacant Institutional; (5) Vacant Governmental; (6) Vacant Utility; and (7) Vacant Other. These categories of vacant parcels represent redevelopment opportunities in their respective land use category.

**Figure 6 - Vacant Parcels** illustrates the general location of the Vacant Parcels within the Holly Hill CRA, and the legend details the distribution of vacant land categories as they relate to the total vacant land area within the Holly Hill CRA.

**Figure 6. Vacant Parcels**



As illustrated above, vacant commercial is the primary vacant land use category within the Holly Hill CRA with 45.7 acres or 8.2% of the total vacant land; followed by vacant industrial and governmental with 25.7 and 14.3 acres, respectively.

## SECTION THREE

# OBJECTIVES & INITIATIVES

### SECTION 3.1

#### AGENCY MISSION STATEMENT

Empowering our community through strategic initiatives, the Agency fosters an appealing, livable environment. We champion economic prosperity, creativity, and inclusivity for residents and visitors alike, ensuring a sustainable and vibrant quality of life.

### SECTION 3.2

#### AGENCY GUIDING PRINCIPLES

*Prioritize identifying and eliminating impediments that hinder progress in development:* As a team, actively seek out and address any roadblocks that impede growth. Whether it's bureaucratic processes, outdated tools, or communication gaps, focus on creating a streamlined environment where development can thrive.

*Leverage Resources to Optimize Development Potential:* Recognize that resources—whether financial, human, or technological—are valuable assets. Optimize their utilization by allocating them strategically. Consider cross-functional collaboration, skill-sharing, and efficient resource allocation to maximize development potential.

*Maximize Public/Private Cooperation:* Acknowledge that development doesn't occur in isolation. Engage with local government, community organizations, and private stakeholders. Seek partnerships, share knowledge, and align goals to create a symbiotic relationship. By working together, we can achieve sustainable and inclusive development.

*Coordinate Redevelopment Activity with Volusia County and Adjacent Cities:* the City Holly Hill, Volusia County, and the adjacent cities of Ormond Beach and Daytona Beach have shared redevelopment challenges that may be better addressed through a coordinated redevelopment approach.

### SECTION 3.3

#### PUBLIC ENGAGEMENT

The planning process and community input sessions accomplished as a part of this 2025 Plan included a robust public engagement and outreach program. This program included:

1. An online presence with an interactive website that provided project specific information about upcoming meetings and also enabled visitors to take a community input survey and leave comments on an interactive GIS map of the Holly Hill CRA.
2. In-person, small group, stakeholder interviews, over multiple days, with local business owners, residents and key thought-leaders.
3. Two (2) in-person Community Workshops to facilitate in-depth discussions and provide another opportunity for community input and engagement.

The consultant team dedicated numerous hours to “listening and learning” from different segments of the community prior to drafting this 2025 Plan. These sessions, held in March and April, included stakeholder interviews with property owners, civic leaders, and business proprietors. Additionally, input was solicited from the City's elected officials and senior staff.

On March 19th and 20th, 2024, one-on-one meetings were hosted at City Hall with more than three dozen stakeholder participants. During these sessions, an overview was provided covering what the Agency was legislatively entitled to do, the achievements of the Agency since its inception in 1996, and the proposed schedule for the updated planning process. Participants were then invited to share their perspectives on key issues that needed addressing, suggest who should be involved, and express their overall aspirations for the outcome of the planning process.

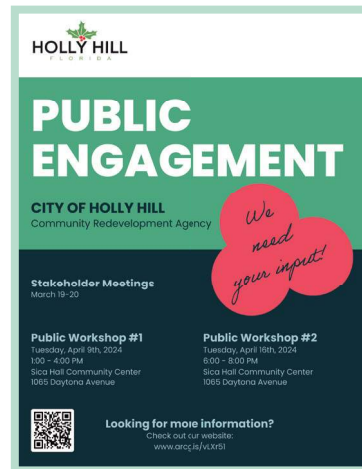
Following these initial sessions, two community workshops were held at the SICA Hall Community Center on April 9 and April 16, 2024. These workshops were advertised on the City's website including a project-specific webpage with a QR code related information. Attendees received a comprehensive overview of the Holly Hill CRA, the Agency, and its history and were encouraged to provide input on community issues, projects, and programs by making a series of maps.

This exercise generated numerous comments, ideas, and specific opportunities to consider in developing the 2025 Plan. To broaden community engagement, a project-specific website was launched, allowing residents and other interested parties who could not attend the workshops to provide input. Website activity during the Plan update included 1,100 page views, 213 completed surveys, and 36 comments left on the website's interactive maps.

Interviews and workshops conducted during the public engagement process yielded valuable feedback, covering a wide range of questions and addressing various topics, such as:

- Community Character
- Infrastructure Needs
- Business Environment
- Partnerships and Public Participation
- Future Growth Opportunities and Economic Development

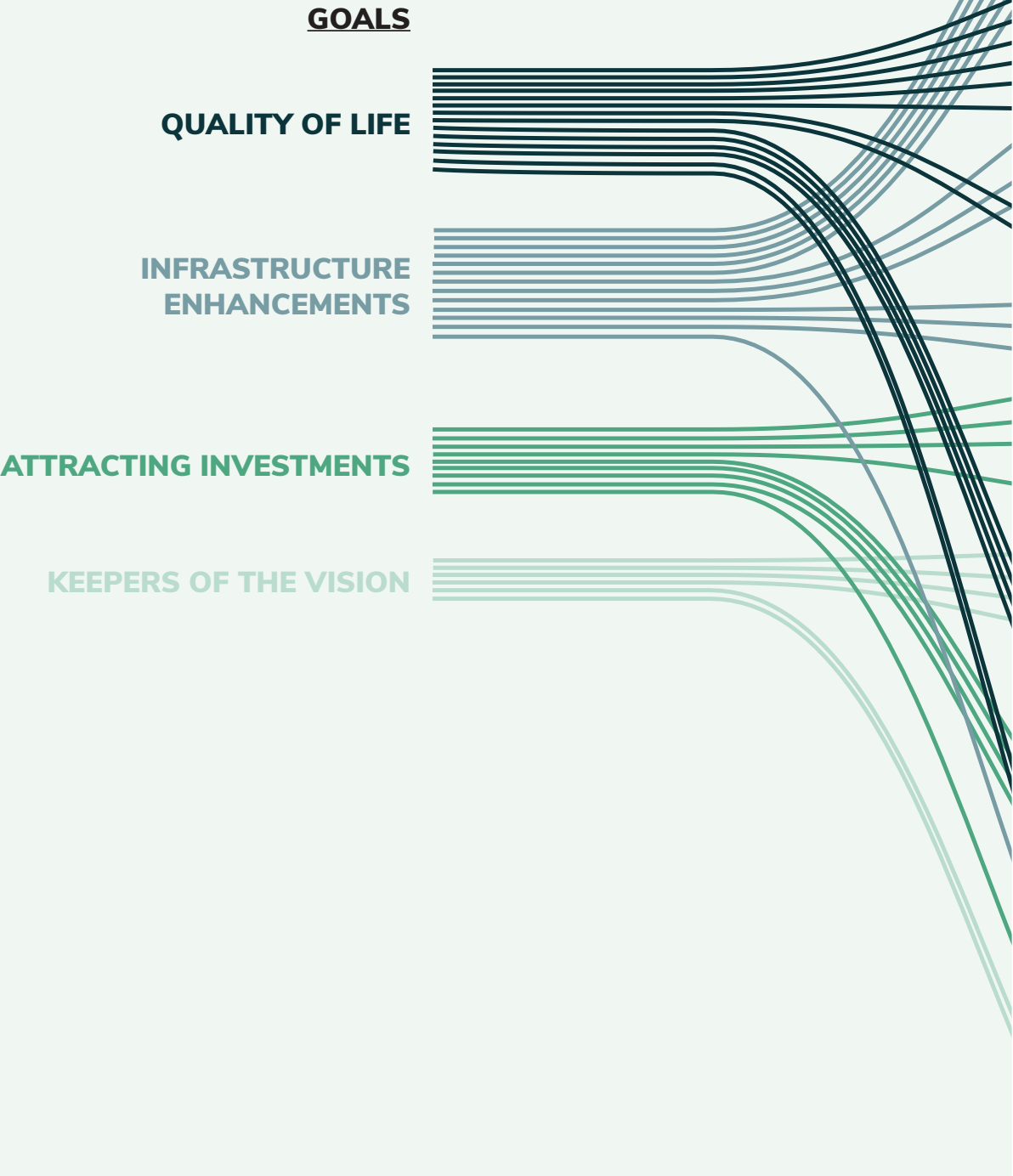
Key themes emerged from these areas of focus. Workshop participants contributed their input on preferred priorities, along with ideas and examples for future growth.



These key themes and areas of focus are illustrated in the figure on the following page (see **Figure 7 – Public Engagement Focus Areas and Themes**).

Further details on the public engagement component of this 2025 Plan update can be located within Appendix C – Public Engagement & Community Input.

**Figure 7.** Public Engagement Focus Areas and Themes



Attachment: Holly Hill CRA Plan Update 2025 (4844 : Extension and Modification of the Community Redevelopment Plan in Consistency W/ the

## Infrastructure Needs

- Enhance infrastructure along LPGA Boulevard, Railroad Corridor, and Ridgewood.
- Invest in upgrades for pedestrian and cyclist safety.
- Explore options to reduce vehicular speed along Ridgewood.
- Provide mid-block crossings.
- Upgrade VOTRAN bus stops.
- Identify and prioritize “quiet zone” crossing along railroad corridor.

## Community Character

- Commit to upgrading living conditions and appearance.
- Grants for overall appearance upgrades.
- District-wide landscaping installation in right-of-way.
- Establish public art program/policies.
- Provide entryway and gateway features.
- Revisit how to make Ridgewood more aesthetically appealing.
- Upgrade landscaping along main corridors.
- Develop way finding system.

## Business Environment

- Initiate Public Outreach activities to engage the business community.
- Enhance code enforcement staffing within the Holly Hill CRA.
- Complete the design study for LPGA Boulevard, Implement study recommendations.
- Develop stormwater master plan.
- Complete Phase III of undergrounding overhead utilities.
- Proactively position targeted areas for redevelopment.
- Create a small area plan for the Pictona Campus and adjacent properties.
- Develop a Hospitality/Entertainment District small area plan in southern part of CRA proximate to Daytona Beach’s CRA.
- Develop a small area plan for the Carswell Industrial Area incorporating the opportunity for reuse of Volusia County’s EMT facilities.
- Establish a steering committee to revisit CRA community input process.
- Review roles and responsibilities of previous CRA Advisory Committee.
- Research “best practices” format of CRA’s in county and region.
- Determine how best to communicate with public and improve implementation process of projects and programs.

## Future Growth Opportunities & Economic Development

- Address Affordable Housing Shortages.
- Purchase of nuisance properties.
- Utilize Demolition Grants for nuisance properties.
- Evaluate publicly owned properties for workforce housing development opportunities.
- Catalyze economic development opportunities.
- Attract investment to Pictona Area, Entertainment District, and the Industrial Small Area PC
- Support Existing Businesses.
- Inventory and catalog all vacant parcels.

## Partnerships & Public Participation

- Partner with property owners to maintain landscaping.
- Partner with existing public/private organizations supporting the production of workforce housing.
- Coordinate with Saint Johns River Water Management District (SJRWMD) and Volusia County on funding and implementation of stormwater plan.
- Collaborate with Volusia County, Ormond Beach, and Daytona Beach to leverage redevelopment opportunities.
- Develop partnerships with other local organizations to leverage resources.
- Use CRA Plan document to coordinate redevelopment activities with Volusia County and adjacent cities.

## SECTION 3.4

**COMMUNITY-BASED THEMES**

Building on the successes of the 2007 Holly Hill CRA Plan and incorporating feedback from an extensive public engagement program, this 2025 Plan has identified four key themes and focus areas, including:

- Attracting Investments
- Keepers of the Vision
- Quality of Life
- Infrastructure Enhancements

Supporting these themes, capital projects and programs identified through the public engagement process became the cornerstones for this 2025 Plan. These capital projects and programs are identified along the subsequent pages.



## Attracting Investments

*Creating an environment that encourages development and generates prosperity.*

**GOAL 1:** Proactively identify locations for economic catalytic development opportunities.

### Objective 1: Pictona Area

- Develop ownership map of possible property assembly.
- Identify key issues that most impact current and future operation and marketing of Pictona.
- Develop small area plan that addresses current and future development opportunities related to parking, access, circulation, campus' optimum use, and complementary land uses.

### Objective 2: Proposed Entertainment District

- Develop an ownership map to assist in delineating the optimum area to include in a proposed entertainment district (generally 2nd Street/Riverside Drive/Burleigh Ave./Mason).
- Collaborate with the Daytona Beach Ballough CRA to determine leveraging opportunities for joint planning efforts for their adjacent area for inclusion in the district.
- Establish a property owner's steering committee to assist in guiding discussions and provide input when preparing small area development plans.
- Develop a small area plan that addresses current and future development opportunities related to land uses, parking, access, circulation, land assembly, infrastructure adequacy, etc.

### Objective 3: Industrial Small Area Plan

- Using the relocation of Volusia County's Emergency Management Operations as a catalyst, develop an existing conditions infrastructure plan for area (generally Railroad/Mason/Ridgewood and 2nd Street/Brentwood).
- Establish a steering committee of property owners to address flooding issues, parking, and other issues that impact existing and future industrial area sustainability.
- Develop an infrastructure and land use small area plan to highlight mitigation opportunities.

**GOAL 2:** Support existing businesses and recruit new businesses.

### Objective 1: Review and modify, as needed, incentive policies.

- Continue existing incentive programs relating to facades, landscaping and related appearance issues.
- Explore expanding eligible criteria and resources for strategic businesses and/or locations that may leverage significant return on investment.
- Broaden development incentive policies to include land assembly, demolition, ADA requirements, and other life, safety building code issues.



## Keepers of the Vision

Re-establishing the advocacy platform for Holly Hill-based businesses that were lost with the dissolution of the Holly Hill Chamber of Commerce.

**GOAL 1:** Establish a process to support community involvement for the monitoring and maintenance of this 2025 Plan.

**Objective 1:** Review previous structure that established a Holly Hill CRA advisory committee that regularly reported to the City Council on project and program status.

- Appoint a steering committee to review similar CRA advisory committees/boards in other communities to determine “best practices” for recommendations to City Council.
- Establish criteria for advisory board membership, by laws, etc., should City Council determine such advisory assistance would benefit administration, operation, and implementation of programs.

**GOAL 2:** Establish a bi-monthly meeting schedule of Holly Hill CRA Advisory Board and Governing Board to meet and discuss Plan implementation activities and business activities in the Holly Hill CRA.

**GOAL 3:** Evaluate alternative potential business advocacy groups or mechanism to encourage and enable business community participation in Agency activities.



Holly Hill War Memorial and City Hall



## Quality of Life

Enhancing the overall living conditions, making the area aesthetically and environmentally appealing for residents, businesses, and visitors.

**GOAL 1:** Commit to upgrading the overall living conditions and appearance of the Holly Hill CRA.

**Objective 1:** Promote motel and business establishments physical improvements.

- Enforce existing building, life, safety codes to ensure compliance.
- Continue incentive policies to support property appearance enhancements.
- Provide incentive options for property upgrades or reuses, including demolition.

**Objective 2:** Initiate public realm improvements.

- Look for opportunities to “soften” Ridgewood corridor through additional landscaping in R-O-W and medians.
- Develop a landscaping “palette” of native, low maintenance materials that can be planted in strategic locations along the corridor and other high traffic areas.

- Develop policies to encourage partnering with private sector to implement and maintain landscaping program.
- Provide opportunities for the integration of public art throughout the area with emphasis along corridors and gateway locations.

**Objective 3:** Advance community initiatives with private partners to address affordable housing and social service needs in the Holly Hill CRA.

- Support opportunities for providing shelter, both permanent and temporary, for those in need.
- Work with adjacent jurisdictions addressing the social service needs within the Holly Hill CRA and surrounding properties, mitigating impacts.
- Explore housing development opportunities to support and retain existing workforce as well as recruiting future employees.



## Infrastructure Enhancements

Upgrading the existing infrastructure and augmenting with additional improvements to roads, utilities, and stormwater facilities to support economic activity.

**GOAL 1:** Focus on developing funding options addressing access, mobility, and transportation safety throughout the Holly Hill CRA.

### Objective 1: Ridgewood Corridor

- Enhance pedestrian and cyclist improvements with emphasis on safety.
- Explore methods to slow vehicular speeds along key portions along the corridor.
- Provide pedestrian mid-block crossings.
- Develop way-finding system for corridor.
- Work with VOTRAN to upgrade transit stops and maintenance program.

### Objective 2: LPGA Boulevard

- Complete necessary widening design study for roadway.
- Identify design constraints to widening and responsible entity to address options.
- Address entryway feature options for corridor.

### Objective 3: Railroad Corridor

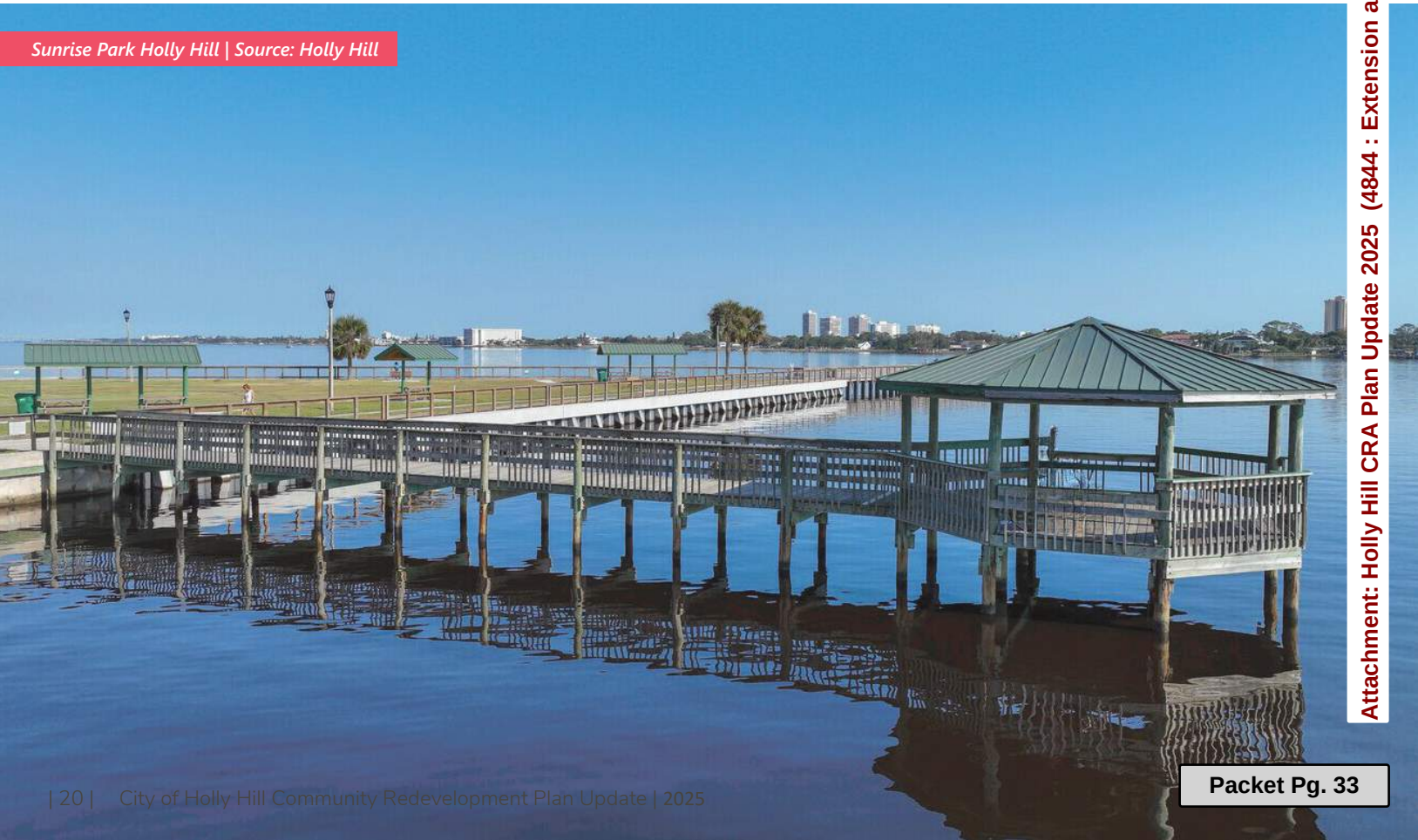
- Identify and prioritize “silent crossing” improvements and related costs.

**GOAL 2:** Develop stormwater system plan for the Holly Hill CRA to address flooding and water quality runoff issues.

**Objective 1:** Coordinate with appropriate regulatory organizations to identify scope and scale of appropriate facility designs.

- Meet with St. Johns Water Management District and County engineers to develop implementation program.
- Identify specific priority areas prone to flooding.
- Develop master plan and identify possible funding sources.
- Establish a reporting timeline to create a meaningful schedule for implementing program.

Sunrise Park Holly Hill | Source: Holly Hill



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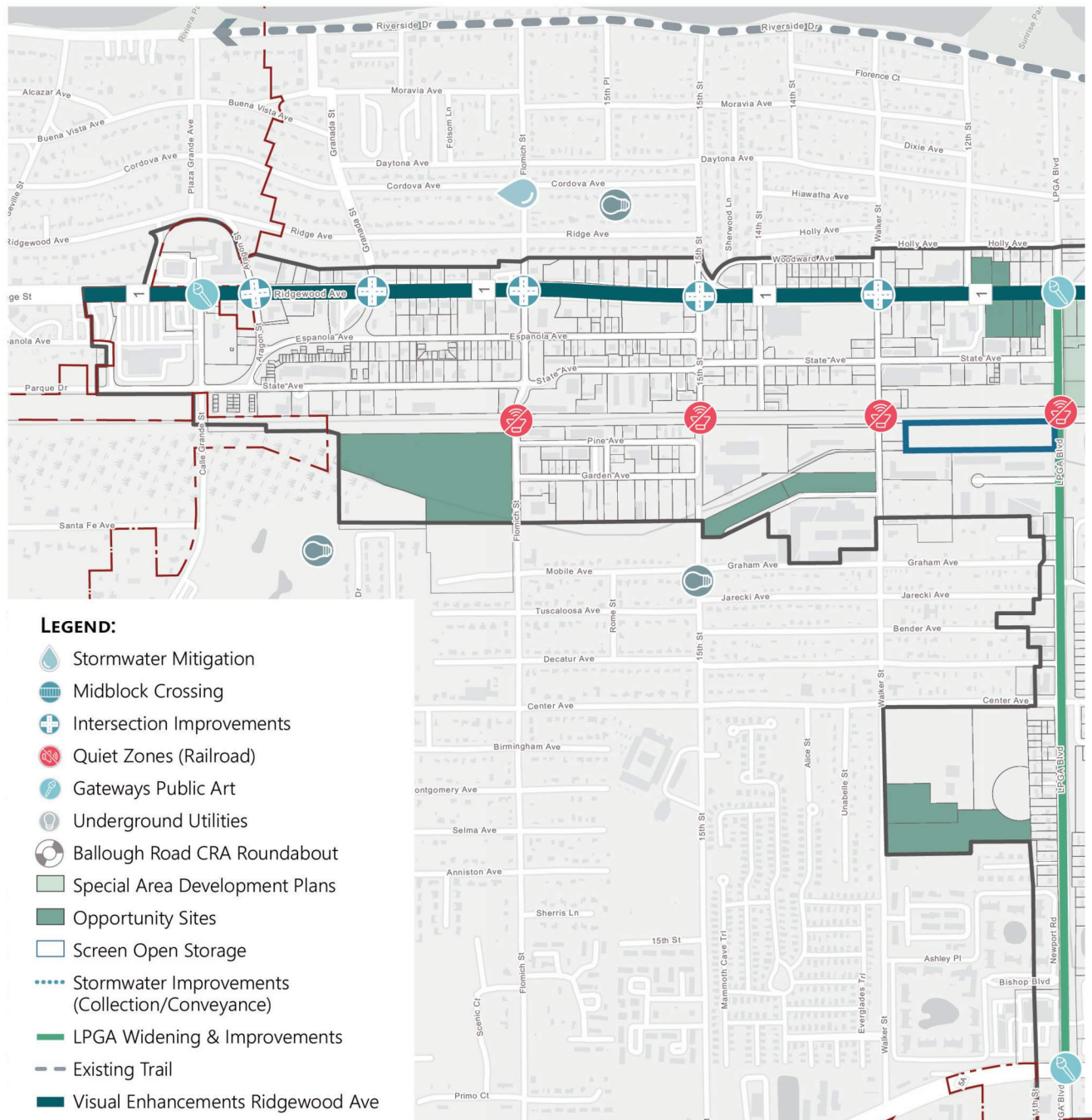
## SECTION 3.5

**CONCEPTUAL MASTER PLAN**

The Holly Hill CRA Conceptual Master Plan on the following page graphically depicts the general locations of the proposed physical and infrastructure improvements to be undertaken during the next ten (10) years. The Conceptual Master Plan shows the general location of the projects and programming proposed to address the Redevelopment Themes of the 2025 Holly Hill CRA Plan, including: Quality of Life, Keepers of the

*Vision, Attracting Investments, and Infrastructure Enhancements.* These themes and the projects and programming proposed to address them are shown on the following Conceptual Master Plan Maps and the Section detailed maps (see **Figures 8–12 - Holly Hill CRA and Conceptual Master Plan**).

**Figure 8. Holly Hill CRA and Conceptual Master Plan**

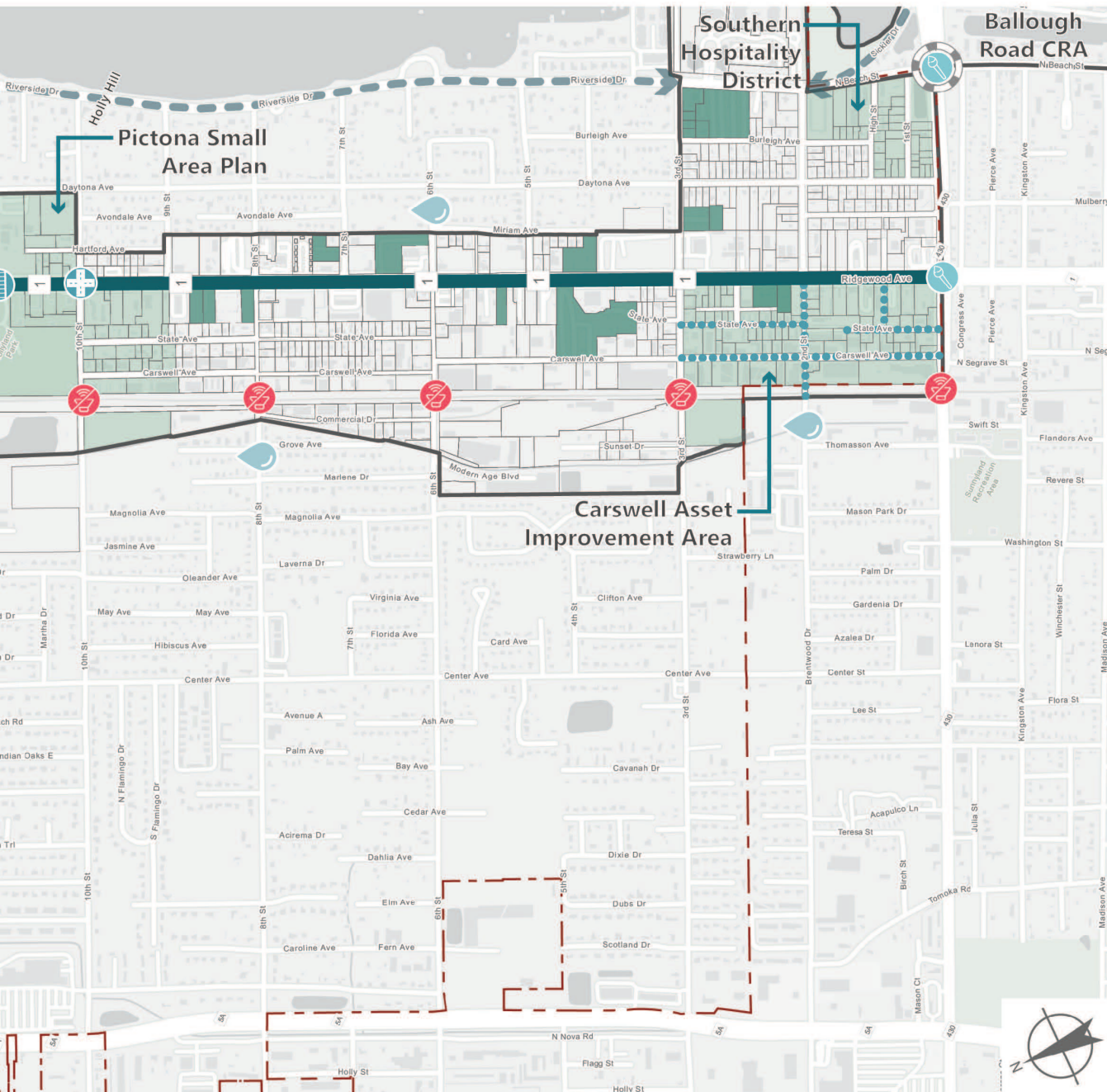


Attachment: Holly Hill CRA Plan Update 2025 (4844 : Extension and Modification of the Community Redevelopment Plan in Consistency W/ the

To note, capital projects are grouped to highlight proposed projects that will use Volusia County TIF participation as well as to indicate their relative priority.

The proposed projects for each of the Specific projects and Programming for each Redevelopment Theme includes but is not limited to the projects and programming specifically listed in this Holly

Hill CRA Redevelopment Plan update. The Agency may select the proposed listed projects and programming and it may also select additional and alternative projects and programming for placement in the Agency's Annual Work programs that address the four Redevelopment Themes and further implement the objectives of this Holly Hill CRA Redevelopment Plan update.







Pictona at Holly Hill | Source: Homes.com

## LPGA BOULEVARD/PICTONA SECTION OF HOLLY HILL CRA

The LPGA Boulevard/Pictona Section is characterized by numerous vacant and dilapidated hotels, commercial facilities, and sites along the US-1 corridor. This section is also home to the City's Municipal Complex and the Pictona community recreational facility.

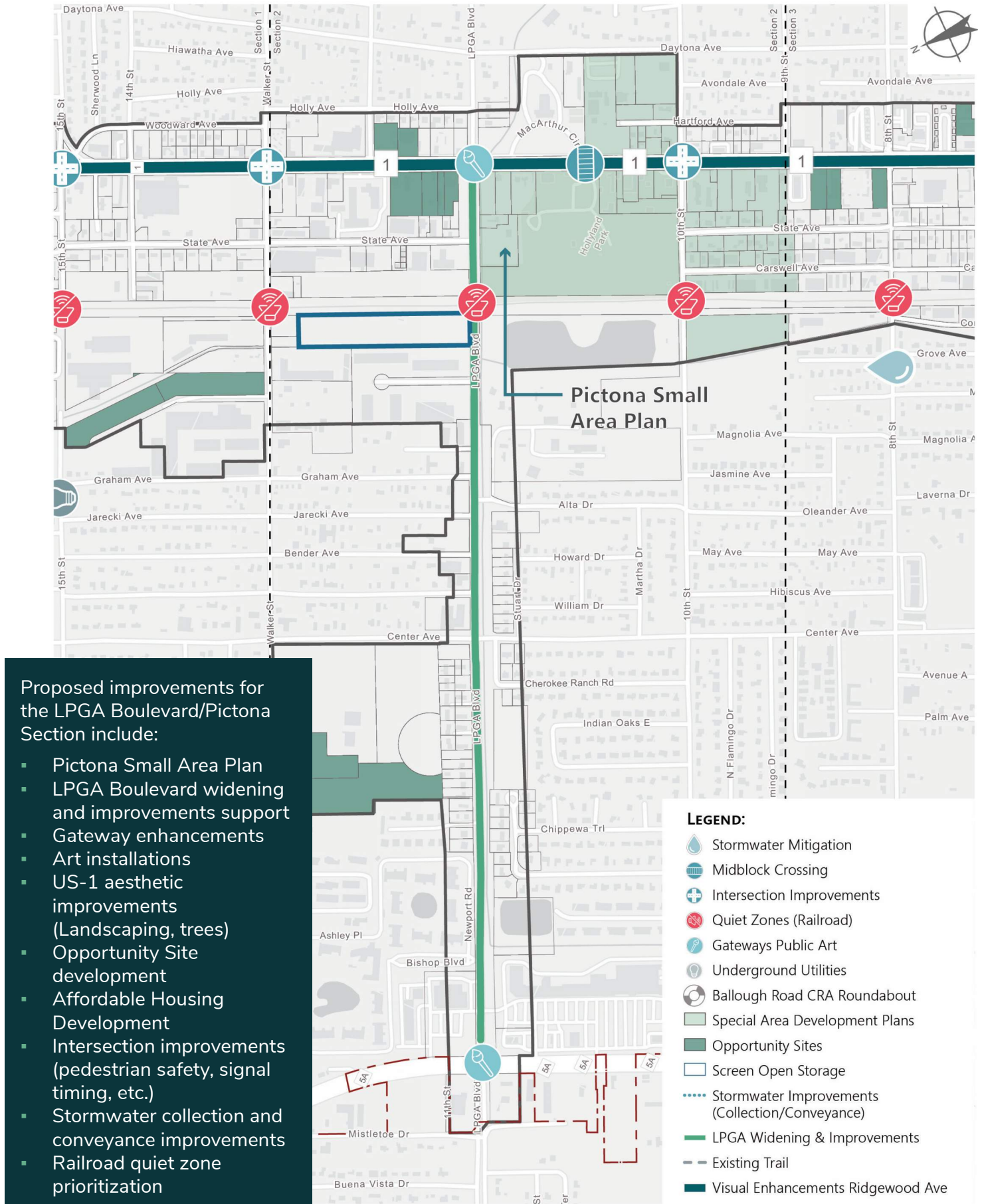
Pictona at Holly Hill has emerged as a regional hub for pickleball, community concerts, and events. Since its opening in 2020, Pictona has consistently expanded its facilities and event offerings each year. The facility's direct and indirect economic impacts on the City have underscored the potential for further development of both the facility and the surrounding properties. A Small Area Plan (SAP) is proposed to assess potential complementary and supporting uses for the parcels around Pictona and to identify possible redevelopment scenarios.

The LPGA Boulevard Corridor serves as a gateway linking the center of the City directly to Interstate 95. Traveling east from Interstate 95 to

the City, the roadway configuration and number of travel lanes decrease. This reduction in lanes creates several traffic choke points that often back up during daily commutes. Additionally, the fewer lanes pose potential evacuation capacity constraints and limit economic development by restricting the flow of visitors, employees, and commercial trips.

The City of Holly Hill and the Volusia County Transportation Planning Organization ("TPO") have identified the improvement of LPGA Corridor as a long-term regional objective and a high priority. The Agency may participate with the renovation of the LPGA Corridor in the future by supporting planning and engineering studies, offsetting some construction and right-of-way ("R-O-W") acquisition costs. Additionally, the Agency may assist in further enhancements to the LPGA Corridor, including streetscapes, multi-purpose trails, gateway features, and public art installations.

**Figure 10.** Holly Hill CRA and Conceptual Master Plan (LPGA Boulevard/Pictona Section of Holly Hill CRA)

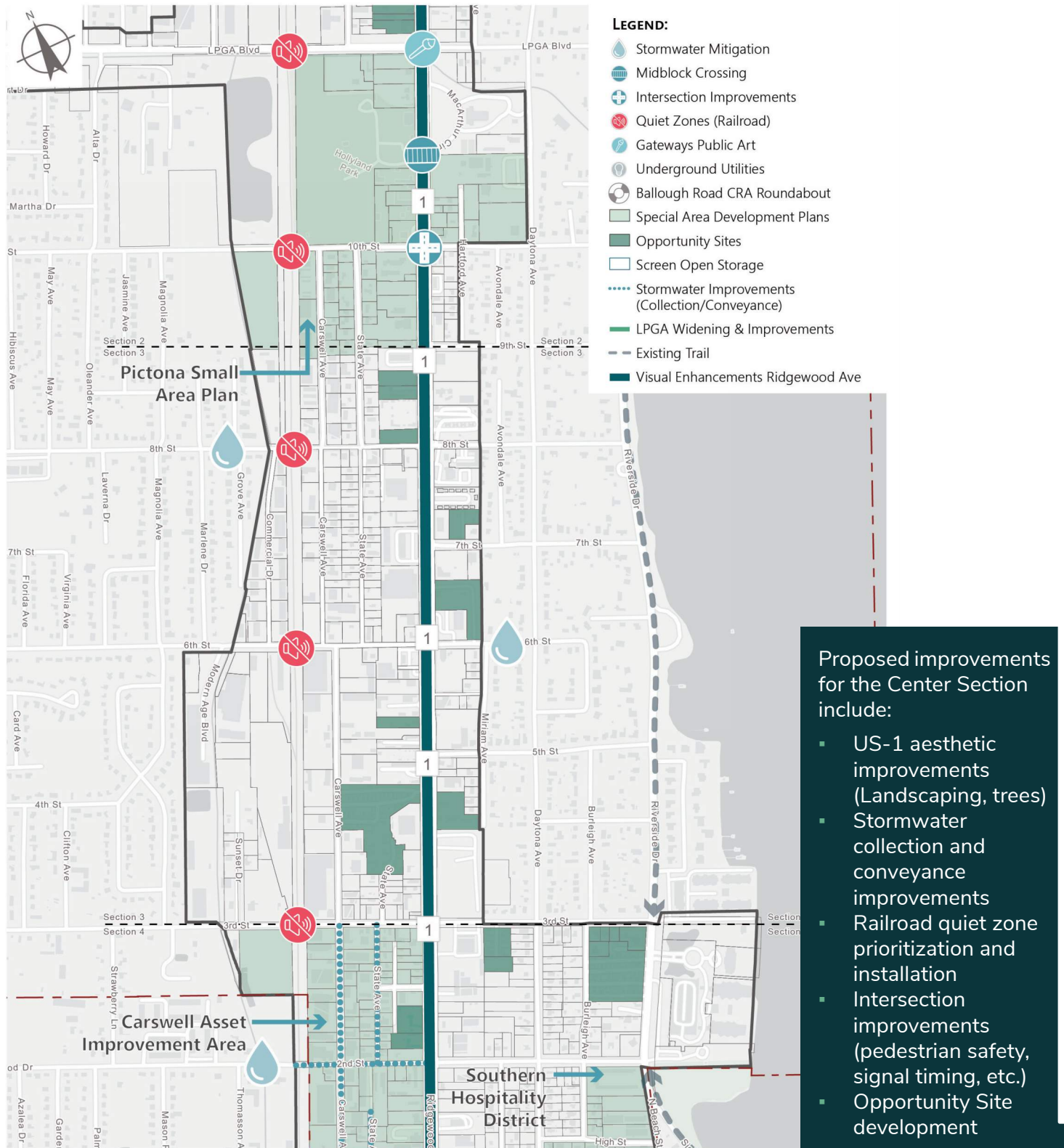


## CENTER SECTION OF HOLLY HILL CRA

The Center Section of the Holly Hill CRA is located between 9th Street to the north and 3rd Street to the south. The Center Section is characterized by some of the more mature commercial development along the US-1 corridor, several vacant parcels, deteriorating motel facilities with some parcels

more recently redeveloped. This section has several Opportunity Sites identified that have a significant redevelopment potential and may represent acquisition opportunities for the Agency or private sector developers.

**Figure 11.** Holly Hill CRA and Conceptual Master Plan (Center Section of Holly Hill CRA)





Intersection of Holly Hill CRA and Ballough Road CRA (Daytona Beach) | Source: Homes.com

## SOUTHERN SECTION OF HOLLY HILL CRA

The Southern Section of the Holly Hill CRA lies between 3rd Street to the north and Mason Avenue to the south. The Southern Section features the City's industrial center off Carswell Avenue and a hospitality district along Riverside Drive, situated at the base of the Seabreeze Boulevard Bridge. This section of the Holly Hill CRA borders the City of Daytona Beach's Ballough Road CRA at Mason Avenue and Ballough Road. There is an opportunity to link the Holly Hill CRA with the Ballough Road CRA and the downtown Daytona Riverfront District via the Ballough Road CRA trails and paths.

Asset mapping, infrastructure evaluation, and improvement planning (including roadways, stormwater, and lighting) are proposed for the industrial areas along Carswell Avenue. The Agency acknowledges the significant employment and economic contributions these businesses make to the City, County, and the East Central Florida Region. The proposed improvements aim to support ongoing industrial activities by addressing localized flooding, traffic, and safety issues identified in this section.

The Southern Hospitality District is proposed for the Southern Section near Marina Grande condominiums along Riverside Drive. This section already hosts several restaurants, bars, distilleries, and hospitality venues. Its location at the base of the Seabreeze Bridge along Riverside Drive makes it accessible by car, bike, or boat, making it an ideal spot for an entertainment district catering to local residents. A Small Area Plan (SAP) is proposed for the parcels comprising the Southern Hospitality District to evaluate potential complementary and supporting uses, identify possible redevelopment scenarios, and determine potential public realm improvements.

Ongoing collaboration with the City of Daytona Beach's Ballough Road CRA could involve supporting the development of the Mason Avenue Roundabout, enhancing trail connections to the Ballough Road CRA, and forming a Small Area Plan Partnership. This partnership would evaluate potential redevelopment scenarios for parcels along Sickler Drive, Riverside Drive, and North Beach Street within the adjacent CRAs.



## SECTION FOUR

# FINANCIAL ANALYSIS & RESOURCE ALLOCATION

### SECTION 4.1

## TAX INCREMENT FINANCING OVERVIEW

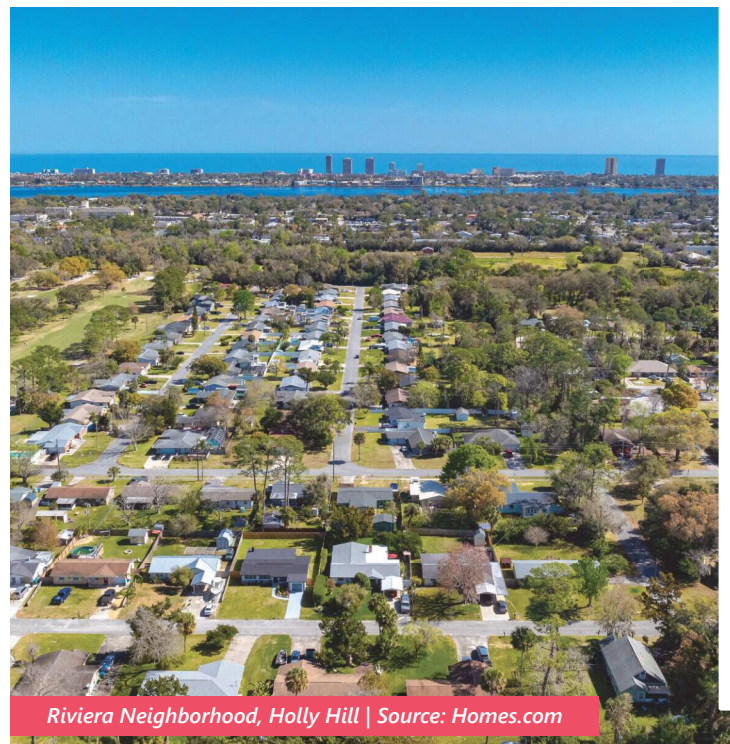
The Community Redevelopment Act authorizes a county or municipality to create a Community Redevelopment Agency as a means of redeveloping areas experiencing slum and blighted conditions. Community Redevelopment Agencies administer programs and activities which implement goals as defined within an adopted Community Redevelopment Plan ("Redevelopment Plan"). These programs and activities are primarily funded by tax increment financing ("TIF") revenue, which is used to leverage public funds to facilitate redevelopment activities within Community Redevelopment Areas ("CRAs").

TIF revenues are generated from increases in property values above their value at the time a Community Redevelopment Agency is created. A Redevelopment Trust Fund is established for the TIF revenue as a means of using property taxes from property valuation increases to assist in paying for public improvements that stimulate development and redevelopment. Upon adoption, the Redevelopment Trust Fund ordinance specifies the base valuation of all property located within the boundaries of the CRA. Generally, thereafter, qualified taxing authorities contribute 95% of the taxes they collect into the corresponding Redevelopment Trust Fund based on future increases in the taxable value of all properties contained within the CRA. The TIF revenues can be used immediately, saved for particular projects, or can be used for bond financing to maximize funds available for larger projects.

Specific to the Holly Hill Community Redevelopment Area ("CRA"), the qualified taxing authorities contributing to the Holly Hill CRA Redevelopment Trust Fund include Volusia County ("County"), the City of Holly Hill ("City"), and the Halifax Hospital Medical Center special tax district ("Halifax Hospital").

Funds accrued into the Redevelopment Trust Fund, however, must be used for redevelopment projects, programs, and activities as specified in the Redevelopment Plan and not for general governmental purposes. These funds are to be used only for projects, improvements, acquisitions, and programs within the corresponding geographical boundary of the CRA as well as for approved administrative expenses associated with the CRA as outlined in Chapter 163.370, Florida Statutes.

The following section highlights the summary projections of the tax increment analysis for the Agency. These tax increment projections were prepared by Volusia County Chief Financial Officer. The proposed operational time-frame of the Holly Hill Community Redevelopment Agency is 2036.



Riviera Neighborhood, Holly Hill | Source: Homes.com

## SECTION 4.2 HISTORICAL VALUATIONS

The first Holly Hill CRA Redevelopment Plan was adopted in 1996. The Agency has a base operational time frame of 30 years, with an option to be extended for up to 30 additional years from the date of the initial adoption of the Redevelopment Plan, therefore, extending the Agency's operational time frame through 2036. Since adoption, the Agency has implemented a wide range of capital infrastructure improvements within the CRA, such as streetscapes, parks and open spaces, stormwater, and utility improvements. In addition, the Agency has realized numerous redevelopment programming successes, including, but not limited to, small business support, commercial corridor improvements, and destination tourism development.

The Holly Hill CRA has a base year taxable value of \$88,342,219. Over the 10-year period from

2014 to 2023, total taxable value for all properties within the CRA grew at a Compound Annual Growth Rate ("CAGR") of 5.3%, experiencing an increase in taxable value from \$220,018,713 in 2014 to \$370,504,680 in 2023. Comparatively, the total taxable value within the City grew at a slightly greater CAGR of 6.6% during this same 10-year period, thus resulting in a slight decline in the CRA's capture of the City's total taxable value from 45% in 2014 to 40% in 2023. In addition, taxable value from new construction represents on average 0.4% and 0.2% of the total taxable value within the City and CRA, respectively, from 2014 to 2023.

The table below illustrates the annual change in total taxable value, as well as the CRA's capture of total taxable value within the City from 2014 to 2023 (see **Table 1 – Total Taxable Value Growth**).

**Table 1.** Total Taxable Value Growth, 2014–2023

| Year                           | City's Total Taxable Value | Annual % Change <sup>(1)</sup> | CRA's Total Taxable Value | Annual % Change <sup>(1)</sup> | CRA's Capture of City <sup>(2)</sup> |
|--------------------------------|----------------------------|--------------------------------|---------------------------|--------------------------------|--------------------------------------|
| 2014                           | \$ 486,873,412             | 7.6%                           | \$ 220,018,713            | 9.0%                           | 45.2%                                |
| 2015                           | 512,278,988                | 5.2%                           | 229,892,560               | 4.5%                           | 44.9%                                |
| 2016                           | 539,270,722                | 5.3%                           | 244,837,012               | 6.5%                           | 45.4%                                |
| 2017                           | 575,020,311                | 6.6%                           | 258,210,746               | 5.5%                           | 44.9%                                |
| 2018                           | 625,015,551                | 8.7%                           | 277,702,386               | 7.5%                           | 44.4%                                |
| 2019                           | 659,532,572                | 5.5%                           | 286,679,777               | 3.2%                           | 43.5%                                |
| 2020                           | 705,969,306                | 7.0%                           | 299,235,299               | 4.4%                           | 42.4%                                |
| 2021                           | 737,061,540                | 4.4%                           | 305,600,545               | 2.1%                           | 41.5%                                |
| 2022                           | 820,514,326                | 11.3%                          | 334,545,361               | 9.5%                           | 40.8%                                |
| 2023                           | 921,842,630                | 12.3%                          | 370,504,680               | 10.7%                          | 40.2%                                |
| <b>10-Year Historical CAGR</b> | <b>6.6%</b>                | <b>-</b>                       | <b>5.3%</b>               | <b>-</b>                       | <b>(1.2%)</b>                        |

Sources: Florida Department of Revenue; Volusia County Property Appraiser; GAI Consultants. Note: (1) Reflects year-over-year (Y-O-Y) percent change. (2) Reflects Holly Hill CRA's capture of total taxable value within the City of Holly Hill.

Over the past 10-year period from 2014 to 2023, the Holly Hill CRA Redevelopment Trust Fund realized approximately \$24,605,539 in TIF revenues, experiencing a CAGR of 5.7% during this same period, as depicted in the following table.

The Holly Hill CRA Redevelopment Trust Fund experienced the greatest annual change in TIF revenues over the past year, increasing 10.7% from 2022 to 2023 (see **Table 2 – Summary of Historical TIF Collections**).

**Table 2.** Summary of Historical TIF Collections, Holly Hill CRA

| Year                                 | Total Taxable Value | Total Taxable Value less Base <sup>(1)</sup> | County Contribution at 95% | City Contribution at 95% | Halifax Hospital Contribution at 95% | Total TIF Revenues <sup>(2)</sup> | Annual % Change <sup>(3)</sup> |
|--------------------------------------|---------------------|----------------------------------------------|----------------------------|--------------------------|--------------------------------------|-----------------------------------|--------------------------------|
| 2014                                 | \$ 220,018,713      | \$ 131,676,494                               | \$ 858,448                 | \$ 891,951               | \$ 125,093                           | \$ 1,875,502                      | 12.9%                          |
| 2015                                 | 229,892,560         | 141,550,341                                  | 924,326                    | 958,845                  | 128,422                              | 2,011,592                         | 7.3%                           |
| 2016                                 | 244,837,012         | 156,494,793                                  | 992,209                    | 1,025,065                | 112,409                              | 2,129,684                         | 5.9%                           |
| 2017                                 | 258,210,746         | 169,868,527                                  | 1,076,598                  | 1,112,665                | 31,016                               | 2,250,279                         | 5.7%                           |
| 2018                                 | 277,702,386         | 189,360,167                                  | 1,128,769                  | 1,169,299                | 63,790                               | 2,361,858                         | 5.0%                           |
| 2019                                 | 286,679,777         | 198,337,558                                  | 1,165,024                  | 1,177,629                | 66,814                               | 2,409,467                         | 2.0%                           |
| 2020                                 | 299,235,299         | 210,893,080                                  | 1,166,288                  | 1,252,178                | 197,674                              | 2,616,390                         | 8.6%                           |
| 2021                                 | 305,600,545         | 217,258,326                                  | 1,247,413                  | 1,289,971                | 196,674                              | 2,734,058                         | 4.5%                           |
| 2022                                 | 334,545,361         | 246,203,142                                  | 1,287,347                  | 1,461,831                | 201,288                              | 2,950,466                         | 7.9%                           |
| 2023                                 | 370,504,680         | 282,162,461                                  | 1,473,548                  | 1,581,521                | 211,173                              | 3,266,242                         | 10.7%                          |
| 10-Year Historical Total (2014-2023) |                     |                                              | \$ 11,319,971              | \$ 11,920,965            | \$ 1,364,603                         | \$ 24,605,539                     | –                              |

Sources: GAI Consultants; Florida Department of Revenue; Volusia County Property Appraiser; City of Holly Hill. Notes: Totals may not add due to rounding. (1) Reflects a base year value of \$88,342,219. (2) Assumes a 95% contribution rate from Volusia County, City of Holly Hill, and Halifax Hospital. (3) Reflects year-over-year ("Y-O-Y") percent change.

**To note, the current operational term of the Holly Hill Community Redevelopment Agency began in 1996 and the Agency is due to "sunset" in 2026. Therefore, the projection years following 2026 are provided for consideration of extending the Agency's "sunset" date.**

## SECTION 4.3 TAX INCREMENT PROJECTIONS

The tax increment projections contained herein were prepared by Volusia County Chief Financial Officer. These projections assume a continual decline in millage rates at the average rate of reduction recently observed. Additionally, projections calculate anticipated property values based on historic growth rates.

### REVIEW OF MILLAGE RATES

As illustrated in **Table 3 – Review of Millage Rates**, the total millage applicable to properties located within the Holly Hill CRA has experienced a steady decline from 14.9929 in 2014 to 12.1850 in 2023. Millage rates for the County and Halifax Hospital have steadily decreased over the last 10-years.

**Table 3.** Review of Millage Rates

| Year | County | City   | Halifax Hospital | Total Holly Hill CRA |
|------|--------|--------|------------------|----------------------|
| 2014 | 6.8625 | 7.1304 | 1.0000           | 14.9929              |
| 2015 | 6.8737 | 7.1304 | 0.9550           | 14.9591              |
| 2016 | 6.6739 | 6.8949 | 0.7561           | 14.3249              |
| 2017 | 6.6714 | 6.8949 | 0.3781           | 13.9444              |
| 2018 | 6.2747 | 6.5000 | 0.3546           | 13.1293              |
| 2019 | 6.1831 | 6.2500 | 0.3546           | 12.7877              |
| 2020 | 5.8213 | 6.2500 | 0.9879           | 13.0592              |
| 2021 | 6.0438 | 6.2500 | 0.9529           | 13.2467              |
| 2022 | 5.5040 | 6.2500 | 0.8606           | 12.6146              |
| 2023 | 5.4972 | 5.9000 | 0.7878           | 12.1850              |

Sources: Volusia County Property Appraiser; City of Holly Hill.

## TAX INCREMENT PROJECTIONS

The tax increment projection model, prepared by Volusia County Chief Financial Officer, provides a high and moderate scenario for tax increment that may be generated through 2036. The projection model predicts that the Holly Hill CRA will generate a combined tax increment between \$10,675,755 and \$10,759,755 through the Agency's current sunset date, 2026.

The Holly Hill CRA is anticipated to generate, in total, between \$46,390,200 and \$49,031,200 in additional receipts throughout the 10-year projection period, 2027 to 2036. Over the full planning period, 2024 through 2036, the projection model reflects CAGRs in TIF revenues between 3.7% and 4.4% for the Holly Hill CRA Redevelopment Trust Fund. Additionally, the Holly Hill CRA is projected to experience an increase of between 85% and 98% in total taxable value over the full planning period.

The table below details the moderate projection scenario prepared by Volusia County Chief Financial Officer throughout the full planning period, 2024 to 2036 (see **Table 4 – Summary of TIF Revenue Projections, Moderate Scenario**).

A detailed table of the high projection scenario table can be located in Appendix D – Detailed Financial Analysis Tables.

As the increment value increases, Volusia County's contribution rate to the TIF Trust Fund will decrease over time (i.e., the County shall contribute at a 95% participation rate for increment up to \$1,000,000, 75% for increment between \$1,000,000 and \$2,000,000, and 50% for increment above \$2,000,000). This decreasing TIF participation rate will rely upon the TIF projections provided by Volusia County Chief Financial Officer. The decreasing TIF participation rate is not reflected in Table 4 below. Example calculations of the decreasing contributions can be located in Appendix E – Example Calculations of Decreasing Contribution Tables.

When determining the millage to be used to estimate the Volusia County TIF contribution, the County will utilize the lower of the either the County or City's general fund millage rate. The County will not utilize a millage rate higher than the City's current millage rate when determining the County TIF participation amount.

**Table 4.** Holly Hill Redevelopment Trust Fund TIF Revenues, Moderate Scenario

| Year                                                         | Value of CRA  | Incremental Value | County Millage | County CRA Contribution @ 95% <sup>(1)</sup> | Total Millage | Millage % Change | Total CRA Contributions/ Revenue |
|--------------------------------------------------------------|---------------|-------------------|----------------|----------------------------------------------|---------------|------------------|----------------------------------|
| 2024                                                         | \$388,048,240 | \$299,706,021     | 5.434          | \$1,547,172                                  | 11.965        | -1.81%           | \$3,406,655                      |
| 2025                                                         | \$408,493,053 | \$320,150,834     | 5.312          | \$1,615,700                                  | 11.697        | -2.24%           | \$3,557,500                      |
| 2026                                                         | \$430,015,027 | \$341,672,808     | 5.193          | \$1,685,700                                  | 11.435        | -2.24%           | \$3,711,600                      |
| Agency's Current Sunset Date (2026) Sub-Total <sup>(2)</sup> |               |                   |                | \$4,848,572                                  |               |                  | \$10,675,755                     |
| 2027                                                         | \$452,670,913 | \$364,328,694     | 5.077          | \$1,757,100                                  | 11.179        | -2.24%           | \$3,869,000                      |
| 2028                                                         | \$476,520,453 | \$388,178,234     | 4.963          | \$1,830,200                                  | 10.928        | -2.24%           | \$4,029,900                      |
| 2029                                                         | \$501,626,537 | \$413,284,318     | 4.852          | \$1,904,900                                  | 10.683        | -2.24%           | \$4,194,400                      |
| 2030                                                         | \$528,055,366 | \$439,713,147     | 4.743          | \$1,981,300                                  | 10.444        | -2.24%           | \$4,362,600                      |
| 2031                                                         | \$555,876,632 | \$467,534,413     | 4.637          | \$2,059,500                                  | 10.210        | -2.24%           | \$4,534,700                      |
| 2032                                                         | \$585,163,696 | \$496,821,477     | 4.533          | \$2,139,400                                  | 9.981         | -2.24%           | \$4,710,800                      |
| 2033                                                         | \$615,993,787 | \$527,651,568     | 4.431          | \$2,221,300                                  | 9.757         | -2.24%           | \$4,891,000                      |
| 2034                                                         | \$648,448,200 | \$560,105,981     | 4.332          | \$2,305,100                                  | 9.539         | -2.24%           | \$5,075,500                      |
| 2035                                                         | \$682,612,515 | \$594,270,296     | 4.235          | \$2,390,800                                  | 9.325         | -2.24%           | \$5,264,400                      |
| 2036                                                         | \$718,576,820 | \$630,234,601     | 4.140          | \$2,478,700                                  | 9.116         | -2.24%           | \$5,457,900                      |
| 10-Year Tax Collections Total                                |               |                   |                | \$21,068,300                                 |               |                  | \$46,390,200                     |
| Full Planning Period (2024-2036) <sup>(3)</sup>              |               |                   |                | \$25,916,872                                 |               |                  | \$57,065,955                     |

Sources: Volusia County Chief Financial Officer. Notes: Totals may not add due to rounding.

Notes: (1) As the increment value increases, Volusia County's contribution rate to the TIF Trust Fund will decrease over time (i.e., the County shall contribute at a 95% participation rate for increment up to \$1,000,000, 75% for increment between \$1,000,000 and \$2,000,000, and 50% for increment above \$2,000,000). This decreasing TIF participation rate will rely upon the TIF projections provided by Volusia County Chief Financial Officer. The decreasing TIF participation rate is not reflected in Table 4 above. (2) The years following sunset are provided for reference in a future evaluation of extending the Agency's current sunset date, 2026; therefore, the 10-Year Tax Collections Total reflects the projection period from 2027 to 2036. (3) The full planning period reflects the years extending from 2024 to 2036.

## SECTION 4.4

**ALTERNATIVE FUNDING OPTIONS  
AND INCENTIVE PROGRAMS****POTENTIAL RECEIPTS AND CAPITAL  
CONTRIBUTIONS**

Identified below are several ways other communities have opted to improve or enhance both operational receipts and capital resources. These alternative funding options could be instrumental in the Agency obtaining additional resources to fund redevelopment projects and programs. Some options are addressed below.

**General Fund**

This is the most common source of budgetary commitments within a community and appears to be the primary means of funding or supporting various redevelopment activities in the City and the CRA today.

**Advantages**

- Commonly used for both capital and operations.
- Subject to annual and continuing reviews.
- Any receipts or dollars generated combine well with other resources.
- Probably the most reliable financial mechanism.
- Dollars can be allocated to almost any purpose.
- Already a functioning system in place to address needs.

**Disadvantages**

- May be difficult to justify additional spending for facilities in certain locations.
- Whatever the City budget might be, it is limited by law to a certain millage ceiling.

**Special Assessments**

Special assessments are fees levied to achieve a specific level of benefit or service. They take many forms under various provisions of Florida law. Depending upon their purpose or means of implementation, such assessments may be imposed simply by the City as the controlling legislative body, or could be authorized by referendum in some cases.

It is a financial resource with flexible application to absorb or offset both capital and operational costs. They can be applied to the capital or operational costs of parks as well as roads, lighting, and other facilities or infrastructure broadly defined.

Assessments must be shown to provide a demonstrable benefit to property, and the charge cannot exceed the benefit that reflects considerations more than simply an increase in property value. They can extend citywide or to certain accessible

or identifiable areas. Because the idea of a benefit is quite broad, there are multiple ways of allocating the assessment itself. The manner ultimately applied should satisfy certain tests of reasonableness and logic, but Florida law allows extensive latitude.

**Advantages**

- Commonly used for both capital and operations.
- Subject to annual and continuing reviews.
- Any receipts or dollars generated combine well with other resources.
- Probably the most reliable financial mechanism.
- Dollars can be allocated to almost any purpose.
- Already a functioning system in place to address needs.

**Disadvantages**

- Additional charge for services perceived as more properly absorbed by tax (General Fund) dollars.
- While there are ways to reduce assessments to specific properties, such as schools or churches, all benefited properties generally must contribute.
- May be difficult to justify added charges or fees in disadvantaged neighborhoods.
- If subjected to referendum, may not be adopted.

**Simple Users Fees**

While such fees are typically associated with a controlled gate and for selected facilities, it is not uncommon for them to apply to trails and conservation areas at an obvious access point, often through an honor system. Where there is not an attendant, which is typical in many situations, rates would be posted, and there would be a secure box for collections. These proceeds are generated for a specific park or area deemed to benefit from their imposition and their collection.

**Advantages**

- Tied to specific facilities.
- May combine existing workers if maintenance is an issue at a targeted location.
- Ease of administration.
- Any receipts or dollars generated combine well with other resources.
- Dollars can be allocated to site, area, or facility specific or activities.

**Disadvantages**

- Best for modest collections.
- Unlikely to offset major costs.

## OTHER COMPLEMENTARY PROGRAMS

While assessments, benefit charges, and increment dollars could be extraordinarily effective, there are other funds and financing techniques that should be considered as well. These additional approaches leverage the value of other dollars and have application to specific activities.

### Grant Programs

Grants are typically performance and/or criteria-based awards directed to a variety of initiatives and originating from many different local, state, and national resources. They are typically competitive, although “need” may be a sufficient premise for an award. Grants are sometimes provided by major area banks and institutions, foundations, and many smaller non-profits. Federal and state grant opportunities are highly limited. As such, their value and availability today are highly speculative, and are not a sturdy foundation for an implementation plan, especially if there are near-term objectives that must be satisfied. Grants are better viewed as enhancements to financial options that are imminent and controlled by the parties or groups looking to realize immediate change.

#### Advantages

- They are often dollars extended without recurring obligations to the recipient.
- They can often be paired with, or inserted into, any financial scheme.
- They can be available for both capital and operational activities.
- May create a long-term partnership with granting entities or institutions.
- May be flexible in some cases as circumstances evolve.

#### Disadvantages

- Not likely to be an immediate financial resource.
- Usually highly competitive and can be costly.
- Major reporting and accountability requirements.

### Improved Leveraging of Existing Efforts

In many controlled situations, there are likely to be projects, programs, or work that could be coordinated and leveraged to support or implement the development and/or redevelopment activities or management responsibilities associated with potential catalyst site concepts. Here, we are also considering the existing or potential maintenance activities or improvements already occurring within the CRA.

All the development and/or redevelopment of the catalyst sites controlled by the Agency and nearby areas will require coordination, planning, and other efforts that might be funded or supported together such that the cooperative arrangements benefit the City and the Agency in some measurable or reasonable way. Over many projects or programs, careful planning, coordination, and scheduling can save dollars that often may be sufficient in scale to support the equivalent of still other projects.

#### Advantages

- Recognizes and leverages investments in staff and other program resources which have already been committed.
- The costs often leverage dollars without recurring additional obligations.
- Efforts are wholly marginal costs, so they are extremely efficient from an economic standpoint.
- Can literally be paired with, or inserted into, any financial or program scheme.
- Flexible in some cases as circumstances evolve.

#### Disadvantages

- Requires very forward-looking thinking.
- Rarely aligns perfectly with existing budget priorities.
- May alter a preferred sequence of events.

## INCENTIVE PROGRAMS

Development incentives are a set of policies which encourage economic development. These incentives take many forms such as: Tax Refunds, Tax Increment Financing, Enterprise Zones, Foreign Trade Zones, Historic Grants and Tax Credits, Interest write down, New Market Tax Credits, the use of Private/Public Partnerships, Pre-Development Loans, Grants, insurance programs, Non Ad-Valorem Loan Guarantees, enhanced public amenities, Brownfield Funding and other Municipal Finance Strategies.

The 20 incentives summarized within the following pages may be adopted by the City and provide the Agency's the tools necessary to continue to attract quality development projects and investment into the community. It is critical to note that in any given year any local, state, and federal program may be underfunded or discontinued. It is the responsibility of the Governing Body, Agency, Staff, and downtown developers and residential and retail applicants to be mindful of the health of any such program for which funds are being sought.

### 1. Florida Brownfield Program

The Florida Brownfield Program encourages voluntary cleanup of Brownfield sites by awarding tax credits to partially offset the cost of site rehabilitation or solid waste removal. In 2010, the Holly Hill CRA was designated a Brownfield Area for economic development purposes by the City Commission. The Holly Hill Economic Enhancement District was enacted through City Resolution 2010-R-10. *This designation enables the Agency to utilize the financial and regulatory incentives provided in Chapter 376.84, Florida Statutes, 2024.*

### 2. Economic Development Transportation Funds

A State of Florida program designed to alleviate transportation problems that adversely impact a specific company's location or expansion decision. Eligible projects are those that facilitate economic development by eradicating location-specific transportation problems on behalf of a specific eligible company.

### 3. Capital Investment Tax Credit (CITC)

CITC is used to spur capital investment in Florida's High Impact Sectors. It is an annual credit, provided for up to 20 years, against the corporate income tax. The amount of the annual credit is based on the eligible capital costs associated with a qualifying project. Eligible capital costs include all expenses incurred in the acquisition, construction, installation, and equipping of a project from the beginning of construction to the commencement of operations.

### 4. High Impact Performance Incentive Grant (HIPI)

Negotiated grant used to attract and grow major high impact facilities in Florida. Grants are provided to pre-approved applicants in certain high-impact sectors designated by the Florida Department of Economic Opportunity (DEO).

### 5. Qualified Target Industry Tax Refund (QTI)

Available for companies that create high-wage jobs in targeted high-value-added industries.

### 6. Local Government Distressed Area Matching Grant

Stimulate investment in Florida's economy by assisting Local Governments in attracting and retaining targeted businesses. The amount awarded by the State of Florida will equal \$50,000 or 50% of the local government's assistance amount, whichever is less, and be provided following the commitment and payment of that assistance.

### 7. Innovation Incentive Program

This program allows the state to compete effectively

for high-value research and development, innovation business, and alternative and renewable energy projects. Long-term investments made by the state in industry clusters are critical to Florida's future of economic diversification.

### 8. Qualified Defense & Space Contractor Tax Refund (QDSC)

Pre-approved QDSC projects receive tax refunds of up to \$5,000 per job created or saved in Florida. There is a cap of \$7.5 million per single qualified applicant in all years, and no more than \$2.5 million in tax refunds may be received in any given fiscal year. Businesses must pay 115% of the state average wage and secure municipality matching 20% financial support.

### 9. Quick Action Closing Fund (QACF)

This is an up-front discretionary grant incentive that can be accessed by Florida's Governor, after consultation with the President of the Senate and the Speaker of the House of Representatives and review by the Joint Legislative Budget Commission, to respond to unique requirements of wealth-creating projects. When Florida is vying for intensely competitive projects, Closing Funds may be utilized to overcome a distinct, quantifiable disadvantage after other available resources have been exhausted.

### 10. Sales and Tax Use Exemptions on Machinery and Equipment

This exemption is for sales and use taxes paid on the purchase of new machinery and equipment used (directly related) to produce a product for sale. This program is administered through the Florida Department of Revenue. The program is for manufacturing and printing businesses or businesses that use a portion of a manufacturing process and are relocating to the area opening a new facility, or expanding.

### 11. Sales and Tax Exemptions on Electricity Used in Manufacturing Process

An exemption of the 7% sales tax for electricity used in the manufacturing process (if 75% or more of electricity is used in manufacturing). Exemption is managed through the Florida Department of Revenue.

### 12. Work Opportunity Tax Credit (WOTC)

The WOTC is a federal income tax credit that provides incentives to private for-profit employers to encourage the hiring of individuals from certain targeted groups who traditionally have difficulty finding employment. Employers can reduce their federal income tax liability up to \$9,600 during the first year of employment of a member of targeted

group, depending on the target group. There is no limit to the number of qualified employers for which an employer receives this tax credit.

### 13. New Markets Tax Credits (NMTC)

The NMTC Program was established to spur new or increased investments into operating businesses and real estate projects located in low-income communities. The NMTC Program attracts investment capital to low-income communities by permitting individual and corporate investors to receive a tax credit against their federal income tax return in exchange for making equity investments in specialized financial institutions, called Community Development Entities (CDEs).

### 14. Historic Rehabilitation Tax Credit

The Federal Government encourages the preservation of historic buildings through various means, one of which is the program of federal tax incentives to support the rehabilitation of historic and older buildings. The National Park Service administers the program with the Internal Revenue Service in partnership with the Florida Division of Historic Preservation. The tax incentives promote the rehabilitation of historic structures of every period, size, style, and type. The tax incentives for preservation attract private investment to the historic cores of cities and towns. They also generate jobs, enhance property values, and augment revenues for state and local governments through increased property, business, and income taxes. The Preservation Tax Incentives also help create moderate and low-income housing in historic buildings. Through this program, abandoned and underused schools, warehouses, factories, churches, retail stores, apartments, hotels, houses, and offices throughout the country have been restored to life in a manner that maintains their historic character.

### 15. Housing Credit (HC) Program

The HC Program is governed by the U.S. Department of the Treasury and Florida's allocation is administered by the Florida Housing Finance Corporation. Under the HC Program, successful applicants are provided with a dollar-for-dollar reduction in federal tax liability in exchange for the development or rehabilitation of units to be occupied by very low- and low-income households. Developers that cannot use the tax reduction may sell credits in exchange for equity to the development. On a project basis, the amount of credits available is approximately equal to 9% of the cost of building each very low-income unit, including a developer fee but excluding land cost. For certain federally assisted projects (Mortgage

Revenue Bonds and Rural Housing), this translates into 4% of building costs. Syndication of the credits to investors can raise equity to pay for 40% or more of a project's costs.

### 16. Pre-Development Loan (PLP)

The PLP Program provides below-market interest rate financing and technical advisory services to nonprofit organizations and public entities for preliminary development activities necessary to obtain the requisite financing to construct home ownership or rental housing developments.

### 17. Rental Housing Mortgage Revenue Bonds (MRB)

The MRB utilizes funds generated from the sale of both taxable and tax-exempt bonds to make below-market interest rate loans to non-profit and for-profit developers of rental housing. Developments that receive tax exempt financing also receive automatic 4% Housing Credits directly from the Federal Government.

### 18. State Housing Initiative Partnership (SHIP)

SHIP's mission is threefold: (1) provide funding to eligible local governments for the implementation of programs that create and preserve affordable housing; (2) foster public-private partnerships to create and preserve affordable housing; and (3) encourage local governments to implement regulatory reforms and promote the development of affordable housing in their communities by using funds as an incentive for private development. Funds are allocated to every Florida County as well as municipalities that receive CDBG funds.

### 19. State Apartment Incentive Loan Program (SAIL)

The SAIL Program provides low-interest rate mortgage loans to developers that build or rehabilitate rental developments, made affordable to very low-income households (50% or less of area median). The SAIL loan bridges the gap between a development's primary financing and total development costs.

### 20. Grow Volusia Business Program (GVBP)

GVBP is a performance-based initiative aimed at fostering job creation and economic growth in Volusia County. It provides financial incentives to new and expanding businesses based on the number of jobs created and the wages offered, with the County covering 80% of the awarded amount and the municipality matching 20%. The program also offers additional bonuses for higher wages, target industries, and specific locations, with a maximum award of \$5,000 per job.

## SECTION 4.5 CAPITAL IMPROVEMENT PLAN

The proposed Capital Projects and Programming Worksheet presents potential projects, programming, their anticipated cost estimates and potential general timeframes for implementation in accordance with Section 163.362, Florida Statutes (see **Table 5 – Capital Projects and Programming Worksheet**). This information is to be used when preparing the Holly Hill Community Redevelopment Agency's Annual Budget and Work Program. This is not an Annual Budget document. Future projects undertaken by the Agency that are not specifically listed in this Worksheet may be supported and implemented by the Agency as long as those projects and programming address the Redevelopment Themes/Focus Areas, Redevelopment Goals, and Action Strategies contained in this Plan.

The proposed Capital Projects are grouped and prioritized to indicate the projects that will utilize both City and County TIF contributions, as well as those projects that will not utilize County TIF contributions. All administrative and operational costs of the

Agency shall be the responsibility of the City's TIF contribution. The sunset date for the proposed capital improvements detailed in the following table is 2036. The Agency will pursue potential grant(s), such as the ECHO Grant, appropriate to the respective capital improvement project prior to utilizing County TIF contributions for appropriate capital improvements as identified in the following table. Notwithstanding, and in compliance with F.S. Chapter 163, the Agency may utilize County TIF contributions for any costs incurred by the Agency in their reasonable pursuit of potential grants for appropriate capital improvements as identified in the following table, including but not limited to, application fees, matching funds, grant management, reporting, and/or administration costs.

The Holly Hill Community Redevelopment Agency shall submit its proposed Annual Work Plan and Budget to the County for review prior to Agency adoption and no later than August 1 each year. In addition, the Holly Hill CRA Plan may be updated and modified in coordination with Volusia County every 5 years or less as directed by the Agency.

**Table 5.** Capital Projects and Programming Worksheet

|                                                                                     |                                                                                       | <b>Years 0-3<br/>2025-2028</b> | <b>Years 4-7<br/>2029-2032</b> | <b>Years 8-10<br/>2033-2036</b> |
|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|--------------------------------|--------------------------------|---------------------------------|
|  | <b>Quality of Life</b><br>Upgrade Overall Living Conditions and Appearance of the CRA |                                |                                |                                 |
| <b>Volusia County and City TIF Funded Capital Projects</b>                          |                                                                                       |                                |                                |                                 |
|                                                                                     | <b>Public Realm Improvements</b>                                                      |                                |                                |                                 |
| <b>Priority:</b>                                                                    | <b>A1 Ridgewood Corridor Improvements</b>                                             |                                |                                |                                 |
|                                                                                     | Upgrade of Landscaping Investments/Medians                                            | \$750,000                      | \$1,500,000                    | \$2,250,000                     |
|                                                                                     | Additional Landscaping                                                                | \$250,000                      | \$400,000                      | \$750,000                       |
|                                                                                     | <b>A2 Mason Avenue Improvements</b>                                                   |                                |                                |                                 |
|                                                                                     | Roundabout (In coordination with Ballough Road CRA)                                   | \$250,000                      | \$350,000                      |                                 |
|                                                                                     | Landscaping                                                                           | \$75,000                       | \$150,000                      | \$250,000                       |
|                                                                                     | Trail Connections                                                                     | \$225,000                      | \$275,000                      | \$350,000                       |
|                                                                                     | <b>B Riverside Park Improvements/Upgrade of Investments</b>                           | \$125,000                      | \$150,000                      | \$250,000                       |
|                                                                                     | <b>B Establish a Public Art program</b>                                               | \$35,000                       | \$85,000                       | \$70,000                        |
|                                                                                     | <b>B District-wide Public Art installations</b>                                       | \$50,000                       | \$80,000                       | \$100,000                       |
|                                                                                     | <b>B District-wide Landscaping</b>                                                    | \$250,000                      | \$350,000                      | \$450,000                       |
| <b>City TIF Only Funded Projects</b>                                                |                                                                                       |                                |                                |                                 |
|                                                                                     | <b>Promote Motel and Business Establishments</b>                                      |                                |                                |                                 |
|                                                                                     | CRA Code Enforcement Support                                                          | \$55,000                       | \$75,000                       | \$85,000                        |
|                                                                                     | CRA Property Improvement Grant Program                                                | \$225,000                      | \$400,000                      | \$750,000                       |
|                                                                                     | Nuisance property purchase and demolition                                             | \$400,000                      | \$750,000                      | \$1,000,000                     |

Sources: GAI Consultants; Volusia County; City of Holly Hill; Holly Hill Community Redevelopment Agency.

## Continue of Table 5. Capital Projects and Programming Worksheet

|                                                                                   |                                                                                                                                  | Years 0-3<br>2025-2028  | Years 4-7<br>2029-2032 | Years 8-10<br>2033-2036 |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|-------------------------|------------------------|-------------------------|
|                                                                                   | <b>Public Partnerships for Affordable Housing and Social Services</b>                                                            |                         |                        |                         |
|                                                                                   | Evaluate publicly owned sites for development of Affordable Housing                                                              | \$10,000                | \$2,500                | \$5,000                 |
|                                                                                   | Affordable Housing Programming/Support                                                                                           | \$75,000                | \$150,000              | \$3,000,000             |
|                                                                                   | Coordinate with adjacent jurisdictions to address transients                                                                     | \$10,000                | \$10,000               | \$20,000                |
|                                                                                   | Explore opportunities to develop workforce housing                                                                               | \$10,000                | \$25,000               | \$50,000                |
|                                                                                   | Workforce Housing Programming/Support                                                                                            |                         | \$150,000              | \$3,000,000             |
|                                                                                   | <b>Public Safety</b>                                                                                                             |                         |                        |                         |
|                                                                                   | CRA Dedicated HHPD Officers                                                                                                      | \$966,342               |                        |                         |
|                                                                                   | <b>Code Enforcement</b>                                                                                                          |                         |                        |                         |
|                                                                                   | Code Enforcement Personnel and Activities                                                                                        | \$192,783               | \$200,000              | \$500,000               |
| <b>Total Quality of Life</b>                                                      |                                                                                                                                  | <b>\$3,954,125</b>      | <b>\$5,102,500</b>     | <b>\$12,880,000</b>     |
|  | <b>Infrastructure Enhancements</b><br>Develop Funding Options for Access, Mobility, and Transportation Safety Throughout the CRA |                         |                        |                         |
| <b>Volusia County and City TIF Funded Capital Projects</b>                        |                                                                                                                                  |                         |                        |                         |
| <b>Priority:</b>                                                                  | <b>A1 LPGA Boulevard</b>                                                                                                         |                         |                        |                         |
|                                                                                   | Complete Design Study and Alternatives Study                                                                                     | \$280,000               | \$350,000              |                         |
|                                                                                   | Support realignment PD&E (Add'l. studies as needed)                                                                              |                         | \$550,000              |                         |
|                                                                                   | Support LPGA improvements/construction/ROW acquisition                                                                           |                         | \$20,000,000           | \$28,000,000            |
|                                                                                   | Identify design constraints and responsible entities for options                                                                 | \$125,000               |                        |                         |
|                                                                                   | Gateway and Entry features for LPGA                                                                                              |                         | \$400,000              | \$600,000               |
|                                                                                   | Public Art Installations (LPGA Corridor)                                                                                         |                         | \$75,000               | \$75,000                |
| <b>A2</b>                                                                         | <b>Ridgewood Corridor</b>                                                                                                        |                         |                        |                         |
|                                                                                   | Pedestrian and Cyclist Safety Improvements                                                                                       | \$500,000               | \$750,000              | \$1,500,000             |
|                                                                                   | Reduce vehicular speeds                                                                                                          | \$450,000               | \$650,000              | \$900,000               |
|                                                                                   | Provide/Maintain mid-block crossings                                                                                             | \$180,000               | \$225,000              | \$375,000               |
|                                                                                   | Develop/Maintain corridor way-finding system/signage                                                                             | \$45,000                | \$150,000              | \$135,000               |
|                                                                                   | Upgrade Transit Stops with VOTRAN                                                                                                | \$40,000                | \$90,000               | \$160,000               |
|                                                                                   | Upgrade Median Trees                                                                                                             | \$40,000                | \$85,000               | \$225,000               |
| <b>A2</b>                                                                         | <b>Address Flooding and Run-off Water Quality</b>                                                                                |                         |                        |                         |
|                                                                                   | Coordinate with SJRWMD                                                                                                           | STAFF                   |                        |                         |
|                                                                                   | Develop Storm Water Master Plan for CRA                                                                                          | \$405,000               |                        |                         |
|                                                                                   | Facilitate installation of Stormwater Improvements                                                                               | \$750,000               | \$5,000,000            | \$7,500,000             |
|                                                                                   | Halifax River Outfall Evaluation/Backflow Prevention                                                                             | STAFF/ECFRPC/<br>SJRWMD | \$7,500,000            | \$11,000,000            |
| <b>B</b>                                                                          | <b>Railroad Corridor</b>                                                                                                         |                         |                        |                         |
|                                                                                   | Identify and Prioritize 'Quiet Crossing' locations                                                                               | STAFF                   | STAFF                  | STAFF                   |
|                                                                                   | Facilitate installation of 'Quiet Crossings'                                                                                     | \$500,000               | \$2,500,000            | \$4,000,000             |
| <b>B</b>                                                                          | <b>Underground Utilities</b>                                                                                                     |                         |                        |                         |
|                                                                                   | Complete Phase III of placing overhead utility underground                                                                       |                         |                        |                         |
|                                                                                   | (Associated Debt Service Payments)                                                                                               | \$2,600,000             |                        |                         |
| <b>Total Infrastructure Enhancements</b>                                          |                                                                                                                                  | <b>\$5,915,000</b>      | <b>\$38,325,000</b>    | <b>\$54,470,000</b>     |

Sources: GAI Consultants; Volusia County; City of Holly Hill; Holly Hill Community Redevelopment Agency.

## Continue of Table 5. Capital Projects and Programming Worksheet

|                                                                                                                                                                                                |                                                                            | Years 0-3<br>2025-2028 | Years 4-7<br>2029-2032 | Years 8-10<br>2033-2036 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|------------------------|------------------------|-------------------------|
|  <b>Attracting Investments</b><br>Encourage Private Sector Investment and Generate Prosperity within the CRA. |                                                                            |                        |                        |                         |
| <b>Volusia County and City TIF Funded Capital Projects</b>                                                                                                                                     |                                                                            |                        |                        |                         |
|                                                                                                                                                                                                | <b>Proactively position targeted areas for Economic Development</b>        |                        |                        |                         |
| <b>Priority:</b>                                                                                                                                                                               | <b>B PICTONA Entertainment District Opportunity Area Plan</b>              | \$45,000               |                        |                         |
|                                                                                                                                                                                                | Targeted Parcel Acquisitions                                               | \$1,500,000            | \$6,000,000            | \$11,000,000            |
|                                                                                                                                                                                                | Parcel Clearing/Demo/Site Prep                                             | \$125,000              | \$1,250,000            | \$2,500,000             |
|                                                                                                                                                                                                | Civil Engineering (Infrastructure Planning & Design)                       | \$550,000              |                        |                         |
|                                                                                                                                                                                                | Infrastructure Improvements                                                |                        | \$6,000,000            | \$11,000,000            |
|                                                                                                                                                                                                | Developer Solicitation                                                     | \$40,000               | \$40,000               | \$15,000                |
|                                                                                                                                                                                                | <b>B Southern Hospitality District Opportunity Area Plan</b>               | \$45,000               |                        |                         |
|                                                                                                                                                                                                | Targeted Parcel Acquisitions                                               | \$1,500,000            | \$5,000,000            | \$7,000,000             |
|                                                                                                                                                                                                | Parcel Clearing/Demo/Site Prep                                             | \$50,000               | \$1,250,000            | \$2,250,000             |
|                                                                                                                                                                                                | Civil Engineering (Infrastructure Planning, Streetscape & Design)          | \$550,000              |                        |                         |
|                                                                                                                                                                                                | Infrastructure Improvements                                                |                        | \$3,000,000            | \$6,000,000             |
|                                                                                                                                                                                                | Developer Solicitation                                                     | \$25,000               | \$25,000               | \$25,000                |
|                                                                                                                                                                                                | <b>A1 Carswell Industrial Area Small Plan and Asset Mapping</b>            | \$75,000               |                        |                         |
|                                                                                                                                                                                                | Targeted Parcel Acquisitions                                               | \$1,500,000            | \$6,000,000            | \$11,000,000            |
|                                                                                                                                                                                                | Parcel Clearing/Demo/Site Prep                                             | \$125,000              | \$1,250,000            | \$2,250,000             |
|                                                                                                                                                                                                | Civil Engineering (Infrastructure Planning, Streetscape & Design)          | \$300,000              |                        |                         |
|                                                                                                                                                                                                | Infrastructure Improvements                                                |                        | \$3,000,000            | \$6,000,000             |
| <b>City TIF Only Funded Projects</b>                                                                                                                                                           |                                                                            |                        |                        |                         |
|                                                                                                                                                                                                | <b>Support Existing Businesses and Recruit New Businesses</b>              |                        |                        |                         |
|                                                                                                                                                                                                | Team Volusia ED Support                                                    | \$30,000               | \$60,000               | \$80,000                |
|                                                                                                                                                                                                | Business Assistance Programming                                            | \$300,000              | \$425,000              | \$525,000               |
|                                                                                                                                                                                                | Façade Programming                                                         |                        | \$50,000               | \$75,000                |
|                                                                                                                                                                                                | Inventory and Catalog Available Vacant Land                                | STAFF                  | STAFF                  | STAFF                   |
|                                                                                                                                                                                                | Marketing CRA Parcels                                                      | \$7,500                | \$7,500                | \$15,000                |
|                                                                                                                                                                                                | <b>PICTONA/Adult Center Support</b>                                        |                        |                        |                         |
|                                                                                                                                                                                                | Community Center Support                                                   | \$800,000              | \$875,000              | \$900,000               |
|                                                                                                                                                                                                | <b>Infrastructure Improvements (not in SAPs)</b>                           | \$2,000,000            | \$4,200,000            | \$8,200,000             |
| <b>Total Attracting Investments</b>                                                                                                                                                            |                                                                            | <b>\$9,603,500</b>     | <b>\$38,432,500</b>    | <b>\$68,835,000</b>     |
|  <b>Keepers of the Vision</b>                                                                               |                                                                            |                        |                        |                         |
|                                                                                                                                                                                                | <b>CRA Administration</b>                                                  | \$310,000              | \$420,000              | \$475,000               |
|                                                                                                                                                                                                | <b>Establish CRA Advisory Board</b>                                        | STAFF                  | STAFF                  | STAFF                   |
|                                                                                                                                                                                                | CRA Advisory Board Training                                                | \$5,000                | \$7,500                | \$9,000                 |
|                                                                                                                                                                                                | Florida Redevelopment Association Conference Attendance CRA Advisory Board | \$5,000                | \$9,000                | \$12,000                |
| <b>Total Keepers of the Vision</b>                                                                                                                                                             |                                                                            | <b>\$320,000</b>       | <b>\$436,500</b>       | <b>\$496,000</b>        |
| <b>TOTAL PROPOSED PROJECTS AND PROGRAMMING 2025-2036 (PROBABLE COST OPTIONS)</b>                                                                                                               |                                                                            | <b>\$19,792,625</b>    | <b>\$82,296,500</b>    | <b>\$136,681,000</b>    |

Sources: GAI Consultants; Volusia County; City of Holly Hill; Holly Hill Community Redevelopment Agency.

Attachment: Holly Hill CRA Plan Update 2025 (4844 : Extension and Modification of the Community Redevelopment Plan in Consistency W/ the

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## SECTION FIVE

# STATUTORY PROVISIONS

### SECTION 5.1

## COMMUNITY IMPACT STATEMENT

This section of this 2025 Plan addresses the requirements of Chapter 163 Part III of the Florida Statutes, Sections 163.360 and 163.362.

The implementation of this 2025 Plan will foster many positive impacts to the quality of life in the Holly Hill CRA and surrounding communities. Neighborhoods will benefit from the redevelopment programming, improvements to public infrastructure addressing localized flooding issues, pedestrian safety and multi-modal transportation, and other improvements in the public realm. These activities are to address conditions of slum and blight that were found present in the community.

Successfully addressing the conditions of blight will improve the quality of life for residents, businesses and visitors. The planned redevelopment activities and public realm improvements will also improve the economic environment for business owners, employers and workers within the City of Holly Hill and Volusia County. While all impacts cannot be determined without site-specific proposals from which to evaluate potential impacts, the following section presents the range of potential impacts that may be anticipated to occur in the categories required by Chapter 163 Part III of the Florida Statutes, Sections 163.360 and 163.362.

### RELOCATION

The Agency has relocation policies, which provide equitable payment for all property owners and tenants in the event of displacement due to property acquisition by the Agency. The Agency seeks to avoid displacement of households and businesses as a general policy. The proposed elements of this 2025 Plan specifically seek to encourage the reuse of existing structures when appropriate, support neighborhood revitalization, and allow the current residents to invest in and remain in their neighborhoods.

### RESIDENTIAL DEVELOPMENT

The efforts undertaken by the Agency, as described in this 2025 Plan, are intended to encourage the continued residential uses within the CRA and encourage home ownership, as well as home improvement and repair.

### AFFORDABLE HOUSING

This 2025 Plan supports the identification of potential sites for the development of affordable owner-occupied housing in concert with community housing development agencies (i.e., My Safe Florida Home; Florida Housing Coalition; Housing Finance Authority of Volusia County; Florida Housing Authority; and the Mid-Florida Housing Partnership). Programming that enhances the buying power of the low and moderate-income home-buyers are also proposed within this 2025 Plan.

To note, low- and moderate-income levels are based on Volusia County Affordable Housing Dashboard data, as well as the Housing and Urban Development Guideline for a family of four (4) persons residing in Volusia County.

### ENVIRONMENTAL QUALITY

**Drainage** – Infrastructure improvements to address localized flooding issues have been identified in this 2025 Plan. These include improvement to the stormwater collection and conveyance systems within the Holly Hill CRA. These improvements are to be provided concurrently with streetscape improvements and will be consistent with low-impact design techniques to minimize and mitigate potential drainage impacts upon the Halifax River system.

**Vegetation** – No loss of vegetation is expected due to the implementation of this 2025 Plan. Additional street trees, open spaces and refurbished and refreshed green spaces are proposed within this 2025 Plan.

**Noise** – It is anticipated that construction activities may cause a temporary increase in local noise levels, however, these activities will occur during normal working hours and should not create a hardship for local residents and businesses.

**Water Quality** – Improvement to the stormwater collection and conveyance systems within the Holly Hill CRA have been identified as potential projects in the 2025 Plan. Improvements to the stormwater drainage system infrastructure are anticipated to have a positive impact upon water quality in the Halifax River system.

**Air Quality** – The implementation of this 2025 Plan does not involve the addition of any anticipated point sources of air pollution that would require State or Federal permits. Proposed construction activities that occur as a part of project development or redevelopment activities will be a source of airborne dirt and dust. Dust control mitigation measures may be employed during these activities. Traffic circulation and pedestrian mobility improvements should provide long-term benefits for the air quality in the redevelopment area by offering non-automobile alternatives to accessing the commercial corridor.

## TRANSPORTATION

This 2025 Plan proposes streetscape improvements, pedestrian improvements and improved bicyclist amenities throughout the Holly Hill CRA. These projects will maintain or improve traffic circulation and parking as well as the flow of regional through traffic while enhancing the pedestrian character of the Holly Hill CRA. Future streetscaping projects will emphasize the provision of enhanced pedestrian facilities and bicycle facilities. While regional traffic capacity is maintained, the pedestrian environment will be enhanced, and bicycle facilities expanded. Neighborhood revitalization incorporating new local employment is expected to provide some

relief to traffic congestion in the Holly Hill CRA by reducing the number of trips outside the CRA to go to work.

The closer proximity between various land uses encourages pedestrian, rather than automobile, trips. The Agency in close coordination with the City will utilize maintenance of traffic (MOT) and maintenance of business (MOB) plans to manage traffic flow and to ensure easy access to local businesses during construction periods.

## POLICE AND FIRE

This 2025 Plan supports the use of Crime Prevention Through Environmental Design (CPTED) planning and design principles during neighborhood planning and when reviewing new private sector development. The Holly Hill Police Department and the Fire & Rescue Department currently provide high quality law enforcement and fire safety and rescue services. This 2025 Plan endorses the use of improved street lighting and sidewalks in residential areas to address residents' concerns of potential crimes of opportunity.

The 2025 Holly Hill CRA Plan proposes to closely coordinate with the Holly Hill Police Department, Fire & Rescue Department, and Holly Hill Code Enforcement to identify and to reduce the number of unsafe and dilapidated structures within the Holly Hill CRA.

## SCHOOL POPULATION

Potential housing development and population growth within the Holly Hill CRA are not anticipated to significantly increase the amount of school age children. The population growth within the City of Holly Hill has been relatively stable, with a 2024 population of approximately 12,945 persons. Since 2010, the population of the City has grown at a compound annual growth rate of 0.7%. However, more recently, the City's population has decreased by 0.2% since the most

recent 2020 Decennial Census, which recorded a population of 12,970 persons. While significant increases in the population of school age children are not anticipated within the Holly Hill CRA, population trends will be monitored for potential changes in this trend.

## EMPLOYMENT

The long-term implementation of this 2025 Plan is anticipated to increase employment activities within the Holly Hill CRA. Small business development is a key factor to providing a stronger, more diverse employment base that is more resistant to fluctuating economic cycles and decisions regarding capital mobility. This 2025 Plan supports the establishment and revitalization of neighborhood commercial, retail, hospitality and office uses, through its business assistance programs and targeted site development programs, in appropriate locations throughout the Holly Hill CRA.

## SECTION 5.2

### COMMUNITY PLAN REQUIREMENTS

In a very simply described and summarized process for adopting and amending a community redevelopment plan, it is necessary that a local government and its Agency evaluate the physical, social and economic attributes of a specific area and make a determination that it satisfies multiple criteria. This determination would allow the local government to adopt and implement a redevelopment strategy and utilize all the powers available to its Agency.

Toward assuring compliance with the larger mission and responsibilities of the Agency and an implementable redevelopment plan, the Redevelopment Act outlines both the contents of the legally sufficient redevelopment plan and the general framework for its adoption. The particulars of this 2025 Plan and the means by which it will be adopted, like its predecessor, adhere to the current legal requirements.

The Redevelopment Act, according to Chapter 163.360, Florida Statutes, prescribes that each adopted plan:

- a. Conform to the comprehensive plan for the county or municipality as prepared by the local planning agency under the Community Planning Act.
- b. Be sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the community redevelopment area; zoning and planning changes, if any; land uses; maximum densities; and building requirements.
- c. Provide for the development of affordable housing in the area or state the reasons for not addressing in the plan the development of affordable housing in the area. The county, municipality, or community redevelopment agency shall coordinate with each housing authority or other affordable housing entities functioning within the geographic boundaries of the redevelopment area, concerning the development of affordable housing in the area.

The Redevelopment Act, according to Chapter 163.362, Florida Statutes, prescribes that each community redevelopment plan shall:

- i. Contain a legal description of the boundaries of the community redevelopment area and the reasons for establishing such boundaries shown in the plan.
- ii. Show by diagram and in general terms:
  - a. The approximate amount of open space to be provided and the street layout.
  - b. Limitations on the type, size, height, number, and proposed use of buildings.
  - c. The approximate number of dwelling units.
  - d. Such property as is intended for use as public parks, recreation areas, streets, public utilities, and public improvements of any nature.
- iii. If the redevelopment area contains low or moderate income housing, contain a neighborhood impact element which describes in detail the impact of the redevelopment upon the residents of the redevelopment area and the surrounding areas in terms of relocation, traffic circulation, environmental quality, availability of community facilities and services, effect on school population, and other matters affecting the physical and social quality of the neighborhood.
- iv. Identify specifically any publicly funded capital projects to be undertaken within the community redevelopment area.
- v. Contain adequate safeguards that the work of redevelopment will be carried out pursuant to the plan.

- vi. Provide for the retention of controls and the establishment of any restrictions or covenants running with land sold or leased for private use for such periods of time and under such conditions as the governing body deems necessary to effectuate the purposes of this part.
- vii. Provide assurances that there will be replacement housing for the relocation of persons temporarily or permanently displaced from housing facilities within the community redevelopment area.
- viii. Provide an element of residential use in the redevelopment area if such use exists in the area prior to the adoption of the plan or if the plan is intended to remedy a shortage of housing affordable to residents of low or moderate income, including the elderly, or if the plan is not intended to remedy such shortage, the reasons therefore.
- ix. Contain a detailed statement of the projected costs of the redevelopment, including the amount to be expended on publicly funded capital projects in the community redevelopment area and any indebtedness of the community redevelopment agency, the county, or the municipality proposed to be incurred for such redevelopment if such indebtedness is to be repaid with increment revenues.
- x. Provide a time certain for completing all redevelopment financed by increment revenues. Such time certain shall occur no later than 30 years after the fiscal year in which the plan is approved, adopted, or amended pursuant to s. 163.361(1). However, for any agency created after July 1, 2002, the time certain for completing all redevelopment financed by increment revenues must occur within 40 years after the fiscal year in which the plan is approved or adopted.

**This 2025 Holly Hill CRA Redevelopment Plan update and amendment documents required compliance with Chapter 163.**

To fulfill its many responsibilities, the Agency has many powers. These enumerated powers acknowledge the status of the Agency as a functioning governmental entity but one that stands apart in its supportive mission of the

CRA. These powers tend to reaffirm the Agency's specific duties in the pursuit of development and redevelopment while separating its financial obligations from those of the associated general government.

These enumerated powers for the Agency as outlined in Chapter 163.0370 include, but are not limited to:

- To make and execute contracts and other instruments necessary or convenient to the exercise of its powers under this part.
- To disseminate slum clearance and community redevelopment information.
- To undertake and carry out community redevelopment and related activities within the community redevelopment area.
- To provide, or to arrange or contract for, the furnishing or repair by any person or agency, public or private, of services, privileges, works, streets, roads, public utilities, or other facilities for or in connection with a community redevelopment; to install, construct, and reconstruct streets, utilities, parks, playgrounds, and other public improvements; and to agree to any conditions that it deems reasonable and appropriate which are attached to federal financial assistance and imposed pursuant to federal law relating to the determination of prevailing salaries or wages or compliance with labor standards, in the undertaking or carrying out of a community redevelopment and related activities, and to include in any contract let in connection with such redevelopment and related activities or provisions to fulfill such of the conditions as it deems reasonable and appropriate.

Although any associated general-purpose government and any of its property owners or citizens as tax payers are intended to benefit from the activities of the Agency for the CRA, they are insulated from its financial obligations. Further, certain operating and capital expenses of an associated general government, are not to be absorbed through funds flowing into the Holly Hill CRA Redevelopment Trust Fund. Despite that insularity, the Holly Hill CRA exports many financial and community benefits well beyond its legally defined boundaries.

## SECTION 5.3

**COMMUNITY REDEVELOPMENT PLAN APPROVAL**

In accordance with Chapter 163.360, Florida Statutes, the Agency shall submit any Redevelopment Plan it recommends for approval together with its written recommendations, to the local planning agency and then to the Holly Hill City Commission. The Agency's Governing Board shall then hold a public hearing on this 2025 Plan after public notice thereof by publication in a newspaper having a general circulation in the area of operation of the county or municipality. The notice shall describe the time, date, place, and purpose of the hearing, identify generally the redevelopment area covered by this 2025 Plan, and outline the general scope of the Redevelopment Plan under consideration.

Following such a hearing, the governing board may approve the Plan therefore if it finds that:

1. A feasible method exists for the location of families who will be displaced from the CRA in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families;
2. The Plan conforms to the overall Goals, Policies and Objectives of the City's adopted Comprehensive Plan;
3. The Plan provides due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the Plan; and,
4. The Plan will afford for the maximum opportunity, consistent with the sound needs of the county or municipality as a whole, for the rehabilitation or redevelopment of the CRA by private enterprise.

Upon approval by the Holly Hill City Commission, this 2025 Plan shall be considered in full force and effect for the respective CRA and the City may then cause the Agency to carry out the implementation of the 2025 Plan.

## SECTION 5.4

**DURATION OF THE PLAN**

Pursuant to Section 163.362 Contents of Community Redevelopment Plan—every Community Redevelopment Plan shall:

1. Provide a time certain for completing all redevelopment financed by increment revenues. Such time certain shall occur no later than 30 years after the fiscal year in which the Community Redevelopment Plan is approved, adopted, or amended pursuant to s. 163.361(1). However, for any Community Redevelopment Agency created after July 1, 2002, the time certain for completing all redevelopment financed by increment revenues must occur within 40 years after the fiscal year in which the Community Redevelopment Plan is approved or adopted.

**The duration of the Holly Hill 2025 Community Redevelopment Plan is through 2036.**

## SECTION 5.5

**AMENDMENT OF THE PLAN**

This 2025 Plan may be modified, changed, or amended at any time by the Holly Hill City Commission upon the recommendation of the Agency, provided that if modified, changed, or amended after the lease or sale of property by the Agency, the modification may be consented to by the developer or redevelopers of such property or his successors or their successors in interest affected by the proposed modification. This means that if a developer acquired title, lease rights, or other form of development agreement from the Agency to a piece of property within the Holly Hill CRA with the intention of developing it in conformance with this 2025 Plan, any amendment, which might substantially affect their ability to proceed with that development may require their (developer) consent.

When considering modifications, changes, or amendments in this 2025 Plan, the Agency will take into consideration the recommendations of interested area property owners, residents, and business operators. Any proposed minor changes in this 2025 Plan will be communicated by the agency responsible to the affected property owner(s).

## SECTION 5.6

**SAFEGUARDS AND RETENTION OF CONTROL**

This 2025 Plan is the guiding document for future development, redevelopment and ancillary programs, projects and activities in and for the Holly Hill CRA. To assure that redevelopment will take place in conformance with the projects, goals and policies expressed in this plan, the Agency will utilize the regulatory devices, instruments and systems used by the City of Holly Hill to permit development and redevelopment within its jurisdiction. These regulatory devices, etc., include but are not limited to the adopted Comprehensive Plan, the Land Development Code, the Zoning Code, adopted design guidelines, performance standards and City authorized development review, permitting and approval processes.

In accordance with F.S. and the current Delegation of Authority Resolution and Interlocal Agreements with Volusia County Government, the Holly Hill City Commission retains the vested authority and responsibility for:

1. The power to grant final approval to Community Redevelopment Plans and modifications.
2. The power to authorize issuance of revenue bonds as set forth in Section 163.385, F.S.
3. The power to approve the acquisition, demolition, removal or disposal of property as provided in Section 163.370(3), F.S. and the power to assume the responsibility to bear loss as provided in Section 163.370(3), F.S.

The Agency Governing Board shall be fully subject to the Florida Sunshine Law and will convene, at publicly noticed meetings, on a regularly scheduled meeting basis in a public forum. The Agency shall file an Annual Report with the State's Auditor General's Office and with the City of Holly Hill. This report shall contain a programmatic overview of the activities of the Agency as allowed by the Redevelopment Plan. In addition to an annual audit as part of the City's Comprehensive Annual Financial Report ("CAFR"), the Agency shall also be audited annually by a third-party auditor. The findings of the audit shall be presented at a meeting of the Agency Board and such findings shall be forwarded to the State Auditor General's Office by March 31 of each year for the preceding year, which shall run from October 1 through September 30.

The CAFR and third-party audit of the Agency shall be provided to the City of Holly Hill and the City Clerk's Office for public review and availability. Legal notice in a newspaper of general circulation shall be provided to inform the public of the availability for review of the Annual Audit Report and the Annual Report. The Agency shall provide adequate safeguards to ensure that all leases, deeds, contracts, agreements, and declarations of restrictions relative to any real property conveyed shall contain restrictions and/or covenants to run with the land and its uses, or other provisions necessary to carry out the goals and objectives of this 2025 Plan.

## SECTION 5.7

**SEVERABILITY**

Should any provision, section, subsection, sentence, clause, or phrase of this 2025 Plan be declared by the courts to be invalid or unconstitutional, such declaration shall not affect validity of the remaining portion or portions of this 2025 Plan.

## SECTION 5.8

**CONSISTENCY WITH COMPREHENSIVE PLANS**

This 2025 Plan was prepared in a manner consistent with the Goals, Objectives, and Policies of the City of Holly Hill Comprehensive Plan. This 2025 Plan meets the intent of the following specific Goals, Objectives, and Policies of the Comprehensive Plans of the City.

**City of Holly Hill Comprehensive Plan**

**Consistency** The primary support for the Agency accomplishments in the Comprehensive Plan can be found in its Future Land Use Element ("FLUE"). However, the only policy in the FLUE that directly speaks to an accomplishment is Policy 1.2.18. This policy states that "the City shall maintain architectural standards for the new development and redevelopment of existing buildings in the CRA overlay district" which was created in 2005. One of the main purposes of the overlay district was to establish architectural design standards. Goal 4 of the FLUE formally introduces the Holly Hill CRA and the Holly Hill CRA Master Plan along

with a list of community development issues it is intended to address. While several of the policies listed fall under this goal, other areas of the Comprehensive Plan provide policy support for the Agency's activities and Redevelopment Plan implementation; however, they do not explicitly list or highlight the accomplishments of the Agency.

The Agency's accomplishments with supporting Comprehensive Plan policies include:

**FLUE Policy 2.2.3** Maintain a sense of place by preserving the character of historic districts and areas in the City with a high concentration of locally designated historic properties and cultural resources through preservation, maintenance and rehabilitation of resources to the greatest extent possible.

**FLUE Policy 2.2.4** Maintain a sense of community through the landscaping of parks, recreation areas and medians as well as the City's CRA overlay district.

**FLUE Policy 4.2.4** The City shall continue to review and improve the public park facilities in the Redevelopment area and provide a full range of recreational opportunities.

**FLUE Policy 4.2.5** The City shall utilize a portion of the Tax Increment Financing funds to provide continued maintenance of public streetscape improvements within the Community Redevelopment Area.

**FLUE Policy 4.2.6** The City shall continue to work with organizations such as, the Chamber of Commerce as well as business and property owners to implement capital projects in Master Plan Update.

**FLUE Policy 5.1.1** The City shall maintain a working relationship with the Holly Hill business community and update economic development assistance programs as necessary.

**FLUE Policy 5.1.3** The City shall continue economic investment activities that provide financial incentives for business expansion and development that creates livable wage jobs for its residents.

## SECTION 5.9 COMPLIANCE STATEMENTS

The Holly Hill Agency ("Agency") was established in 1992 through the adoption of a Delegation of Authority Resolution (92-257) from the Volusia County Board of County Commissioners, authorizing the establishment of the Agency by the City of Holly Hill ("City"). The Holly Hill Community Redevelopment Area ("CRA") lies exclusively within the City of Holly Hill's municipal boundaries, and the exercise of redevelopment powers is governed by Section 163.415, Florida Statutes.

A Finding of Necessity for the Holly Hill CRA was first made by Resolution of the City of Holly Hill adopted in 1996 a legal description of the Holly Hill CRA and the boundaries which are incorporated into this 2025 Redevelopment Plan update by reference.

The first Holly Hill CRA Redevelopment Plan was adopted in 1996, and subsequently updated in 2007. The base year for tax increment calculations is 1996. Based on the year the Holly Hill CRA was established, prior to 2002, and the year in which the Holly Hill CRA Plan was adopted, the Agency has a base operational time frame of 30 years, with a current "sunset" date of 2026.

Notice of intent to consider and adopt this 2025 Redevelopment Plan update was furnished to the public and to each taxing authority which levies ad valorem taxes on taxable real property contained within the geographic boundaries of the Holly Hill CRA pursuant to Section 163.346, Florida Statutes.

Pursuant to Section 163.361(3)(a), Florida Statutes, a written report was provided to each taxing authority concerning this 2025 Redevelopment Plan update. This 2025 Redevelopment Plan update was found to be compliant with the Comprehensive Plan of Volusia County and the City of Holly Hill by the Holly Hill Planning and Zoning Commission, in its capacity as Local Planning Agency for the City of Holly Hill under the Community Planning Act.

Pursuant to Section 163.361(2), Florida Statutes, a public hearing was convened before the City of Holly Hill City Commission to consider and adopt this 2025 Redevelopment Plan update. A resolution approving the existence of the Agency beyond the termination dates specified in Section 6 of Chapter 2019-163, Laws of Florida, was adopted by majority vote of the governing body of the City of Holly Hill.

By adoption of this 2025 Redevelopment Plan update, the City of Holly Hill City Commissioners and the Holly Hill Community Redevelopment Agency jointly find that this update to the Redevelopment Plan contains specific information regarding (a) the impact of redevelopment upon the residents of the community redevelopment

area, (b) planned public capital improvements, (c) safeguards, (d) assurances, and (e) projected costs for redevelopment, all in compliance with the minimum requirements of Sections 163.362(3)-(9), Florida Statutes.

All capital improvement plans, 5-year work plans, and fixed capital outlay plans adopted by the executive departments and agencies of the State of Florida, by Volusia County, by the School Board of Volusia County, and by the City of Holly Hill that are effective as of the date of adoption of this 2025 Redevelopment Plan update, are incorporated herein by reference to the extent such plans reflect publicly funded capital projects to be undertaken within the Holly Hill Community Redevelopment Area.



City of Holly Hill, FL | Source: Home

# SECTION SIX

# CONTINUING

# COORDINATION WITH

# VOLUSIA COUNTY

## SECTION 6.1

### COUNTY COORDINATION-PARTICIPATION

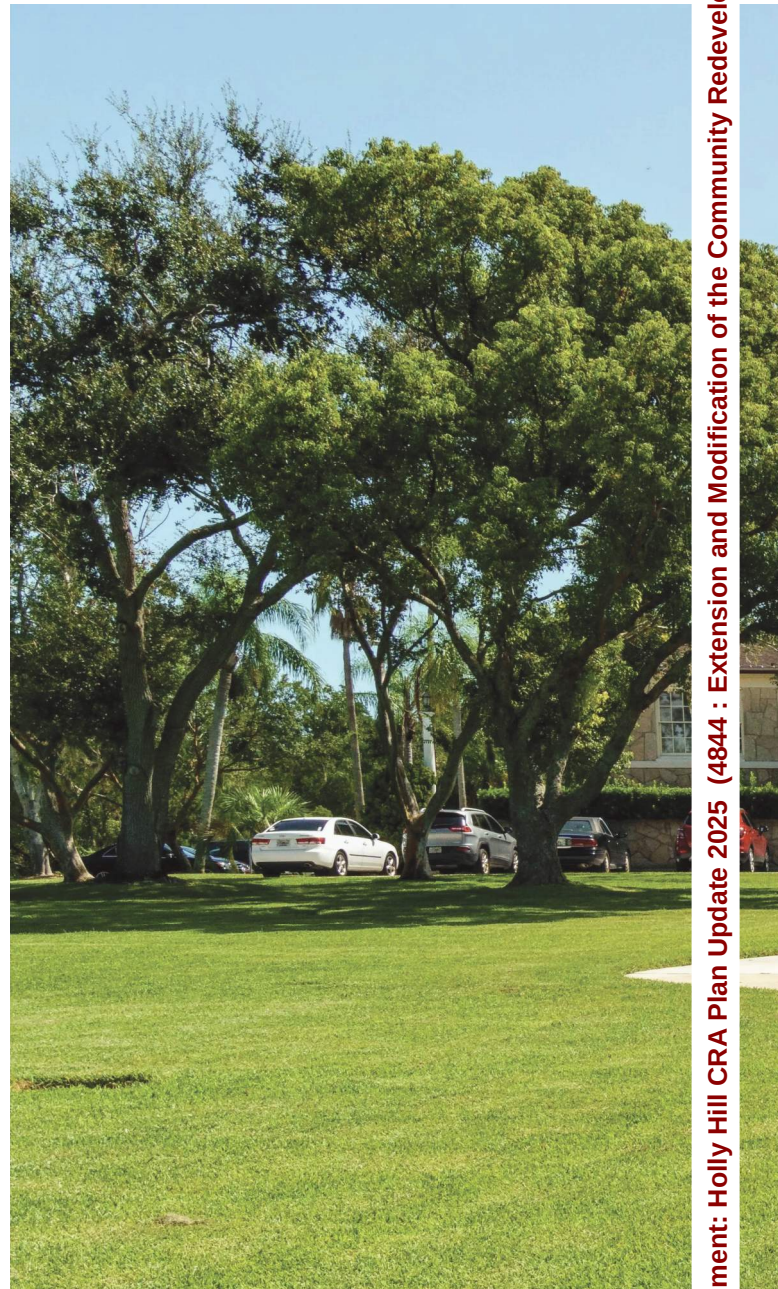
The Agency shall provide timely notification to the County designated representative, including the representative Volusia County Council district member and county staff representative prior to any Agency or CRA Advisory Board meeting and provided the opportunity to attend and participate.

#### COORDINATION-TIMELY NOTICE

Neither the County nor the City of Holly Hill shall give less than one-hundred and twenty (120) days written notice for any contemplated changes to the redevelopment area's boundaries or extensions of the operational timeframe of the Agency.

#### COORDINATION-RECOGNITION

The Agency will recognize Volusia County as a contributing partner in print and electronic media and at formal events, such as groundbreakings, ribbon cuttings and installation of capital development projects.





Holly Hill City Hall

# APPENDIX

## APPENDIX A

### HOLLY HILL CRA LEGAL DESCRIPTION

The following is a legal description of a tract of land known as the City of Holly Hill Community Redevelopment District, located within the City of Holly Hill, Section 43 of Township 14 South, Range 32 East, Volusia County, Florida, being more particularly described as follows:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE J.M. HERNANDEZ GRANT, SAID LINE BEING ALSO THE WESTWARD PROLONGATION OF THE NORTH LINE OF SECTION 43, TOWNSHIP 14 SOUTH, RANGE 32 EAST, AND THE EASTERLY LINE OF LOT 13, BLOCK 14, RIO VISTA, SECTION "B", MAP BOOK 6 PAGE 150 ( RE-RECORDED MAP BOOK 22, PAGE 159) OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE NORTHERLY ALONG THE SAID EASTERLY LINE OF SAID LOT 13 TO THE SOUTHEASTERLY CORNER OF LOT 14, BLOCK 14L THENCE CONTINUE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 14 TO A POINT OF INTERSECTION IN THE EASTERLY LINE OF SAID LOT 14; THENCE CONTINUE ALONG SAID EASTERLY LINE OF SAID LOT 14, BLOCK 14, TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF ARAGON STREET AND THE NORTHEAST CORNER OF SAID LOT 14; THENCE CONTINUE NORTHERLY CROSSING SAID ARAGON STREET TO A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE THEREOF; THENCE EASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF ARAGON STREET TO THE INTERSECTION WITH THE WESTERLY LINE OF SOUTH RIDGE WOOD AVENUE (RIDGE AVENUE), A 100 FOOT RIGHT-OF-WAY THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID SOUTH RIDGEWOOD AVENUE TO AN INTERSECTION WITH THE NORTHERLY LINE O CASTILLA STREET, A 50 FOOT RIGHT-OF-WAY, AS SHOWN ON SAID PLAT OF RIO VISTA O U.S. HIGHWAY 1 (S.R.5/YONGE STREET); THENCE NORTHERLY ALONG SAID EASTERLY LINE OF U.S. HIGHWAY 1 TO AN INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF LOT 22, BLOCK 26, RIO VISTA SECTION "A", MAP BOOK 6 PAGE 25 (RE-RECORDED MAP BOOK 22, PAGE 67); THENCE WESTERLY ALONG SAID LOT 22, BLOCK 26 AND THE EASTERLY EXTENSION THEREOF TO THE NORTHWEST CORNER SAID LOT 22; THENCE SOUTHERLY ALONG THE WESTERLY SAID LOT 22 TO THE NORTHEAST CORNER OF LOT 3, BLOCK 26, AFORESAID THENCE WESTERLY ALONG SAID NORTHERLY LINE LOT 3, BLOCK 26 AND THE WESTERLY EXTENSION THEREOF TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF ESPANOLA AVENUE THENCE SOUTHERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE SAID ESPANOLA AVENUE TO AN INTERSECTION WITH THE NORTHEAST CORNER OF LOT 6, BLOCK 28, AFORESAID RIO VISTA SECTION "A"; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 6, BLOCK 28, TO THE SOUTHEAST CORNER OF LO 4, BLOCK 28; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 4, BLOCK 28, TO THE NORTHEAST CORNER OF LOT 4, BLOCK 28; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 4, BLOCK 28 TO THE EASTERLY RIGHT-OF-WAY LINE OF PARQUE DRIVE; THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT -OF-WAY LINE TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF CALLE GRANDE; THENCE EASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO AN INTERSECTION WITH THE WESTERLY RIGHT-O-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO AN INTERSECTION WITH THE CENTERLINE OF COLORADO STREET AN UNOPENED ROAD; THENCE WESTERLY ALONG SAID CENTERLINE TO AN INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF LOT 17, BLOCK 27, SAID RIO VISTA SECTION "B", THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 17, BLOCK 27

## APPENDIX B CITY-OWNED VACANT PARCELS

### Appendix B1. Vacant Parcels Owned by the City of Holly Hill

| Alternate Key | Full Parcel ID  | DOR Use Code | Property Address         | Acres |
|---------------|-----------------|--------------|--------------------------|-------|
| 3131037       | 35143205070100  | 8000         | 1024 Daytona Avenue      | 0.381 |
| 3170008       | 42143204350320  | 8000         | 11th Street              | 0.044 |
| 7944081       | 421432160000001 | 1000         | Center Avenue            | 2.075 |
| 6692211       | 42143220270111  | 8000         | Calle Grande Street      | 0.009 |
| 5622258       | 42143240320021  | 8000         | LPGA Boulevard           | 5.277 |
| 3205138       | 42143252000170  | 8000         | 1032 Cherokee Ranch Road | 0.158 |
| 3205812       | 42143254000160  | 8000         | Alta Drive               | 0.506 |
| 3206975       | 42143261000040  | 8000         | 1020 Daytona Avenue      | 0.577 |
| 5622231       | 44143201040014  | 8000         | LPGA Boulevard           | 2.741 |
| 3222636       | 44143201210020  | 8000         | 421 6th Street           | 0.406 |
| 5135969       | 44143201020130  | 8000         | 1046 Daytona Avenue      | 0.924 |
| 3474007       | 37153324000020  | 8000         | 112 1st Street           | 0.172 |
| 3478282       | 37153343000132  | 8000         | 224 Riverside Drive      | 0.462 |

Sources: FDOR; Volusia County Property Appraiser; City of Holly Hill; GAI Consultants.

## APPENDIX C PUBLIC ENGAGEMENT AND COMMUNITY INPUT

### PUBLIC ENGAGEMENT

The following provides a summary of the Holly Hill CRA Plan update public engagement and outreach program. This program included: (1) An interactive website that provided project specific information about upcoming meetings and also enabled visitors to take an on-line survey and leave comments on an interactive GIS map of the CRA; (2) in-person stakeholder interviews, over multiple days, with local business owners, residents and key thought-leaders; and (3) an in-person Community Workshop.

### WEBSITE

An on-line mechanism (Holly Hill CRA Plan Update Website) was deployed to provide project specific information and updates and to enable community participation and engagement on a 24-hour and seven-day a week availability. Accessible through the City of Holly Hill's website landing page, the Holly Hill CRA Plan website also enabled community engagement and participation by those residents that were unable or did not want to physically attend public events.

The website included an on-line survey that asked respondents what their concerns were for the Holly Hill CRA and what their aspirations were for the community. The website also included an interactive GIS map where visitors could view and leave comments on a map of the Holly Hill CRA to call-out areas of focus or to identify site-specific issues or concerns. The website has received over one-hundred and seventy (175) visits during the Holly Hill CRA Plan update. Items identified by visitors to the Holly Hill CRA Plan update website included:

1. Negative Perception of the City
2. Transportation Safety Issues
3. Economic Development
4. Sustainability and Resiliency

### STAKEHOLDER INTERVIEWS

Stakeholder interviews were held over two (2) consecutive days in March (3/19/2024-3/20/2024) at the Holly Hill City Hall Conference Room, Holly Hill, Florida. The Stakeholder list included elected officials, business owners, business operators, residents, previous Holly Hill CRA Grant recipients, Board of Planning and Appeals members, workforce and economic development professionals and local thought leaders.

Comments and discussions included what participants liked and didn't like about the Holly Hill CRA and what their perspective was about where the Holly Hill CRA has been and where it is going. The comments were grouped by similar topics, including:

#### Negative Perception of the City

- Derelict Hotels
- Vacant Lots
- Homeless Panhandlers

#### Transportation Safety

- LPGA Boulevard
- Ridgewood Avenue
- Pedestrian/Cyclist improvements

#### Economic Development

- Strong Industrial Base
- Hospitality opportunities in south of CRA

#### Sustainability and Resiliency

- Localized Flooding
- Water Quality



## COMMUNITY WORKSHOP

These initial Stakeholder Interview sessions were followed by two community workshops at the SICA Center, April 9, and April 16, 2024. These workshops were advertised on the City of Holly Hill CRA webpage including a project specific webpage, with a QR code supplying related information.

The Workshops boasted attendances of thirty-nine (39) and forty (40) persons. Attendees were provided a broad overview of the Holly Hill CRA, the Agency, and its history, projects and programs. Participants were encouraged to provide input for community issues, and to identify targeted areas for improvement on a series of maps depicting different areas of the Holly Hill CRA.

At each Community Workshop this exercise elicited numerous comments, ideas, and identified specific redevelopment opportunities for consideration of inclusion in the updated Holly Hill CRA Plan.

## COMMUNITY WORKSHOP #1, APRIL 9, 2024 GENERAL THEME(S) COMMUNITY INPUT DETAILS

### Negative Perception of the City

- Screen Junkyard on LPGA
- Add Murals and Artwork
- Homeless Person everywhere
- Make more parks
- Demolish mobile home park make permanent single-family and multi-family residential
- Encourage more restaurants

- Create hospitality uses on City land, and create a walking district in south CRA
- Make Carswell one way (North)
- Speeding on 8th Street
- Ridgewood Medians need to be Maintained
- Bike Path on Flomich Avenue
- Make Walker Street one-way west

### Transportation Safety

- LPGA Boulevard Sidewalks and bike paths needed
- LPGA 4 lanes needed
- LPGA Clean up trees
- Ridgewood Avenue Pedestrian Improvements
- Make Carswell one way (North)
- Speeding on 8th Street
- Ridgewood Medians need to be Maintained
- Bike Path on Flomich Avenue
- Make Walker Street one-way west

### Economic Development

- ECO-Tourism opportunities on vacant industrial lands
- Create an Entertainment/Hospitality District
- Bring back Holly Hill library
- Where are the Houses by Fountainhead?
- Mural and/or Art Walking Tours
- Plein Air painting festivals
- Economic Development
- Capitalize on Pictona (Hotel, programming, etc.)
- Hospitality opportunities in south of CRA
- City needs Downtown
- Need family restaurants
- We need a NEW Hotel near Pictona

### Sustainability and Resiliency

- Localized Flooding (837 Carswell)
- Clean up canal along LPGA
- Water Quality (Halifax River)
- Add Alarm or Public Notice system in case of accidents/spills/emergencies at Water Treat Facility



## COMMUNITY WORKSHOP #2, APRIL 16, 2024 GENERAL THEME(S) COMMUNITY INPUT DETAILS

### Negative Perception of the City

- Screen Junkyard on LPGA
- Add Murals and Artwork
- Riverside Park is home to transients and drug activity
- Improve facades and appearances of existing businesses (JAVA Junction)
- Used Car lots need face-lifts
- Homeless Persons everywhere (Mason Avenue)
- Screen Junkyard from site (paint murals on Junkyard fence)
- Old hotels are eyesores

### Transportation Safety

- SAV-A-LOT parking lot exit on LPGA Intersection, exits to parking lots should be closed, it is problematic and dangerous
- Need a sidewalk on Riverside Drive Beach Street and Mason

### Economic Development

- Need new businesses at the Market
- Need new businesses at vacant Marina Grande shops
- Build a hotel near Pictona
- Parking for Pictona
- Improve facades and appearances of existing businesses (JAVA Junction)
- Have more events and festivals in the City

### Sustainability and Resiliency

- Consider the wildlife along LPGA Boulevard canal
- Severe flooding on Riverside Drive by 2nd and 3rd streets

## KEY ISSUES IDENTIFICATION AND GUIDING THEMES

The results from these stakeholder interviews, community workshops, and engagement from the Holly Hill CRA website provided direction about recurring key issues within the Holly Hill CRA. Based on these recurring key issues, general themes were identified to guide the Holly Hill CRA Plan update, these included:



Attracting Investment



Quality of Life



Keepers of the Vision



Infrastructure Enhancements

These themes, projects and programs, identified through the community engagement process, became the cornerstones for the updated Holly Hill Community Redevelopment Plan.



**Holly Hill Community  
Redevelopment  
Agency Plan Update**

# PUBLIC ENGAGEMENT

**CITY OF HOLLY HILL**  
Community Redevelopment Agency

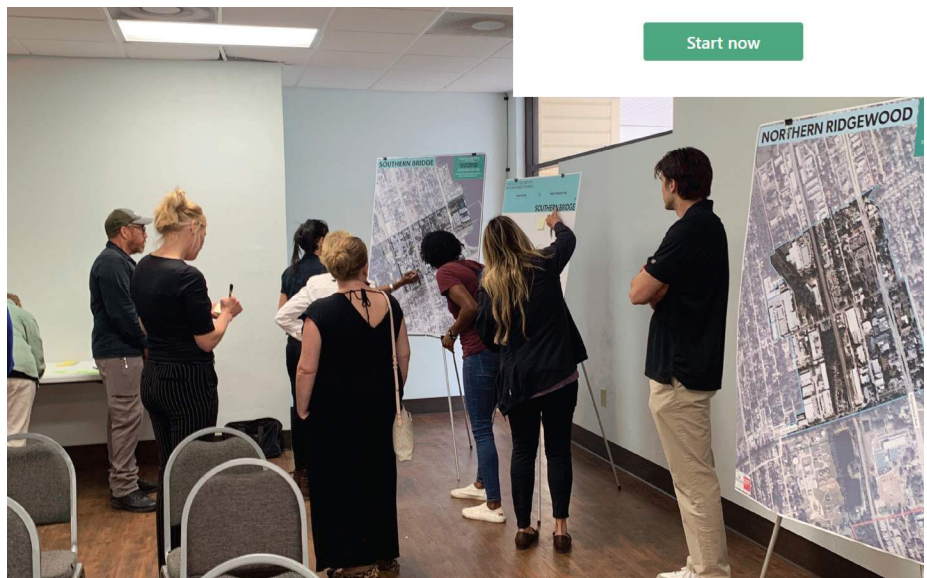
*We need your input!*

**Stakeholder Meetings**  
March 19-20

**Public Workshop #1**  
Tuesday, April 9th, 2024  
1:00 - 4:00 PM  
Sica Hall Community Center  
1065 Daytona Avenue

**Public Workshop #2**  
Tuesday, April 16th, 2024  
6:00 - 8:00 PM  
Sica Hall Community Center  
1065 Daytona Avenue

**Looking for more information?**  
Check out our website:  
[www.arcg.is/vlxr5l](http://www.arcg.is/vlxr5l)



Start now

## APPENDIX D DETAILED FINANCIAL ANALYSIS TABLES

### Appendix D1. Holly Hill Redevelopment Trust Fund TIF Revenues, Moderate Scenario

| Year                                                         | Value of CRA  | Incremental Value | County Millage | County CRA Contribution @ 95% <sup>(1)</sup> | Total Millage | Millage % Change | Total CRA Contributions/ Revenue |
|--------------------------------------------------------------|---------------|-------------------|----------------|----------------------------------------------|---------------|------------------|----------------------------------|
| 2024                                                         | \$388,048,240 | \$299,706,021     | 5.434          | \$1,547,172                                  | 11.965        | -1.81%           | \$3,406,655                      |
| 2025                                                         | \$408,493,053 | \$320,150,834     | 5.312          | \$1,615,700                                  | 11.697        | -2.24%           | \$3,557,500                      |
| 2026                                                         | \$430,015,027 | \$341,672,808     | 5.193          | \$1,685,700                                  | 11.435        | -2.24%           | \$3,711,600                      |
| Agency's Current Sunset Date (2026) Sub-Total <sup>(2)</sup> |               |                   |                | \$4,848,572                                  |               |                  | \$10,675,755                     |
| 2027                                                         | \$452,670,913 | \$364,328,694     | 5.077          | \$1,757,100                                  | 11.179        | -2.24%           | \$3,869,000                      |
| 2028                                                         | \$476,520,453 | \$388,178,234     | 4.963          | \$1,830,200                                  | 10.928        | -2.24%           | \$4,029,900                      |
| 2029                                                         | \$501,626,537 | \$413,284,318     | 4.852          | \$1,904,900                                  | 10.683        | -2.24%           | \$4,194,400                      |
| 2030                                                         | \$528,055,366 | \$439,713,147     | 4.743          | \$1,981,300                                  | 10.444        | -2.24%           | \$4,362,600                      |
| 2031                                                         | \$555,876,632 | \$467,534,413     | 4.637          | \$2,059,500                                  | 10.210        | -2.24%           | \$4,534,700                      |
| 2032                                                         | \$585,163,696 | \$496,821,477     | 4.533          | \$2,139,400                                  | 9.981         | -2.24%           | \$4,710,800                      |
| 2033                                                         | \$615,993,787 | \$527,651,568     | 4.431          | \$2,221,300                                  | 9.757         | -2.24%           | \$4,891,000                      |
| 2034                                                         | \$648,448,200 | \$560,105,981     | 4.332          | \$2,305,100                                  | 9.539         | -2.24%           | \$5,075,500                      |
| 2035                                                         | \$682,612,515 | \$594,270,296     | 4.235          | \$2,390,800                                  | 9.325         | -2.24%           | \$5,264,400                      |
| 2036                                                         | \$718,576,820 | \$630,234,601     | 4.140          | \$2,478,700                                  | 9.116         | -2.24%           | \$5,457,900                      |
| 10-Year Tax Collections Total                                |               |                   |                | \$21,068,300                                 |               |                  | \$46,390,200                     |
| Full Planning Period (2024-2036) <sup>(3)</sup>              |               |                   |                | \$25,916,872                                 |               |                  | \$57,065,955                     |

Sources: Volusia County Chief Financial Officer. Notes: Totals may not add due to rounding.

Notes: (1) As the increment value increases, Volusia County's contribution rate to the TIF Trust Fund will decrease over time (i.e., the County shall contribute at a 95% participation rate for increment up to \$1,000,000, 75% for increment between \$1,000,000 and \$2,000,000, and 50% for increment above \$2,000,000). This decreasing TIF participation rate will rely upon the TIF projections provided by Volusia County Chief Financial Officer. The decreasing TIF participation rate is not reflected in Appendix D1 table above.

(2) The years following sunset are provided for reference in a future evaluation of extending the Agency's current sunset date, 2026; therefore, the 10-Year Tax Collections Total reflects the projection period from 2027 to 2036. (3) The full planning period reflects the years extending from 2024 to 2036.

### Appendix D2. Holly Hill Redevelopment Trust Fund TIF Revenues, High Scenario

| Year                                                         | Value of CRA  | Incremental Value | County Millage | County CRA Contribution @ 95% <sup>(1)</sup> | Total Millage | Millage % Change | Total CRA Contributions / Revenue |
|--------------------------------------------------------------|---------------|-------------------|----------------|----------------------------------------------|---------------|------------------|-----------------------------------|
| 2024                                                         | \$388,048,240 | \$299,706,021     | 5.434          | \$1,547,172                                  | 11.965        | -1.81%           | \$3,406,655                       |
| 2025                                                         | \$410,824,398 | \$322,482,179     | 5.315          | \$1,628,100                                  | 11.702        | -2.20%           | \$3,584,900                       |
| 2026                                                         | \$434,937,383 | \$346,595,164     | 5.198          | \$1,711,400                                  | 11.444        | -2.20%           | \$3,768,200                       |
| Agency's Current Sunset Date (2026) Sub-Total <sup>(2)</sup> |               |                   |                | \$4,886,672                                  |               |                  | \$10,759,755                      |
| 2027                                                         | \$460,465,659 | \$372,123,440     | 5.083          | \$1,797,000                                  | 11.193        | -2.20%           | \$3,956,800                       |
| 2028                                                         | \$487,492,296 | \$399,150,077     | 4.972          | \$1,885,200                                  | 10.947        | -2.20%           | \$4,150,800                       |
| 2029                                                         | \$516,105,238 | \$427,763,019     | 4.862          | \$1,975,900                                  | 10.706        | -2.20%           | \$4,350,600                       |
| 2030                                                         | \$546,397,592 | \$458,055,373     | 4.755          | \$2,069,300                                  | 10.470        | -2.20%           | \$4,556,200                       |
| 2031                                                         | \$578,467,930 | \$490,125,711     | 4.651          | \$2,165,500                                  | 10.240        | -2.20%           | \$4,767,900                       |
| 2032                                                         | \$612,420,609 | \$524,078,390     | 4.548          | \$2,264,500                                  | 10.015        | -2.20%           | \$4,986,100                       |
| 2033                                                         | \$648,366,111 | \$560,023,892     | 4.448          | \$2,366,600                                  | 9.795         | -2.20%           | \$5,210,900                       |
| 2034                                                         | \$686,421,403 | \$598,079,184     | 4.351          | \$2,471,900                                  | 9.579         | -2.20%           | \$5,442,600                       |
| 2035                                                         | \$726,710,318 | \$638,368,099     | 4.255          | \$2,580,400                                  | 9.368         | -2.20%           | \$5,681,500                       |
| 2036                                                         | \$769,363,956 | \$681,021,737     | 4.161          | \$2,692,200                                  | 9.162         | -2.20%           | \$5,927,800                       |
| 10-Year Tax Collections Total                                |               |                   |                | \$22,268,500                                 |               |                  | \$49,031,200                      |
| Full Planning Period (2024-2036) <sup>(3)</sup>              |               |                   |                | \$27,155,172                                 |               |                  | \$59,790,955                      |

Sources: Volusia County Chief Financial Officer. Notes: Totals may not add due to rounding.

Notes: (1) As the increment value increases, Volusia County's contribution rate to the TIF Trust Fund will decrease over time (i.e., the County shall contribute at a 95% participation rate for increment up to \$1,000,000, 75% for increment between \$1,000,000 and \$2,000,000, and 50% for increment above \$2,000,000). This decreasing TIF participation rate will rely upon the TIF projections provided by Volusia County Chief Financial Officer. The decreasing TIF participation rate is not reflected in Appendix D2 table above.

(2) The years following sunset are provided for reference in a future evaluation of extending the Agency's current sunset date, 2026; therefore, the 10-Year Tax Collections Total reflects the projection period from 2027 to 2036. (3) The full planning period reflects the years extending from 2024 to 2036.

## APPENDIX E

## EXAMPLE CALCULATIONS OF DECREASING CONTRIBUTION

## Appendix E1. Holly Hill Redevelopment Trust Fund TIF Revenues, Decreasing Contribution

| Year                                                         | Value of CRA  | Incremental Value | County Millage | County CRA Contribution @ 95%/75%/50% <sup>(1)</sup> | Total Millage | Millage % Change | Total CRA Contributions/ Revenue |
|--------------------------------------------------------------|---------------|-------------------|----------------|------------------------------------------------------|---------------|------------------|----------------------------------|
| 2024                                                         | \$388,048,240 | \$299,706,021     | 5.434          | \$1,547,172                                          | 11.965        | -1.81%           | \$3,406,655                      |
| 2025                                                         | \$408,493,053 | \$320,150,834     | 5.312          | \$1,615,700                                          | 11.697        | -2.24%           | \$3,557,500                      |
| 2026                                                         | \$430,015,027 | \$341,672,808     | 5.193          | \$1,685,700                                          | 11.435        | -2.24%           | \$3,711,600                      |
| Agency's Current Sunset Date (2026) Sub-Total <sup>(2)</sup> |               |                   |                | \$4,848,572                                          |               |                  | \$10,675,755                     |
| 2027                                                         | \$452,670,913 | \$364,328,694     | 5.077          | \$1,587,200                                          | 11.179        | -2.24%           | \$3,699,100                      |
| 2028                                                         | \$476,520,453 | \$388,178,234     | 4.963          | \$1,644,900                                          | 10.928        | -2.24%           | \$3,844,600                      |
| 2029                                                         | \$501,626,537 | \$413,284,318     | 4.852          | \$1,702,600                                          | 10.683        | -2.24%           | \$3,992,100                      |
| 2030                                                         | \$528,055,366 | \$439,713,147     | 4.743          | \$1,742,800                                          | 10.444        | -2.24%           | \$4,124,100                      |
| 2031                                                         | \$555,876,632 | \$467,534,413     | 4.637          | \$1,783,900                                          | 10.210        | -2.24%           | \$4,259,100                      |
| 2032                                                         | \$585,163,696 | \$496,821,477     | 4.533          | \$1,826,000                                          | 9.981         | -2.24%           | \$4,397,400                      |
| 2033                                                         | \$615,993,787 | \$527,651,568     | 4.431          | \$1,869,100                                          | 9.757         | -2.24%           | \$4,538,800                      |
| 2034                                                         | \$648,448,200 | \$560,105,981     | 4.332          | \$1,913,200                                          | 9.539         | -2.24%           | \$4,683,600                      |
| 2035                                                         | \$682,612,515 | \$594,270,296     | 4.235          | \$1,958,300                                          | 9.325         | -2.24%           | \$4,831,900                      |
| 2036                                                         | \$718,576,820 | \$630,234,601     | 4.140          | \$2,004,600                                          | 9.116         | -2.24%           | \$4,983,800                      |
| 10-Year Tax Collections Total                                |               |                   |                | \$18,032,600                                         |               |                  | \$43,354,500                     |
| Full Planning Period (2024-2036) <sup>(3)</sup>              |               |                   |                | \$22,881,172                                         |               |                  | \$54,030,255                     |

Sources: Volusia County Chief Financial Officer. Notes: Totals may not add due to rounding.

Notes: (1) As the increment value increases, Volusia County's contribution rate to the TIF Trust Fund will decrease over time (i.e., the County shall contribute at a 95% participation rate for increment up to \$1,000,000, 75% for increment between \$1,000,000 and \$2,000,000, and 50% for increment above \$2,000,000). This decreasing TIF participation rate will rely upon the TIF projections provided by Volusia County Chief Financial Officer. (2) The years following sunset are provided for reference in a future evaluation of extending the Agency's current sunset date, 2026; therefore, the 10-Year Tax Collections Total reflects the projection period from 2027 to 2036. (3) The full planning period reflects the years extending from 2024 to 2036.

## Appendix E2. Holly Hill Redevelopment Trust Fund TIF Revenues, Decreasing Contribution + General Fund Onl

| Year                                                         | Value of CRA  | Incremental Value | County Millage       | County CRA Contribution @ 95%/75%/50% <sup>(1)</sup> | Total Millage | Millage % Change | Total CRA Contributions/ Revenue |
|--------------------------------------------------------------|---------------|-------------------|----------------------|------------------------------------------------------|---------------|------------------|----------------------------------|
| 2024                                                         | \$388,048,240 | \$299,706,021     | 5.434                | \$1,547,172                                          | 11.965        | -1.81%           | \$3,406,655                      |
| 2025                                                         | \$408,493,053 | \$320,150,834     | 5.312                | \$1,615,700                                          | 11.697        | -2.24%           | \$3,557,500                      |
| 2026                                                         | \$430,015,027 | \$341,672,808     | 5.193                | \$1,685,700                                          | 11.435        | -2.24%           | \$3,711,600                      |
| Agency's Current Sunset Date (2026) Sub-Total <sup>(2)</sup> |               |                   |                      | \$4,848,572                                          |               |                  | \$10,675,755                     |
| 2027                                                         | \$452,670,913 | \$364,328,694     | 2.990 <sup>(4)</sup> | \$1,017,100                                          | 9.092         | -20.49%          | \$3,129,000                      |
| 2028                                                         | \$476,520,453 | \$388,178,234     | 2.923                | \$1,051,100                                          | 8.888         | -2.24%           | \$3,250,800                      |
| 2029                                                         | \$501,626,537 | \$413,284,318     | 2.858                | \$1,085,800                                          | 8.689         | -2.24%           | \$3,375,300                      |
| 2030                                                         | \$528,055,366 | \$439,713,147     | 2.794                | \$1,121,300                                          | 8.494         | -2.24%           | \$3,502,600                      |
| 2031                                                         | \$555,876,632 | \$467,534,413     | 2.731                | \$1,157,700                                          | 8.304         | -2.24%           | \$3,632,900                      |
| 2032                                                         | \$585,163,696 | \$496,821,477     | 2.670                | \$1,194,900                                          | 8.118         | -2.24%           | \$3,766,300                      |
| 2033                                                         | \$615,993,787 | \$527,651,568     | 2.610                | \$1,232,900                                          | 7.936         | -2.24%           | \$3,902,600                      |
| 2034                                                         | \$648,448,200 | \$560,105,981     | 2.552                | \$1,271,900                                          | 7.758         | -2.24%           | \$4,042,300                      |
| 2035                                                         | \$682,612,515 | \$594,270,296     | 2.494                | \$1,311,800                                          | 7.584         | -2.24%           | \$4,185,400                      |
| 2036                                                         | \$718,576,820 | \$630,234,601     | 2.439                | \$1,352,600                                          | 7.414         | -2.24%           | \$4,331,800                      |
| 10-Year Tax Collections Total                                |               |                   |                      | \$11,797,100                                         |               |                  | \$37,119,000                     |
| Full Planning Period (2024-2036) <sup>(3)</sup>              |               |                   |                      | \$16,645,672                                         |               |                  | \$47,794,755                     |

Sources: Volusia County Chief Financial Officer. Notes: Totals may not add due to rounding.

Notes: (1) As the increment value increases, Volusia County's contribution rate to the TIF Trust Fund will decrease over time (i.e., the County shall contribute at a 95% participation rate for increment up to \$1,000,000, 75% for increment between \$1,000,000 and \$2,000,000, and 50% for increment above \$2,000,000). This decreasing TIF participation rate will rely upon the TIF projections provided by Volusia County Chief Financial Officer. (2) The years following sunset are provided for reference in a future evaluation of extending the Agency's current sunset date, 2026; therefore, the 10-Year Tax Collections Total reflects the projection period from 2027 to 2036. (3) The full planning period reflects the years extending from 2024 to 2036. (4) Millage rate changed to reflect City and County general fund projection only, effective in 2027.

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Prepared By:



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STAFF REPORT  
CITY OF HOLLY HILL, FLORIDA

Board of Planning and Appeals  
Agenda Item

---

**MEETING DATE:** April 7, 2025  
**FROM:** Brian Walker  
**SUBJECT:** 1540 Center Avenue Side Yard Setback Variance  
**NUMBER:** (ID # 4820)  
**APPLICANT:** Frank Sollitto  
**PLANNER:** Brian Walker

---

**INTRODUCTION**

**VARIANCE REQUEST: Center Avenue (1540)** - Request for 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 side yard setback of 8 feet to 5.5 feet for a parcel in the R-2 (Single-Family) zoning district, located on the west side of Center Avenue, approximately 380 feet south of Flomich Street and more particularly known as 1540 Center Avenue; (Frank Sollitto, Applicant).

**BACKGROUND**

- The lot contains a home originally built in 1964.
- Side yards for R-2 zoned lots are required to be a minimum of eight feet (8').

**DISCUSSION:** Toward the end of 2024, the applicant tore down an old pergola in their backyard. Prior to rebuilding it, they put up a new shed but did not obtain a permit to do so. Once the shed was installed, the applicant began rebuilding their pergola, also without a permit. The location of the pergola does not meet the required side yard setback of 8 feet. Prior to completing the pergola, a stop work order was issued by the City's Building Official. The homeowner was told that the shed and pergola needed permits and to stop all work on the pergola since it was not in a location that met code regulations.

Although the new pergola was being built in the same location as the previous one, the previous pergola did not meet the required side yard setback and was therefore nonconforming. Sec. 114-34 (4)b of the land development regulations states that if the nonconforming structure "is damaged in excess of 65 percent of its then assessed value, any reconstruction shall comply with this chapter" meaning that it would be required to meet all setbacks. The applicant completely removed the previous pergola because it was damaged beyond repair. Therefore, the new pergola is required to meet current codes - which includes the side yard setback of 8 feet.

The homeowner obtained an after-the-fact permit for the shed, but continued work on the pergola without a permit and in violation of the city's stop work order. A permit for the pergola is not

being issued and would not have been issued, because it encroaches into the north side yard setback thus not meeting code requirements.

The applicant has completed the pergola and is now applying for a variance to the side yard setback.

**REQUESTED VARIANCE:** The request is for a variance from Section 114-765 of the Land Development Regulations of Holly Hill for a side yard setback from 8 feet to 5.5 feet in an effort to “legitimize” the non-conforming location of a pergola.

In order to grant the variance request, the commission must find that the request meets the requirements of Sec. 82-317.

### **VARIANCE CRITERIA - Sec. 82-317**

#### **CRITERIA No. 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:

#### **FINDINGS OF FACT No. 1:**

*There are no special circumstances which are peculiar to the land, structure or building involved.*

Criteria met? *No*

#### **CRITERIA No. 2:**

That the special conditions and circumstances do not result from the actions of the applicant:

#### **FINDINGS OF FACT No. 2:**

*The applicant started construction of the pergola, which now encroaches into the required side setback, without permits and completed its construction despite having received a stop-work order from the City's Building Official.*

Criteria met? *No*

#### **CRITERIA No. 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:

#### **FINDINGS OF FACT No. 3:**

*This statement means that if a zoning variance is granted to an applicant, it should not give them an unfair advantage or special permission that other properties in the same zoning district do not have access to; essentially, the variance should only address unique hardships specific to the applicant's property, not create a new privilege compared to other similar properties nearby.*

*Granting the variance will allow the applicant's pergola to encroach into the side setback. Other properties cannot do this. So, the question then becomes, what is the unique hardship upon which a variance could be granted? Staff finds that there is no hardship. There were other options available to the applicant with regard to building a pergola that would have met the side yard setback.*

Criteria met? No

**CRITERIA No. 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:

**FINDINGS OF FACT No. 4:**

*A literal interpretation of the provisions of this subpart will not deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this subpart, and would not work an unnecessary and undue hardship on the applicant.*

Criteria met: No

**CRITERIA No. 5:**

That the variance granted is the minimum variance necessary to make possible the reasonable use of the land, building or structure:

**FINDINGS OF FACT No. 5:**

*The pergola could have been moved south closer to the shed or made slightly smaller in order to meet the side yard setback. It also could have been turned 90 degrees and met the setback requirement. These remedies would have been easier to implement at the time of the stop work order, but are now more difficult to implement since the pergola has been completed.*

Criteria met? No

**CRITERIA No. 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:

**FINDINGS OF FACT No. 6:**

*Granting the variance would not be in harmony with the general intent and purpose of the comprehensive plan in that the comprehensive plan requires that code requirements be followed unless a waiver or variance is granted prior to not following the code.*

Criteria met? No

**FINDINGS OF FACT:** Staff finds that the applicant has not met any of the criteria as stated above to grant the requested variance.

**STAFF RECOMMENDATION:**

Staff recommends denial of the request for a 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 side yard setback of 8 feet to 5.5 feet for a parcel in the R-2 (Single-Family) zoning district, located on the west side of Center Avenue, approximately 380 feet south of Flomich Street and more particularly known as 1540 Center Avenue.

- Application (PDF)
- Maps and Pictures (PDF)
- Survey (PDF)

RECEIVED  
DEC 20 2024



# HOLLY HILL FLORIDA

1065 Ridgewood Avenue, Holly Hill, FL 32117

TELEPHONE: (386) 248-9442 PERMITDESK@HOLLYHILLFL.ORG

V# \_\_\_\_\_

VAR-2024-00018

## VARIANCE

**COMPLETE APPLICATION PACKET MUST BE SUBMITTED BY APPLICATION DUE DATE IN ORDER TO MEET THE DEADLINE FOR THE DESIRED MEETING**

### PROPERTY

|                                                                                                                                                                                                                                               |                                                                                                |                                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|-----------------------------------------------|
| PARCEL ID #:                                                                                                                                                                                                                                  |                                                                                                |                                               |
| ADDRESS: 1540 Center Ave Holly Hill FL 32117                                                                                                                                                                                                  |                                                                                                |                                               |
| TOTAL ACREAGE:<br>RESIDENTIAL                                                                                                                                                                                                                 | USE OF PROPERTY: <input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> NON- |                                               |
| ZONING: R2                                                                                                                                                                                                                                    | FUTURE LAND USE:                                                                               |                                               |
| TYPE OF STRUCTURE: <input type="checkbox"/> SHED <input type="checkbox"/> FENCE <input type="checkbox"/> POOL <input type="checkbox"/> SCREEN ENCLOSURE <input type="checkbox"/> ADDITION <input type="checkbox"/> SINGLE FAMILY HOME Pergola |                                                                                                |                                               |
| DESCRIPTION OF STRUCTURE:                                                                                                                                                                                                                     |                                                                                                |                                               |
| TYPE OF VARIANCE:                                                                                                                                                                                                                             | <input type="checkbox"/> FRONT YARD SETBACK                                                    | REQUIRED: _____ FT. PROPOSED: _____ FT.       |
|                                                                                                                                                                                                                                               | <input type="checkbox"/> SIDE YARD SETBACK                                                     | REQUIRED: _____ FT. PROPOSED: _____ FT.       |
|                                                                                                                                                                                                                                               | <input checked="" type="checkbox"/> SIDE STREET SETBACK                                        | REQUIRED: 8 FT. PROPOSED: 5.5 FT.             |
|                                                                                                                                                                                                                                               | <input checked="" type="checkbox"/> REAR YARD SETBACK                                          | REQUIRED: 20 FT. PROPOSED: 7.8-6.9 FT.        |
|                                                                                                                                                                                                                                               | <input type="checkbox"/> MINIMUM LOT SIZE                                                      | REQUIRED: _____ SQ. FT. ACTUAL: _____ SQ. FT. |
|                                                                                                                                                                                                                                               | <input type="checkbox"/> WIDTH AT BUILDING                                                     | REQUIRED: _____ FT. ACTUAL: _____ FT.         |
|                                                                                                                                                                                                                                               | <input type="checkbox"/> HEIGHT                                                                | REQUIRED: _____ FT. PROPOSED: _____ FT.       |
| IS THIS REQUEST FOR A STRUCTURE THAT HAS ALREADY BEEN BUILT? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO                                                                                                              |                                                                                                |                                               |
| IS THE PROPERTY AVAILABLE FOR INSPECTION WITHOUT APPOINTMENT? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO                                                                                                             |                                                                                                |                                               |

### OWNER

|                            |                               |            |
|----------------------------|-------------------------------|------------|
| NAME: Frank D. Solitto Jr. | COMPANY:                      |            |
| ADDRESS: 1540 Center Ave   |                               |            |
| CITY: Holly Hill           | STATE: FL                     | ZIP: 32117 |
| PHONE: 386 3166155         | EMAIL: slugdude39@hotmail.com |            |

Revised 2018

Survey attached

V# \_\_\_\_\_



# HOLLY HILL

F L O R I D A

1065 Ridgewood Avenue, Holly Hill, FL 32117

TELEPHONE: (386) 248-9442 PERMITDESK@HOLLYHILLFL.ORG

## AGENT/CONSULTANT

|          |          |      |
|----------|----------|------|
| NAME:    | COMPANY: |      |
| ADDRESS: |          |      |
| CITY:    | STATE:   | ZIP: |
| PHONE:   | EMAIL:   |      |

## APPLICATION TYPE/FEE

|                                                            |                       |
|------------------------------------------------------------|-----------------------|
| <input checked="" type="checkbox"/> VARIANCE – RESIDENTIAL | \$350.00 PER VARIANCE |
| <input type="checkbox"/> VARIANCE – COMMERCIAL             | \$500.00 PER VARIANCE |

## ATTACHMENT CHECKLIST

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> APPLICATION<br><input type="checkbox"/> APPLICATION FEE<br><input type="checkbox"/> LIST OF PROPERTY OWNERS REQUIRING INDIVIDUAL NOTIFICATION. THE LIST AND NOTIFICATION LETTER WILL BE PROVIDED TO THE APPLICANT BY CITY STAFF. <b>THE APPLICANT WILL MAIL THE NOTIFICATIONS AT THEIR EXPENSE VIA CERTIFIED MAIL RETURN RECEIPT REQUESTED.</b><br><input type="checkbox"/> QUESTIONNAIRE<br><input type="checkbox"/> OWNERSHIP DISCLOSURE FORM (ADD'L DOCUMENTATION REQUIRED IF OWNER IS A TRUST OR CORPORATION)<br><input type="checkbox"/> APPLICANT AUTHORIZATION FORM, IF APPLICABLE<br><input type="checkbox"/> ONE SIGNED AND SEALED SURVEY OF THE PROPERTY (NO MORE THAN 2 YEARS OLD).<br><input type="checkbox"/> DETAILED CONCEPTUAL SITE PLAN (SEE ATTACHED SAMPLE SITE PLAN)<br><input type="checkbox"/> LETTERS OF SUPPORT FROM ADJACENT PROPERTY OWNERS, IF ANY<br><input type="checkbox"/> HOME OWNERS ASSOCIATION DRB APPROVALS, IF ANY<br><input type="checkbox"/> PHOTOGRAPHS, IF DESIRED |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Attachment: Application (4820 : 1540 Center Avenue Side Yard Setback Variance)

I, Maxine D Reed, do not have an issue of a pergola being built by Frank Sollitto, at 1540 Center Avenue, Holly Hill FL 32117.

Thank you,

Maxine D. Reed

Date: 12-17-2024

Address: 1542 center AV 32117

V# \_\_\_\_\_



# HOLLY HILL

F L O R I D A

1065 Ridgewood Avenue, Holly Hill, FL 32117

TELEPHONE: (386) 248-9442 PERMITDESK@HOLLYHILLFL.ORG

I understand that the application for variance must include all required submittals. Submission of incomplete plans may create delays.

I hereby represent that I have the lawful right and authority to file this application.

*[Signature]*  
SIGNATURE OF OWNER/AUTHORIZED APPLICANT

12-17-24  
DATE

(PROOF OF PROPERTY OWNER'S AUTHORIZATION IS REQUIRED WITH SUBMITTAL IF SIGNED BY SOMEONE OTHER THAN THE PROPERTY OWNER)

Respond completely and fully to all six criteria listed below to demonstrate that the request meets the standards of Land Development Regulations of Holly Hill Sec. 82-317 for the granting of a variance:

1. Describe the special conditions and circumstances that exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district.

*Pergola was here when house was purchased, storm tore it down.  
owner Rebuilt.*

2. Describe how special conditions and circumstances that currently exist are not the result of the actions of the applicant or petitioner.

*City said I can't have it.*

Attachment: Application (4820 : 1540 Center Avenue Side Yard Setback Variance)

V# \_\_\_\_\_



# HOLLY HILL

F L O R I D A

1065 Ridgewood Avenue, Holly Hill, FL 32117

TELEPHONE: (386) 248-9442 PERMITDESK@HOLLYHILLFL.ORG

3. Explain how the granting of the variance request would not confer on the applicant, or petitioner, any special privilege that is denied by Code to other lands, buildings, or structures in the same zoning district.

*It was here when house was purchased.*

4. Describe how the literal interpretation of the provisions of the zoning regulations would deprive the applicant, or petitioner, of rights commonly enjoyed by other properties in the same zoning district and would work an unnecessary and undue hardship on the applicant.

5. Describe how the requested variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.

Attachment: Application (4820 : 1540 Center Avenue Side Yard Setback Variance)

V# \_\_\_\_\_



# HOLLY HILL

F L O R I D A

1065 Ridgewood Avenue, Holly Hill, FL 32117

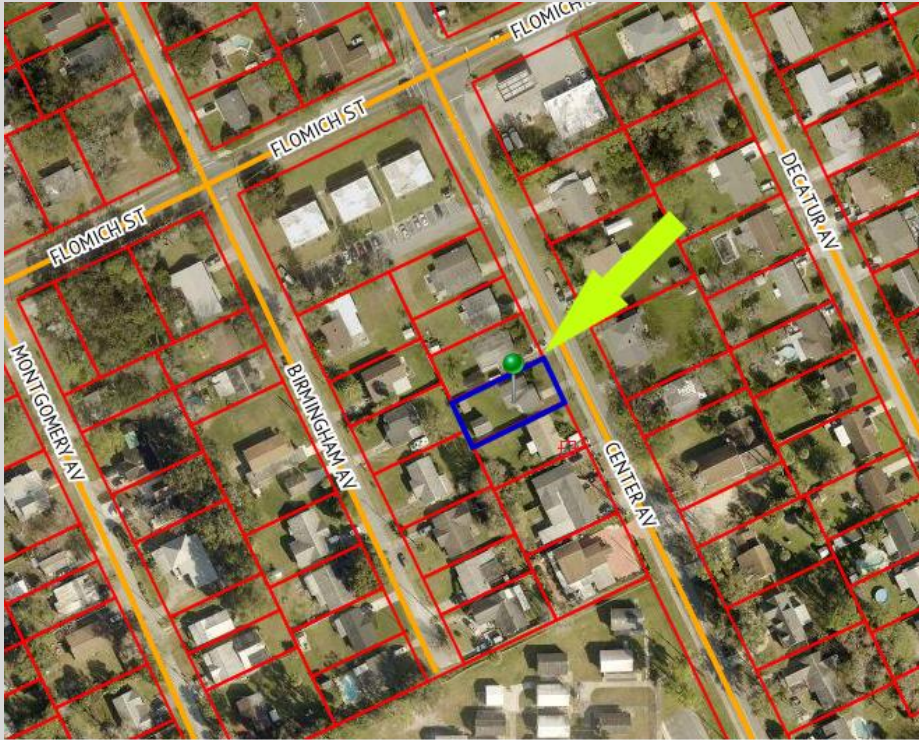
TELEPHONE: (386) 248-9442 PERMITDESK@HOLLYHILLFL.ORG

6. Describe how the granting 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.

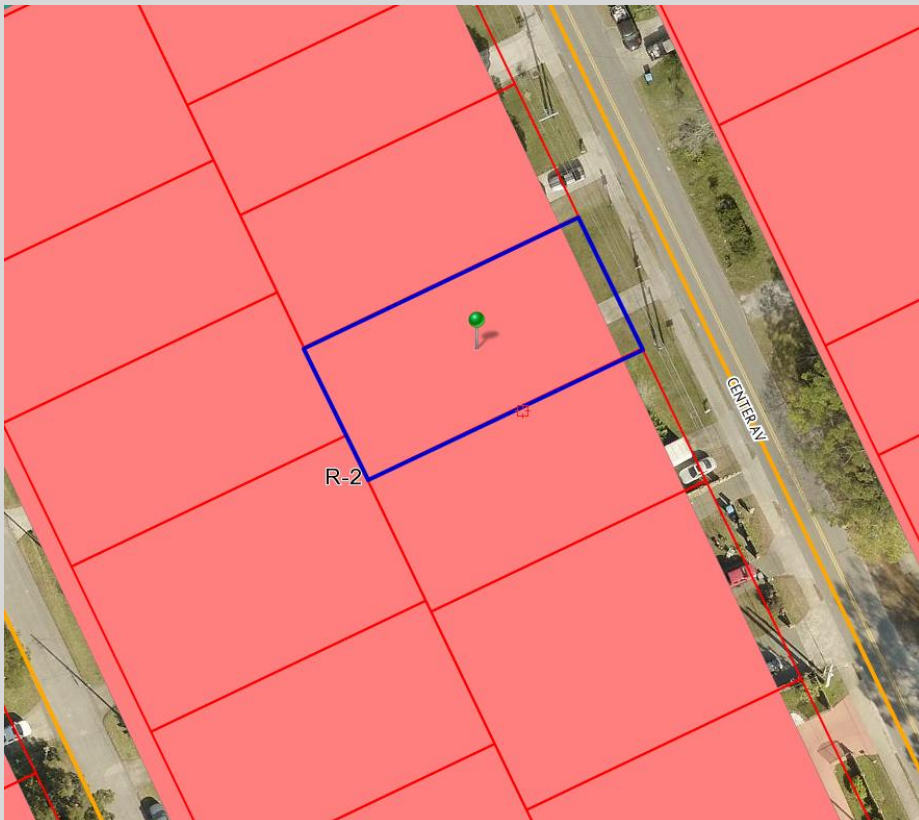
*Pergola was here when I bought the house, storm tore it down  
owner just wants to rebuilt it back*

Attachment: Application (4820 : 1540 Center Avenue Side Yard Setback Variance)

## Location Map – 1540 Center Avenue



## R-2 Zoning – Single-Family



## Front of House



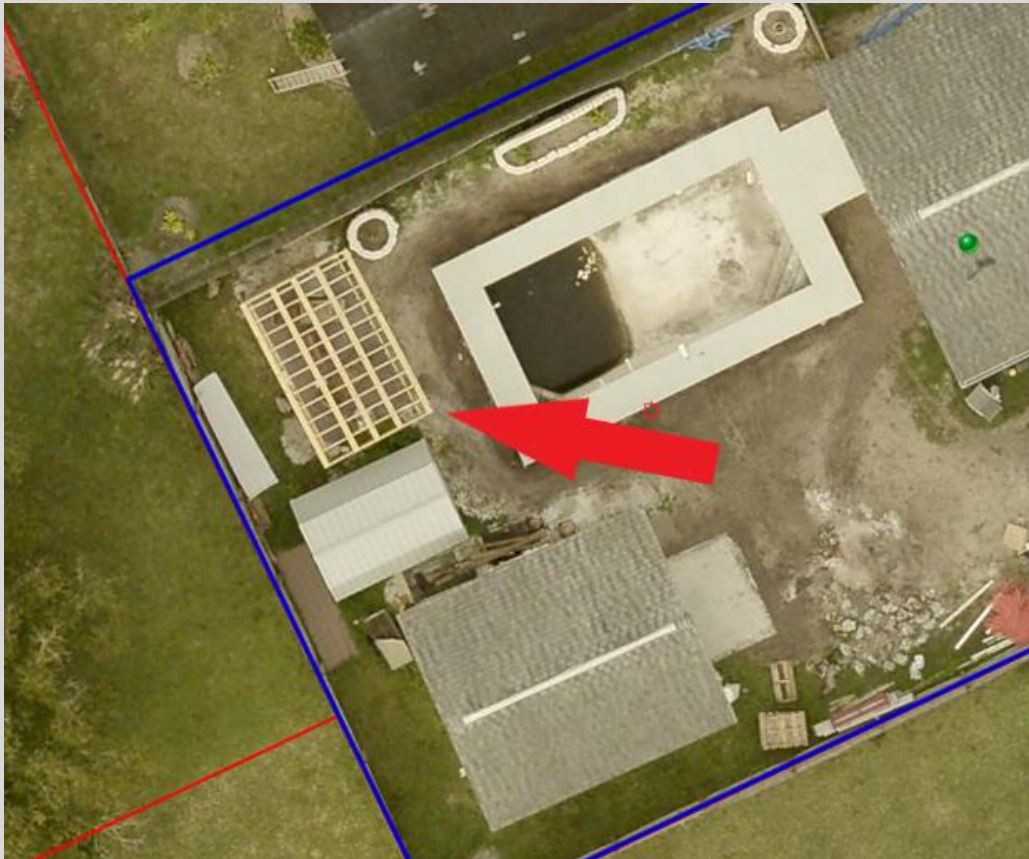
## Previous Pergola – Removed



**Previous Pergola – This was removed and is now gone.**



**New Pergola Constructed without permit and does not meet side setback.**



RECEIVED

DEC 20 2024

Boundary Survey

LEGAL DESCRIPTION: THE NORTHERLY 20 FEET OF LOT 20 AND THE SOUTHERLY 40 FEET OF LOT 21, BLOCK 23, FLOMICH GARDENS SECTION OF HOLLY HILL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 10, PAGE 93, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.



1540 CENTER AVENUE  
HOLLY HILL, FL.

PROFESSIONAL TITLE  
AGENCY, A DIVISION  
OF LANDCASTLE TITLE  
GROUP, LLC.

POINTS OF INTEREST  
FENCES OVER SIDE AND REAR LOT LINES

DRAWN BY:  
KZR MA

CHECKED BY:  
BRETT

CERTIFIED TO:  
FRANK D. SOLLITTO, JR.  
PROFESSIONAL TITLE AGENCY, A DIVISION OF  
LANDCASTLE TITLE GROUP, LLC.  
CHICAGO TITLE INSURANCE COMPANY  
THE MORTGAGE FIRM, INC.

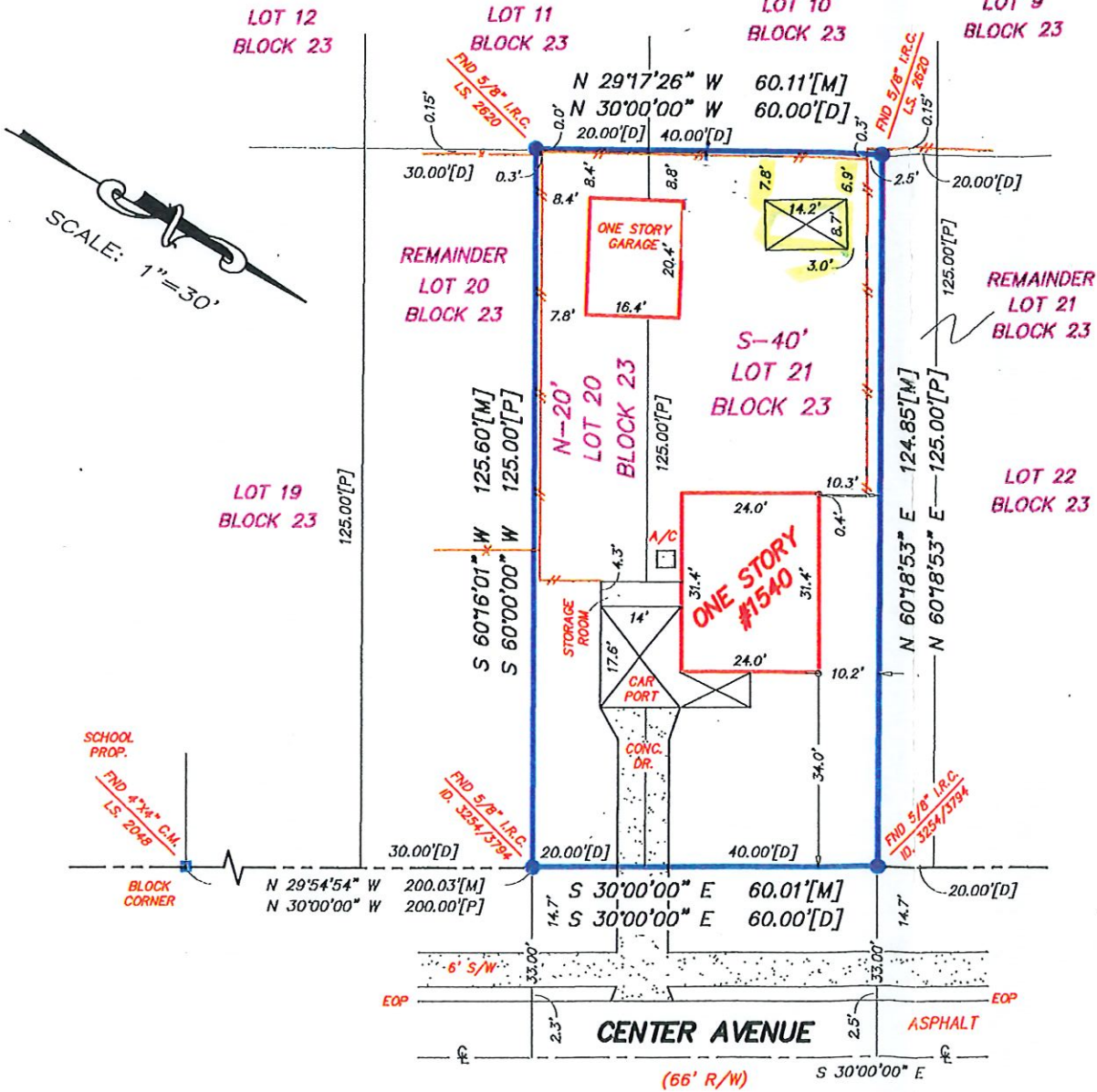
COMMUNITY NO:  
125112  
PANEL:  
0218  
FLOOD ZONE:  
X

SUFFIX:  
K

F.I.R.M. DATE:  
09/29/17

SURVEY NO.  
134147

FIELD DATE:  
05/30/24



- A/C - AIR CONDITIONER
- A.E. - ACCESS EASEMENT
- B.C. - BLOCK CORNER
- BLK - BLOCK
- C.B. - CONCRETE BLOCK
- C.B.S. - CONCRETE BLOCK STRUCTURE
- C.M. - CONCRETE MONUMENT
- CONC. - CONCRETE
- D - DEED
- D.E. - DRAINAGE EASEMENT
- E.O.P. - EDGE OF PAVEMENT
- F.C.C. - FOUND CROSS CUT
- F.F.E. - FINISHED FLOOR ELEVATION
- FND - FOUND
- ID. - IDENTIFICATION
- I.P. - IRON PIPE
- I.R. - IRON ROD
- I.R.C. - IRON ROD & CAP
- L - ARC LENGTH
- L.B. - LAND SURVEYING BUSINESS
- L.S. - LAND SURVEYOR
- L.E. - LANDSCAPE EASEMENT
- M - MEASURED
- M.E. - MAINTENANCE EASEMENT
- N&D - NAIL AND DISK
- P - PLAT
- P.E. - PEDESTRIAN EASEMENT
- P.C. - POINT OF CURVATURE
- P.C.C. - POINT OF COMPOUND CURVATURE
- P.C.P. - PERMANENT CONTROL POINT
- P.I. - POINT OF INTERSECTION
- PK NAIL - PARKER-KALON COMPANY NAIL
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.O.L. - POINT ON LINE
- P.R.C. - POINT OF REVERSE CURVE
- P.R.M. - PERMANENT REFERENCE MONUMENT
- P.D.A.E. - PRIVATE DRAINAGE AND ALLEY EASEMENT
- P.T. - POINT OF TANGENT
- R - RADIUS
- R.P. - RADIAL POINT
- R/W - RIGHT OF WAY
- S/W - SIDEWALK
- U.E. - UTILITY EASEMENT
- W.F.S. - WOOD FRAME STRUCTURE
- RIGHT-OF-WAY LINE
- CENTERLINE
- BARB WIRE FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- PLASTIC FENCE

BEARINGS SHOWN HEREON ARE BASED UPON  
THE CENTERLINE OF CENTER AVENUE BEING  
S 30°00'00" E ASSUMED

- NOTES:
- 1) This survey is based on the legal description as provided by the Client
  - 2) This Surveyor has not abstracted the land shown hereon for easements, rights of way or restrictions of record which may affect the title or use of the land
  - 3) Do not reconstruct property lines from building ties
  - 4) No footing or overhangs have been located except as shown
  - 5) No improvements or utilities have been located except as shown
  - 6) Not valid without a signature and the authenticated electronic seal or the original raised seal of a Florida Licensed Surveyor and Mapper

Long Surveying, Inc.  
1061 S. Sun Dr. Ste. #1113  
Lake Mary, FL 32746  
Office 407-330-9717 Fax 407-330-9775

Certification: I certify that this survey was made under my direction and that it meets the minimum technical standards set forth by the Board of Professional Land Surveyors and Mappers in Chapter 47, Part 2, Florida Administrative Code, pursuant to Section 471.05, Florida Statutes.



LOUIS RAMIREZ, L.S. NO. 6304

1540 Center Ave.

Attachment: Survey (4820 : 1540 Center Avenue Side Yard Setback Variance)



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

**Board of Planning and Appeals  
Ordinance**

7.1

---

**MEETING DATE:** April 7, 2025  
**FROM:** Brian Walker  
**SUBJECT:** 1152 S Nova Road - Annexation  
**NUMBER:** (ID # 4824)  
**APPLICANT:** Brian Walker  
**PLANNER:**

---

**INTRODUCTION:**

A request to annex 1.028 acres on the west side of Nova Road approximately 475 feet south of Golf Avenue (See Property Map) and more specifically known as 1152 S Nova Road. This application is companion to a comprehensive plan amendment (CPA-2025-01) and a rezone.

**BACKGROUND:**

The parcel is developed with a 1,796 square foot structure and is currently used for trailer sales. The applicant has submitted a petition for annexation and proposes to sell RVs at the site.

**DISCUSSION:**

Florida Statutes Section 171.044 presents the requirements for voluntary annexation. The subject property is contiguous to the current city limits on two sides, and the annexation will result in a city limit that is reasonably compact. Therefore, the request meets the statutory requirements.

This request is a companion to a request for a comprehensive plan amendment and rezone. The proposed comprehensive plan map amendment will request General Commercial which is consistent with the abutting land uses as well as that of other land uses along Nova Road. The proposed zoning is CC-1 (Commercial Corridor) and is also consistent with the zoning of abutting properties.

**FINANCIAL**

**IMPACTS:**

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

**RECOMMENDATION:**

Recommend the City Commission annex 1.028 acres on the west side of Nova Road approximately 475 feet south of Golf Avenue and more specifically known as 1152 S Nova Road.

**ATTACHMENTS:**

- Attachment A - Legal Description (PDF)
- Attachment B - Property Map (PDF)
- PA Info Card(PDF)
- F.S. 171 (PDF)
- Request to Annex - 1152 S Nova rd(PDF)

**Ordinance No. (ID # 4824)****1152 S NOVA ROAD - ANNEXATION**

**AN ORDINANCE OF THE CITY OF HOLLY HILL, VOLUSIA COUNTY, FLORIDA ANNEXING BY VOLUNTARY PETITION APPROXIMATELY 1.028 ACRES IDENTIFIED AS PARCEL NUMBER 4242-04-21-0140 CONTIGUOUS TO THE CITY OF HOLLY HILL; REDEFINING BOUNDARIES OF THE CITY OF HOLLY HILL TO INCLUDE SAID PROPERTY AND THE ADJACENT RIGHT-OF-WAY OF NOVA 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**, Robert Kennedy is the owner of the real property described herein;

and

**WHEREAS**, Robert Kennedy, pursuant to Florida Statue 171.044, has filed 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 that 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**, **Attachment A** is the legal description of the property which is proposed to be annexed into the City of Holly Hill; and

**WHEREAS**, the map attached hereto as **Attachment B** shows 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:

(Tax Parcel Number 4242-04-21-0140 and the adjacent right-of-way of Nova Road)

LEGAL DESCRIPTION: See Attached **Exhibit A**.

**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**

**ATTACHMENT B**  
**PROPERTY MAP**

A bounds description for Volusia County Parcel No. 424204210140 as recorded at Volusia County Official Records Book 8560 pp 2208-2210 for the purposes of annexation into the City of Holly Hill, Florida.

A Portion of Lot 14, Block 21, Mary Fleming's Subdivision of the Thomas Fitch Grant being described as follows: Beginning at the intersection of the westerly right of way of South Nova Road an existing 100 feet wide right of way, with the northerly line of Volusia County Parcel No. 424204210140 as recorded at Volusia County Official Records Book 8560, pages 2208-2210; thence westerly along the northerly line of said Volusia County Parcel No. 414104210140 to an intersection with an easterly line of Volusia County Parcel No. 424204210135 as recorded at Volusia County Official Records Book 6049, page 3899 and 3900; thence southerly along the easterly lines of Volusia County Parcel No. 424204210135 and Volusia County Parcel No. 424204210147 as recorded at Volusia County Official Records Book 2742, page 116 to the southwest corner of aforesaid Volusia County Parcel No. 424204210140 and the northwest corner of Volusia County Parcel No. 424204210213 as recorded at Volusia County Official Records Book 2433, page 1583; thence easterly along the southerly line of the aforesaid Volusia County Parcel No. 424204210140 and the northerly line of Volusia County Parcel No. 424204210213 to an intersection with the westerly right of way of South Nova Road: thence northerly along said westerly right of way to the northeasterly corner of said Volusia County Parcel No. 424204210140 and the Point of Beginning.

Description prepared by:



Michael M. Myer, PSM LS4006

Myer Land Surveying, Inc.  
316 Ridgewood Avenue  
Holly Hill, FL 32117  
Licensed Business 6877

# LOCATION MAP

## 1152 S NOVA ROAD



Attachment: Attachment B - Property Map (4824 : 1152 S Nova Road - Annexation)



Volusia County Property Appraiser

123 W. Indiana Ave., Rm. 102

DeLand, FL. 32720

Phone: (386) 736-5901 Web: [vcpa.vcgov.org](http://vcpa.vcgov.org)

AltKey: 3168488

Parcel ID: 424204210140

KENNEDY ROBERT HALE

1152 S NOVA RD, ORMOND BEACH, FL

### Parcel Summary

|                                 |                                                                                                                                 |
|---------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| <b>Alternate Key:</b>           | 3168488                                                                                                                         |
| <b>Parcel ID:</b>               | 424204210140                                                                                                                    |
| <b>Township-Range-Section:</b>  | 14 - 32 - 42                                                                                                                    |
| <b>Subdivision-Block-Lot:</b>   | 04 - 21 - 0140                                                                                                                  |
| <b>Owner(s):</b>                | KENNEDY ROBERT HALE - JT - Joint Tenancy with Right of Surviv<br>KENNEDY MARK LEO - JT - Joint Tenancy with Right of Survivorsh |
| <b>Mailing Address On File:</b> | 1992 N NOVA RD<br>HOLLY HILL FL 32117 1442                                                                                      |
| <b>Physical Address:</b>        | 1152 S NOVA RD, ORMOND BEACH 32174                                                                                              |
| <b>Property Use:</b>            | 2700 - AUTO SALES                                                                                                               |
| <b>Tax District:</b>            | 200-UNINCORPORATED - NORTHEAST                                                                                                  |
| <b>2024 Final Millage Rate:</b> | 17.5839                                                                                                                         |
| <b>Neighborhood:</b>            | 7250                                                                                                                            |
| <b>Subdivision Name:</b>        |                                                                                                                                 |
| <b>Homestead Property:</b>      | No                                                                                                                              |

Attachment: PA Info Card (4824 : 1152 S Nova Road - Annexation)

Select Year: 2019 

## The 2019 Florida Statutes

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[Title XII](#)  
MUNICIPALITIES

[Chapter 171](#)  
LOCAL GOVERNMENT BOUNDARIES

[View Entire Chapter](#)

### CHAPTER 171 LOCAL GOVERNMENT BOUNDARIES

#### PART I MUNICIPAL ANNEXATION OR CONTRACTION (ss. 171.011-171.094)

#### PART II INTERLOCAL SERVICE BOUNDARY AGREEMENTS (ss. 171.20-171.212)

#### PART I MUNICIPAL ANNEXATION OR CONTRACTION

- 171.011 Short title.
- 171.021 Purpose.
- 171.022 Preemption; effect on special laws.
- 171.031 Definitions.
- 171.0413 Annexation procedures.
- 171.042 Prerequisites to annexation.
- 171.043 Character of the area to be annexed.
- 171.044 Voluntary annexation.
- 171.045 Annexation limited to a single county.
- 171.046 Annexation of enclaves.
- 171.051 Contraction procedures.
- 171.052 Criteria for contraction of municipal boundaries.
- 171.061 Apportionment of debts and taxes in annexations or contractions.
- 171.062 Effects of annexations or contractions.
- 171.071 Effect in Miami-Dade County.
- 171.081 Appeal on annexation or contraction.
- 171.091 Recording.
- 171.093 Municipal annexation within independent special districts.
- 171.094 Effect of interlocal service boundary agreements adopted under part II on annexations under this part.

**171.011 Short title.**—This chapter shall be known and may be cited as the “Municipal Annexation or Contraction Act.”

**History.**—s. 1, ch. 74-190.

**171.021 Purpose.**—The purposes of this act are to set forth procedures for adjusting the boundaries of municipalities through annexations or contractions of corporate limits and to set forth criteria for determining when annexations or contractions may take place so as to:

- (1) Ensure sound urban development and accommodation to growth.
- (2) Establish uniform legislative standards throughout the state for the adjustment of municipal boundaries.
- (3) Ensure the efficient provision of urban services to areas that become urban in character.
- (4) Ensure that areas are not annexed unless municipal services can be provided to those areas.

**History.**—s. 1, ch. 74-190.

**171.022 Preemption; effect on special laws.**—

- (1) It is further the purpose of this act to provide viable and usable general law standards and procedures for adjusting the boundaries of municipalities in this state.
- (2) The provisions of any special act or municipal charter relating to the adjusting of municipal boundaries in effect on October 1, 1974, are repealed except as otherwise provided herein.

**History.**—s. 1, ch. 74-190.

**171.031 Definitions.**—As used in this chapter, the following words and terms have the following meanings unless some other meaning is plainly indicated:

- (1) “Annexation” means the adding of real property to the boundaries of an incorporated municipality, such addition making such real property in every way a part of the municipality.
- (2) “Contraction” means the reversion of real property within municipal boundaries to an unincorporated status.
- (3) “Municipality” means a municipality created pursuant to general or special law authorized or recognized pursuant to s. 2 or s. 6, Art. VIII of the State Constitution.
- (4) “Newspaper of general circulation” means a newspaper printed in the language most commonly spoken in the area within which it circulates, which is readily available for purchase by all inhabitants in its area of circulation, but does not include a newspaper intended primarily for members of a particular professional or occupational group, a newspaper whose primary function is to carry legal notices, or a newspaper that is given away primarily to distribute advertising.
- (5) “Parties affected” means any persons or firms owning property in, or residing in, either a municipality proposing annexation or contraction or owning property that is proposed for annexation to a municipality or any governmental unit with jurisdiction over such area.
- (6) “Qualified voter” means any person registered to vote in accordance with law.
- (7) “Sufficiency of petition” means the verification of the signatures and addresses of all signers of a petition with the voting list maintained by the county supervisor of elections and certification that the number of valid signatures represents the required percentage of the total number of qualified voters in the area affected by a proposed annexation.
- (8) “Urban in character” means an area used intensively for residential, urban recreational or conservation parklands, commercial, industrial, institutional, or governmental purposes or an area undergoing development for any of these purposes.
- (9) “Urban services” means any services offered by a municipality, either directly or by contract, to any of its present residents.

(10) “Urban purposes” means that land is used intensively for residential, commercial, industrial, institutional, and governmental purposes, including any parcels of land retained in their natural state or kept free of development as dedicated greenbelt areas.

(11) “Contiguous” means that a substantial part of a boundary of the territory sought to be annexed by a municipality is coterminous with a part of the boundary of the municipality. The separation of the territory sought to be annexed from the annexing municipality by a publicly owned county park; a right-of-way for a highway, road, railroad, canal, or utility; or a body of water, watercourse, or other minor geographical division of a similar nature, running parallel with and between the territory sought to be annexed and the annexing municipality, shall not prevent annexation under this act, provided the presence of such a division does not, as a practical matter, prevent the territory sought to be annexed and the annexing municipality from becoming a unified whole with respect to municipal services or prevent their inhabitants from fully associating and trading with each other, socially and economically. However, nothing herein shall be construed to allow local rights-of-way, utility easements, railroad rights-of-way, or like entities to be annexed in a corridor fashion to gain contiguity; and when any provision or provisions of special law or laws prohibit the annexation of territory that is separated from the annexing municipality by a body of water or watercourse, then that law shall prevent annexation under this act.

(12) “Compactness” means concentration of a piece of property in a single area and precludes any action which would create enclaves, pockets, or finger areas in serpentine patterns. Any annexation proceeding in any county in the state shall be designed in such a manner as to ensure that the area will be reasonably compact.

(13) “Enclave” means:

(a) Any unincorporated improved or developed area that is enclosed within and bounded on all sides by a single municipality; or

(b) Any unincorporated improved or developed area that is enclosed within and bounded by a single municipality and a natural or manmade obstacle that allows the passage of vehicular traffic to that unincorporated area only through the municipality.

History.—s. 1, ch. 74-190; s. 1, ch. 75-297; s. 75, ch. 81-259; s. 1, ch. 84-148; s. 15, ch. 93-206.

**171.0413 Annexation procedures.**—Any municipality may annex contiguous, compact, unincorporated territory in the following manner:

(1) An ordinance proposing to annex an area of contiguous, compact, unincorporated territory shall be adopted by the governing body of the annexing municipality pursuant to the procedure for the adoption of a nonemergency ordinance established by s. 166.041. Prior to the adoption of the ordinance of annexation, the local governing body shall hold at least two advertised public hearings. The first public hearing shall be on a weekday at least 7 days after the day that the first advertisement is published. The second public hearing shall be held on a weekday at least 5 days after the day that the second advertisement is published. Each such ordinance shall propose only one reasonably compact area to be annexed. However, prior to the ordinance of annexation becoming effective, a referendum on annexation shall be held as set out below, and, if approved by the referendum, the ordinance shall become effective 10 days after the referendum or as otherwise provided in the ordinance, but not more than 1 year following the date of the referendum.

(2) Following the final adoption of the ordinance of annexation by the governing body of the annexing municipality, the ordinance shall be submitted to a vote of the registered electors of the area proposed to be annexed. The governing body of the annexing municipality may also choose to submit the ordinance of annexation to a separate vote of the registered electors of the annexing municipality. The

referendum on annexation shall be called and conducted and the expense thereof paid by the governing body of the annexing municipality.

(a) The referendum on annexation shall be held at the next regularly scheduled election following the final adoption of the ordinance of annexation by the governing body of the annexing municipality or at a special election called for the purpose of holding the referendum. However, the referendum, whether held at a regularly scheduled election or at a special election, shall not be held sooner than 30 days following the final adoption of the ordinance by the governing body of the annexing municipality.

(b) The governing body of the annexing municipality shall publish notice of the referendum on annexation at least once each week for 2 consecutive weeks immediately preceding the date of the referendum in a newspaper of general circulation in the area in which the referendum is to be held. The notice shall give the ordinance number, the time and places for the referendum, and a brief, general description of the area proposed to be annexed. The description shall include a map clearly showing the area and a statement that the complete legal description by metes and bounds and the ordinance can be obtained from the office of the city clerk.

(c) On the day of the referendum on annexation there shall be prominently displayed at each polling place a copy of the ordinance of annexation and a description of the property proposed to be annexed. The description shall be by metes and bounds and shall include a map clearly showing such area.

(d) Ballots or mechanical voting devices used in the referendum on annexation shall offer the choice "For annexation of property described in ordinance number of the City of " and "Against annexation of property described in ordinance number of the City of " in that order.

(e) If the referendum is held only in the area proposed to be annexed and receives a majority vote, or if the ordinance is submitted to a separate vote of the registered electors of the annexing municipality and the area proposed to be annexed and there is a separate majority vote for annexation in the annexing municipality and in the area proposed to be annexed, the ordinance of annexation shall become effective on the effective date specified therein. If there is any majority vote against annexation, the ordinance shall not become effective, and the area proposed to be annexed shall not be the subject of an annexation ordinance by the annexing municipality for a period of 2 years from the date of the referendum on annexation.

(3) Any parcel of land which is owned by one individual, corporation, or legal entity, or owned collectively by one or more individuals, corporations, or legal entities, proposed to be annexed under the provisions of this act shall not be severed, separated, divided, or partitioned by the provisions of said ordinance, but shall, if intended to be annexed, or if annexed, under the provisions of this act, be annexed in its entirety and as a whole. However, nothing herein contained shall be construed as affecting the validity or enforceability of any ordinance declaring an intention to annex land under the existing law that has been enacted by a municipality prior to July 1, 1975. The owner of such property may waive the requirements of this subsection if such owner does not desire all of the tract or parcel included in said annexation.

(4) Except as otherwise provided in this law, the annexation procedure as set forth in this section shall constitute a uniform method for the adoption of an ordinance of annexation by the governing body of any municipality in this state, and all existing provisions of special laws which establish municipal annexation procedures are repealed hereby; except that any provision or provisions of special law or laws which prohibit annexation of territory that is separated from the annexing municipality by a body of water or watercourse shall not be repealed.

(5) If more than 70 percent of the land in an area proposed to be annexed is owned by individuals, corporations, or legal entities which are not registered electors of such area, such area shall not be

annexed unless the owners of more than 50 percent of the land in such area consent to such annexation. Such consent shall be obtained by the parties proposing the annexation prior to the referendum to be held on the annexation.

(6) Notwithstanding subsections (1) and (2), if the area proposed to be annexed does not have any registered electors on the date the ordinance is finally adopted, a vote of electors of the area proposed to be annexed is not required. In addition to the requirements of subsection (5), the area may not be annexed unless the owners of more than 50 percent of the parcels of land in the area proposed to be annexed consent to the annexation. If the governing body does not choose to hold a referendum of the annexing municipality pursuant to subsection (2), then the property owner consents required pursuant to subsection (5) shall be obtained by the parties proposing the annexation prior to the final adoption of the ordinance, and the annexation ordinance shall be effective upon becoming a law or as otherwise provided in the ordinance.

**History.**—s. 2, ch. 75-297; s. 1, ch. 76-176; s. 44, ch. 77-104; s. 1, ch. 80-350; s. 76, ch. 81-259; s. 1, ch. 86-113; s. 15, ch. 90-279; s. 16, ch. 93-206; s. 1, ch. 93-243; s. 1, ch. 94-196; s. 1448, ch. 95-147; s. 12, ch. 99-378.

#### **171.042 Prerequisites to annexation.—**

(1) Prior to commencing the annexation procedures under s. 171.0413, the governing body of the municipality shall prepare a report setting forth the plans to provide urban services to any area to be annexed, and the report shall include the following:

(a) A map or maps of the municipality and adjacent territory showing the present and proposed municipal boundaries, the present major trunk water mains and sewer interceptors and outfalls, the proposed extensions of such mains and outfalls, as required in paragraph (c), and the general land use pattern in the area to be annexed.

(b) A statement certifying that the area to be annexed meets the criteria in s. 171.043.

(c) A statement setting forth the plans of the municipality for extending to the area to be annexed each major municipal service performed within the municipality at the time of annexation. Specifically, such plans shall:

1. Provide for extending urban services except as otherwise provided herein to the area to be annexed on the date of annexation on substantially the same basis and in the same manner as such services are provided within the rest of the municipality prior to annexation.

2. Provide for the extension of existing municipal water and sewer services into the area to be annexed so that, when such services are provided, property owners in the area to be annexed will be able to secure public water and sewer service according to the policies in effect in such municipality for extending water and sewer lines to individual lots or subdivisions.

3. If extension of major trunk water mains and sewer mains into the area to be annexed is necessary, set forth a proposed timetable for construction of such mains as soon as possible following the effective date of annexation.

4. Set forth the method under which the municipality plans to finance extension of services into the area to be annexed.

(2) Not fewer than 15 days prior to commencing the annexation procedures under s. 171.0413, the governing body of the municipality shall file a copy of the report required by this section with the board of county commissioners of the county wherein the municipality is located. Failure to timely file the report as required in this subsection may be the basis for a cause of action invalidating the annexation.

(3) The governing body of the municipality shall, not less than 10 days prior to the date set for the first public hearing required by s. 171.0413(1), mail a written notice to each person who resides or owns property within the area proposed to be annexed. The notice must describe the annexation proposal,

the time and place for each public hearing to be held regarding the annexation, and the place or places within the municipality where the proposed ordinance may be inspected by the public. A copy of the notice must be kept available for public inspection during the regular business hours of the office of the clerk of the governing body.

**History.**—s. 1, ch. 74-190; s. 3, ch. 75-297; s. 1, ch. 78-19; s. 13, ch. 81-167; s. 13, ch. 83-55; s. 5, ch. 84-241; s. 2, ch. 2006-218.

**171.043 Character of the area to be annexed.**—A municipal governing body may propose to annex an area only if it meets the general standards of subsection (1) and the requirements of either subsection (2) or subsection (3).

(1) The total area to be annexed must be contiguous to the municipality's boundaries at the time the annexation proceeding is begun and reasonably compact, and no part of the area shall be included within the boundary of another incorporated municipality.

(2) Part or all of the area to be annexed must be developed for urban purposes. An area developed for urban purposes is defined as any area which meets any one of the following standards:

(a) It has a total resident population equal to at least two persons for each acre of land included within its boundaries;

(b) It has a total resident population equal to at least one person for each acre of land included within its boundaries and is subdivided into lots and tracts so that at least 60 percent of the total number of lots and tracts are 1 acre or less in size; or

(c) It is so developed that at least 60 percent of the total number of lots and tracts in the area at the time of annexation are used for urban purposes, and it is subdivided into lots and tracts so that at least 60 percent of the total acreage, not counting the acreage used at the time of annexation for nonresidential urban purposes, consists of lots and tracts 5 acres or less in size.

(3) In addition to the area developed for urban purposes, a municipal governing body may include in the area to be annexed any area which does not meet the requirements of subsection (2) if such area either:

(a) Lies between the municipal boundary and an area developed for urban purposes, so that the area developed for urban purposes is either not adjacent to the municipal boundary or cannot be served by the municipality without extending services or water or sewer lines through such sparsely developed area; or

(b) Is adjacent, on at least 60 percent of its external boundary, to any combination of the municipal boundary and the boundary of an area or areas developed for urban purposes as defined in subsection (2).

The purpose of this subsection is to permit municipal governing bodies to extend corporate limits to include all nearby areas developed for urban purposes and, where necessary, to include areas which at the time of annexation are not yet developed for urban purposes whose future probable use is urban and which constitute necessary land connections between the municipality and areas developed for urban purposes or between two or more areas developed for urban purposes.

**History.**—s. 1, ch. 74-190; s. 2, ch. 76-176.

**171.044 Voluntary annexation.**—

(1) The owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may petition the governing body of said municipality that said property be annexed to the municipality.

(2) Upon determination by the governing body of the municipality that the petition bears the signatures of all owners of property in the area proposed to be annexed, the governing body may, at any regular meeting, adopt a nonemergency ordinance to annex said property and redefine the boundary lines of the municipality to include said property. Said ordinance shall be passed after notice of the annexation has been published at least once each week for 2 consecutive weeks in some newspaper in such city or town or, if no newspaper is published in said city or town, then in a newspaper published in the same county; and if no newspaper is published in said county, then at least three printed copies of said notice shall be posted for 4 consecutive weeks at some conspicuous place in said city or town. The notice shall give the ordinance number and a brief, general description of the area proposed to be annexed. The description shall include a map clearly showing the area and a statement that the complete legal description by metes and bounds and the ordinance can be obtained from the office of the city clerk.

(3) An ordinance adopted under this section shall be filed with the clerk of the circuit court and the chief administrative officer of the county in which the municipality is located and with the Department of State within 7 days after the adoption of such ordinance. The ordinance must include a map which clearly shows the annexed area and a complete legal description of that area by metes and bounds.

(4) The method of annexation provided by this section shall be supplemental to any other procedure provided by general or special law, except that this section shall not apply to municipalities in counties with charters which provide for an exclusive method of municipal annexation.

(5) Land shall not be annexed through voluntary annexation when such annexation results in the creation of enclaves.

(6) Not fewer than 10 days prior to publishing or posting the ordinance notice required under subsection (2), the governing body of the municipality must provide a copy of the notice, via certified mail, to the board of the county commissioners of the county wherein the municipality is located. The notice provision provided in this subsection may be the basis for a cause of action invalidating the annexation.

**History.**—s. 1, ch. 74-190; ss. 4, 5, ch. 75-297; s. 3, ch. 76-176; s. 2, ch. 86-113; s. 1, ch. 90-171; s. 16, ch. 90-279; s. 16, ch. 98-176; s. 3, ch. 2006-218.

**171.045 Annexation limited to a single county.**—In order for an annexation proceeding to be valid for the purposes of this chapter, the annexation must take place within the boundaries of a single county.

**History.**—s. 2, ch. 74-190.

**171.046 Annexation of enclaves.**—

(1) The Legislature recognizes that enclaves can create significant problems in planning, growth management, and service delivery, and therefore declares that it is the policy of the state to eliminate enclaves.

(2) In order to expedite the annexation of enclaves of 110 acres or less into the most appropriate incorporated jurisdiction, based upon existing or proposed service provision arrangements, a municipality may:

(a) Annex an enclave by interlocal agreement with the county having jurisdiction of the enclave; or  
(b) Annex an enclave with fewer than 25 registered voters by municipal ordinance when the annexation is approved in a referendum by at least 60 percent of the registered voters who reside in the enclave.

(3) This section does not apply to undeveloped or unimproved real property.

**History.**—s. 18, ch. 93-206; s. 5, ch. 2016-148.

**171.051 Contraction procedures.**—Any municipality may initiate the contraction of municipal boundaries in the following manner:

(1) The governing body shall by ordinance propose the contraction of municipal boundaries, as described in the ordinance, and provide an effective date for the contraction.

(2) A petition of 15 percent of the qualified voters in an area desiring to be excluded from the municipal boundaries, filed with the clerk of the municipal governing body, may propose such an ordinance. The municipality to which such petition is directed shall immediately undertake a study of the feasibility of such proposal and shall, within 6 months, either initiate proceedings under subsection (1) or reject the petition, specifically stating the facts upon which the rejection is based.

(3) After introduction, the contraction ordinance shall be noticed at least once per week for 2 consecutive weeks in a newspaper of general circulation in the municipality, such notice to describe the area to be excluded. Such description shall include a statement of findings to show that the area to be excluded fails to meet the criteria of s. 171.043, set the time and place of the meeting at which the ordinance will be considered, and advise that all parties affected may be heard.

(4) If, at the meeting held for such purpose, a petition is filed and signed by at least 15 percent of the qualified voters resident in the area proposed for contraction requesting a referendum on the question, the governing body shall, upon verification, paid for by the municipality, of the sufficiency of the petition, and before passing such ordinance, submit the question of contraction to a vote of the qualified voters of the area proposed for contraction, or the governing body may vote not to contract the municipal boundaries.

(5) The governing body may also call for a referendum on the question of contraction on its own volition and in the absence of a petition requesting a referendum.

(6) The referendum, if required, shall be held at the next regularly scheduled election, or, if approved by a majority of the municipal governing body, at a special election held prior to such election, but no sooner than 30 days after verification of the petition or passage of the resolution or ordinance calling for the referendum.

(7) The municipal governing body shall establish the date of election and publish notice of the referendum election at least once a week for the 2 consecutive weeks immediately prior to the election in a newspaper of general circulation in the area proposed to be excluded or in the municipality. Such notice shall give the time and places for the election and a general description of the area to be excluded, which shall be in the form of a map clearly showing the area proposed to be excluded.

(8) Ballots or mechanical voting devices shall offer the choices “For deannexation” and “Against deannexation,” in that order.

(9) A majority vote “For deannexation” shall cause the area proposed for exclusion to be so excluded upon the effective date set in the contraction ordinance.

(10) A majority vote “Against deannexation” shall prevent any part of the area proposed for exclusion from being the subject of a contraction ordinance for a period of 2 years from the date of the referendum election.

**History.**—s. 1, ch. 74-190; s. 17, ch. 90-279.

**171.052 Criteria for contraction of municipal boundaries.**—

(1) Only those areas which do not meet the criteria for annexation in s. 171.043 may be proposed for exclusion by municipal governing bodies. If the area proposed to be excluded does not meet the criteria

of s. 171.043, but such exclusion would result in a portion of the municipality becoming noncontiguous with the rest of the municipality, then such exclusion shall not be allowed.

(2) The ordinance shall make provision for apportionment of any prior existing debt and property.

History.—s. 1, ch. 74-190.

**171.061 Apportionment of debts and taxes in annexations or contractions.—**

(1) The area annexed to a municipality shall be subject to the taxes and debts of the municipality upon the effective date of the annexation. However, the annexed area shall not be subject to municipal ad valorem taxation for the current year if the effective date of the annexation falls after the municipal governing body levies such tax.

(2) The municipal governing body, in the event of exclusion of territory, shall reach agreement with the county governing body to determine what portion, if any, of the existing indebtedness or property of the municipality shall be assumed by the county of which the excluded territory will become a part, the fair value of such indebtedness or property, and the manner of transfer and financing.

History.—s. 1, ch. 74-190.

**171.062 Effects of annexations or contractions.—**

(1) An area annexed to a municipality shall be subject to all laws, ordinances, and regulations in force in that municipality and shall be entitled to the same privileges and benefits as other parts of that municipality upon the effective date of the annexation.

(2) If the area annexed was subject to a county land use plan and county zoning or subdivision regulations, these regulations remain in full force and effect until the municipality adopts a comprehensive plan amendment that includes the annexed area.

(3) An area excluded from a municipality shall no longer be subject to any laws, ordinances, or regulations in force in the municipality from which it was excluded and shall no longer be entitled to the privileges and benefits accruing to the area within the municipal boundaries upon the effective date of the exclusion. It shall be subject to all laws, ordinances, and regulations in force in that county.

(4)(a) A party that has an exclusive franchise which was in effect for at least 6 months prior to the initiation of an annexation to provide solid waste collection services in an unincorporated area may continue to provide such services to an annexed area for 5 years or the remainder of the franchise term, whichever is shorter, if:

1. The franchisee provides, if the annexing municipality requires, a level of quality and frequency of service which is equivalent to that required by the municipality in other areas of the municipality not served by the franchisee, and

2. The franchisee provides such service to the annexed area at a reasonable cost. The cost must include the following as related to providing services to the annexed area:

- a. Capital costs for land, structures, vehicles, equipment, and other items used for solid waste management;
- b. Operating and maintenance costs for solid waste management;
- c. Costs to comply with applicable statutes, rules, permit conditions, and insurance requirements;
- d. Disposal costs; and
- e. A reasonable profit.

If the municipality and the franchisee cannot enter into an agreement as to such cost, they shall submit the matter of cost to arbitration.

(b) A municipality, at its option, may allow the franchisee to continue providing services pursuant to the existing franchise agreement.

(c) A municipality may terminate any franchise if the franchisee does not agree to comply with the requirements of paragraph (a) within 90 days after the effective date of the proposed annexation.

(5) A party that has a contract that was in effect for at least 6 months prior to the initiation of an annexation to provide solid waste collection services in an unincorporated area may continue to provide such services to an annexed area for 5 years or the remainder of the contract term, whichever is shorter. Within a reasonable time following a written request to do so, the party shall provide the annexing municipality with a copy of the pertinent portion of the contract or other written evidence showing the duration of the contract, excluding any automatic renewals or so-called “evergreen” provisions. This subsection does not apply to contracts to provide solid waste collection services to single-family residential properties in those enclaves described in s. 171.046.

**History.**—s. 1, ch. 74-190; s. 22, ch. 85-55; s. 1, ch. 88-92; s. 17, ch. 93-206; s. 2, ch. 93-243; s. 2, ch. 2000-304.

**171.071 Effect in Miami-Dade County.**—Municipalities within the boundaries of Miami-Dade County shall adopt annexation or contraction ordinances pursuant to methods established by the home rule charter established pursuant to s. 6(e), Art. VIII of the State Constitution.

**History.**—s. 1, ch. 74-190; s. 31, ch. 2008-4.

**171.081 Appeal on annexation or contraction.**—

(1) Any party affected who believes that he or she will suffer material injury by reason of the failure of the municipal governing body to comply with the procedures set forth in this chapter for annexation or contraction or to meet the requirements established for annexation or contraction as they apply to his or her property may file a petition in the circuit court for the county in which the municipality or municipalities are located seeking review by certiorari. The action may be initiated at the party’s option within 30 days following the passage of the annexation or contraction ordinance or within 30 days following the completion of the dispute resolution process in subsection (2). In any action instituted pursuant to this subsection, the complainant, should he or she prevail, shall be entitled to reasonable costs and attorney’s fees.

(2) If the affected party is a governmental entity, no later than 30 days following the passage of an annexation or contraction ordinance, the governmental entity must initiate and proceed through the conflict resolution procedures established in chapter 164. If there is a failure to resolve the conflict, no later than 30 days following the conclusion of the procedures established in chapter 164, the governmental entity that initiated the conflict resolution procedures may file a petition in the circuit court for the county in which the municipality or municipalities are located seeking review by certiorari. In any legal action instituted pursuant to this subsection, the prevailing party is entitled to reasonable costs and attorney’s fees.

**History.**—s. 1, ch. 74-190; s. 3, ch. 78-95; s. 916, ch. 95-147; s. 5, ch. 2006-218.

**171.091 Recording.**—Any change in the municipal boundaries through annexation or contraction shall revise the charter boundary article and shall be filed as a revision of the charter with the Department of State within 30 days. A copy of such revision must be submitted to the Office of Economic and Demographic Research along with a statement specifying the population census effect and the affected land area.

**History.**—s. 1, ch. 74-190; s. 10, ch. 2009-96; s. 9, ch. 2011-14.

**171.093 Municipal annexation within independent special districts.**—

(1) The purpose of this section is to provide an orderly transition of special district service responsibilities in an annexed area from an independent special district which levies ad valorem taxes to a municipality following the municipality's annexation of property located within the jurisdictional boundaries of an independent special district, if the municipality elects to assume such responsibilities.

(2) The municipality may make such an election by adopting a resolution evidencing the election and forwarding the resolution to the office of the special district and the property appraiser and tax collector of the county in which the annexed property is located. In addition, the municipality may incorporate its election into the annexation ordinance.

(3) Upon a municipality's election to assume the district's responsibilities, the municipality and the district may enter into an interlocal agreement addressing the orderly transfer of service responsibilities, real assets, equipment, and personnel to the municipality. The agreement shall address allocation of responsibility for special district services, avoidance of double taxation of property owners for such services in the area of overlapping jurisdiction, prevention of loss of any district revenues which may be detrimental to the continued operations of the independent district, avoidance of impairment of existing district contracts, disposition of property and equipment of the independent district and any assumption of indebtedness for it, the status and employee rights of any adversely affected employees of the independent district, and any other matter reasonably related to the transfer of responsibilities.

(4)(a) If the municipality and the district are unable to enter into an interlocal agreement pursuant to subsection (3), the municipality shall so advise the district and the property appraiser and tax collector of the county in which the annexed property is located and, effective October 1 of the calendar year immediately following the calendar year in which the municipality declares its intent to assume service responsibilities in the annexed area, the district shall remain the service provider in the annexed area for a period of 4 years. During the 4-year period, the municipality shall pay the district an amount equal to the ad valorem taxes or assessments that would have been collected had the property remained in the district.

(b) By the end of the 4-year period, or any extension mutually agreed upon by the district and the municipality, the municipality and the district shall enter into an agreement that identifies the existing district property located in the municipality or primarily serving the municipality that will be assumed by the municipality, the fair market value of such property, and the manner of transfer of such property and any associated indebtedness. If the municipality and district are unable to agree to an equitable distribution of the district's property and indebtedness, the matter shall proceed to circuit court. In equitably distributing the district's property and associated indebtedness, the taxes and other revenues paid the district by or on behalf of the residents of the annexed area shall be taken into consideration.

(c) During the 4-year period, or during any mutually agreed upon extension, district service and capital expenditures within the annexed area shall continue to be rationally related to the annexed area's service needs. Service and capital expenditures within the annexed area shall also continue to be rationally related to the percentage of district revenue received on behalf of the residents of the annexed area when compared to the district's total revenue. A capital expenditure greater than \$25,000 shall not be made by the district for use primarily within the annexed area without the express consent of the municipality.

(5) If the municipality elects not to assume the district's responsibilities, the district shall remain the service provider in the annexed area, the geographical boundaries of the district shall continue to include the annexed area, and the district may continue to levy ad valorem taxes and assessments on the real property located within the annexed area. If the municipality elects to assume the district's

responsibilities in accordance with subsection (3), the district's boundaries shall contract to exclude the annexed area at the time and in the manner provided in the agreement.

(6) If the municipality elects to assume the district's responsibilities and the municipality and the district are unable to enter into an interlocal agreement, and the district continues to remain the service provider in the annexed area in accordance with subsection (4), the geographical boundaries of the district shall contract to exclude the annexed area on the effective date of the beginning of the 4-year period provided for in subsection (4). Nothing in this section precludes the contraction of the boundary of any independent special district by special act of the Legislature. The district shall not levy ad valorem taxes or assessments on the annexed property in the calendar year in which its boundaries contract and subsequent years, but it may continue to collect and use all ad valorem taxes and assessments levied in prior years. Nothing in this section prohibits the district from assessing user charges and impact fees within the annexed area while it remains the service provider.

(7) In addition to any other authority provided by law, a municipality is authorized to levy assessments on property located in an annexed area to offset all or a portion of the costs incurred by the municipality in assuming district responsibilities pursuant to this section. Such assessments may be collected pursuant to and in accordance with applicable law.

(8) This section does not apply to districts created pursuant to chapter 190 or chapter 373.

History.—s. 8, ch. 2000-304; s. 29, ch. 2001-60.

**171.094 Effect of interlocal service boundary agreements adopted under part II on annexations under this part.—**

(1) An interlocal service boundary agreement entered into pursuant to part II is binding on the parties to the agreement, and a party may not take any action that violates the interlocal service boundary agreement.

(2) Notwithstanding any other provision of this part, without the consent of the county, the affected municipality, or affected independent special district by resolution, a county, an invited municipality, or independent special district may not take any action that violates an interlocal service boundary agreement.

History.—s. 4, ch. 2006-218.

**PART II  
INTERLOCAL SERVICE BOUNDARY  
AGREEMENTS**

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171.212 Disputes regarding construction and effect of an interlocal service boundary agreement.

**171.20 Short title.**—This part may be cited as the “Interlocal Service Boundary Agreement Act.”  
**History.**—s. 1, ch. 2006-218.

**171.201 Legislative intent.**—The Legislature intends to provide an alternative to part I of this chapter for local governments regarding the annexation of territory into a municipality and the subtraction of territory from the unincorporated area of the county. The principal goal of this part is to encourage local governments to jointly determine how to provide services to residents and property in the most efficient and effective manner while balancing the needs and desires of the community. This part is intended to establish a more flexible process for adjusting municipal boundaries and to address a wider range of the effects of annexation. This part is intended to encourage intergovernmental coordination in planning, service delivery, and boundary adjustments and to reduce intergovernmental conflicts and litigation between local governments. It is the intent of this part to promote sensible boundaries that reduce the costs of local governments, avoid duplicating local services, and increase political transparency and accountability. This part is intended to prevent inefficient service delivery and an insufficient tax base to support the delivery of those services.

**History.**—s. 1, ch. 2006-218.

**171.202 Definitions.**—As used in this part, the term:

- (1) “Chief administrative officer” means the municipal administrator, municipal manager, county manager, county administrator, or other officer of the municipality, county, or independent special district who reports directly to the governing body of the local government.
- (2) “Enclave” has the same meaning as provided in s. 171.031.
- (3) “Independent special district” means an independent special district, as defined in s. 189.012, which provides fire, emergency medical, water, wastewater, or stormwater services.
- (4) “Initiating county” means a county that commences the process for negotiating an interlocal service boundary agreement through the adoption of an initiating resolution.
- (5) “Initiating local government” means a county, municipality, or independent special district that commences the process for negotiating an interlocal service boundary agreement through the adoption of an initiating resolution.
- (6) “Initiating municipality” means a municipality that commences the process for negotiating an interlocal service boundary agreement through the adoption of an initiating resolution.
- (7) “Initiating resolution” means a resolution adopted by a county, municipality, or independent special district which commences the process for negotiating an interlocal service boundary agreement and which identifies the unincorporated area and other issues for discussion.
- (8) “Interlocal service boundary agreement” means an agreement adopted under this part, between a county and one or more municipalities, which may include one or more independent special districts as parties to the agreement.
- (9) “Invited local government” means an invited county, municipality, or special district and any other local government designated as such in an initiating resolution or a responding resolution that invites the local government to participate in negotiating an interlocal service boundary agreement.
- (10) “Invited municipality” means an initiating municipality and any other municipality designated as such in an initiating resolution or a responding resolution that invites the municipality to participate in negotiating an interlocal service boundary agreement.

(11) “Municipal service area” means one or more of the following as designated in an interlocal service boundary agreement:

(a) An unincorporated area that has been identified in an interlocal service boundary agreement for municipal annexation by a municipality that is a party to the agreement.

(b) An unincorporated area that has been identified in an interlocal service boundary agreement to receive municipal services from a municipality that is a party to the agreement or from the municipality’s designee.

(12) “Notified local government” means the county or a municipality, other than an invited municipality, that receives an initiating resolution.

(13) “Participating resolution” means the resolution adopted by the initiating local government and the invited local government.

(14) “Requesting resolution” means the resolution adopted by a municipality seeking to participate in the negotiation of an interlocal service boundary agreement.

(15) “Responding resolution” means the resolution adopted by the county or an invited municipality which responds to the initiating resolution and which may identify an additional unincorporated area or another issue for discussion, or both, and may designate an additional invited municipality or independent special district.

(16) “Unincorporated service area” means one or more of the following as designated in an interlocal service boundary agreement:

(a) An unincorporated area that has been identified in an interlocal service boundary agreement and that may not be annexed without the consent of the county.

(b) An unincorporated area or incorporated area, or both, which have been identified in an interlocal service boundary agreement to receive municipal services from a county or its designee or an independent special district.

History.—s. 1, ch. 2006-218; s. 67, ch. 2014-22.

**171.203 Interlocal service boundary agreement.**—The governing body of a county and one or more municipalities or independent special districts within the county may enter into an interlocal service boundary agreement under this part. The governing bodies of a county, a municipality, or an independent special district may develop a process for reaching an interlocal service boundary agreement which provides for public participation in a manner that meets or exceeds the requirements of subsection (13), or the governing bodies may use the process established in this section.

(1) A county, a municipality, or an independent special district desiring to enter into an interlocal service boundary agreement shall commence the negotiation process by adopting an initiating resolution. The initiating resolution must identify an unincorporated area or incorporated area, or both, to be discussed and the issues to be negotiated. The identified area must be specified in the initiating resolution by a descriptive exhibit that includes, but need not be limited to, a map or legal description of the designated area. The issues for negotiation must be listed in the initiating resolution and may include, but need not be limited to, the issues listed in subsection (6). An independent special district may initiate the interlocal service boundary agreement for the purposes of dissolving an independent special district or in response to a proposed annexation that would remove more than 10 percent of the taxable or assessable value of an independent special district.

(a) The initiating resolution of an initiating county must designate one or more invited municipalities. The initiating resolution of an initiating municipality may designate an invited municipality. The initiating resolution of an independent special district must designate one or more invited municipalities and invite the county.

(b) An initiating county shall send the initiating resolution by United States certified mail to the chief administrative officer of every invited municipality and each other municipality within the county. An initiating municipality shall send the initiating resolution by United States certified mail to the chief administrative officer of the county, the invited municipality, if any, and each other municipality within the county.

(c) The initiating local government shall also send the initiating resolution to the chief administrative officer of each independent special district in the unincorporated area designated in the initiating resolution.

(2) Within 60 days after the receipt of an initiating resolution, the county or the invited municipality, as appropriate, shall adopt a responding resolution. The responding resolution may identify an additional unincorporated area or incorporated area, or both, for discussion and may designate additional issues for negotiation. The additional identified area, if any, must be specified in the responding resolution by a descriptive exhibit that includes, but need not be limited to, a map or legal description of the designated area. The additional issues designated for negotiation, if any, must be listed in the responding resolution and may include, but need not be limited to, the issues listed in subsection (6). The responding resolution may also invite an additional municipality or independent special district to negotiate the interlocal service boundary agreement.

(a) Within 7 days after the adoption of a responding resolution, the responding county shall send the responding resolution by United States certified mail to the chief administrative officer of the initiating municipality, each invited municipality, if any, and the independent special district that received an initiating resolution.

(b) Within 7 days after the adoption of a responding resolution, an invited municipality shall send the responding resolution by United States certified mail to the chief administrative officer of the initiating county, each invited municipality, if any, and each independent special district that received an initiating resolution.

(c) An invited municipality that was invited by a responding resolution shall adopt a responding resolution in accordance with paragraph (b).

(d) Within 60 days after receipt of the initiating resolution, any independent special district that received an initiating resolution and that desires to participate in the negotiations shall adopt a resolution indicating that it intends to participate in the negotiation process for the interlocal service boundary agreement. Within 7 days after the adoption of the resolution, the independent special district shall send the resolution by United States certified mail to the chief administrative officer of the county, the initiating municipality, each invited municipality, if any, and each notified local government.

(3) A municipality within the county which is not an invited municipality may request participation in the negotiations for the interlocal service boundary agreement. Such a request must be accomplished by adopting a requesting resolution within 60 days after receipt of the initiating resolution or within 10 days after receipt of the responding resolution. Within 7 days after adoption of the requesting resolution, the requesting municipality shall send the resolution by United States certified mail to the chief administrative officer of the initiating local government and each invited municipality. The county and the invited municipality shall consider whether to allow a requesting municipality to participate in the negotiations, and, if they agree, the county and the municipality shall adopt a participating resolution allowing the requesting municipality to participate in the negotiations.

(4) The county, the invited municipalities, the participating municipalities, if any, and the independent special districts, if any have adopted a resolution to participate, shall begin negotiations

within 60 days after receipt of the responding resolution or a participating resolution, whichever occurs later.

(5) An invited municipality that fails to adopt a responding resolution shall be deemed to waive its right to participate in the negotiation process and shall be bound by an interlocal agreement resulting from such negotiation process, if any is reached.

(6) An interlocal service boundary agreement may address any issue concerning service delivery, fiscal responsibilities, or boundary adjustment. The agreement may include, but need not be limited to, provisions that:

(a) Identify a municipal service area.  
(b) Identify an unincorporated service area.  
(c) Identify the local government responsible for the delivery or funding of the following services within the municipal service area or the unincorporated service area:

1. Public safety.
2. Fire, emergency rescue, and medical.
3. Water and wastewater.
4. Road ownership, construction, and maintenance.
5. Conservation, parks, and recreation.
6. Stormwater management and drainage.

(d) Address other services and infrastructure not currently provided by an electric utility as defined by s. 366.02(2) or a natural gas transmission company as defined by s. 368.103(4). However, this paragraph does not affect any territorial agreement between electrical utilities or public utilities under chapter 366 or affect the determination of a territorial dispute by the Public Service Commission under s. 366.04.

(e) Establish a process and schedule for annexation of an area within the designated municipal service area consistent with s. 171.205.

(f) Establish a process for land use decisions consistent with part II of chapter 163, including those made jointly by the governing bodies of the county and the municipality, or allow a municipality to adopt land use changes consistent with part II of chapter 163 for areas that are scheduled to be annexed within the term of the interlocal agreement; however, the county comprehensive plan and land development regulations shall control until the municipality annexes the property and amends its comprehensive plan accordingly.

(g) Address other issues concerning service delivery, including the transfer of services and infrastructure and the fiscal compensation to one county, municipality, or independent special district from another county, municipality, or independent special district.

(h) Provide for the joint use of facilities and the colocation of services.

(i) Include a requirement for a report to the county of the municipality's planned service delivery, as provided in s. 171.042, or as otherwise determined by agreement.

(j) Establish a procedure by which the local government that is responsible for water and wastewater services shall, within 30 days after the annexation or subtraction of territory, apply for any modifications to permits of the water management district or the Department of Environmental Protection which are necessary to reflect changes in the entity that is responsible for managing surface water under such permits.

(7) If the interlocal service boundary agreement addresses responsibilities for land use planning under chapter 163, the agreement must also establish the procedures for preparing and adopting

comprehensive plan amendments, administering land development regulations, and issuing development orders.

(8) In order to ensure that the health and welfare of the residents affected by annexation will be protected, all fire and emergency medical services shall be provided by the existing provider of fire and emergency medical services to the annexed area and remain part of the existing municipal service taxing unit or special district unless:

(a) The county and annexing municipality reach an agreement, through interlocal agreement or other legally sufficient means, as to who shall provide these emergency services; or

(b) A fire rescue services element exists for the respective county's comprehensive plan filed with the state and the annexing municipality meets the criteria set forth.

(9) Each local government that is a party to the interlocal service boundary agreement shall amend the intergovernmental coordination element of its comprehensive plan, as described in s. 163.3177(6)(h) 1., no later than 6 months following entry of the interlocal service boundary agreement consistent with s. 163.3177(6)(h)1.

(10) An affected person for the purpose of challenging a comprehensive plan amendment required by paragraph (6)(f) includes a person who owns real property, resides, or owns or operates a business within the boundaries of the municipal service area, and a person who owns real property abutting real property within the municipal service area that is the subject of the comprehensive plan amendment, in addition to those other affected persons who would have standing under s. 163.3184.

(11)(a) A municipality that is a party to an interlocal service boundary agreement that identifies an unincorporated area for municipal annexation under s. 171.202(11)(a) shall adopt a municipal service area as an amendment to its comprehensive plan to address future possible municipal annexation. The state land planning agency shall review the amendment for compliance with part II of chapter 163. The proposed plan amendment must contain:

1. A boundary map of the municipal service area.
2. Population projections for the area.
3. Data and analysis supporting the provision of public facilities for the area.

(b) This part does not authorize the state land planning agency to review, evaluate, determine, approve, or disapprove a municipal ordinance relating to municipal annexation or contraction.

(12) An interlocal service boundary agreement may be for a term of 20 years or less. The interlocal service boundary agreement must include a provision requiring periodic review. The interlocal service boundary agreement must require renegotiations to begin at least 18 months before its termination date.

(13) No earlier than 6 months after the commencement of negotiations, either of the initiating local governments or both, the county, or the invited municipality may declare an impasse in the negotiations and seek a resolution of the issues under ss. 164.1053-164.1057. If the local governments fail to agree at the conclusion of the process under chapter 164, the local governments shall hold a joint public hearing on the issues raised in the negotiations.

(14) When the local governments have reached an interlocal service boundary agreement, the county and the municipality shall adopt the agreement by ordinance under s. 166.041 or s. 125.66, respectively. An independent special district, if it consents to the agreement, shall adopt the agreement by final order, resolution, or other method consistent with its charter. The interlocal service boundary agreement shall take effect on the day specified in the agreement or, if there is no date, upon adoption by the county or the invited municipality, whichever occurs later. This part does not prohibit a county or municipality from adopting an interlocal service boundary agreement without the consent of an

independent special district, unless the agreement provides for the dissolution of an independent special district or the removal of more than 10 percent of the taxable or assessable value of an independent special district.

(15) For a period of 6 months following the failure of the local governments to consent to an interlocal service boundary agreement, the initiating local government may not initiate the negotiation process established in this section to require the responding local government to negotiate an agreement concerning the same identified unincorporated area and the same issues that were specified in the failed initiating resolution.

(16) This part does not authorize one local government to require another local government to enter into an interlocal service boundary agreement. However, when the process for negotiating an interlocal service boundary agreement is initiated, the local governments shall negotiate in good faith to the conclusion of the process established in this section.

(17) This section authorizes local governments to simultaneously engage in negotiating more than one interlocal service boundary agreement, notwithstanding that separate negotiations concern similar or identical unincorporated areas and issues.

(18) Elected local government officials are encouraged to participate actively and directly in the negotiation process for developing an interlocal service boundary agreement.

(19) This part does not impair any existing franchise agreement without the consent of the franchisee, any existing territorial agreement between electric utilities or public utilities under chapter 366, or the jurisdiction of the Public Service Commission to resolve a territorial dispute involving electric utilities or public utilities in accordance with s. 366.04. In addition, an interlocal agreement entered into under this section has no effect in a proceeding before the Public Service Commission involving a territorial dispute. A municipality or county shall retain all existing authority, if any, to negotiate a franchise agreement with any private service provider for use of public rights-of-way or the privilege of providing a service.

(20) This part does not impair any existing contract without the consent of the parties.

History.—s. 1, ch. 2006-218; s. 35, ch. 2011-139.

**171.204 Prerequisites to annexation under this part.**—The interlocal service boundary agreement may describe the character of land that may be annexed under this part and may provide that the restrictions on the character of land that may be annexed pursuant to part I are not restrictions on land that may be annexed pursuant to this part. As determined in the interlocal service boundary agreement, any character of land may be annexed, including, but not limited to, an annexation of land not contiguous to the boundaries of the annexing municipality, an annexation that creates an enclave, or an annexation where the annexed area is not reasonably compact; however, such area must be “urban in character” as defined in s. 171.031(8). The interlocal service boundary agreement may not allow for annexation of land within a municipality that is not a party to the agreement or of land that is within another county. Before annexation of land that is not contiguous to the boundaries of the annexing municipality, an annexation that creates an enclave, or an annexation of land that is not currently served by water or sewer utilities, one of the following options must be followed:

(1) The municipality shall transmit a comprehensive plan amendment that proposes specific amendments relating to the property anticipated for annexation to the Department of Economic Opportunity for review under chapter 163. After considering the department’s review, the municipality may approve the annexation and comprehensive plan amendment concurrently. The local government must adopt the annexation and the comprehensive plan amendment as separate and distinct actions but may take such actions at a single public hearing; or

(2) A municipality and county shall enter into a joint planning agreement under s. 163.3171, which is adopted into the municipal comprehensive plan. The joint planning agreement must identify the geographic areas anticipated for annexation, the future land uses that the municipality would seek to establish, necessary public facilities and services, including transportation and school facilities and how they will be provided, and natural resources, including surface water and groundwater resources, and how they will be protected. An amendment to the future land use map of a comprehensive plan which is consistent with the joint planning agreement must be considered a small scale amendment.

**History.**—s. 1, ch. 2006-218; s. 61, ch. 2011-142.

**171.205 Consent requirements for annexation of land under this part.**—Notwithstanding part I, an interlocal service boundary agreement may provide a process for annexation consistent with this section or with part I.

(1) For all or a portion of the area within a designated municipal service area, the interlocal service boundary agreement may provide a flexible process for securing the consent of persons who are registered voters or own property in the area proposed for annexation, or of both such voters and owners, for the annexation of property within a municipal service area, with notice to such voters or owners as required in the interlocal service boundary agreement. The interlocal service boundary agreement may not authorize annexation unless the consent requirements of part I are met or the annexation is consented to by one or more of the following:

(a) The municipality has received a petition for annexation from more than 50 percent of the registered voters who reside in the area proposed to be annexed.

(b) The annexation is approved by a majority of the registered voters who reside in the area proposed to be annexed voting in a referendum on the annexation.

(c) The municipality has received a petition for annexation from more than 50 percent of the persons who own property within the area proposed to be annexed.

(2) If the area to be annexed includes a privately owned solid waste disposal facility as defined in s. 403.703 which receives municipal solid waste collected within the jurisdiction of multiple local governments, the annexing municipality must set forth in its plan the effects that the annexation of the solid waste disposal facility will have on the other local governments. The plan must also indicate that the owner of the affected solid waste disposal facility has been contacted in writing concerning the annexation, that an agreement between the annexing municipality and the solid waste disposal facility to govern the operations of the solid waste disposal facility if the annexation occurs has been approved, and that the owner of the solid waste disposal facility does not object to the proposed annexation.

(3) For all or a portion of an enclave consisting of more than 20 acres within a designated municipal service area, the interlocal service boundary agreement may provide a flexible process for securing the consent of persons who are registered voters or own property in the area proposed for annexation, or of both such voters and owners, for the annexation of property within such an enclave, with notice to such voters or owners as required in the interlocal service boundary agreement. The interlocal service boundary agreement may not authorize annexation of enclaves under this subsection unless the consent requirements of part I are met, the annexation process includes one or more of the procedures in subsection (1), or the municipality has received a petition for annexation from one or more persons who own real property in excess of 50 percent of the total real property within the area to be annexed.

(4) For all or a portion of an enclave consisting of 20 acres or fewer within a designated municipal service area, within which enclave not more than 100 registered voters reside, the interlocal service boundary agreement may provide a flexible process for securing the consent of persons who are registered voters or own property in the area proposed for annexation, or of both such voters and

owners, for the annexation of property within such an enclave, with notice to such voters or owners as required in the interlocal service boundary agreement. Such an annexation process may include one or more of the procedures in subsection (1) and may allow annexation according to the terms and conditions provided in the interlocal service boundary agreement, which may include a referendum of the registered voters who reside in the area proposed to be annexed.

**History.**—s. 1, ch. 2006-218; s. 11, ch. 2007-5; s. 32, ch. 2008-4; s. 4, ch. 2017-167.

**171.206 Effect of interlocal service boundary area agreement on annexations.—**

(1) An interlocal service boundary agreement is binding on the parties to the agreement, and a party may not take any action that violates the interlocal service boundary agreement.

(2) Notwithstanding part I, without consent of the county and the affected municipality by resolution, a county or an invited municipality may not take any action that violates the interlocal service boundary agreement.

(3) If the independent special district that participated in the negotiation process pursuant to s. 171.203(2)(d) does not consent to the interlocal service boundary agreement and a municipality annexes an area within the independent special district, the independent special district may seek compensation using the process in s. 171.093.

**History.**—s. 1, ch. 2006-218.

**171.207 Transfer of powers.—**This part is an alternative provision otherwise provided by law, as authorized in s. 4, Art. VIII of the State Constitution, for any transfer of power resulting from an interlocal service boundary agreement for the provision of services or the acquisition of public facilities entered into by a county, municipality, independent special district, or other entity created pursuant to law.

**History.**—s. 1, ch. 2006-218.

**171.208 Municipal extraterritorial power.—**This part authorizes a municipality to exercise extraterritorial powers that include, but are not limited to, the authority to provide services and facilities within the unincorporated area or within the territory of another municipality as provided within an interlocal service boundary agreement. These powers are in addition to other municipal powers that otherwise exist. However, this power is subject to the jurisdiction of the Public Service Commission to resolve territorial disputes under s. 366.04. An interlocal agreement has no effect on the resolution of a territorial dispute to be determined by the Public Service Commission.

**History.**—s. 1, ch. 2006-218.

**171.209 County incorporated area power.—**As provided in an interlocal service boundary agreement, this part authorizes a county to exercise powers within a municipality that include, but are not limited to, the authority to provide services and facilities within the territory of a municipality. These powers are in addition to other county powers that otherwise exist.

**History.**—s. 1, ch. 2006-218.

**171.21 Effect of part on interlocal agreement and county charter.—**A joint planning agreement, a charter provision adopted under s. 171.044(4), or any other interlocal agreement between local governments including a county, municipality, or independent special district is not affected by this part; however, a county, municipality or independent special district may avail itself of this part, which may result in the repeal or modification of a joint planning agreement or other interlocal agreement. A local government within a county that has adopted a charter provision pursuant to s. 171.044(4) may avail itself of the provisions of this part which authorize an interlocal service boundary agreement if

such interlocal agreement is consistent with the charter of that county, as the charter was approved, revised, or amended pursuant to s. 125.64.

**History.**—s. 1, ch. 2006-218.

**171.211 Interlocal service boundary agreement presumed valid and binding.—**

(1) If there is litigation over the terms, conditions, construction, or enforcement of an interlocal service boundary agreement, the agreement shall be presumed valid, and the challenger has the burden of proving its invalidity.

(2) Notwithstanding part 1, it is the intent of this part to authorize a municipality to enter into an interlocal service boundary agreement that enhances, restricts, or precludes annexations during the term of the agreement.

**History.**—s. 1, ch. 2006-218.

**171.212 Disputes regarding construction and effect of an interlocal service boundary agreement.—**If there is a question or dispute about the construction or effect of an interlocal service boundary agreement, a local government shall initiate and proceed through the conflict resolution procedures established in chapter 164. If there is a failure to resolve the conflict, no later than 30 days following the conclusion of the procedures established in chapter 164, the local government may file an action in circuit court. For purposes of this section, the term “local government” means a party to the interlocal service boundary agreement.

**History.**—s. 1, ch. 2006-218.



Brian Walker <bwalker@hollyhillfl.org>

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## 1152 s nova rd

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**kennedy kars** <kennedykars@yahoo.com>  
To: bwalker@hollyhillfl.org

Fri, Jan 10, 2025 at 2:29 PM

I Robert Kennedy owner of 1152 s nova rd Ormond beach fl 32174 would like to be annexed into the city of holly hill fl  
Sent from my iPhone

Attachment: Request to Annex - 1152 S Nova rd (4824 : 1152 S Nova Road - Annexation)



STAFF REPORT  
CITY OF HOLLY HILL, FLORIDA

Board of Planning and Appeals  
Ordinance

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**MEETING DATE:** April 7, 2025  
**FROM:** Brian Walker  
**SUBJECT:** 1152 S Nova Road CPA and Rezone  
**NUMBER:** (ID # 4831)  
**APPLICANT:** Brian Walker  
**PLANNER:**

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### **INTRODUCTION**

**1152 S NOVA ROAD CPA AND REZONE** - Consider an Ordinance enacting a Small-Scale Future Land Use Map Amendment from MXZ (Mixed Use Zone) (Volusia County) to General Commercial (Holly Hill), and

An Ordinance enacting a Rezone from I-3 (Light Industrial) (Volusia County) to CC-1 (Commercial Corridor) (Holly Hill) for approximately 1.02 acres, located on the west side of Nova Road approximately 475 feet south of Golf Avenue and more specifically known as 1152 S Nova Road.

### **BACKGROUND**

The Applicant petitioned for the parcel in question to be annexed into the City of Holly Hill. Once annexed into the City, the property needs to receive city zoning and be included in the City of Holly Hill's Comprehensive Plan.

The Applicant is requesting a Small-Scale Future Land Use Map Amendment from Volusia County's future land use designation of MXZ (Mixed Use Zone) to General Commercial (Holly Hill) and a Rezone from I-3 (Light Industrial) (Volusia County) to CC-1 (Commercial Corridor) (Holly Hill).

### **PROJECT INFORMATION**

**Size of Property:** The total property is approximately 1.02 Acres +/-

**Legal Description: (Exhibit A)**

**General Location:** The property is generally located on the west side of Nova Road approximately 475 feet south of Golf Avenue (Location Map **Exhibit B**).

**Frontage:** The property has frontage along S. Nova Road.

**Access:** Vehicular access will be provided via the abutting rights-of-way.

**Aerial Photography: (Exhibit B)**

**Existing Development:** The parcel is developed with a 1,796 square foot structure and is used for trailer sales.

**Future Land Use Designation:** The current FLU designation is MXZ (Mixed Use Zone) (Volusia County) and the proposed FLU designation is General Commercial (Holly Hill). **(Exhibit B)**

**Zoning:** Current Zoning is I-3 (Light Industrial) (Volusia County) and the proposed zoning is CC-1 (Commercial Corridor) (Holly Hill). **(Exhibit B)**

**Floodplain Impacts:** Based on FEMA map analysis, the property is not in a Special Flood Hazard Area (SFHA).

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

### **Zoning and Land Uses**

See the attached sheet labeled “**Zoning and Land Use Table.**”

### **Project Analysis**

In addition to criteria established in the Comprehensive Plan, 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.

### **Development Potential**

Residential - MXZ

Current FLUM Designation Volusia County - Mixed Use (MXZ)

The maximum permitted density under the property’s current FLUM designation of Volusia County - Mixed Use (MXZ) is 16 Dwelling Units (DU) per acre up to 50% of the total area.

Current DU = 16 DU per ac \* 1.028 ac \* 0.5

**Current Maximum DU = 8.22 du**

Non-Residential - MXZ

The maximum building area for non-residential developments is 75% of the site with an FAR of 0.5.  $(44,800 * 0.75 * 0.5 = 16,800)$

**Maximum Allowable Square Footage = 16,800 sf**

Residential - General Commercial

Residential units are not permitted in the General Retail Commercial Classification

**Proposed Maximum DU =0.0 DU**

Non-Residential - General Commercial

The maximum building area for non-residential developments is the site with an FAR of 1.95.  $(44,800 * 1.95 = 87,360)$

**Maximum Allowable Square Footage = 87,360 sf**

**Water and Sewer Estimated Usage is Based on Florida Administrative Code 64E-6.008**

**Potable Water Data and Analysis:**

**Residential Potable Water Demand - MXZ**

Given the current FLUM designation of Volusia County - Mixed Use (MXZ), the maximum existing residential potable water demand is 2,466 gpd.

**Nonresidential Potable Water Demand - MXZ**

Given the current FLUM designation of Volusia County - Mixed Use (MXZ), the maximum existing non-residential potable water demand is 1,680 gpd.

**Potable Water Demand - General Commercial**

Given the proposed FLUM designation of General Retail Commercial, the maximum proposed potable water demand is 8,736 gpd.

**Change in Potable Water Usage**

The change in Potable Water Demand from a Land Use Amendment from Volusia County Mixed Use (MXZ) to the City of Holly Hill General Retail Commercial is an increase of 4,590 gpd.

Capacity: With a processing capacity of 2.3 MGD, the City's potable water treatment plant has sufficient capacity to accommodate the density increase permitted under the proposed future land use designation. The current maximum daily flow is 1.3 MGD.

**Sanitary Sewer Data and Analysis:****Sanitary Sewer Demand - MXZ**

Given the current FLUM designation of Volusia County - Mixed Use (MXZ), the maximum existing residential sewer demand is 2,466 gpd.

Given the current FLUM designation of Volusia County - Mixed Use (MXZ), the maximum existing non-residential sewer demand is 1,680 gpd.

**Sanitary Sewer Demand - General Commercial**

Given the proposed FLUM designation of General Retail Commercial, the maximum proposed sewer demand is 8,736 gpd.

**Change in Sanitary Sewer Usage**

The change in Sanitary Sewer Demand from a Land Use Amendment from Volusia County Mixed Use (MXZ) to the City of Holly Hill General Retail Commercial is an increase of 4,590 gpd.

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.

**Stormwater Management:** Any additional development will require an engineered drainage plan to demonstrate that all government and agency regulations are being met with regard to stormwater management.

**Impacts to Traffic:** There is the potential of an increase in traffic on Nova Road resulting from the land use change. However, the anticipated daily trips do not trip the City's threshold requirement of 1000 daily trips and therefore this application does not require a TIA study to be conducted.

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

### **Consistency with Urban Sprawl Rule**

Section 163.3177(6)(a)(9)(b), Florida Statutes, provides that plan amendments be determined to discourage the proliferation of urban sprawl. In general terms and as directed by Florida Statutes and rules of the Florida Administrative Code, key urban sprawl indicators are leapfrog development, premature development, and development that does not make efficient use of urban services.

This amendment does not meet any of the key urban sprawl indicators. This amendment generally promotes efficiency in the use of urban services.

### **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:

#### **Chapter 1 - Future Land Use Element**

- Policy 1.1.2 - The Future Land Use Element sets a maximum development intensity for the General Commercial Development future land use, at an F.A.R. of 1.95.

***Current development is within this limitation and any future development on the subject parcel will be required to comply with this limitation.***

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

***Current development is consistent with the comprehensive plan and any proposed development will be required to be consistent with the comprehensive plan and demonstrate that there will be no decline to any established levels of service.***

- Policy 1.2.17 - Properties that are annexed into the City of Holly Hill shall be assigned a similar land use that existed in Volusia County. Property owners may apply for more intensive land uses, but shall be required to provide the data and analysis to justify the increase in density and/or intensity.

***The County's land use designation of this property is "Mixed Use Zone" which is described in the County's Future Land Use Element in part as "An area that provides***

***for a mixture of primarily commercial and industrial development with many different property owners.” It goes on to state: “Retail commercial, office use, and even some residential, normally make up a minor part in each zone. The associated impacts, such as noise, dust, and odors, can make these areas somewhat undesirable for the less than “heavy” uses.”***

***Designating the subject site as “General Commercial” will allow the same uses as “Mixed Use Zone” with the exception of residential which would not fit in with this highly commercialized area along Nova Road. The “General Commercial” future land use will allow that the property be developed at a greater intensity, however increased impacts to facilities can be accommodated.***

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

***This amendment promotes infill development for this location. The property is located on Nova Road which is classified in the City’s Comprehensive Plan as a Principal Arterial. The parcel is surrounded on three sides by commercial development.***

- Policy 2.3.4 - Encourage the maintenance, restoration and adaptive reuse of existing urban areas, including buildings, infrastructure and other assets, to reduce energy use and Vehicle Miles Traveled (VMTs).

***The subject site is not on the fringe of a developed area, but is an infill location. One of the benefits of infill development is reduced VMTs.***

- Policy 5.1.2. - The City shall continually work to expand the Holly Hill non-residential tax base and other revenue sources.

***The proposed amendment is consistent with this policy. The property was recently annexed into the City. This will have the effect of expanding the City's tax base.***

Staff finds that the requested small-scale land use amendment is consistent with the City’s Comprehensive Plan. The City has available capacity to serve increased demand on facilities and infrastructure created by the requested amendment. Additionally, the requested amendment does not encourage the proliferation of sprawl.

### **Appropriateness of the Requested Zoning Category**

In making a determination as to the appropriateness of the rezone and land use amendment, the commission is required to review the 8 points of consideration outlined in Section 82-372 attached as Exhibit C. Staff has reviewed these 8 points and does not find within them any reason to withhold a recommendation of approval for the requested rezone and land use amendment.

With regard to the specific rezone request, the predominant zoning category applied along both sides of Nova Road between Alabama Avenue and Golf Avenue is CC-1(Commercial Corridor District). The existing business and properties that abut the parcels under review are zoned CC-

1. According to Policy 1.1.3 of the Future Land Use Element, the CC-1 zoning designation is consistent with the General Commercial land use classification.

Any future development on the site will be consistent with the stated intent of the CC-1 zoning district and the general intent of the land development regulations.

**STAFF RECOMMENDATION**

Adopt the proposed Ordinance enacting a Small-Scale Future Land Use Map Amendment from MXZ (Mixed Use Zone) (Volusia County) to General Commercial (Holly Hill) for approximately 1.02 acres, located on the west side of Nova Road approximately 475 feet south of Golf Avenue and more specifically known as 1152 S Nova Road.

**and;**

Adopt the proposed Ordinance enacting a Rezone from I-3 (Light Industrial) (Volusia County) to CC-1 (Commercial Corridor) (Holly Hill) for approximately 1.02 acres, located on the west side of Nova Road approximately 475 feet south of Golf Avenue and more specifically known as 1152 S Nova Road.

**ATTACHMENTS:**

- Exhibit A - Legal Description (PDF)
- Exhibit B - Maps (PDF)
- Exhibit C - Sec. 82-372 (PDF)
- PA Info Card(PDF)
- Zoning and FLU Descriptions (PDF)
- Zoning and Land Use Table (PDF)

**Ordinance No. (ID # 4831)****1152 S NOVA ROAD CPA AND REZONE**

**AN ORDINANCE OF THE CITY OF HOLLY HILL FLORIDA, AMENDING THE COMPREHENSIVE PLAN BY AMENDING THE FUTURE LAND USE MAP DESIGNATION OF CERTAIN PROPERTY IDENTIFIED AS 1152 S NOVA ROAD (4242-04-21-0140) , BY VIRTUE OF A SMALL SCALE FUTURE LAND USE MAP AMENDMENT; CHANGING THE FUTURE LAND USE MAP DESIGNATION FROM MXZ (MIXED USE ZONE) VOLUSIA COUNTY TO GENERAL COMMERCIAL HOLLY HILL; 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 **Attachment 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 COMMISSION OF 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 as 1152 S Nova Road - (Parcel ID # 4242-04-21-0140) as described in **Attachment A**, as General Commercial.

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

Management Commission, as required by law.

**SECTION 3.** The proposed amendment will not become final until certification of consistency is provided by the Volusia Growth Management Commission and approval is noticed by the Florida Department of Commerce.

**SECTION 4.** 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 5.** That all ordinances made in conflict with this Ordinance are hereby repealed.

**ATTACHMENT "A"**

A bounds description for Volusia County Parcel No. 424204210140 as recorded at Volusia County Official Records Book 8560 pp 2208-2210 for the purposes of annexation into the City of Holly Hill, Florida.

A Portion of Lot 14, Block 21, Mary Fleming's Subdivision of the Thomas Fitch Grant being described as follows: Beginning at the intersection of the westerly right of way of South Nova Road an existing 100 feet wide right of way, with the northerly line of Volusia County Parcel No. 424204210140 as recorded at Volusia County Official Records Book 8560, pages 2208-2210; thence westerly along the northerly line of said Volusia County Parcel No. 414104210140 to an intersection with an easterly line of Volusia County Parcel No. 424204210135 as recorded at Volusia County Official Records Book 6049, page 3899 and 3900; thence southerly along the easterly lines of Volusia County Parcel No. 424204210135 and Volusia County Parcel No. 424204210147 as recorded at Volusia County Official Records Book 2742, page 116 to the southwesterly corner of aforesaid Volusia County Parcel No. 424204210140 and the northwesterly corner of Volusia County Parcel No. 424204210213 as recorded at Volusia County Official Records Book 2433, page 1583; thence easterly along the southerly line of the aforesaid Volusia County Parcel No. 424204210140 and the northerly line of Volusia County Parcel No. 424204210213 to an intersection with the westerly right of way of South Nova Road; thence northerly along said westerly right of way to the northeasterly corner of said Volusia County Parcel No. 424204210140 and the Point of Beginning.

**AN ORDINANCE OF THE CITY OF HOLLY HILL, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS, BY AMENDING THE OFFICIAL ZONING MAP TO DESIGNATE THE PROPERTY DESCRIBED IN EXHIBIT A FROM I-3 (LIGHT INDUSTRIAL) VOLUSIA COUNTY, TO CC-1 (COMMERCIAL CORRIDOR DISTRICT) HOLLY HILL; 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, as authorized by 163.3202, Florida Statutes,

has enacted and does enforce the Land Development Regulations, based on, related to, and as a means to implement its adopted comprehensive plan; and

**WHEREAS**, the City Commission has determined that it is necessary to amend its Land Development Regulations as herein provided in order to more effectively implement its adopted comprehensive plan; and

**WHEREAS**, the City Commission has determined that the proposed amendment to the Land Development Regulations is consistent with its adopted comprehensive plan,

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION  
OF THE CITY OF HOLLY HILL, FLORIDA:**

**SECTION 1.** The Official Zoning Map of the City of Holly Hill is hereby amended to designate the property described in **Attachment A** as CC-1 (Commercial Corridor District.)

**SECTION 2.** Development of the property described in **Attachment A** shall conform to the Land Development Regulations of Holly Hill.

**SECTION 3.** This Ordinance shall become effective following approval of the related future land use map amendment by the Florida Department of Commerce and certification of the same amendment by the Volusia Growth Management Commission.

**SECTION 4.** 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 5.** That all ordinances made in conflict with this Ordinance are hereby repealed.

**ATTACHMENT A**

A bounds description for Volusia County Parcel No. 424204210140 as recorded at Volusia County Official Records Book 8560 pp 2208-2210 for the purposes of annexation into the City of Holly Hill, Florida.

A Portion of Lot 14, Block 21, Mary Fleming's Subdivision of the Thomas Fitch Grant being described as follows: Beginning at the intersection of the westerly right of way of South Nova Road an existing 100 feet wide right of way, with the northerly line of Volusia County Parcel No. 424204210140 as recorded at Volusia County Official Records Book 8560, pages 2208-2210: thence westerly along the northerly line of said Volusia County Parcel No. 414104210140 to an intersection with an easterly line of Volusia County Parcel No. 424204210135 as recorded at Volusia County Official Records Book 6049, page 3899 and 3900; thence southerly along the easterly lines of Volusia County Parcel No. 424204210135 and Volusia County Parcel No. 424204210147 as recorded at Volusia County Official Records Book 2742, page 116 to the southwest corner of aforesaid Volusia County Parcel No. 424204210140 and the northwest corner of Volusia County Parcel No. 424204210213 as recorded at Volusia County Official Records Book 2433, page 1583; thence easterly along the southerly line of the aforesaid Volusia County Parcel No. 424204210140 and the northerly line of Volusia County Parcel No. 424204210213 to an intersection with the westerly right of way of South Nova Road: thence northerly along said westerly right of way to the northeasterly corner of said Volusia County Parcel No. 424204210140 and the Point of Beginning.

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Description prepared by:



Michael M. Myer, PSM LS4006

Myer Land Surveying, Inc.  
316 Ridgewood Avenue  
Holly Hill, FL 32117  
Licensed Business 6877

Attachment: Exhibit A - Legal Description (4831 : 1152 S Nova Road CPA and Rezone)

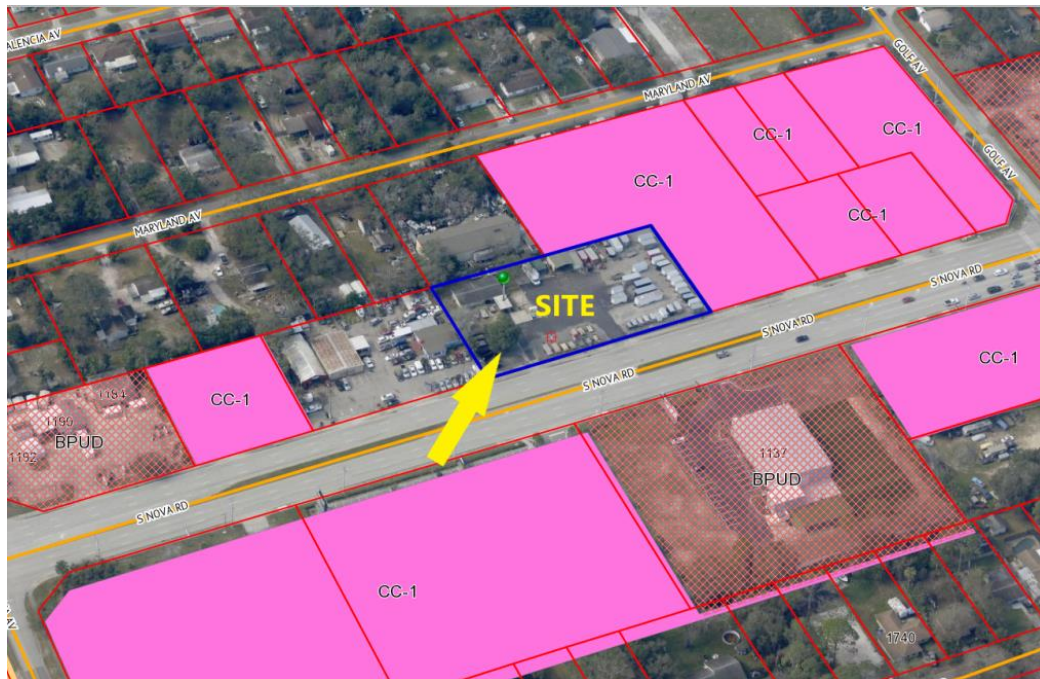
## Location of 1152 S Nova Road



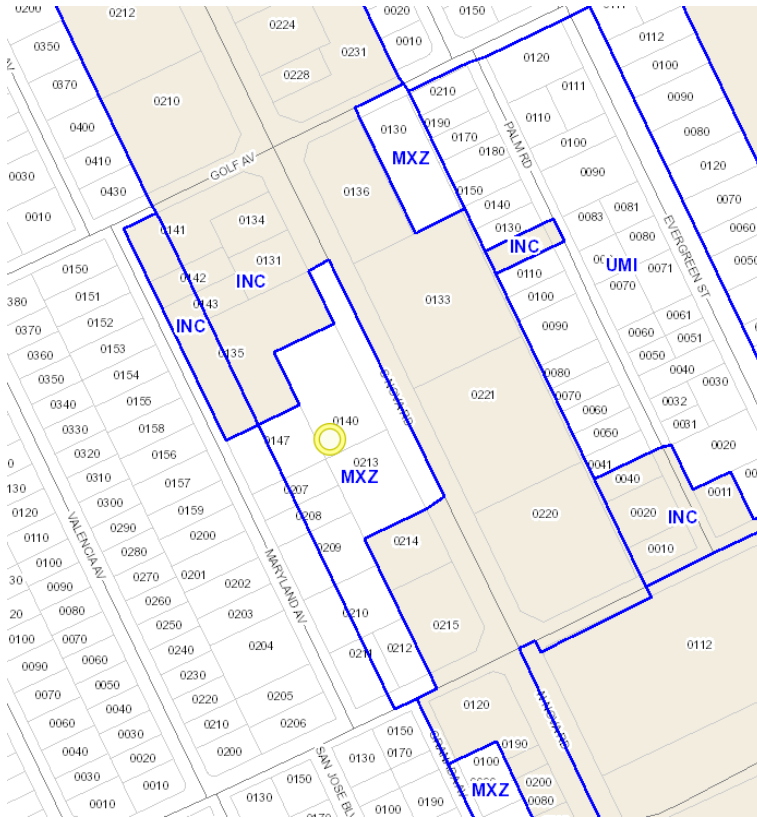
## Aerial - 1152 S Nova Road



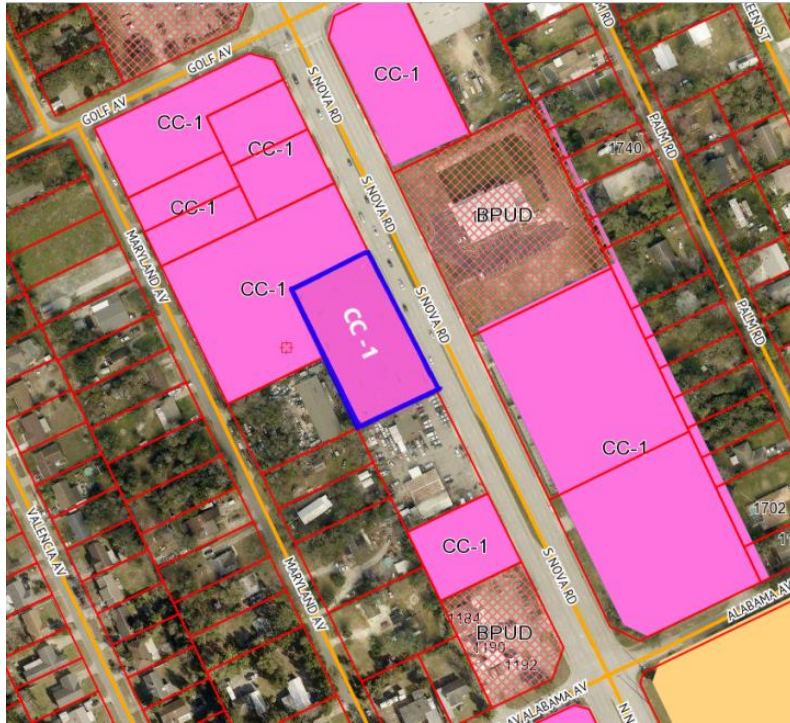
## Current Zoning Maps – County and City



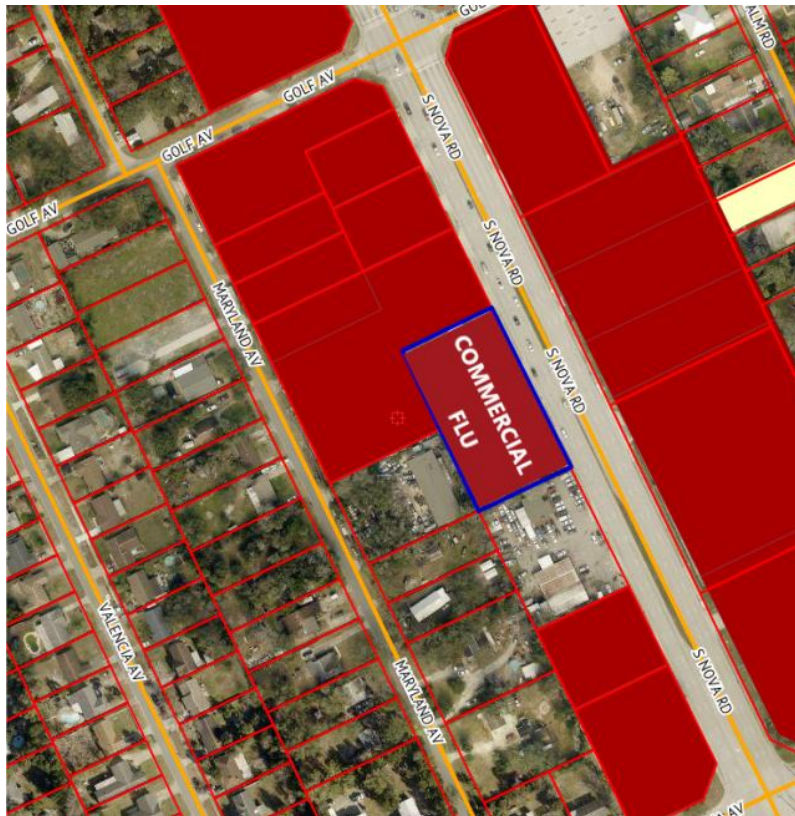
## Current FLU Maps – County and City



## Proposed CC-1 Zoning



## Proposed General Commercial FLU



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**Sec. 82-372. Review by board of planning and appeals; public hearing before board.**

- (a) The board of planning and appeals shall hold a public hearing on each application under this division after due public notice, and forward its recommendation to the city commission and to the applicant.
- (b) In its review of each application, the board of planning and appeals shall consider:
  - (1) Whether it is consistent with all adopted elements of the comprehensive plan.
  - (2) Its impact upon the environment or natural resources.
  - (3) Its impact upon the economy of any affected area.
  - (4) Its impact upon any existing necessary governmental services such as schools, sewage disposal, solid waste or transportation systems.
  - (5) Any changes in circumstances or conditions affecting the area.
  - (6) Any mistakes in the original classification.
  - (7) Its effect upon the use or value of the affected area.
  - (8) Its impact upon the public health, welfare, safety or morals.

(Ord. No. 2352, § 2(11.5.2), 7-13-93)



Volusia County Property Appraiser

123 W. Indiana Ave., Rm. 102

DeLand, FL. 32720

Phone: (386) 736-5901 Web: [vcpa.vcgov.org](http://vcpa.vcgov.org)

**AltKey: 3168488**

**Parcel ID: 424204210140**

**KENNEDY ROBERT HALE**

**1152 S NOVA RD, ORMOND BEACH, FL**

### Parcel Summary

|                                 |                                                                                                                                         |
|---------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| <b>Alternate Key:</b>           | 3168488                                                                                                                                 |
| <b>Parcel ID:</b>               | 424204210140                                                                                                                            |
| <b>Township-Range-Section:</b>  | 14 - 32 - 42                                                                                                                            |
| <b>Subdivision-Block-Lot:</b>   | 04 - 21 - 0140                                                                                                                          |
| <b>Owner(s):</b>                | KENNEDY ROBERT HALE - JT - Joint Tenancy with Right of Survivorship<br>KENNEDY MARK LEO - JT - Joint Tenancy with Right of Survivorship |
| <b>Mailing Address On File:</b> | 1992 N NOVA RD<br>HOLLY HILL FL 32117 1442                                                                                              |
| <b>Physical Address:</b>        | 1152 S NOVA RD, ORMOND BEACH 32174                                                                                                      |
| <b>Property Use:</b>            | 2700 - AUTO SALES                                                                                                                       |
| <b>Tax District:</b>            | 200-UNINCORPORATED - NORTHEAST                                                                                                          |
| <b>2024 Final Millage Rate:</b> | 17.5839                                                                                                                                 |
| <b>Neighborhood:</b>            | 7250                                                                                                                                    |
| <b>Subdivision Name:</b>        |                                                                                                                                         |
| <b>Homestead Property:</b>      | No                                                                                                                                      |

Attachment: PA Info Card (4831 : 1152 S Nova Road CPA and Rezone)

## **FUTURE LAND USES**

### **CURRENT FLU**

**MIXED USE ZONE (MXZ) - VOLUSIA COUNTY** - *an area that contains a variety of land uses that are normally located within one development or a small geographical area. This designation allows for two distinct types of mixed-use zones; Existing and Planned.*

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

*The mixture of industrial and commercial uses has commonly been developed along "Truck Routes" or arterials in a strip fashion. In some instances, small clusters will exist that again have an indistinguishable mixture of commercial, residential and industrial. These zones have developed over time because of the faint distinction between what is considered industrial, warehousing and "heavy" commercial uses. Retail commercial, office use, and even some residential normally make up a minor part in each zone. The associated impacts, such as noise, dust, and odors, can make these areas somewhat undesirable for the less than "heavy" uses.*

*This designation was initially applied on the Future Land Use Map to areas that currently contain the above characteristics and typically contain areas less than fifteen (15) acres in size.*

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

### **PROPOSED FLU**

#### **GENERAL COMMERCIAL (HOLLY HILL)**

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

## **ZONING DISTRICTS**

### **CURRENT ZONING**

#### **I-1 LIGHT INDUSTRIAL (VOLUSIA COUNTY)**

This classification is to provide sufficient space in appropriate locations for industrial operations engaged in the fabricating, repair, or storage of manufactured goods of such a nature that objectionable by-products of the activity (such as odors, smoke, dust, refuse, electromagnetic interference, noise in excess of that customary to loading, unloading, and handling of goods and materials) are not nuisances beyond the lot on which the facility is located. Minimum 1 acre per lot.

## **PROPOSED ZONING**

### **CC-1, COMMERCIAL CORRIDOR DISTRICT**

Sec. 114-592. - Intent.

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

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

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

- (1) Administrative offices.
- (2) Adult congregate living facilities not exceeding 65 clients per acre (licensed capacity).
- (3) Adult day care centers.
- (4) Banks and savings and loans.
- (5) Barbershops.
- (6) Bars and nightclubs, except when such uses are located on a parcel abutting any R-1 through R-9 zoned property.
- (7) Beauty salons.
- (8) Business services.
- (9) Carwash facilities, except when located on property adjacent to Ridgewood Avenue or LPGA Blvd., in which case such use is allowed by special exception.
- (10) Child day care centers.
- (11) Civic, fraternal and service organizations.
- (12) Clubs, private.
- (13) Convenience grocery stores.
- (14) General office uses.
- (15) Hospitals.
- (16) Hotels/motels.
- (17) Houses of worship.
- (18) Laboratories: biological, optical, medical, dental and X-ray, but not including research and development laboratories related to the manufacturing of drugs for distribution and sale.
- (19) Manufacturing (light industrial).
- (20) Marinas.
- (21) Medical and dental clinics.

- (22) Miniwarehouses.
- (23) Motor vehicle sales and rentals.
- (24) Newsstands.
- (25) Personal services.
- (26) Prescription pharmacies.
- (27) Professional services offices.
- (28) Public uses.
- (29) Public utility uses and structures.
- (30) Recreational vehicles and equipment sales (including boat sales).
- (31) Residential dwelling units (not more than ten dwelling units per acre in conjunction with a nonresidential use only).
- (32) Rest and convalescent homes.
- (33) Restaurants, type A or B, except when such uses are located on a parcel abutting any R-1 through R-9 zoned property.
- (34) Retail sales and services.
- (35) Retail specialty shops.
- (36) Self-service laundromats.
- (37) Shopping centers.
- (38) Veterinary clinics.
- (39) Warehousing and distribution.
- (40) Motor vehicle and marine sales, services, parts and repair.
- (41) Paint and body shops, except when such uses are located on a parcel abutting Ridgewood Avenue (U.S. 1/S.R. 5) or abutting any R-1 through R-9 zoned property.

## Table 1: Land Use and Zoning Table

1152 S Nova Road

|              | Existing Development   | Future Land Use Designation                  | Zoning Classification                    |
|--------------|------------------------|----------------------------------------------|------------------------------------------|
| <b>Site</b>  | Commercial Development | MXZ                                          | I-1<br>Volusia County                    |
| <b>North</b> | Commercial Development | Commercial Holly Hill                        | CC-1 (Holly Hill)                        |
| <b>South</b> | Commercial Development | MXZ Volusia County                           | B-5 Volusia County                       |
| <b>East</b>  | Commercial Development | Commercial Holly Hill                        | BPUD (Holly Hill)                        |
| <b>West</b>  | Commercial Development | MXZ Volusia County and Commercial Holly Hill | CC-1 Holly Hill and I-1 (Volusia County) |