

CITY OF HOLLY HILL, FLORIDA

BOARD OF PLANNING AND APPEALS

AGENDA • MAY 4, 2020

City Commission Chamber

BOPA Regular Meeting

6:00 PM

CITY HALL
1065 RIDGEWOOD AVENUE
HOLLY HILL, FL 32117

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



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

PLANNING & APPEALS BOARD MEMBERS

Chairman
Mike Myer

Board Member
Arthur J. Byrnes

Board Member
Dennis Smith

Board Member
Robin D. Hanger

Board Member
Tony Cassata

CITY PLANNER
Brian Walker

Building & Zoning
Liz Nelson

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

1. Minutes of January 6, 2020 Meeting

(Requested by Brian Walker, City Planner)

5. AGENDA ITEM(S)

1. 1730 Birmingham Avenue - Request for a Side Yard (North) Setback Variance from Eight (8) Feet to Zero (0) Feet, a Rear Yard Setback Variance from Twenty (20) Feet to Eight (8) Feet, and a Front Yard Setback Variance from Thirty (30) Feet to Twenty (20) Feet, in Order to Build a Two Car Garage, an Attached Carport Structure, and a Covered Porch.

(Requested by Brian Walker, City Planner)

2. Ordinance 1541 Garden Avenue - 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 R-3 (Medium Density Single Family Residential) to Cc-1 (Commercial Corridor District); Providing for Conflicting Ordinances; Providing for Severability; and Providing an Effective Date.

(Requested by Brian Walker, City Planner)

3. Waiver Request - Requesting a Waiver of the Landscaping Requirements Stated in Section 98-33, the Visual Screening Requirement and a Reduction to Ten (10) Feet in the Setback Requirement, Stated in Sections 98-67 and 98-68 of the Land Development Regulations

(Requested by Brian Walker, City Planner)

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

1. Discuss Zoning - 224 Riverside Drive

(Requested by Brian Walker, City Planner)

8. ADJOURNMENT

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

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



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



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

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



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

**Board of Planning and Appeals
Agenda Item**

4.1

MEETING DATE: May 4, 2020
FROM: Brian Walker
SUBJECT: Minutes of January 6, 2020 Meeting
NUMBER: (ID # 2867)
APPLICANT:
PLANNER:

DISCUSSION: Approve January 6, 2020 BOPA Minutes

FISCAL ANALYSIS: N/A

STAFF RECOMMENDATION: Approve January 6, 2020 BOPA Minutes

COMMISSION GOAL: N/A

MOTION: As determined by the BOPA

- January 6, 2020 Minutes (PDF)



CITY OF HOLLY HILL, FLORIDA

BOARD OF PLANNING AND APPEALS

MINUTES • JANUARY 6, 2020

City Commission Chamber

BOPA Regular Meeting

6:00 PM

CITY HALL
1065 RIDGEWOOD AVENUE
HOLLY HILL, FL 32117

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

1. CALL TO ORDER

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

2. INVOCATION

Invocation was given by Mike Myer.

3. PLEDGE OF ALLEGIANCE

Arthur Brynes led the Pledge of Allegiance.

4. APPOINT CHAIRMAN & VICE CHAIRMAN

Mike Myer was reappointed Chairman. Arthur Brynes was reappointed Vice Chairman by unanimous decision.

5. BOPA MINUTES APPROVAL

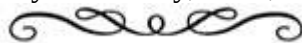
Chairman Mike Myer pointed out a correction that needed to be made to the minutes. Page 4, paragraph 4, third line **eight** needs to be changed to **eighty**. The amended minutes were unanimously approved.

1. Approve

(Requested by Brian Walker, City Planner)

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

Enacted and approved this 6th day of January, 2020, in Holly Hill



6. AGENDA ITEM(S)

1. An Ordinance of the City of Holly Hill, Florida, Regulating Mobile Food Vehicles; Amending Section 114-904 of the City Code to Add Definitions; Update Permitting Requirements, Restrictions, Operating Requirements and Establish Enforcement Procedures; Providing for Codification; Providing for Conflicting Ordinances; Providing for Severability; and Providing an Effective Date.

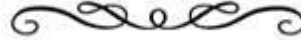
(Requested by Brian Walker, City Planner)

Brian Walker, Community Development Director summarized his staff report by stating that on October 25, 2016 the city adopted Ordinance 2981. That Ordinance created section 114-904 of the city code, to establish permitting and operating procedures for mobile food vending within the city. A review of the mobile food vending activity shows that since the adoption of Ordinance 2981, there have been 8 mobile food vendors that have registered with the city. Since mobile food vending has been permitted to operate in the city for approximately two years, we have had the opportunity to reflect on the activity's effect on the city and whether or not any updates to the current regulations would be appropriate. So far, there have been no known negative impacts on the city from mobile food vending. However, neither does it appear to be having a large effect in terms of increased human and economic activity. Based on comments from mobile food vendors, as well as property owners hosting such activity, the city may benefit from refining the current regulations. That is the purpose of this Ordinance. Current regulations state that "no site may host food trucks for more than one day per week" Some vendors have stated that not being able to be at one location for more than one day per week, make it very hard for their business to become known and establish a reliable client base. Research of municipalities around the county, shows the permitted number of days varies widely from one day per week to no limitation at all. This Ordinance proposes to extend the time permitted for a site to host a mobile food vendor, from one (1) day a week, to four (4) days within a calendar week, for a maximum of sixteen (16) days within a calendar month. The proposed Ordinance also defines the different types of food vending. Staff recommends approval of the Ordinance to the City Commission.

A lengthy discussion ensued as to the number of days in a week the Board would recommend. It ranged from 3 days to 6 days. Mr. Byrnes was in favor of 5 days. Mr. Hanger was in favor of 6 days total, but 3 days maximum for one (1) food truck. Mr. Hanger would also like to see the Ordinance restrict where the food trucks could be located. He would like to see them only in areas of like businesses to the food truck.

It was briefly discussed that a food truck cannot take any more than 20% of the parking requirements, which would limit many of the City's businesses to one (1) food truck at a time. A question was brought up about the minimum distance of two hundred feet (200') between mobile food vendors unless specifically permitted by the city to locate closer. A situation where food trucks might be able to locate closer would be where a business wants a food truck but their lot is narrow and it is next to another narrow lot that also would like a food truck.

RESULT:	RECOMMEND APPROVAL TO CITY COMMISSION [UNANIMOUS]
MOVER:	Dennis Smith, Board Member
SECONDER:	Arthur J. Byrnes, Board Member
AYES:	Byrnes, Myer, Hanger, Smith, Cassata



7. **OLD BUSINESS**

None

8. **BOARD/STAFF COMMUNICATIONS**

None

9. **ADJOURNMENT**

Adjourned at 6:55 PM



STAFF REPORT
CITY OF HOLLY HILL, FLORIDA

Board of Planning and Appeals
Agenda Item

MEETING DATE: May 4, 2020
FROM: Brian Walker
SUBJECT: 1730 Birmingham Avenue - Request for a Side Yard (North) Setback Variance from Eight (8) Feet to Zero (0) Feet, a Rear Yard Setback Variance from Twenty (20) Feet to Eight (8) Feet, and a Front Yard Setback Variance from Thirty (30) Feet to Twenty (20) Feet, in Order to Build a Two Car Garage, an Attached Carport Structure, and a Covered Porch.
NUMBER: (ID # 2883)
APPLICANT: Michael Wise
PLANNER: Brian Walker

INTRODUCTION

Birmingham Avenue (1730) - Request for a side yard (north) setback variance from eight (8) feet to zero (0) feet, a rear yard setback variance from twenty (20) feet to eight (8) feet, and a front yard setback variance from thirty (30) feet to twenty (20) feet, in order to build a two car garage, an attached carport structure, and a covered porch. The property is zoned R-2 (Low Medium Density Single-Family Residential District) for property located on the northwest end of Birmingham Avenue and more particularly known as 1730 Birmingham Avenue; V-2020-01 (Michael Wise, Applicant) (Brian Walker, City Planner)

BACKGROUND

- The property is approximately .2870 acres or 12,501 square feet in size and zoned R-2 (Low Medium Density Single-Family Residential District), with a Low Density Single-Family Residential future land use designation.
- Property Appraiser records indicate a single-family home was built on the property in 1980 and currently contains a 2,765 square foot house.
- The property abuts an actively used golf course.
- A small portion of the property on the north and west, is in a SFHA with an AE designation.

- The applicant purchased the property in late 2017.

DISCUSSION

The property abuts an 18 hole golf course known as the Riviera Country Club. The home has no protective separation from the golf course, and because of its location relative to the golf course, the home and automobiles have been hit several times by golf balls. The home and cars have suffered broken windows and damage to the paint and exterior surfaces. Golf balls often land in the side and backyard which interferes with the applicant's enjoyment of the yard.

In order to ameliorate this situation, the applicant is proposing to build an attached carport on the north side of their home, and a two car garage and covered porch to the west, in back of the home. The attached carport on the north, is proposed to extend east past the front of the home, in order to offer protection to the applicant after parking and while walking to the front door of the home.

VARIANCE: The request is for three variances from the Land Development Regulations of Holly Hill, Sec. 114-765, in order to build a two car garage, an attached carport structure, and a covered porch that will offer protection from golf balls. The requested variances are as follows: (1) a side yard (north) setback variance from eight (8) feet to zero (0) feet, (2) a rear yard setback variance from twenty (20) feet to eight (8) feet, and (3) a front yard setback variance from thirty (30) feet to twenty (20) feet.

All variances shall apply to the proposed structures only.

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; and,

FINDINGS OF FACT No. 1:

The subject property has a special condition that would support the requested variances. The property abuts a golf course and regularly suffers damage from golf balls.

Criteria met? Yes

CRITERIA No. 2:

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

FINDINGS OF FACT No. 2:

The need for the requested variances are not the result of any action by the applicant. The house was built adjacent to a golf course without any protection from golf balls.

Criteria met? Yes

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:

Granting the variances requested would not confer on the applicant a special privilege that is denied by the provisions of this section to other lands or structures under similar conditions. Properties under similar circumstances can also apply for a variance.

Criteria met? Yes

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:

The literal interpretation of the provisions would deprive the applicant the right to expand upon their home in a way that will provide protection from hit golf balls and enjoy their yard.

Criteria met: Yes

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 requested variances are the minimum necessary to make reasonable use of the building and land.

Criteria met? Yes

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 variances will be in harmony with Policy 1.1.2 and the general intent and purpose of the comprehensive plan.

Criteria met? Yes

FINDINGS OF FACT: Staff finds that the applicant has met all of the criteria as stated above to grant the three requested variances.

ADDITIONAL INFORMATION:

Sec. 82-320. - Expiration.

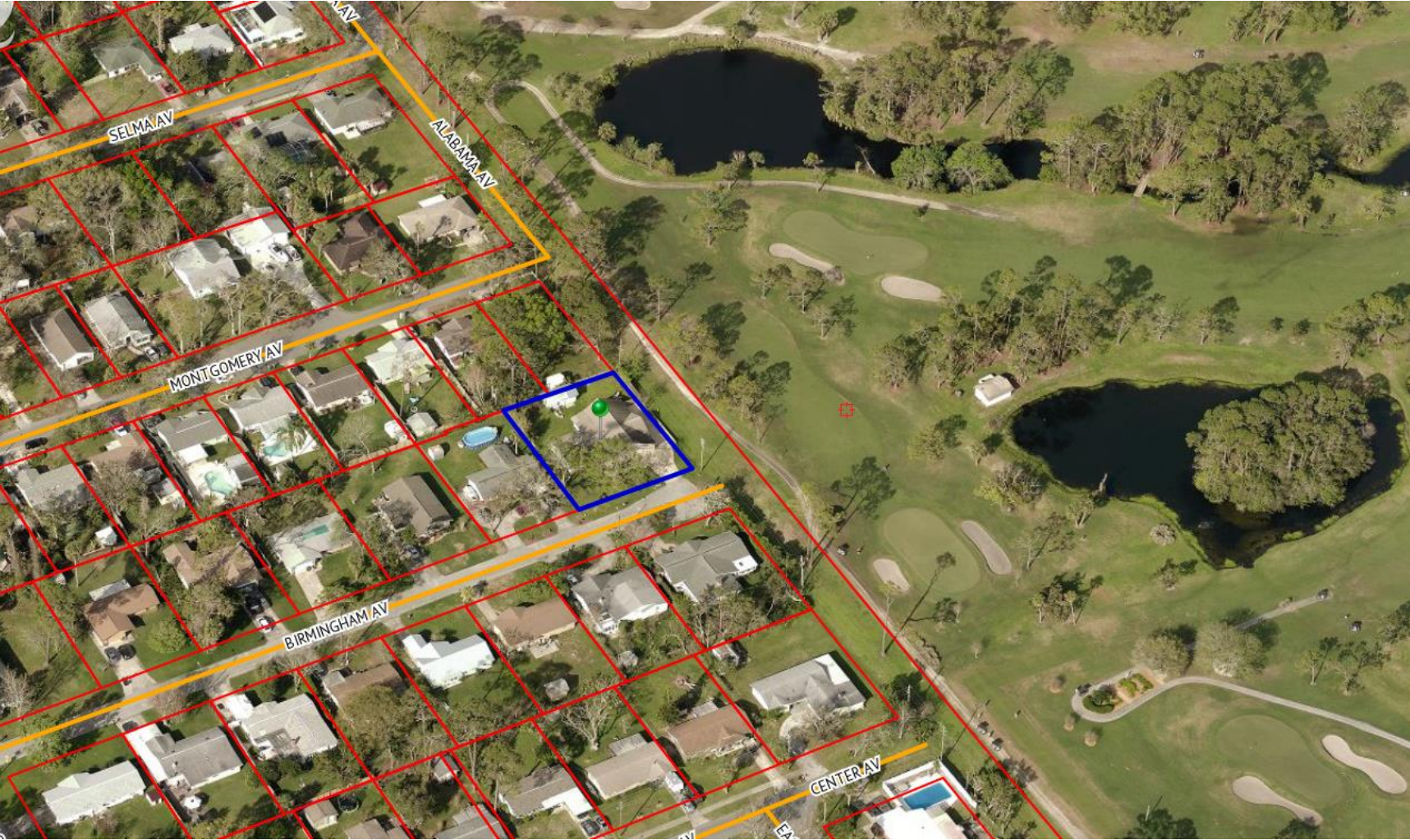
A variance shall begin to serve the purpose for which it was granted within 18 months following the granting action by the city commission and shall otherwise become void. However, a shorter period of time may be stipulated by the city commission in an individual case as a condition imposed pursuant to Section 82-316.

STAFF RECOMMENDATION:

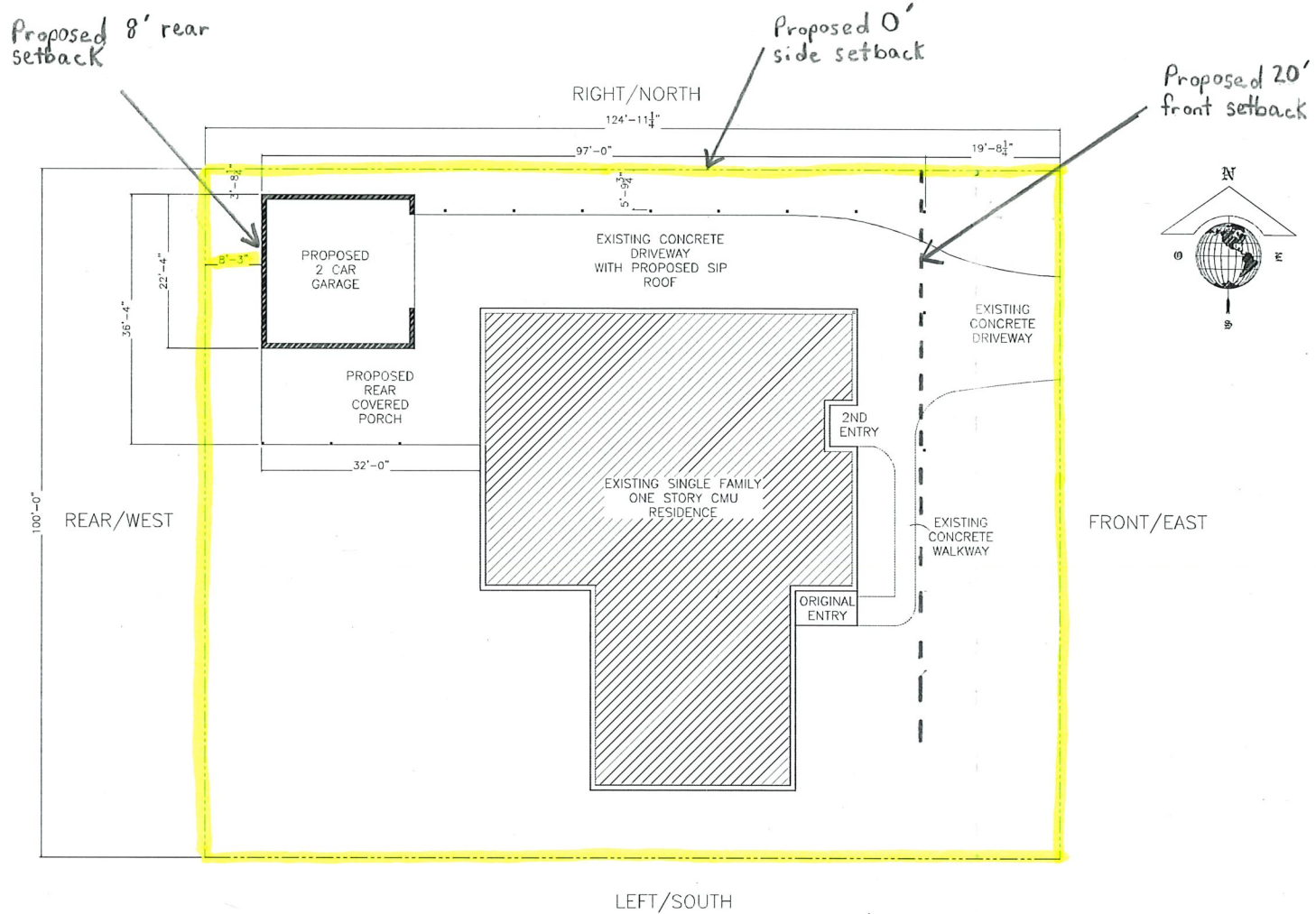
Staff recommends approval of the request for three variances from the Land Development Regulations of Holly Hill, Sec. 114-765 as follows: (1) a side yard (north) setback variance from eight (8) feet to zero (0) feet, (2) a rear yard setback variance from twenty (20) feet to eight (8) feet, and (3) a front yard setback variance from thirty (30) feet to twenty (20) feet.

- Site Map (PDF)
- Proposed Site Plan (PDF)
- Elevations (PDF)
- Aerial Looking at the North and West Side of the House (PDF)
- View of House Looking West (PDF)
- Approximate Area of Proposed Structures (PDF)
- Pictures of Damage, Etc (PDF)
- Survey1 (PDF)
- Survey2 (PDF)
- Flood Map (PDF)
- Application (PDF)

Site Map



Attachment: Site Map (2883 : Variance Request - Birmingham Avenue (1730))



STANLEY P. HOELLE
ARCHITECT
11448
DAYTONA BEACH, FLORIDA 32117
386-2547000 EXT. 1102

THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION, OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

(ALL CONTRACTORS & SUB-CONTRACTORS SHALL VERIFY ALL CHANGES AND TO BE VERIFIED BY THE ARCHITECT, ENGINEER, A/OR DESIGNER. ALL CHANGES "MUST BE MADE PRIOR" TO THE DESIGN PROFESSIONAL OF RECORD (PRIOR TO CONSTRUCTION).

SEAL BOX

RESIDENTIAL
GOLF BALL PROTECTION

OWNER:
RODGERS BURL L.

PLAN DATE:
January 15, 2020

"PLANS CONFORM TO"
2017 FLORIDA BUILDING CODE
2014 NATIONAL ELEC. CODE
2014 WTCM DESIGN CRITERIA
2014 ASCEA DESIGN CRITERIA
STRUCTURALLY ADEQUATE FOR
ALTERATION LEVEL: 2
RISK CATEGORY: 2
WIND VELOCITY (MPH): 140
EXPOSURE CATEGORY: D
INTERNAL PRESSURE: .18

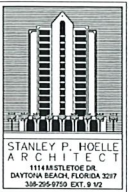
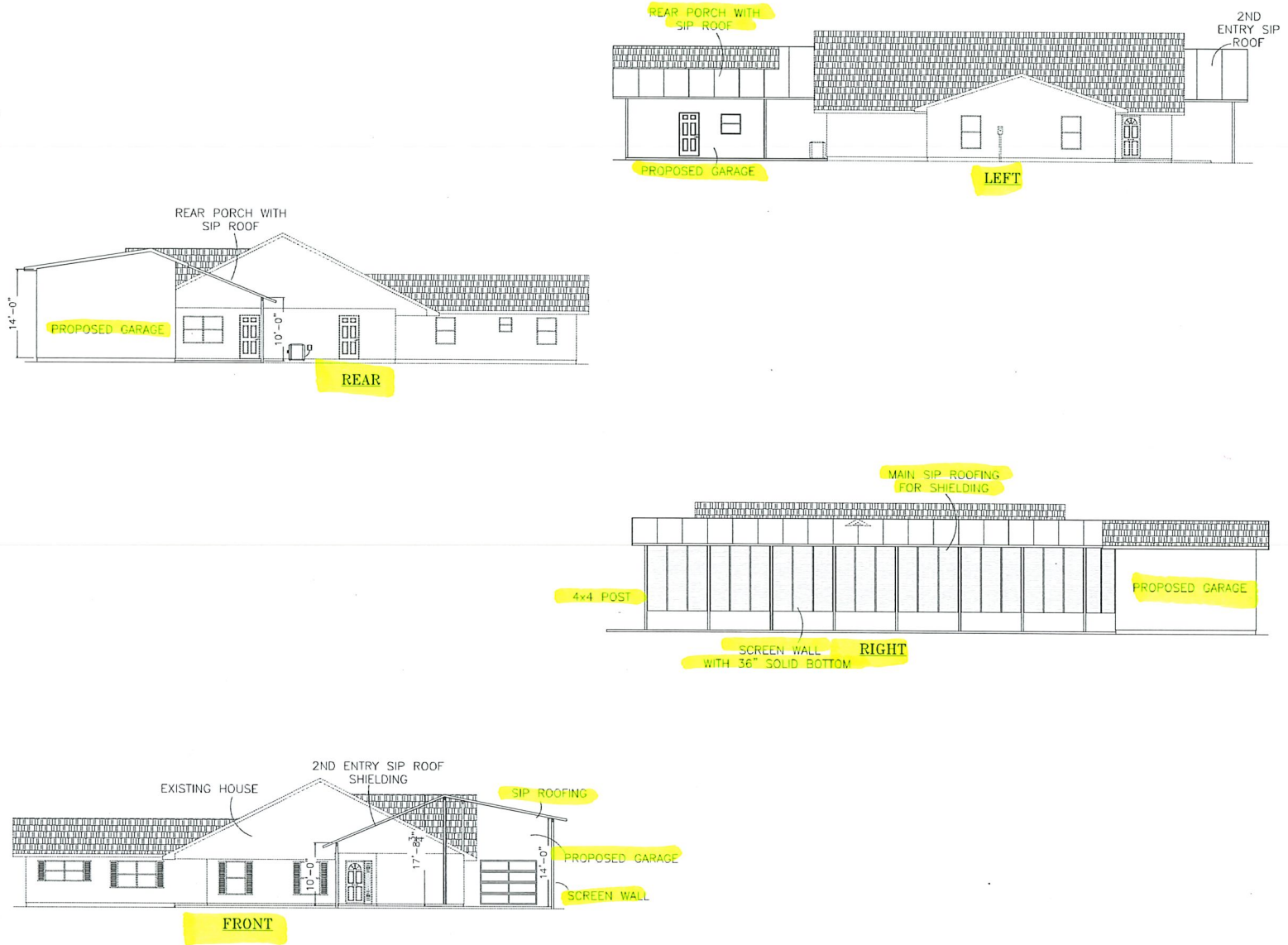
STANLEY P. HOELLE
ARCH #9033

LOCATION:
1730
BIRMINGHAM AVE.
HOLLY HILL,
32117

PAGE:
4 OF 6

PROPOSED SITE PLAN

Attachment: Proposed Site Plan (2883 : Variance Request - Birmingham Avenue (1730))



CONTRACTOR NOTICE
THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION, OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE DRAWINGS AND SPECIFICATIONS REMAINS IN THE DESIGNER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PERMANENT EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.
(ALL CONTRACTORS)
(SUB-CONTRACTORS)
ALL CHANGES ARE TO BE VERIFIED BY THE ARCHITECT, ENGINEER, OR FOR DESIGNER.
ALL CHANGES "MUST BE MADE PLAIN" TO THE DESIGN PROFESSIONAL OF RECORD (PRIOR TO CONSTRUCTION)

SEAL BOX
RESIDENTIAL
GOLF BALL PROTECTION

OWNER:
RODGERS BURL L.

PLAN DATE:
January 15,
2020

"PLANS CONFORM TO"
2017 FLORIDA BUILDING CODE
2011 NATIONAL FIRE CODE
2015 WFCM DESIGN CRITERIA
2014 ASCEM DESIGN CRITERIA
STRUCTURALLY ADEQUATE FOR
ALTERATION LEVEL 2
RISK CATEGORY 2
WIND VELOCITY (MPH): 140
EXPOSURE CATEGORY: D
INTERNAL PRESSURE: 18

STANLEY P. HOELLE
ARCH #9033

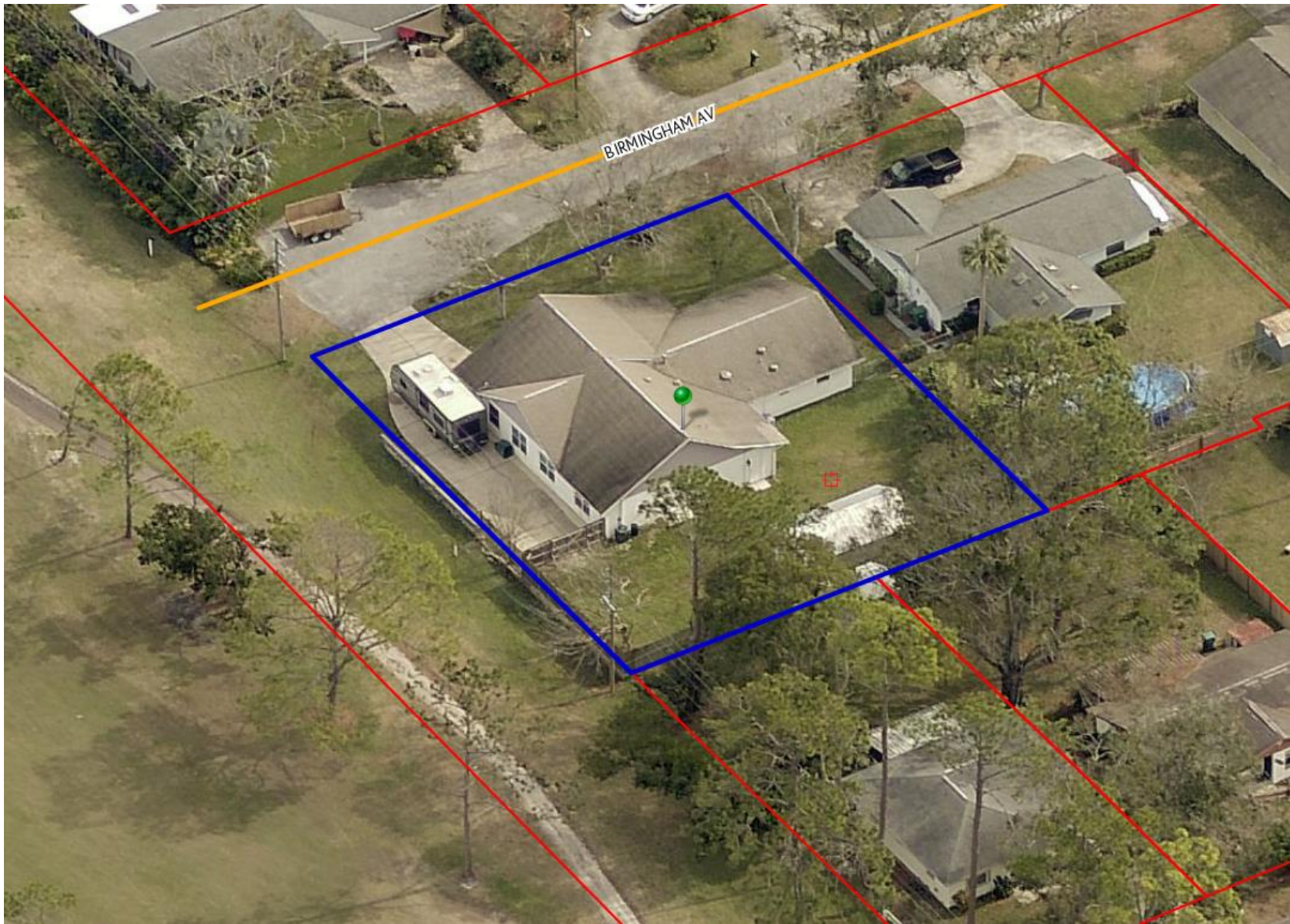
LOCATION:
1730
BIRMINGHAM AVE,
HOLLY HILL,
32117

PAGE:
5 OF 6

PROPOSED ELEVATIONS PLAN

Attachment: Elevations (2883 : Variance Request - Birmingham Avenue (1730))

Aerial Looking at the North and West Side of the House



Attachment: Aerial Looking at the North and West Side of the House (2883 : Variance Request -

View of House Looking West



Attachment: View of House Looking West (2883 : Variance Request - Birmingham Avenue (1730))

X = Area of proposed structures





Golf ball
hit



Gas Grill

↑
Golf Ball
Hit



AEP
GENUINE AUTOGLASS PART
AST M163 DOT 417
LAMINATED CLEAR
1-800-553-4444

First Hit →

← Popped up
& landed



Golf Ball Hit

Attachment: Pictures of Damage, Etc (2883 : Variance Request - Birmingham Avenue (1730))



Attachment: Pictures of Damage, Etc (2883 : Variance Request - Birmingham Avenue (1730))

V
Golf Ball Hit





JOB # 2018-087

SHEET 3 OF 3: NOT VALID WITHOUT SHEETS 1 & 2.

COPYRIGHT: AWAD LAND SURVEYING, INC., 12/31/18

NOTES:

- 1) BEARINGS BASED ON PLAT WITH THE SLY R/W LINE OF KANSAS AVENUE, BEING, **S.65DEG.00'44"W.**
- 2) MAP OF BOUNDARY SURVEY BASED ON EXISTING MONUMENTATION OF **FLOMICH GARDEN SECTION HOLLY HILL HEIGHTS .**
- 3) DESCRIPTION FURNISHED BY CLIENT OR THEIR REPRESENTATIVES.
- 4) MAP OF BOUNDARY SURVEY AND REPORT FOR **BURL L. RODGERS** FOR BUILDING PERMIT.
- 5) LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED BY AWAD LAND SURVEYING, INC., FOR RIGHT-OF-WAYS, EASEMENTS, AND/OR OTHER INSTRUMENTS OF RECORD. THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR OTHER MATTERS OF RECORDS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
- 6) REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
- 7) UNDERGROUND AND OVERHEAD IMPROVEMENTS SUCH AS SPRINKLERS, CONC. CURBING, UNDERGROUND TANKS, ROOF OVERHANGS, CABLE LINES, WATER LINES, GAS LINES, SEWER LINES, ETC. IF ANY, WERE NOT LOCATED.
- 8) LANDS SHOWN HEREON ARE CONSIDERED TO BE IN **ZONE X (LIGHT AND DARK SHADED), ZONE A, AND ZONE AE**, AS ESTABLISHED BY THE NATIONAL FLOOD INSURANCE PROGRAM, **COMMUNITY PANEL #12127C0218K**, EFFECTIVE DATE 9/29/17.
- 9) ADDITIONS OR DELETIONS TO THE SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OF PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 10) WETLANDS, IF ANY, WERE NOT LOCATED.
- 11) OBJECTS CLOSE TO THE PROPERTY LINE, SUCH AS FENCES, UTILITIES, ETC. MAY BE EXAGGERATED TO SHOW THERE RELATIONSHIP WITH THE PROPERTY LINE AND ARE NOT TO SCALE.
- 12) DIMENSIONS SHOWN HEREON ARE IN U.S. FEET AND DECIMALS THEREOF.
- 13) ERROR IN CLOSURE = 1' = 73,936.67'

LEGEND:

- = FOUND 1 1/2" IRON PIPE (NO ID)
- = SET 1" IRON PIPE & CAP (L.B.# 7492)
- ⊙ = FOUND 1" IRON PIPE & CAP (L.S.# 4002)
- N = NORTH, E = EAST, S = SOUTH, W = WEST (OR ANY COMBINATION)
 - ° = DEGREES WHEN USED IN A BEARING AND/OR ANGLE
 - ' = MINUTES WHEN USED IN A BEARING AND/OR ANGLE
 - " = SECONDS WHEN USED IN A BEARING AND/OR ANGLE
- R/W = RIGHT OF WAY
- C/L = CENTERLINE
- CONC. = CONCRETE
- AC = AIR CONDITIONER
- L.S. = LICENSED SURVEYOR
- ID = IDENTIFICATION
- CP = CONCRETE PAD
- L.B. = LICENSED BUSINESS
- MEAS. = MEASURED
- P.S.M. = PROFESSIONAL SURVEYOR & MAPPER

THIS MAP OF BOUNDARY SURVEY AND REPORT IS CERTIFIED TO AND PREPARED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES AND/OR INDIVIDUALS LISTED BELOW, ON THE MOST CURRENT DATE, AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.
BURL L. RODGERS.

'SURVEY REPORT
 PREPARED BY:
AWAD LAND SURVEY, INC.;
L.B. # 7492

PLACE OF PRACTICE
 526 ANDALUSIA AVENUE
 ORMOND BEACH, FL., 32174
 386-677-5550 (PHONE)
 386-677-5744 (FAX)

AWADLANDSURVEYING@ATT.NET (EMAIL)

MAILING ADDRESS: 115 PINE TREE DRIVE, ORMOND BEACH, FLORIDA, 32174

LEGAL DESCRIPTION:

THE NORTHERLY 100 FEET OF LOT 1 AND 2 AND THE NORTHERLY 100 FEET OF THE EASTERLY 25 FEET OF LOT 3, BLOCK 6, FLOMICH GARDEN SECTION HOLLY HILL HEIGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 93, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

SHEET 1 OF 3
NOT VALID WITHOUT SHEETS 2 AND 3

I HEREBY CERTIFY THAT THIS SURVEY OF THE PROPERTY DESCRIBED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 THROUGH 5J-17.052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

Michael E. Awad 12/31/18

MICHAEL E. AWAD DATE SIGNED
 PROFESSIONAL SURVEY AND MAPPER # 5574

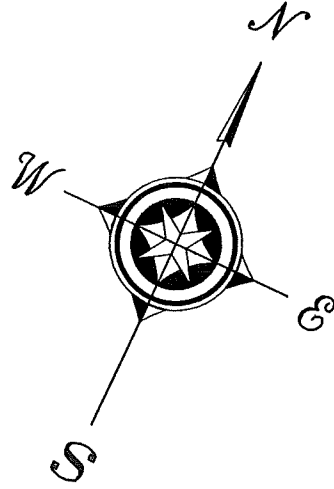
FIELD DATE: 12/01-31/2018
 JOB NO: 2018-087
 FIELD BOOK: 93 PAGES 65 & 66
 FIELD CREW: MEA
 DRAWN BY: MEA

WESTERLY R/W LINE OF MONTGOMERY AVENUE (50' R/W)

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



250' PLAT
250.77' MEAS.

50' PLAT

LOT 5
BLOCK 6

50' PLAT

50' PLAT

LOT 6

50' PLAT

KANSAS AVENUE (60' R/W) NOT OPENED

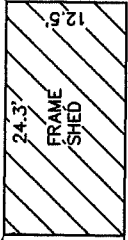
UTILITY
POLE
(TYPICAL)

OVERHEAD
UTILITIES

REMAINING
PORTION OF
LOT 3

50' PLAT

100' DEED
N 25°10'22" W
100.00' MEAS.



6' WOODEN
FENCE
NLY 100'
OF THE
ELY 25'
OF LOT 3

25' DEED
0.3'SLY
0.6'ELY

S 65°00'44" W
500.05' MEAS.

50' PLAT

REMAINING
PORTION OF
LOT 2

124.96' MEAS.

NLY 100'
OF LOT 2

AC CP CP AC

16.0' 41.4' 20.15'

50' PLAT

125' DEED

S 65°05'09" W

E/M

28.6' 28.7' 28.7'

1 STORY MASONRY
BUILDING # 1730

CONC. DRIVE

125' DEED

N 65°04'07" E
124.94' MEAS.

50' PLAT

REMAINING
PORTION OF
LOT 1

NLY 100'
OF LOT 1

CONC. DRIVE

50' PLAT

50' DEED
500.05' MEAS.
500' DEED

N 25°02'19" W

CABLE BOX
WATER METERS

100' DEED
S 25°11'09" E

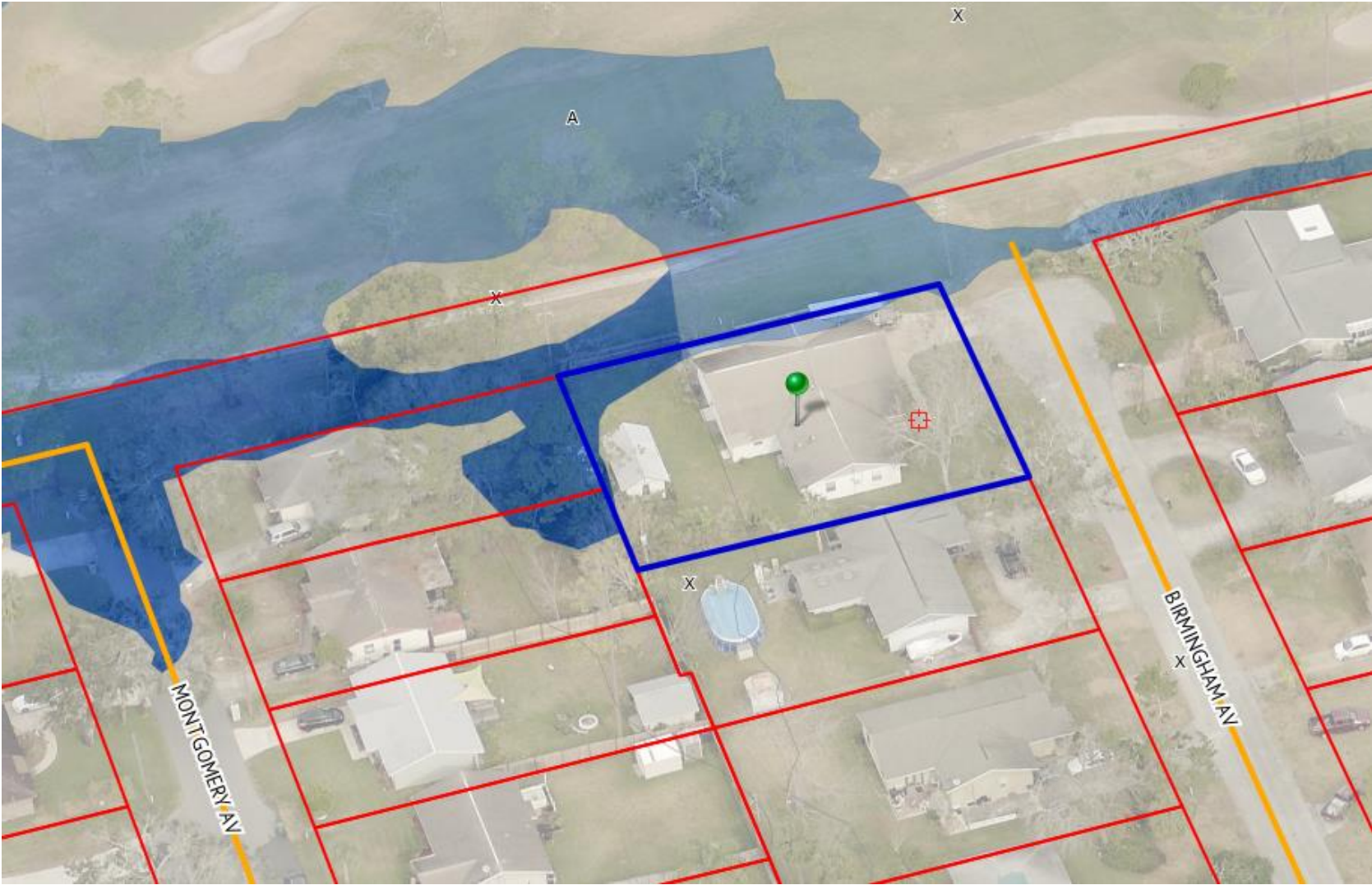
100.04' MEAS.

50' PLAT

50' PLAT
50.00' MEAS.

ASPHALT PAVEMENT
BIRMINGHAM STREET (PLAT)
BIRMINGHAM AVENUE (50' R/W)

Flood Map



Attachment: Flood Map (2883 : Variance Request - Birmingham Avenue (1730))

V# _____



HOLLY HILL

FLORIDA

1065 Ridgewood Avenue, Holly Hill, FL 32117

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

VARIANCE

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

PROPERTY

PARCEL ID #: <u>424222060010</u>	
ADDRESS: <u>1730 Birmingham Ave. Holly Hill FL 32117</u>	
TOTAL ACREAGE: RESIDENTIAL <u>.2870</u>	USE OF PROPERTY: ☒ RESIDENTIAL ☐ NON-
ZONING: <u>R-2</u>	FUTURE LAND USE: <u>Low Density SF Residential</u>
TYPE OF STRUCTURE: ☐ SHED ☐ FENCE ☐ POOL ☐ SCREEN ENCLOSURE ☐ ADDITION ☒ SINGLE FAMILY HOME	
DESCRIPTION OF STRUCTURE:	
TYPE OF VARIANCE:	☒ FRONT YARD SETBACK REQUIRED: <u>30'</u> FT. PROPOSED: <u>20'</u> FT.
	<u>North side -</u> ☒ SIDE YARD SETBACK REQUIRED: <u>8'</u> FT. PROPOSED: <u>0</u> FT.
	☐ SIDE STREET SETBACK REQUIRED: _____ FT. PROPOSED: _____ FT.
	☒ REAR YARD SETBACK REQUIRED: <u>20'</u> FT. PROPOSED: <u>8'</u> FT.
	☐ MINIMUM LOT SIZE REQUIRED: _____ SQ. FT. ACTUAL: _____ SQ. FT.
	☐ WIDTH AT BUILDING LINE REQUIRED: _____ FT. ACTUAL: _____ FT.
	☐ HEIGHT REQUIRED: _____ FT. PROPOSED: _____ FT.
IS THIS REQUEST FOR A STRUCTURE THAT HAS ALREADY BEEN BUILT? ☐ YES ☒ NO	
IS THE PROPERTY AVAILABLE FOR INSPECTION WITHOUT APPOINTMENT? ☒ YES ☐ NO	

OWNER

NAME: <u>Burl Rodgers</u>	COMPANY:	
ADDRESS: <u>1730 Birmingham Ave</u>		
CITY: <u>Holly Hill</u>	STATE: <u>FL.</u>	ZIP: <u>32117</u>
PHONE: <u>(330) 668-6261</u>	EMAIL: <u>Rodgersgrinding@gmail.com</u>	

Revised 2018

Attachment: Application (2883 : Variance Request - Birmingham Avenue (1730))

V# _____



HOLLY HILL

FLORIDA

1065 Ridgewood Avenue, Holly Hill, FL 32117

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

AGENT/CONSULTANT

NAME: <i>Michael Wise</i>	COMPANY: <i>Wise Custom Builders</i>	
ADDRESS: <i>84 Cunningham Drive</i>		
CITY: <i>New Smyrna Beach</i>	STATE: <i>FL</i>	ZIP: <i>32168</i>
PHONE: <i>(386) 307-6470</i>	EMAIL: <i>wisecustombuilders@yahoo.co</i>	

APPLICATION TYPE/FEE

☒ VARIANCE – RESIDENTIAL	\$350.00 PER VARIANCE
☐ VARIANCE – COMMERCIAL	\$500.00 PER VARIANCE

ATTACHMENT CHECKLIST

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

Attachment: Application (2883 : Variance Request - Birmingham Avenue (1730))

Altkey: 3189035
RODGERS BURL L

Parcel ID: 424222060010
1730 BIRMINGHAM AVE, HOLLY HILL

Parcel

Short Parcel Id 424222060010
Property Location 1730 BIRMINGHAM AVE, HOLLY HILL, 32117
PC Code 0100 - SINGLE FAMILY
Total Bldgs 1
Neighborhood 2728 - ALABAMA STREETS - HOLLY HILL
Business Name
Homestead Property No

Primary Owner

Owner RODGERS BURL L

In Care Of
Mailing Address 1730 BIRMINGHAM AVE

HOLLY HILL FL 32117
Change Mailing Address Online

All Owners

#	Owner 1	Owner 2	Owner %	Owner Type(s)
0	RODGERS BURL L		100	FS - Fee Simple

Legal

Millage Group 203-HOLLY HILL
Legal Description N 100 FT OF LOTS 1 & 2 & N 100 FT OF E 25 FT OF LOT 3
BLK 6 FLOMICH GARDENS SECTION HOLLY HILL
HEIGHTS MB 10 PG 93 PER OR 4091 PG 3946 PER OR
6060 PG 1443 PER OR 7013 PG 1401 PER OR 7488 PG
4154
Map TWP-RNG-SEC 14 - 32 - 42
Subdivision-Block-Lot 22 - 06 - 0010
Date Created 26-DEC-81
Year Annexed

Special Assessment

Project #	Description	Units	Rate	Amount
0203	HOLLY HILL STORMWATER	1.00	\$96.00	\$96.00

Sales

Book/Page	Instr Type	Inst #	Sale Date	V/I	Sale Price
7488 / 4154	WD-WARRANTY DEED	2017250336	12/20/2017	I	\$222,000
7013 / 1401	WD-WARRANTY DEED	2014130937	07/17/2014	I	\$142,500
6060 / 1443	QC-QUIT CLAIM DEED	2007111104	05/11/2007	I	\$100
4091 / 3946	WD-WARRANTY DEED	1996055673	03/15/1996	I	\$76,000
3860 / 1407	WD-WARRANTY DEED	1993135346	09/15/1993	I	\$72,000
2213 / 0297	WD-WARRANTY DEED		10/15/1980	I	\$51,900

V# _____



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

12/19/19
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.

Home is located next to golf course and has had several broken windows and are nervous about even going outside for fear of getting struck by golf ball.

2. Describe how special conditions and circumstances that currently exist are not the result of the actions of the applicant or petitioner. Home is located adjacent to golf course.

Attachment: Application (2883 : Variance Request - Birmingham Avenue (1730))

V# _____



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.

Special circumstances due to home being located next to golf course

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.

The applicant is unable to enjoy the outdoors of their home for fear of being struck by golf ball.

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

Easiest way to help remedy golf balls striking the home, vehicles or occupants outside

Attachment: Application (2883 : Variance Request - Birmingham Avenue (1730))

V# _____

**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.

The only view that would be obstructed or affected would be the golf course which is the reason the variance is being requested.

Attachment: Application (2883 : Variance Request - Birmingham Avenue (1730))

CITY OF HOLLY HILL APPLICANT AUTHORIZATION FORM

(ORIGINAL ONLY)

An authorized applicant is:

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

I, Burl L. Rodgers, the owner of record for the following described property (Legal Description or Tax/Parcel ID Number or Address) 1730 Birmingham Ave. Holly Hill Fl. 32117 hereby affirm that Wise Custom Builders is hereby designated to act as my authorized agent for the filing of the attached application for a: (CHECK ONE)

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

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

12/23/19
Date

B. Rodgers
Owner's Signature

Burl L. Rodgers
Owner's Name

STATE OF FLORIDA
COUNTY OF Volusia

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, personally appeared Burl Rodgers, who is personally known to me or who has produced a Florida Drivers Lic. as identification and who executed the foregoing instrument and sworn an oath on this 23 day of December, 20 19.



Jymme Kern
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG197899
Expires 3/19/2022

Jymme Kern
NOTARY PUBLIC

Attachment: Application (2883 : Variance Request - Birmingham Avenue (1730))



STAFF REPORT
CITY OF HOLLY HILL, FLORIDA

Board of Planning and Appeals
Ordinance

5.2

MEETING DATE: May 4, 2020
FROM: Brian Walker
SUBJECT: 1541 Garden Avenue - 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 R-3 (Medium Density Single Family Residential) to Cc-1 (Commercial Corridor District); Providing for Conflicting Ordinances; Providing for Severability; and Providing an Effective Date.
NUMBER: (ID # 2882)
APPLICANT: Brian Walker
PLANNER:

Title

Garden Avenue Rezone (1541) Kenco - Consider a Rezone from R-3 (Medium Density Single-Family Residential) to CC-1 (Commercial Corridor District) for approximately .3444 acres, located on the southeast corner of Garden Avenue and Eleanor Street; (Z2020-01) (Raymond Webb, Applicant) District 4 (Commissioner Roy Johnson) (Brian Walker, City Planner)

Background

The Applicant is requesting a Rezone from R-3 (Medium Density Single-Family Residential) to CC-1 (Commercial Corridor District) for approximately .3444 acres. The R-3 zoning district is a residential zoning district that has a primary use of single-family homes and related accessory uses. The CC-1 zoning district is a commercial district allowing a wide variety of commercial, retail and light industrial uses. The applicant is requesting the rezone in order to utilize the subject property for light industrial activities related to an existing sign manufacturing operation that abuts the property.

The future land use designation of the land is Wholesale Commercial and Industrial and the requested zoning district is compatible with the existing future land use.

The zoning and future land uses (FLU) surrounding the subject property are as follows:

North - A self-storage facility with CC-1 zoning and Wholesale Commercial and Industrial FLU

South - A sign manufacturing facility with CC-1 zoning and Wholesale Commercial and Industrial FLU

East - A single-family home and a sign manufacturing facility with R-3 and CC-1 zoning and Wholesale Commercial and Industrial FLU

West - a single-family home used as a business and vacant lots with CC-1 zoning and Wholesale Commercial and Industrial FLU

Site Analysis

Floodplain Impacts:

Based on the 2017 FIRM map, the subject property is not flood prone.

Wetland Impacts:

Based on preliminary aerial photo and wetland map analysis, there do not appear to be any wetlands on the subject property.

Endangered and Threatened Wildlife:

Based on a preliminary analysis, there do not appear to be any endangered or threatened wildlife on the subject property.

Utilities:

Water and sewer utilities are provided by the City of Holly Hill and are available to the site.

Transportation/Traffic:

The subject site currently accesses onto Garden Avenue.

Community Redevelopment Area:

The property is located within the City's Community Redevelopment Area.

Buffers and Landscaping:

Buffers and landscaping will be required in accordance with Chapter 98 of the Land Development Regulations of Holly Hill.

Sidewalks:

There are no sidewalks in this section of Garden Avenue and there are no sidewalks on Eleanor Street.

Consistency with the Land Development Code

The requested CC-1 (Commercial Corridor) zoning classification will recognize the current use of the property as a commercial business site. Along Garden Avenue, 15 of 25 parcels have CC-1 zoning and all 25 have a Wholesale Commercial and Industrial FLU on the Future Land Use Map within the City's Comprehensive Plan.

The requested CC-1 zoning is consistent with the future land use designation of Wholesale Commercial and Industrial, and the trend of development along Garden Avenue and the surrounding area.

Consistency with the Comprehensive Plan

In accordance with FLU Policy 1.1.5 - In considering the rezoning of properties or the approval of site development plans, the City is both authorized and compelled to consider not only whether a particular proposal is consistent with the use and density aspects of the comprehensive plan, but also whether the proposal is consistent with the compatibility and other concerns of the plan. The rezone request has been evaluated for consistency with all applicable policies of the City's Comprehensive Plan.

Policy 1.1.2 - The Future Land Use Element Policy sets a maximum development intensity level of 1.95 FAR for sites with a general commercial future land use. The subject site is currently vacant. Any future development will be developed within this intensity level.

Policy 1.1.3 - The proposed CC-1 (Commercial Corridor) zoning district is consistent with the future land use map designation of wholesale commercial and industrial.

Staff finds the requested zoning classification to be consistent with the Comprehensive Plan.

Staff Recommendation

Staff recommends that the City Commission adopt the Ordinance enacting a Rezone from R-3 (Medium Density Single-Family Residential) to CC-1 (Commercial Corridor District) for property totaling approximately .3444 acres, located on the southeast corner of Garden Avenue and Eleanor Street.

ATTACHMENTS:

- Site Map (PDF)
- Aerial Map (PDF)
- Blowout Aerial (PDF)
- Area View of Zoning (PDF)
- Area View of FLU (PDF)
- Current FLU (PDF)
- Current Zoning (PDF)
- Looking East(PDF)
- Looking North (PDF)
- Looking Southeast (PDF)
- CC-1 Permitted Uses (PDF)
- R-3 Permitted Uses (PDF)
- _Application (PDF)

Ordinance No. (ID # 2882)

1541 GARDEN AVENUE - 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 R-3 (MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL) TO CC-1 (COMMERCIAL COORIDOR DISTRICT); PROVIDING FOR CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF HOLLY HILL, FLORIDA AMENDING, THE LAND DEVELOPMENT REGULATIONS, BY AMENDING THE OFFICIAL ZONING MAP TO DESIGNATE THE PROPERTY DESCRIBED IN EXHIBIT A FROM R-3 (MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL) TO CC-1 (COMMERCIAL COORIDOR DISTRICT); 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 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. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance, or application hereof, is for any reason held invalid or unconstitutional by any Court, such portion or application shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions or application hereof.

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

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

ATTACHMENT A**LEGAL DESCRIPTION:**

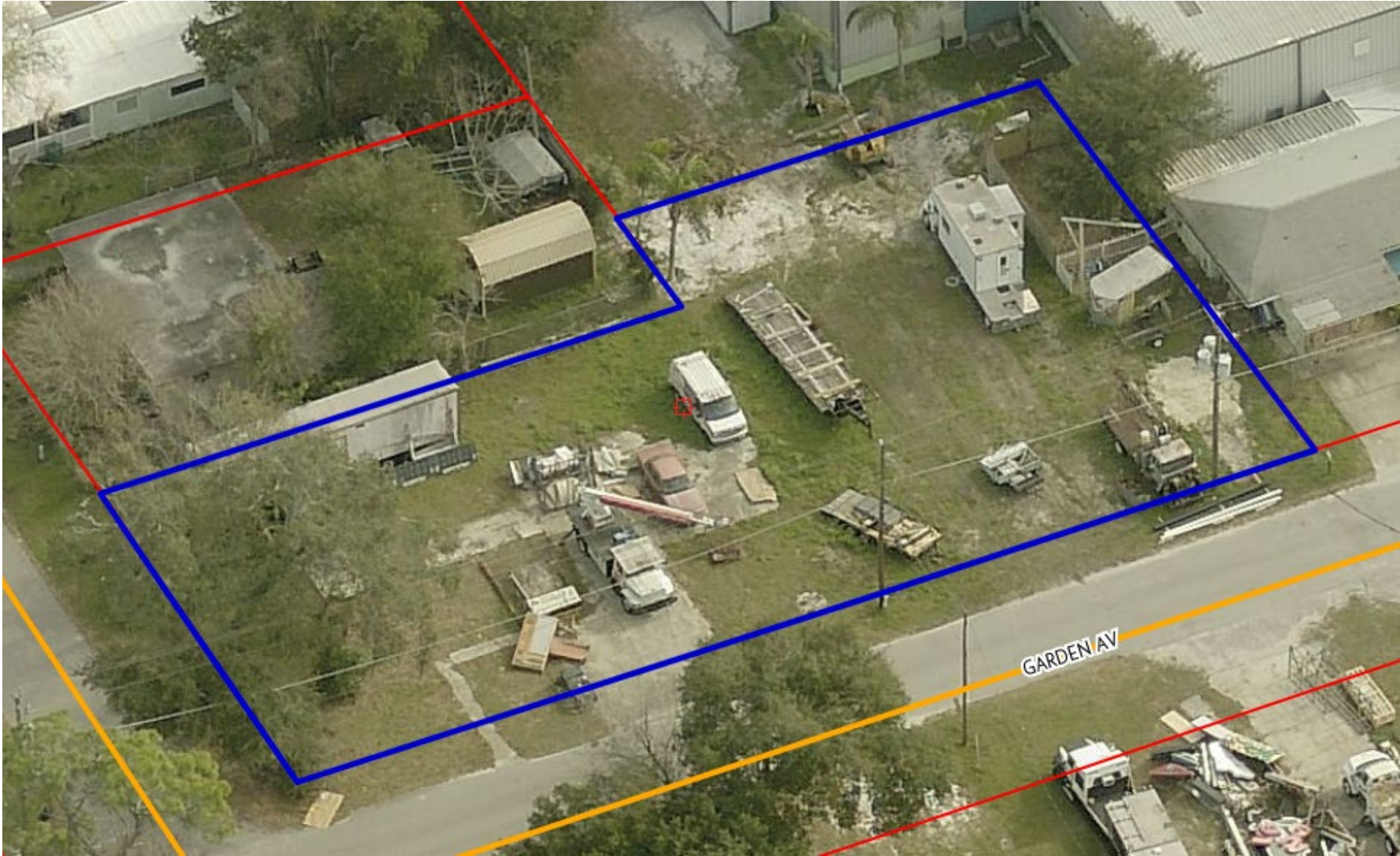
Lot 3, except the easterly 25 feet, thereof, Block 3, Pine Cluster, as per map recorded in Plat Book 21, page 94 of the Public Records of Volusia County, Florida, and Lot 4, Block 3, Pine Cluster, as per map recorded in Plat Book 21, page 94 of the Public Records of Volusia County, Florida, and the northerly one half of Lot 23 and all Lot 24, Block 3, Pine Cluster, as per map recorded in Plat Book 21, page 94 of the Public Records of Volusia County, Florida.

Site Map



Attachment: Site Map (2882 : Rezone - Garden Avenue (1541) Kenco)

Aerial

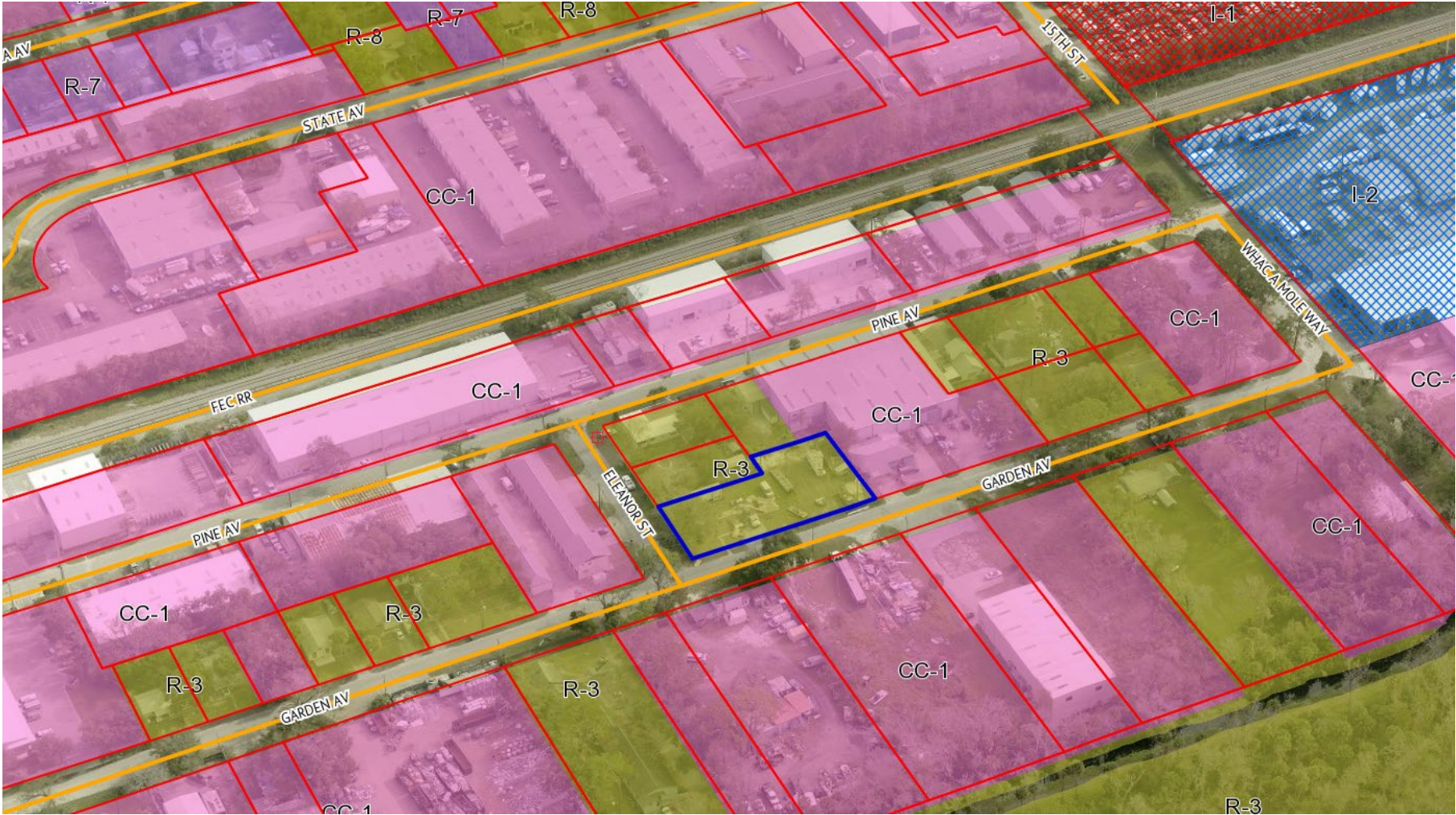


Attachment: Aerial Map (2882 : Rezone - Garden Avenue (1541) Kenco)

Aerial of the Area



Area View of Surrounding Zoning



Attachment: Area View of Zoning (2882 : Rezone - Garden Avenue (1541) Kenco)

Area View of Surrounding Future Land Uses

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



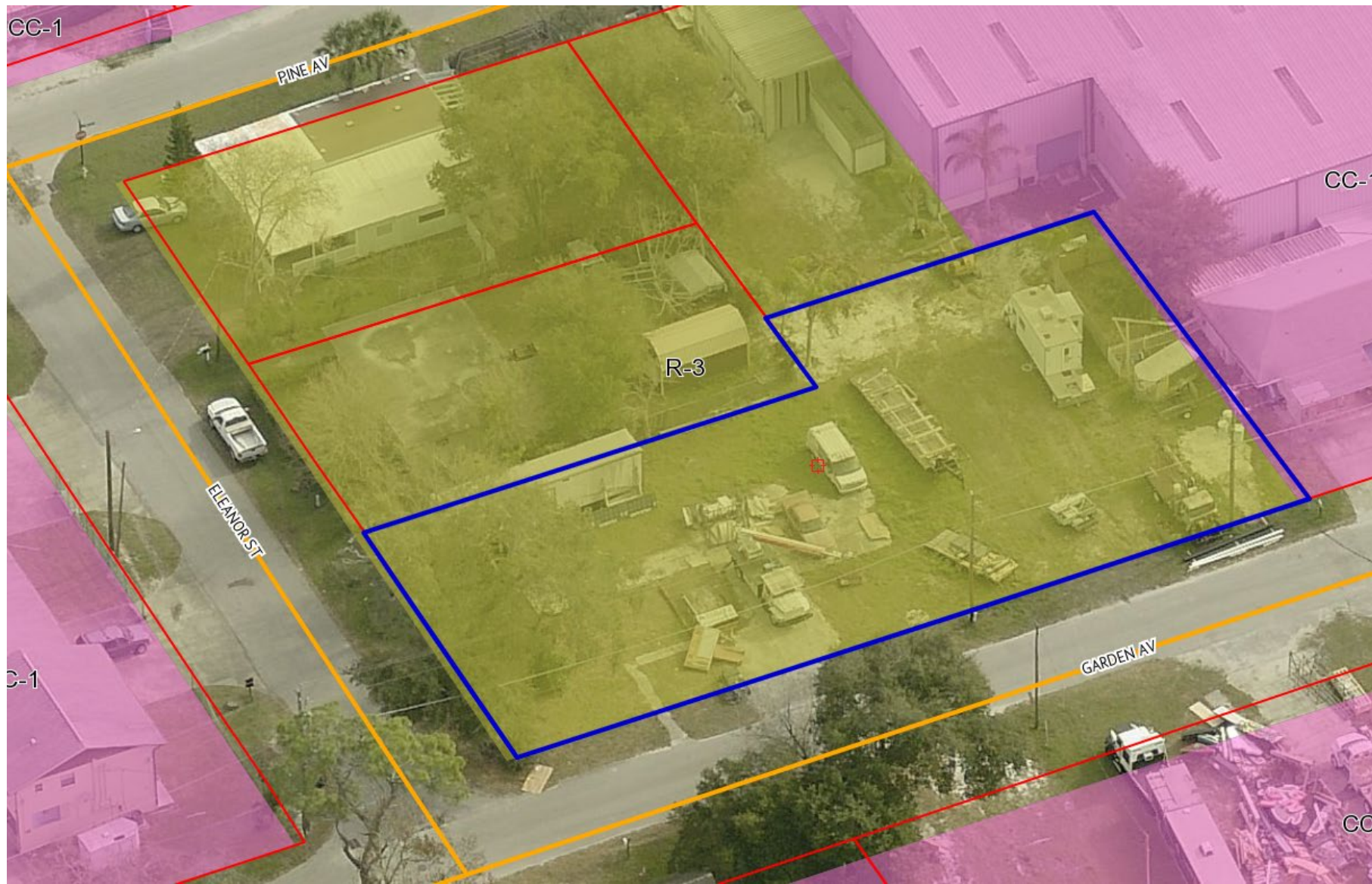
Attachment: Area View of FLU (2882 : Rezone - Garden Avenue (1541) Kenco)

Wholesale Commercial and Industrial Future Land Use



Attachment: Current FLU (2882 : Rezone - Garden Avenue (1541) Kenco)

R-3 Zoning



Attachment: Current Zoning (2882 : Rezone - Garden Avenue (1541) Kenco)

Property Looking East on Garden Ave



Attachment: Looking East (2882 : Rezone - Garden Avenue (1541) Kenco)

Property Looking North on Garden



Attachment: Looking North (2882 : Rezone - Garden Avenue (1541) Kenco)

Property Looking Southeast at Corner of Garden Ave and Eleanor Street



Attachment: Looking Southeast (2882 : Rezone - Garden Avenue (1541) Kenco)

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.

The development code administrator and the city planner may jointly authorize any use which is similar in character to any listed permitted use and which is clearly within the legislative intent of the classification.

(Ord. No. 2408, § 1(5.5.21.C), 8-8-95; Ord. No. 2416, § 1, 10-10-95; Ord. No. 2817, § 2, 10-9-07)

Sec. 114-594. - Prohibited uses.

The following uses are prohibited in the CC-1 district:

- (1) Asphalt batching plants.
- (2) Blood plasma centers.
- (3) Bulk storage of petroleum products and other flammable substances.
- (4) Concrete plants.
- (5) Truck and automobile salvage yards.
- (6) Temporary labor halls and similar uses, but not including employment services.
- (7) Tattoo parlors, except that tattoo parlors shall be permitted on CC-1 zoned property only within the redevelopment district overlay if approved by special exception.

(Ord. No. 2408, § 1(5.5.21.D), 8-8-95; Ord. No. 2460, § 1, 3-25-97; Ord. No. 2999, § 2, 3-13-18)

Sec. 114-595. - Permitted accessory uses and structures.

Permitted accessory uses and structures in the CC-1 district are as follows:

- (1) Advertising signs, subject to the provisions of chapter 110.
- (2) Uses customarily associated with, dependent on and incidental to the permitted principal use.
- (3) Outside display, storage or sale of goods and objects that are customarily associated with and incidental to a permitted principal use. (Refer to section 114-767.)

(Ord. No. 2408, § 1(5.5.21.E), 8-8-95)

Sec. 114-596. - Special exceptions.

Special exceptions in the CC-1 district are as follows:

- (1) Automobile service stations (type A and B) (Refer to section 114-682.)
- (2) Bars and nightclubs, when such uses are located on a parcel abutting any R-1 through R-9 zoned property. (Refer to section 114-691.)
- (3) Fence manufacturing and assembly. (Refer to section 114-684.)
- (4) Flea markets and farmers' markets. (Refer to section 114-676.)
- (5) Restaurants, types A and B, when such uses are located on a parcel abutting any R-1 through R-9 zoned property. (Refer to section 114-690.)
- (6) Self-service automobile fuel stations and accessory self-service fuel pumps. (Refer to section 114-682.)
- (7) Transmission repair services. (Refer to section 114-681.)
- (8) Truck and rail freight terminals.

(Ord. No. 2408, § 1(5.5.21.F), 8-8-95)

Sec. 114-152. - Permitted principal uses and structures.

Permitted principal uses and structures in the R-3 district are as follows:

- (1) Single-family dwelling units.
- (2) Public parks, playgrounds, playfields, recreation buildings and facilities owned and operated by federal, state, county or municipal governments.
- (3) Golf courses.
- (4) Approved home occupations.
- (5) Essential utility uses and structures.

(Ord. No. 2352, § 2(5.5.5.B), 7-13-93)

Sec. 114-153. - Permitted accessory uses and structures.

Permitted accessory uses and structures in the R-3 district are as follows: uses customarily associated with, dependent on and incidental to the permitted principal use.

(Ord. No. 2352, § 2(5.5.5.C), 7-13-93)

Sec. 114-154. - Special exceptions.

Special exceptions in the R-3 district are as follows:

- (1) Houses of worship. (Refer to section 114-666.)
- (2) Public schools. (Refer to section 114-662.)
- (3) Cemeteries. (Refer to section 114-664.)
- (4) Adult congregate living facilities. (Refer to section 114-665.)

(Ord. No. 2352, § 2(5.5.5.D), 7-13-93)

HOLLY HILL RECEIVED

AUG 23 2019

COMM. DEV. DEPT.

**REZONE/ FUTURE LAND USE AMENDMENT**

1065 Ridgewood Avenue, Holly Hill, Florida 32117-2807

Phone: (386) 248-9424 Fax: (386) 248-9498 Permitdesk@hollyhillfl.org

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

(20 - 156)

PROJECT INFORMATION:

PROJECT NAME: Kenco Rezone
 PARCEL ID #(S): 4242-3703-0240
 LOCATION: 1541 Garden Ave.
 EXISTING USE(S): Vacant
 PROPOSED USE(S): Manufacturing & repair of signage
 TOTAL ACREAGE: .3444 (approx 15,000 sq. ft.)
 WATER PROVIDER: _____ SEWER PROVIDER: _____
 PRIVATE WELL _____ PRIVATE SEPTIC _____
 CURRENT ZONING: R-3 PROPOSED ZONING: CC-1
 CURRENT FUTURE LAND USE: Wholesale Comm and Industrial PROPOSED FUTURE LAND USE: Same

APPLICANT INFORMATION:

Name: Raymond Webb E-Mail: molly@Kenco2000inc.com
 Address: 1539 Garden Ave Phone: 386 672 1590
 Company: Kenco Sign & Awning LLC Fax: 386 677 2910
☒ Owner ☐ Agent for Owner ☐ Attorney for Owner 386-527-6506

OWNER INFORMATION:

Name: LED Partners Florida LLC E-Mail: molly@Kenco2000inc.com
 Address: 1539 Garden Ave. Phone: 386 672 1590
 Fax: 386 677 2910

CONSULTANT INFORMATION:

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

WHO SHOULD ALL COMMUNICATION BE DIRECTED TO?

☒ APPLICANT ☐ OWNER ☐ CONSULTANT

Attachment: Application (2882 : Rezone - Garden Avenue (1541) Kenco)

APPLICATION TYPE(S)/FEE(S)***LAND USE AMENDMENT**

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

REZONE (NON-PD)

- ☒ STRAIGHT REZONE / LDR TEXT AMENDMENT \$1,200

REZONE (PD)

- ☐ PD REZONE \$2,000
- ☐ PD AMENDMENT \$1,250 (This does not mean changes in items such as uses or density but means minor changes in items such as layout and landscaping.)

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

ATTACHMENT CHECKLIST**REQUIRED SUBMITTALS**

- ☒ COPY OF PRE-APPLICATION COMMENTS. IF YOU HAVE NOT HAD A PRE-APPLICATION MEETING TO DISCUSS THIS PROJECT PLEASE CONTACT THE CITY PLANNER TO ARRANGE AN APPOINTMENT AT 386-248-9492.
- ☐ A CD OF ALL ITEMS SUBMITTED
- ☒ APPLICATION
- ☐ APPLICATION FEE
- ☒ PROOF THAT TAXES ARE CURRENT
- ☒ PROPERTY APPRAISER'S PROPERTY INFORMATION PRINTOUT
- ☒ OWNERSHIP DISCLOSURE FORM (ADD'L DOCUMENTATION MAY REQUIRED IF OWNER IS A TRUST OR CORPORATION)
- ☒ OWNER'S AUTHORIZATION FORM, IF APPLICABLE (ADD'L DOCUMENTATION REQUIRED IF OWNER IS A TRUST OR CORPORATION)
- ☒ 2 CURRENT SIGNED AND SEALED BOUNDARY SURVEYS
- ☒ LEGAL DESCRIPTION IN MS WORD FORMAT (EMAIL THIS TO THE CITY PLANNER)
- NA ☒ SCHOOL CAPACITY REVIEW – *IF PROPOSING OVER 10 RESIDENTIAL UNITS (CONTACT SCHOOL BOARD PLANNING & BUSINESS SERVICES AT 386-734-7190 FOR APPLICATION)*
- N/A ☒ TRAFFIC IMPACT ANALYSIS FOR PROJECTS GENERATING OVER 1000 TRIPS PER DAY ACCORDING TO RATES PUBLISHED BY THE INSTITUTE OF TRANSPORTATION ENGINEERS "TRIP GENERATION MANUAL" (LATEST EDITION)
- N/A ☒ DRAFT DEVELOPMENT ORDER IN MS WORD FORMAT (*PD REZONE ONLY – CONTACT THE CITY PLANNER*)
- N/A ☒ PRELIMINARY DEVELOPMENT PLAN (*PD REZONE ONLY - SEE CODE SEC. 114-771*)

Applicant's Signature:

(Signature)

(Date)

Raymond K. Webb

(Print)

Attachment: Application (2882 : Rezone - Garden Avenue (1541) Kenco)

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

CITY OF HOLLY HILL APPLICANT AUTHORIZATION FORM

(ORIGINAL ONLY)

An authorized applicant is:

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

I, Raymond Webb, the owner of record for the following described property (Legal Description or Tax/Parcel ID Number) 4242-3703-0240, 4242-3703-0030 hereby affirm that Molly McLaughlin is hereby designated to act as my authorized agent for the filing of the attached application for a: (CHECK ONE) 4242-3704-50

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

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

6/27/19
Date

Raymond Webb
Owner's Signature
Raymond Webb
Owner's Name

STATE OF FLORIDA
COUNTY OF Volusia

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, personally appeared Raymond Webb, who is personally known to me or who has produced a _____ as identification and who executed the foregoing instrument and sworn an oath on this 27th day of June, 2019.

Kelly Minott
NOTARY PUBLIC





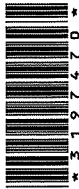
Volusia County Revenue Division
123 W Indiana Ave Room 103
DeLand FL 32720

VOLUSIA COUNTY TAX BILL
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
2018 Paid Individual Tax Certificate

5.2m

PROPERTY ADDRESS: 1545 GARDEN AV, HOLLY HILL, 32117
LEGAL DESCRIPTION: LOT 4 BLK 3 PINE CLUSTER FITCH GRANT HOLLY HILL PER OR 4095P
G 1905 & OR 5508 PG 0467 PER
See Additional Legal on Tax Roll

County of Volusia
Paid By Raymond Webb
07/11/2019
\$249.87
Receipt # WWW-18-0033781



LED PARTNERS FLORIDA LLC
1539 GARDEN AVE
HOLLY HILL, FL 32117

PARCEL: 424237030040
ALTERNATE KEY : 3197470
MILLAGE CODE: 203
TAX YEAR: 2018

CERTIFIED FUNDS ONLY

The taxes are delinquent. CERTIFIED FUNDS ONLY. A tax certificate may have been issued on this parcel. This could result in a tax deed sale for this parcel. Please contact the Volusia County Revenue Division.

WALK-IN CUSTOMERS PLEASE BRING ENTIRE NOTICE

TAXES BECOME DELINQUENT APRIL 1

Face: 232.02	Cert #7288	If Received By	Jul 31, 2019		
Rate: 5.75%	Bidder #7662	Please Pay	\$0.00		

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAX AMOUNT
COUNTY	6.24640	4,550	0	4,550	28.42
VOLUSIA FOREVER	0.09940	4,550	0	4,550	0.45
VOLUSIA ECHO	0.20000	4,550	0	4,550	0.91
VOLUSIA FOREVER I&S 2005	0.10060	4,550	0	4,550	0.46
VOLUSIA COUNTY MOSQUITO CONTROL	0.18800	4,550	0	4,550	0.86
PONCE INLET PORT AUTHORITY	0.09290	4,550	0	4,550	0.42
SCHOOL	6.28100	5,292	0	5,292	33.24
HOLLY HILL	6.50000	4,550	0	4,550	29.58
ST JOHNS WATER MANAGEMENT DIST	0.25620	4,550	0	4,550	1.17
FLORIDA INLAND NAVIGATION DIST	0.03200	4,550	0	4,550	0.15
HALIFAX HOSPITAL AUTHORITY	0.35460	4,550	0	4,550	1.61

TOTAL MILLAGE RATE: 20.35110 **TOTAL TAXES:** \$97.27

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	TELEPHONE	RATE PER UNIT	AMOUNT
HOLLY HILL STORMWATER	386-248-9433	@ 96.0000	96.00

TOTAL ASSESSMENTS: \$96.00

TOTAL COMBINED TAXES AND ASSESSMENTS: \$193.27

For additional information see reverse side.

Pay online at volusia.county-taxes.com

Phone: 386-736-5938
Revenue@volusia.org

RETURN WITH PAYMENT

Make payment to:
COUNTY OF VOLUSIA
VOLUSIA COUNTY REVENUE DIVISION
123 W Indiana Ave Room 103
DeLand FL 32720

PAY IN U.S. DOLLARS DRAWN ON A U.S. BANK
LED PARTNERS FLORIDA LLC
1539 GARDEN AVE
HOLLY HILL, FL 32117

VOLUSIA COUNTY TAX BILL
2018 Paid Individual Tax Certificate

CERTIFIED FUNDS ONLY

PARCEL: 424237030040
ALTERNATE KEY : 3197470
TAX YEAR: 2018



PROPERTY ADDRESS:
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Face: 232.02	Cert #7288	If Received By	Jul 31, 2019		
Rate: 5.75%	Bidder #7662	Please Pay	\$0.00		

Public Site

Paid 07/11/2019

Receipt # WWW-18-0033781

\$249.87



Mail payment to:
County of Volusia
Volusia County Revenue Division
123 W Indiana Ave Room 103
DeLand FL 32720

Phone: 386-736-5938
Email: Revenue@volusia.org

For office hours and locations, please visit volusia.org/revenue.

NOTE: Foreign checks not payable in U.S. dollars and drawn from a U.S. bank will be rejected and returned.

IMPORTANT INFORMATION - PLEASE READ

If this parcel has been sold, please send this bill to the new owner or return it to the Volusia County Revenue Division immediately.

If the tangible personal property has been sold, please contact the Volusia County Revenue Division immediately. If the tangible personal property taxes are not paid, the property will be subject to seizure and sale at auction.

Unpaid taxes become delinquent April 1.

On April 1, delinquent real estate parcels are assessed a minimum charge of 3% per Florida Statute.

Notice: delinquent real estate parcels will incur an advertising fee, auction listing fee, and a tax certificate will be sold by June 1. When a tax certificate has been sold, certified funds are required for payment.

The statement, "Prior year taxes are due. Please call (386) 736-5938.", indicates the parcel is delinquent.

The Volusia County Property Appraiser is responsible for the preparation of the current ad valorem tax roll, assessed value, exemptions, taxable value, assessed owner(s) name and mailing address, property address, and legal description. The Volusia County Property Appraiser's phone number is 386-736-5901 or email: vcpa@volusia.org.

The Volusia County Revenue Division is responsible for the preparation and mailing of tax notices based on information contained on the current tax roll certified by the Volusia County Property Appraiser and Non-Ad Valorem assessments provided by the levying authorities. The Volusia County Revenue Division phone number is 386-736-5938 or email: Revenue@volusia.org.

The Taxing Authorities are responsible for setting Ad Valorem Millage Rates.

The Levying Authorities are responsible for setting Non-Ad Valorem Assessments. (Phone number provided on front of bill.)

Partial payments of current year taxes are available. Partial payments are not eligible for discounts and incur a \$10 processing fee for each payment. For more information regarding partial payments, please call the Volusia County Revenue Division at 386-736-5938 or email: Revenue@volusia.org.

Important Dates to Remember:

March 1	Deadline to file for exemptions for next tax year with the Volusia County Property Appraiser.
March 31	Deadline for Working Waterfront, Affordable Rental Housing, or Homestead Tax Deferral Application for current tax roll.
March 31	Last day for full tax payment without penalty or to make a partial payment.
April 30	Deadline for new quarterly installment plan applications for the next tax year.

BillExpress™

Receive tax bills via email. (ebills)

Sign up for BillExpress™ online at volusia.county-taxes.com.
Multiple email accounts can be associated with one parcel.
Multiple parcels can be tied to one email.
For assistance with multiple parcels, please call the Volusia County Revenue Division at 386-736-5938 or email: Revenue@volusia.org.



Using an online bill pay service:

Create a payee for County of Volusia.
Use the alternate key number as the account number.
Mail payment to:
County of Volusia
Volusia County Revenue Division
123 W Indiana Ave Room 103
DeLand FL 32720

Pay Online

volusia.county-taxes.com

Payment options available online:

E-check:

Use a checking account for a nominal fee.

Debit or Credit Card:

A convenience fee is charged by a third party provider.
The fee is a percentage of the total amount due.
American Express, Discover, MasterCard, and Visa

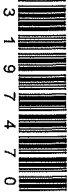


Volusia County Revenue Division
123 W Indiana Avenue Room 103
DeLand FL 32720

VOLUSIA COUNTY NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS REAL ESTATE REMINDER TAX BILL

5.2m

PROPERTY ADDRESS: 1545 GARDEN AV
HOLLY HILL 32117
LEGAL DESCRIPTION: LOT 4 BLK 3 PINE CLUSTER FITCH G
RANT HOLLY HILL PER OR 4095P
G 1905 & OR 5508 PG 0467 PER OR
7096 PG 2922 PER OR 7096 PG
2923



LED PARTNERS FLORIDA LLC
1539 GARDEN AVE
HOLLY HILL, FL 32117



Pay Online

PARCEL:	424237030040
ALTERNATE KEY:	3197470
MILLAGE CODE:	203
TAX YEAR:	2018

Total: \$ 249.87

Pay online at volusia.county-taxes.com

WALK-IN CUSTOMERS PLEASE BRING ENTIRE NOTICE

IF RECEIVED BY:	Apr 30, 2019	May 31, 2019
PAY THIS AMOUNT:	199.07	222.07
FEES AND INTEREST:	Interest Added	Additional Fees

If a tax certificate is sold, certified funds are required for payment.

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAX AMOUNT
COUNTY	6.24640	4,550		4,550	28.42
VOLUSIA FOREVER	0.09940	4,550		4,550	0.45
VOLUSIA ECHO	0.20000	4,550		4,550	0.91
VOLUSIA FOREVER I&S 2005	0.10060	4,550		4,550	0.46
VOLUSIA COUNTY MOSQUITO CONTRO	0.18800	4,550		4,550	0.86
PONCE INLET PORT AUTHORITY	0.09290	4,550		4,550	0.42
SCHOOL	6.28100	5,292		5,292	33.24
HOLLY HILL	6.50000	4,550		4,550	29.58
ST JOHNS WATER MANAGEMENT DIST	0.25620	4,550		4,550	1.17
FLORIDA INLAND NAVIGATION DIST	0.03200	4,550		4,550	0.15
HALIFAX HOSPITAL AUTHORITY	0.35460	4,550		4,550	1.61

TOTAL MILLAGE RATE: 20.35110

TOTAL TAXES: \$97.27

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	TELEPHONE	RATE PER UNIT	AMOUNT
HOLLY HILL STORMWATER	386-248-9433	96.00	96.00

TOTAL ASSESSMENTS: \$96.00

TOTAL COMBINED TAXES AND ASSESSMENTS: \$193.27

For additional information please see reverse side.

Pay online at volusia.county-taxes.com

Phone: 386-736-5938
Email: Revenue@volusia.org

RETURN WITH PAYMENT

Make payment to: COUNTY OF VOLUSIA

Mail payment to:

COUNTY OF VOLUSIA
VOLUSIA COUNTY REVENUE DIVISION
123 W Indiana Avenue Room 103
DeLand FL 32720

PAY IN U.S. DOLLARS DRAWN ON A U.S. BANK

LED PARTNERS FLORIDA LLC
1539 GARDEN AVE
HOLLY HILL, FL 32117

VOLUSIA COUNTY REAL ESTATE REMINDER TAX BILL

PROPERTY ADDRESS: 1545 GARDEN AV
HOLLY HILL 32117

PARCEL:	424237030040
ALTERNATE KEY:	3197470
TAX YEAR:	2018

IF RECEIVED BY:	Apr 30, 2019	May 31, 2019
PAY THIS AMOUNT:	199.07	222.07
FEES AND INTEREST:	Interest Added	Additional Fees

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Payment must be received in a Revenue Division office by 5 PM
on the date corresponding to the "PAY THIS AMOUNT" box.
Postmark is not allowed for delinquent payments.





Volusia County Revenue Division
123 W Indiana Ave Room 103
DeLand FL 32720

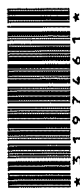
VOLUSIA COUNTY TAX BILL
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
2018 Paid Individual Tax Certificate

5.2m

PROPERTY ADDRESS: ELEANOR ST, HOLLY HILL, 32117

LEGAL DESCRIPTION: LOT 3 EXC E 25 FT BLK 3 PINE CLUSTER FITCH GRANT HOLLY HILL
PER OR 4321 PG 2910

County of Volusia
Paid By Raymond Webb
07/10/2019
Receipt # WWW-18-0033733
\$85.64



LED PARTNERS FLORIDA LLC
1539 GARDEN AVE
HOLLY HILL, FL 32117

PARCEL: 424237030030
ALTERNATE KEY : 3197461
MILLAGE CODE: 203
TAX YEAR: 2018

CERTIFIED FUNDS ONLY

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WALK-IN CUSTOMERS PLEASE BRING ENTIRE NOTICE

TAXES BECOME DELINQUENT APRIL 1

Face: 75.61	Cert #7289	If Received By	Jul 31, 2019		
Rate: 8.75%	Bidder #529151	Please Pay	\$0.00		

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAX AMOUNT
COUNTY	6.24640	2,275	0	2,275	14.21
VOLUSIA FOREVER	0.09940	2,275	0	2,275	0.23
VOLUSIA ECHO	0.20000	2,275	0	2,275	0.46
VOLUSIA FOREVER I&S 2005	0.10060	2,275	0	2,275	0.23
VOLUSIA COUNTY MOSQUITO CONTROL	0.18800	2,275	0	2,275	0.43
PONCE INLET PORT AUTHORITY	0.09290	2,275	0	2,275	0.21
SCHOOL	6.28100	2,646	0	2,646	16.62
HOLLY HILL	6.50000	2,275	0	2,275	14.79
ST JOHNS WATER MANAGEMENT DIST	0.25620	2,275	0	2,275	0.58
FLORIDA INLAND NAVIGATION DIST	0.03200	2,275	0	2,275	0.07
HALIFAX HOSPITAL AUTHORITY	0.35460	2,275	0	2,275	0.81

TOTAL MILLAGE RATE:

20.35110

TOTAL TAXES:

\$48.64

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	TELEPHONE	RATE PER UNIT	AMOUNT
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TOTAL ASSESSMENTS:

\$0.00

TOTAL COMBINED TAXES AND ASSESSMENTS:

\$48.64

For additional information see reverse side.

Pay online at volusia.county-taxes.com

Phone: 386-736-5938
Revenue@volusia.org

RETURN WITH PAYMENT

Make payment to:
COUNTY OF VOLUSIA
VOLUSIA COUNTY REVENUE DIVISION
123 W Indiana Ave Room 103
DeLand FL 32720

PAY IN U.S. DOLLARS DRAWN ON A U.S. BANK
LED PARTNERS FLORIDA LLC
1539 GARDEN AVE
HOLLY HILL, FL 32117

VOLUSIA COUNTY TAX BILL
2018 Paid Individual Tax Certificate

CERTIFIED FUNDS ONLY

PARCEL: 424237030030
ALTERNATE KEY : 3197461
TAX YEAR: 2018

PROPERTY ADDRESS:

ELEANOR ST, HOLLY HILL, 32117



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Public Site

Paid 07/10/2019

Receipt # WWW-18-0033733

\$85.64



Packet Pg. 61

Attachment: Application (2882 : Rezone - Garden Avenue (1541) Kenco)

Mail payment to:
County of Volusia
Volusia County Revenue Division
123 W Indiana Ave Room 103
DeLand FL 32720

Phone: 386-736-5938
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Using an online bill pay service:

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Use the alternate key number as the account number.
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County of Volusia
Volusia County Revenue Division
123 W Indiana Ave Room 103
DeLand FL 32720

Pay Online

volusia.county-taxes.com

Payment options available online:

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Use a checking account for a nominal fee.

Debit or Credit Card:

A convenience fee is charged by a third party provider.
The fee is a percentage of the total amount due.
American Express, Discover, MasterCard, and Visa

Attachment: _Application (2882 : Rezone - Garden Avenue (1541) Kenco)



VOLUSIA COUNTY NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS REAL ESTATE REMINDER TAX BILL

5.2m

Volusia County Revenue Division
123 W Indiana Avenue Room 103
DeLand FL 32720

PROPERTY ADDRESS: ELEANOR ST
HOLLY HILL 32117
LEGAL DESCRIPTION: LOT 3 EXC E 25 FT BLK 3 PINE CLU
STER FITCH GRANT HOLLY HILL
PER OR 4321 PG 2910

LED PARTNERS FLORIDA LLC
1539 GARDEN AVE
HOLLY HILL, FL 32117



Pay Online

PARCEL: 424237030030
ALTERNATE KEY: 3197461
MILLAGE CODE: 203
TAX YEAR: 2018

paid

Pay online at volusia.county-taxes.com

WALK-IN CUSTOMERS PLEASE BRING ENTIRE NOTICE

IF RECEIVED BY:	Apr 30, 2019	May 31, 2019
PAY THIS AMOUNT:	50.10	73.10
FEES AND INTEREST:	Interest Added	Additional Fees

If a tax certificate is sold, certified funds are required for payment.

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAX AMOUNT
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FLORIDA INLAND NAVIGATION DIST	0.03200	2,275		2,275	0.07
HALIFAX HOSPITAL AUTHORITY	0.35460	2,275		2,275	0.81

TOTAL MILLAGE RATE: 20.35110

TOTAL TAXES: \$48.64

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	TELEPHONE	RATE PER UNIT	AMOUNT
-------------------	-----------	---------------	--------

TOTAL ASSESSMENTS: \$0.00

TOTAL COMBINED TAXES AND ASSESSMENTS: \$48.64

For additional information please see reverse side.

Pay online at volusia.county-taxes.com

Phone: 386-736-5938
Email: Revenue@volusia.org

RETURN WITH PAYMENT

Make payment to: COUNTY OF VOLUSIA

Mail payment to:

COUNTY OF VOLUSIA
VOLUSIA COUNTY REVENUE DIVISION
123 W Indiana Avenue Room 103
DeLand FL 32720

PAY IN U.S. DOLLARS DRAWN ON A U.S. BANK

LED PARTNERS FLORIDA LLC
1539 GARDEN AVE
HOLLY HILL, FL 32117

VOLUSIA COUNTY REAL ESTATE REMINDER TAX BILL

PROPERTY ADDRESS: ELEANOR ST
HOLLY HILL 32117

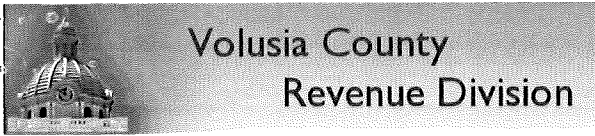
PARCEL: 424237030030
ALTERNATE KEY: 3197461
TAX YEAR: 2018

IF RECEIVED BY:	Apr 30, 2019	May 31, 2019
PAY THIS AMOUNT:	50.10	73.10
FEES AND INTEREST:	Interest Added	Additional Fees

If a tax certificate is sold, certified funds are required for payment.

Payment must be received in a Revenue Division office by 5 PM
on the date corresponding to the "PAY THIS AMOUNT" box.
Postmark is not allowed for delinquent payments.





Successfully checked out.

If the 2019 tax year first installment bill is not paid by July 31, 2019, the parcel will be removed from the installment plan.

The 2019-2020 business tax receipt renewal notice was mailed July 1.

Sign up for BillExpress (ebills). Click the "Get Bills by Email" button.

386-736-5938

Revenue@volusia.org

Receipt

[Print this page](#)

Thank you! Your payment is now being processed. You may wish to print this page for your records.

Receipt #

WWW-18-0033733

Date

07/10/2019 01:34PM

Paid by

Raymond Webb

Using

Credit or Debit Card ending in 1883

Real Estate			
2018 Annual bill	Account 424237030030	ELEANOR ST HOLLY HILL 32117	\$85.64
Convenience fee			+ \$2.23
Payment			- \$87.87
Total due			\$0.00

Attachment: _Application (2882 : Rezone - Garden Avenue (1541) Kenco)

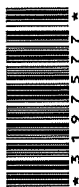
Volusia County Revenue Division
123 W Indiana Ave Room 103
DeLand FL 32720

VOLUSIA COUNTY TAX BILL
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
 2018 Paid Individual Tax Certificate

5.2.m

PROPERTY ADDRESS: GARDEN AV, HOLLY HILL, 32117
LEGAL DESCRIPTION: N 1/2 OF LOT 23 & LOT 24 BLK 3 PINE CLUSTER FITCH GRANT HOLLY HILL MB 7 PG 92 PER OR 5266
 See Additional Legal on Tax Roll

County of Volusia County of Volusia
Paid By Raymond Webb
07/11/2019 \$537.
Receipt # WWW-18-0033780



LED PARTNERS FLORIDA LLC
1539 GARDEN AVE
HOLLY HILL, FL 32117

PARCEL:	424237030240
ALTERNATE KEY :	3197577
MILLAGE CODE:	203
TAX YEAR:	2018

CERTIFIED FUNDS ONLY

The taxes are delinquent. CERTIFIED FUNDS ONLY. A tax certificate may have been issued on this parcel. This could result in a tax deed sale for this parcel. Please contact the Volusia County Revenue Division.

WALK-IN CUSTOMERS PLEASE BRING ENTIRE NOTICE

TAXES BECOME DELINQUENT APRIL 1

Face: 505.85	Cert #7290	If Received By	Jul 31, 2019		
Rate: 0.25%	Bidder #4561647	Please Pay	\$0.00		

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAX AMOUNT
COUNTY	6.24640	21,938	0	21,938	137.03
VOLUSIA FOREVER	0.09940	21,938	0	21,938	2.18
VOLUSIA ECHO	0.20000	21,938	0	21,938	4.39
VOLUSIA FOREVER I&S 2005	0.10060	21,938	0	21,938	2.21
VOLUSIA COUNTY MOSQUITO CONTROL	0.18800	21,938	0	21,938	4.12
PONCE INLET PORT AUTHORITY	0.09290	21,938	0	21,938	2.04
SCHOOL	6.28100	21,938	0	21,938	137.80
HOLLY HILL	6.50000	21,938	0	21,938	142.60
ST JOHNS WATER MANAGEMENT DIST	0.25620	21,938	0	21,938	5.62
FLORIDA INLAND NAVIGATION DIST	0.03200	21,938	0	21,938	0.70
HALIFAX HOSPITAL AUTHORITY	0.35460	21,938	0	21,938	7.78

TOTAL MILLAGE RATE:

20.35110

TOTAL TAXES:

\$446.47

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	TELEPHONE	RATE PER UNIT	AMOUNT
-------------------	-----------	---------------	--------

TOTAL ASSESSMENTS:

\$0.00

TOTAL COMBINED TAXES AND ASSESSMENTS:

\$446 47

For additional information see reverse side.

Pay online at volusia.county-taxes.com

Phone: 386-736-5938
Revenue@volusia.org

RETURN WITH PAYMENT

Make payment to:
COUNTY OF VOLUSIA
VOLUSIA COUNTY REVENUE DIVISION
123 W Indiana Ave Room 103
DeLand FL 32720

PAY IN U.S. DOLLARS DRAWN ON A U.S. BANK
LED PARTNERS FLORIDA LLC
1539 GARDEN AVE
HOLLY HILL, FL 32117

PROPERTY ADDRESS:
GARDEN AV. HOLLY HILL. 32117

CERTIFIED FUNDS ONLY

PARCEL:	424237030240
ALTERNATE KEY :	3197577
TAX YEAR:	2018



Attachment: Application (2882 : Rezone - Garden Avenue (1541) Kenco)

TAXES BECOME DELINQUENT APRIL

Face: 505.85	Cert #7290	If Received By	Jul 31, 2019		
Rate: 0.25%	Bidder #4561647	Please Pay	\$0.00		

Public Site

Paid 07/11/2019

Receipt # WWW-18-0033780

\$537.39



Mail payment to:
County of Volusia
Volusia County Revenue Division
123 W Indiana Ave Room 103
DeLand FL 32720

Phone: 386-736-5938
Email: Revenue@volusia.org

For office hours and locations, please visit volusia.org/revenue.

NOTE: Foreign checks not payable in U.S. dollars and drawn from a U.S. bank will be rejected and returned.

IMPORTANT INFORMATION - PLEASE READ

If this parcel has been sold, please send this bill to the new owner or return it to the Volusia County Revenue Division immediately.

If the tangible personal property has been sold, please contact the Volusia County Revenue Division immediately. If the tangible personal property taxes are not paid, the property will be subject to seizure and sale at auction.

Unpaid taxes become delinquent April 1.

On April 1, delinquent real estate parcels are assessed a minimum charge of 3% per Florida Statute.

Notice: delinquent real estate parcels will incur an advertising fee, auction listing fee, and a tax certificate will be sold by June 1. When a tax certificate has been sold, certified funds are required for payment.

The statement, "Prior year taxes are due. Please call (386) 736-5938.", indicates the parcel is delinquent.

The Volusia County Property Appraiser is responsible for the preparation of the current ad valorem tax roll, assessed value, exemptions, taxable value, assessed owner(s) name and mailing address, property address, and legal description. The Volusia County Property Appraiser's phone number is 386-736-5901 or email: vcpa@volusia.org.

The Volusia County Revenue Division is responsible for the preparation and mailing of tax notices based on information contained on the current tax roll certified by the Volusia County Property Appraiser and Non-Ad Valorem assessments provided by the levying authorities. The Volusia County Revenue Division phone number is 386-736-5938 or email: Revenue@volusia.org.

The Taxing Authorities are responsible for setting Ad Valorem Millage Rates.

The Levying Authorities are responsible for setting Non-Ad Valorem Assessments. (Phone number provided on front of bill.)

Partial payments of current year taxes are available. Partial payments are not eligible for discounts and incur a \$10 processing fee for each payment. For more information regarding partial payments, please call the Volusia County Revenue Division at 386-736-5938 or email: Revenue@volusia.org.

Important Dates to Remember:

March 1	Deadline to file for exemptions for next tax year with the Volusia County Property Appraiser.
March 31	Deadline for Working Waterfront, Affordable Rental Housing, or Homestead Tax Deferral Application for current tax roll.
March 31	Last day for full tax payment without penalty or to make a partial payment.
April 30	Deadline for new quarterly installment plan applications for the next tax year.

BillExpress™

Receive tax bills via email. (ebills)

Sign up for BillExpress™ online at volusia.county-taxes.com.
Multiple email accounts can be associated with one parcel.
Multiple parcels can be tied to one email.
For assistance with multiple parcels, please call the Volusia County Revenue Division at 386-736-5938 or email: Revenue@volusia.org.



Using an online bill pay service:

Create a payee for County of Volusia.
Use the alternate key number as the account number.
Mail payment to:
County of Volusia
Volusia County Revenue Division
123 W Indiana Ave Room 103
DeLand FL 32720

Pay Online

volusia.county-taxes.com

Payment options available online:

E-check:

Use a checking account for a nominal fee.

Debit or Credit Card:

A convenience fee is charged by a third party provider.
The fee is a percentage of the total amount due.
American Express, Discover, MasterCard, and Visa

Attachment: _Application (2882 : Rezone - Garden Avenue (1541) Kenco)

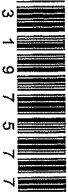


Volusia County Revenue Division
123 W Indiana Avenue Room 103
DeLand FL 32720

VOLUSIA COUNTY
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
REAL ESTATE REMINDER TAX BILL

5.2m

PROPERTY ADDRESS: GARDEN AV
HOLLY HILL 32117
LEGAL DESCRIPTION: N 1/2 OF LOT 23 & LOT 24 BLK 3 P
INE CLUSTER FITCH GRANT HOLL
Y HILL MB 7 PG 92 PER OR 5266 PG
3263 PER OR 6289 PG 3599 PE
R OR 6756 PG 3722



LED PARTNERS FLORIDA LLC
1539 GARDEN AVE
HOLLY HILL, FL 32117



Pay Online

PARCEL: 424237030240
ALTERNATE KEY: 3197577
MILLAGE CODE: 203
TAX YEAR: 2018

total:
\$ 537.39

Pay online at volusia.county-taxes.com

WALK-IN CUSTOMERS PLEASE BRING ENTIRE NOTICE

IF RECEIVED BY:	Apr 30, 2019	May 31, 2019
PAY THIS AMOUNT:	459.86	482.86
FEES AND INTEREST:	Interest Added	Additional Fees

If a tax certificate is sold, certified funds are required for payment.

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAX AMOUNT
COUNTY	6.24640	21,938		21,938	137.03
VOLUSIA FOREVER	0.09940	21,938		21,938	2.18
VOLUSIA ECHO	0.20000	21,938		21,938	4.39
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SCHOOL	6.28100	21,938		21,938	137.80
HOLLY HILL	6.50000	21,938		21,938	142.60
ST JOHNS WATER MANAGEMENT DIST	0.25620	21,938		21,938	5.62
FLORIDA INLAND NAVIGATION DIST	0.03200	21,938		21,938	0.70
HALIFAX HOSPITAL AUTHORITY	0.35460	21,938		21,938	7.78

TOTAL MILLAGE RATE: 20.35110

TOTAL TAXES: \$446.47

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	TELEPHONE	RATE PER UNIT	AMOUNT
-------------------	-----------	---------------	--------

TOTAL ASSESSMENTS: \$0.00

TOTAL COMBINED TAXES AND ASSESSMENTS: \$446.47

For additional information please see reverse side.

Pay online at volusia.county-taxes.com

Phone: 386-736-5938
Email: Revenue@volusia.org

RETURN WITH PAYMENT

Make payment to: COUNTY OF VOLUSIA
Mail payment to:
COUNTY OF VOLUSIA
VOLUSIA COUNTY REVENUE DIVISION
123 W Indiana Avenue Room 103
DeLand FL 32720

PAY IN U.S. DOLLARS DRAWN ON A U.S. BANK

LED PARTNERS FLORIDA LLC
1539 GARDEN AVE
HOLLY HILL, FL 32117

VOLUSIA COUNTY
REAL ESTATE REMINDER TAX BILL

PROPERTY ADDRESS: GARDEN AV
HOLLY HILL 32117

PARCEL: 424237030240
ALTERNATE KEY: 3197577
TAX YEAR: 2018

IF RECEIVED BY:	Apr 30, 2019	May 31, 2019
PAY THIS AMOUNT:	459.86	482.86
FEES AND INTEREST:	Interest Added	Additional Fees

If a tax certificate is sold, certified funds are required for payment.

Payment must be received in a Revenue Division office by 5 PM
on the date corresponding to the "PAY THIS AMOUNT" box.
Postmark is not allowed for delinquent payments.



Altkey: 3197577
LED PARTNERS FLORIDA LLC

Parcel ID: 424237030240
GARDEN AVE , HOLLY HILL

Parcel

Short Parcel Id 424237030240
Property Location GARDEN AVE, HOLLY HILL, 32117
PC Code 1000 - VACANT COMM
Total Bldgs 0
Neighborhood 7252 - STATE STREET COMMERCIAL
Business Name
Homestead Property No

Primary Owner

Owner LED PARTNERS FLORIDA LLC

In Care Of
Mailing Address 1539 GARDEN AVE

HOLLY HILL FL 32117

All Owners

#	Owner 1	Owner 2	Owner %	Owner Type(s)
0	LED PARTNERS FLORIDA LLC		100	FS - Fee Simple

Legal

Millage Group 203-HOLLY HILL
Legal Description N 1/2 OF LOT 23 & LOT 24 BLK 3 PINE CLUSTER FITCH
GRANT HOLLY HILL MB 7 PG 92 PER OR 5266 PG 3263
PER OR 6289 PG 3599 PER OR 6756 PG 3722 PER OR
7642 PG 4638
Map TWP-RNG-SEC 14 - 32 - 42
Subdivision-Block-Lot 37 - 03 - 0240
Date Created 26-DEC-81
Year Annexed

Sales

Book/Page	Instr Type	Inst #	Sale Date	V/I	Sale Price
7642 / 4638	WD-WARRANTY DEED	2019004669	01/08/2019	V	\$100
6756 / 3722	QC-QUIT CLAIM DEED	2012162504	09/07/2012	V	\$100
6289 / 3599	WD-WARRANTY DEED	2008210555	10/20/2008	V	\$30,000
5266 / 3263	WD-WARRANTY DEED	2004045572	02/24/2004	V	\$15,000
2026 / 1748	WD-WARRANTY DEED		11/15/1978	V	\$3,000
1080 / 0044	WD-WARRANTY DEED		02/15/1969	V	\$3,000

Community Redevelopment Areas

Project #	Description	Year Beg	Year End
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Attachment: _Application (2882 : Rezone - Garden Avenue (1541) Kenco)



Home	Search	Downloads	Exemptions	Agriculture	Maps	Tangible	Links	Contact
------	--------	-----------	------------	-------------	------	----------	-------	---------

Summary

Land & Agriculture

Bldg(s) - Residential

Bldg(s) - Commercial

Misc Improvements

Bldg(s) - Sketch

Values

Permits

Map

Pictometry

Altkey: 3197461 Parcel ID: 424237030030
LED PARTNERS FLORIDA LLC ELEANOR ST, HOLLY HILL

1 of 1
Return to Search Results

- Actions
- Neighborhood Sales
 - Printable Summary
 - Printable Version

- Reports
- Export to Excel - Real Pr
 - Mailing List

Go

Links

Search Help

All Owners

#	Owner 1	Owner 2	Owner %	Owner Type(s)
0	LED PARTNERS FLORIDA LLC		100	FS - Fee Simple

Legal

Millage Group	203-HOLLY HILL
Legal Description	LOT 3 EXC E 25 FT BLK 3 PINE CLUSTER FITCH GRANT HOLLY HILL PER OR 4321 PG 2910 PER OR 7642 PG 4638
Map TWP-RNG-SEC	14 - 32 - 42
Subdivision-Block-Lot	37 - 03 - 0030
Date Created	26-DEC-81
Year Annexed	

Sales

Attachment: Application (2882 : Rezone - Garden Avenue (1541) Kenco)

Book/Page	Instr Type	Inst #	Sale Date	V/I	Sale Price
7642 / 4638	WD-WARRANTY DEED	2019004669	01/08/2019	V	\$100
6756 / 3721	QC-QUIT CLAIM DEED	2012162503	09/07/2012	V	\$100
4321 / 2910	WD-WARRANTY DEED	1998119244	06/15/1998	V	\$2,500
4021 / 2434	WD-WARRANTY DEED	1995102700	07/15/1995	V	\$2,000
1342 / 0430	WD-WARRANTY DEED		10/15/1971	V	\$4,800

Community Redevelopment Areas

Project #	Description	Year Beg	Year End
92	HOLLY HILL CRA	2001	9999

County Links

Property Tax Bill
Link to Permits

CLICK HERE
CLICK HERE

Other Links

Google Street Address
Bing Maps

CLICK HERE
CLICK HERE

Data Copyright Volusia County Florida

Last Updated: 24/Jun/2019

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LEGAL DESCRIPTION

Short Parcel ID	424237030030
Property Location	ELEANOR ST, HOLLY HILL, 32117
PC Code	0000 - VACANT RES
Total Bldgs	0
Neighborhood	2707 - WITTBOLD REPLAT (4242-32)
Business Name	
Homestead Property	No

Legal Description	LOT 3 EXC E 25 FT BLK 3 PINE CLUSTER FITCH GRANT HOLLY HILL PER OR 4321 PG 2910 PER OR 7642 PG 4638
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Home	Search	Downloads	Exemptions	Agriculture	Maps	Tangible	Links	Contact
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Altkey: 3197577 Parcel ID: 424237030240
LED PARTNERS FLORIDA LLC GARDEN AVE , HOLLY HILL

Land & Agriculture

Bldg(s) - Residential

Bldg(s) - Commercial

Misc Improvements

Bldg(s) - Sketch

Values

Permits

Map

Pictometry

Parcel

Short Parcel Id 424237030240
Property Location GARDEN AVE, HOLLY HILL, 32117
PC Code 1000 - VACANT COMM
Total Bldgs 0
Neighborhood 7252 - STATE STREET COMMERCIAL
Business Name
Homestead Property No

Primary Owner

Owner LED PARTNERS FLORIDA LLC

In Care Of
Mailing Address

1539 GARDEN AVE

HOLLY HILL FL 32117

All Owners

#	Owner 1	Owner 2	Owner %	Owner Type(s)
0	LED PARTNERS FLORIDA LLC		100	FS - Fee Simple

Legal

Millage Group
Legal Description

203-HOLLY HILL
N 1/2 OF LOT 23 & LOT 24 BLK 3 PINE CLUSTER FITCH
GRANT HOLLY HILL MB 7 PG 92 PER OR 5266 PG 3263
PER OR 6289 PG 3599 PER OR 6756 PG 3722 PER OR
7642 PG 4638

Map TWP-RNG-SEC
Subdivision-Block-Lot
Date Created 14 - 32 - 42
Year Annexed 37 - 03 - 0240
26-DEC-81

1 of 1

[Return to Search Results](#)

Actions

- Neighborhood Sales
- Printable Summary
- Printable Version

Reports

Export to Excel - Real Pr
 Mailing List

Go

Links

[Search Help](#)

Sales

Book/Page	Instr Type	Inst #	Sale Date	V/I	Sale Price
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6756 / 3722	QC-QUIT CLAIM DEED	2012162504	09/07/2012	V	\$100
6289 / 3599	WD-WARRANTY DEED	2008210555	10/20/2008	V	\$30,000
5266 / 3263	WD-WARRANTY DEED	2004045572	02/24/2004	V	\$15,000
2026 / 1748	WD-WARRANTY DEED		11/15/1978	V	\$3,000
1080 / 0044	WD-WARRANTY DEED		02/15/1969	V	\$3,000

Community Redevelopment Areas

Project #	Description	Year Beg	Year End
92	HOLLY HILL CRA	2001	9999

County Links

Property Tax Bill
Link to Permits

CLICK HERE
CLICK HERE

Other Links

Google Street Address
Bing Maps

CLICK HERE
CLICK HERE

Data Copyright Volusia County Florida

Last Updated: 24/Jun/2019

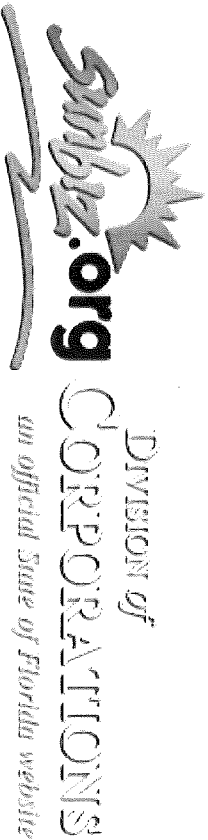
Powered by IasWorld Public Access. All rights reserved.

LEGAL DESCRIPTION

Short Parcel Id	424237030240
Property Location	GARDEN AVE, HOLLY HILL, 32117
PC Code	1000 - VACANT COMM
Total Bldgs	0
Neighborhood	7252 - STATE STREET COMMERCIAL

Legal Description	N 1/2 OF LOT 23 & LOT 24 BLK 3 PINE CLUSTER FITCH GRANT HOLLY HILL MB 7 PG 92 PER OR 5266 PG 3263 PER OR 6289 PG 3599 PER OR 6756 PG 3722 PER OR 7642 PG 4638
--------------------------	--

Attachment: _Application (2882 : Rezone - Garden Avenue (1541) Kenco)



Department of State / Division of Corporations / Search Records / Detail By Document Number /

Detail by Entity Name

Florida Limited Liability Company
LED PARTNERS FLORIDA L.L.C.

Filing Information

Document Number	L16000043207
FEI/EIN Number	81-1873169
Date Filed	03/01/2016
Effective Date	03/01/2016
State	FL
Status	ACTIVE

Principal Address

1539 GARDEN AVE
HOLLY HILL, FL 32117

Mailing Address

1539 GARDEN AVE
HOLLY HILL, FL 32117

REGISTRATION DOCUMENTS & FINANCIALS

WEBB, RAYMOND
1539 GARDEN AVE
HOLLY HILL, FL 32117

Authorized Person(s) Detail

Name & Address

Title MGR

WEBB, RAYMOND
1539 GARDEN AVE
HOLLY HILL, FL 32117

Annual Reports

Report Year	Filed Date
2017	03/17/2017
2018	04/17/2018
2019	04/30/2019

Document Images

<u>04/30/2019 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/17/2018 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/17/2017 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/01/2016 -- Florida Limited Liability</u>	View image in PDF format



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

5.3

**Board of Planning and Appeals
Agenda Item**

MEETING DATE: May 4, 2020
FROM: Brian Walker
SUBJECT: Waiver Request - Requesting a Waiver of the Landscaping Requirements Stated in Section 98-33, the Visual Screening Requirement and a Reduction to Ten (10) Feet in the Setback Requirement, Stated in Sections 98-67 and 98-68 of the Land Development Regulations
NUMBER: (ID # 2884)
APPLICANT: United Brethren in Christ Church
PLANNER: Brian Walker

INTRODUCTION:

The applicant is requesting a waiver of the landscaping requirements stated in Section 98-33, the visual screening requirement and a reduction to ten (10) feet in the setback requirement, stated in Sections 98-67 and 98-68 of the Land Development Regulations, for property and areas as shown in Exhibit A.

BACKGROUND:

The applicant is expanding upon an existing church and school. Light commercial neighborhood uses have occurred on the site since at least the 1970's. Because the light commercial use pre-dates the Land Development Regulations, the site does not meet current landscaping, screening or setback regulations. However, since the applicant is proposing significant new construction on the site, they are required to bring the entire site into conformity with current regulations. This requires that the site meet current landscaping, screening and setback requirements.

The south, west, and east property lines are required to meet the requirements of Section 98-33 of the Land Development Requirements.

The south property line is required to meet the following regulations:

(1) Parcel lines abutting arterial or collector roadways. A ten-foot-wide landscaped strip shall be provided along all parcel lines abutting a street right-of-way classified as an arterial or collector roadway in the traffic circulation plan element of the comprehensive plan. Required landscaping shall be provided within the required landscaped strip as follows:

- a. Trees. One tree shall be provided for every 25 linear feet of parcel line in question. Such trees shall be evenly spaced.
- b. Hedges. When off-street parking, loading, unloading and vehicular circulation areas

are to be located adjacent to the street in question, a dense hedge of evergreen type shrubs shall be provided in the following manner:

1. At initial planting and installation, shrubs shall be at least 30 inches in height and shall be separated by a distance of 30 inches or less on center from adjacent tree trunks or shrubs.
2. Within one year of initial planting and installation, shrubs shall have attained and be maintained at a minimum height of four feet and shall provide an opaque vegetative screen between the street and the use of the premises.

The east and west property lines are required to meet the following regulations:

(2) *Parcel lines abutting other street rights-of-way.* A five-foot-wide landscaped strip shall be provided along all parcel lines abutting a street right-of-way other than streets described in subsection (1) of this section. Required landscaping shall be provided in the required landscaped strip as follows:

- a. *Trees.* One tree shall be provided for every 50 linear feet of parcel line in question. Such trees shall be evenly spaced.
- b. *Hedges.* When off-street parking, loading, unloading and vehicular use areas are to be located adjacent to the street in question, a dense hedge of evergreen type shrubs shall be provided in the following manner:
 1. At initial planting and installation, shrubs shall be at least two feet in height and shall be separated by a distance of 30 inches or less on center from adjacent tree trunks or shrubs.
 2. Within one year of initial planting and installation, shrubs shall have attained and be maintained at a minimum height of three feet and shall provide an opaque vegetative hedge between the street and the use of the premises.

The northwest property lines are required to meet visual screening and setback requirements.

The northwest property lines abut residential, therefore a visual screen is required. The type of visual screen required depends on how far the particular use is setback from the property line and how wide a buffer has been provided. The types of screens required are as follows:

If the use is set back 35 feet:

Type A, masonry wall. A type A visual screen shall mean a continuous non-perforated and solid masonry wall at least six feet in height, except where a lesser or greater height is required by this subpart. Such required wall shall be constructed of cement block, brick or other similar masonry material. If the wall is constructed of cement block, the side facing the abutting use shall be faced with stucco or another similar decorative finish. In addition, one tree shall be provided every 25 feet along the wall.

If the use is set back 50 feet:

Type B, hedge. A type B visual screen shall mean a continuous hedge of dense

shrub plantings which shall attain a height of at least six feet within 18 months of the time of planting, except where a lesser or greater height is required by this subpart. Such required hedge shall be not less than four feet in height at the time of planting. The maximum distance between shrub foliage at time of planting shall be two feet. A type A visual screen may be utilized in conjunction with a type B visual screen when either type of visual screen is required. In addition, one tree shall be provided every 25 feet along the hedge. (3) Type C, shrubs.

If the use is set back 75 feet:

Type C visual screen shall mean the required planting of 25 shrubs per 100 linear feet within the required buffer. Type A and type B visual screens may be utilized in conjunction with a type C visual screen. In addition, a type C visual screen shall include the provision of one tree every 50 linear feet.

The minimum required setback for uses along the northwest property lines abutting residential, is thirty-five (35) feet. The applicant is requesting that the required setback be reduced to ten (10) feet with a minimum buffer of ten (10) feet for any future development.

Authority to Waive or Reduce Requirements

Pursuant to Section 98-34 (a) of the LDR, "*Authority to waive or reduce requirements.* The board of planning and appeals may, upon appeal by an applicant, unless otherwise provided for, **waive or reduce the required landscape provisions** of this article where such requirements would be unreasonable and excessive due to the size of the parcel in question or the fact that the landscaping requirement is not necessary due to the unique location or natural topographical or other physical character of the specific parcel in question, and provided such reduction would not be detrimental to the adjacent parcels."

Pursuant to Section 98-69 (b) of the LDR, "*Visual screens generally.* The Board of Planning and Appeals may, upon appeal by an applicant, **waive or reduce the required visual screen** where such visual screen would be unreasonable and excessive due to the size of the parcel in question or the fact that the required visual screen is not necessary due to the unique location or natural topographical or other physical character of the specific parcel in question, and provided such reduction would not be detrimental to the adjacent parcels. The applicable setback and buffer provisions along all parcel lines in question shall not, however, be waived.

Pursuant to Section 98-69 (c) *Setback.* The board of planning and appeals may, upon appeal by an applicant, **waive or reduce the required setback** where such setback would be unreasonable and excessive due to the size of the parcel in question or the fact that the required setback is not necessary due to the unique location or natural topographical or other physical character of the specific parcel in question, and provided such reduction would not be detrimental to the adjacent parcels. The applicable buffer and visual screen provisions along all parcel lines in

question shall not, however, be waived.

ANALYSIS:

Applicant's request, analysis and justification for the requests are attached.

REQUEST:

Approve the request to waive the landscaping requirements stated in Section 98-33, the visual screening requirement and a reduction to ten (10) feet in the setback requirement, stated in Sections 98-67 and 98-68 of the Land Development Regulations, for property and areas as shown in Exhibit A.

RECOMMENDATION:

Should the Board of Planning and Appeals approve the proposed waivers and reduction in setback request, staff recommends the following conditions and provisions be applicable:

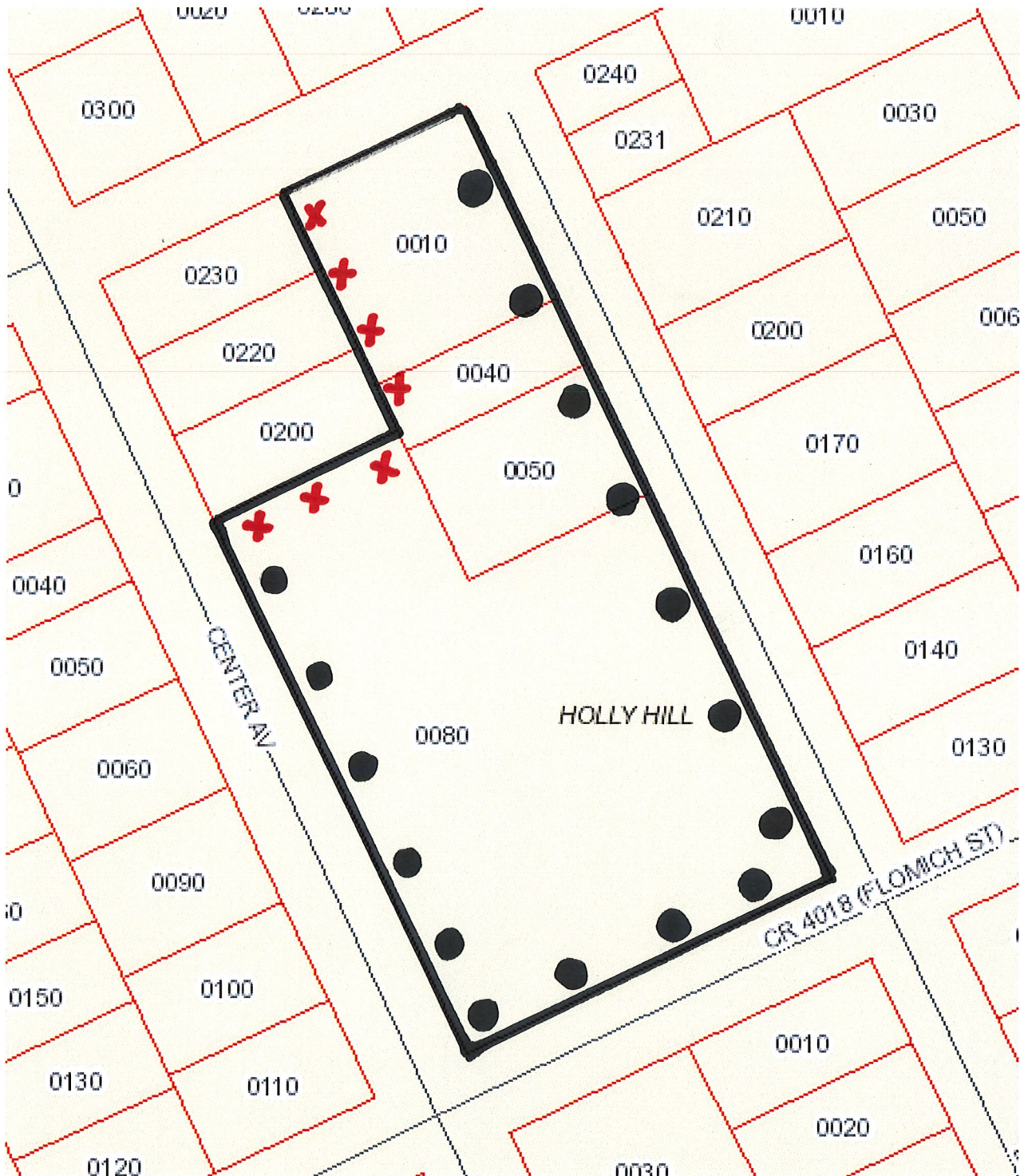
- That the existing tree lines and vegetation on the south, east, and northwest property lines be left undisturbed.
- That the applicant maintain the visual screen and landscaped areas, by replacing vegetation that dies or is destroyed or damaged whether by accident or by natural disaster.
- That this waiver be valid conditioned upon approval of a Special Exception for the current use on the property. Such Special Exception must also approve the request made in this waiver.
- That this waiver be valid conditioned upon the site being developed as proposed. Significant changes to the site plan shall require that the waiver request go back to the Board of Planning and Appeals. The decision as to whether a site modification is significant or not shall be determined solely by the City.

- Exhibit A (PDF)
- Applicant's Request, Analysis and Justification (PDF)
- Setback Waiver Request (PDF)
- Aerial Map (PDF)
- Property Boundary Lines (PDF)

Exhibit A

RED X is area of screen waiver and reduction in setback request

BLACK ● is area of landscaping waiver request



ZAHN ENGINEERING, INC.
Land Planning • Civil Engineering • Permitting

March 4, 2020

Brian Walker
 City Planner
 City of Holly Hill
 1065 Ridgewood Ave
 Holly Hill, FL 32117

ZEI#1705

**Re: United Brethren in Christ Church
 Landscape Waiver Request**

Dear Mr. Walker:

The applicant for the above referenced Final Site Plan review would like to formally request a Landscape Waiver from the Sections below broken out by property boundaries for clarity.

The Landscape Plan included with this submittal has been revised per the requested waivers. Please review the plan as proposed and consider the conditions as mentioned and advise if you agree with our thoughts that the proposed landscaping is acceptable under these conditions.

If at any point during your review you have questions or require additional information, please don't hesitate to contact me.

South Property Boundary (Adjacent to Collector Street (Flomich Street)):

The applicant for the above referenced Final Site Plan review would like to formally request a waiver from Section 98-33. The existing landscape buffer along the South property boundary includes dense tree cover and mulch. The applicant is proposing to save all existing vegetation on this property boundary in addition, the grass parking area has been eliminated. The existing vegetation is well-kept and is visually appealing to adjacent properties.

West Property Boundary (Adjacent to Local Street (Center Avenue)):

The applicant for the above referenced Final Site Plan review would like to formally request a waiver from Section 98-33, requiring trees and a continuous vegetative hedge. The existing landscape buffer along the West property boundary includes in use on-street parking; the areas that are not used for on street parking include trees, mulch, and landscaping. The applicant is proposing to save all existing vegetation on this property boundary in addition to the grass parking area plantings. The existing vegetation is well-kept and is visually appealing to adjacent properties.

Brian Walker
March 4, 2020
Page 2 of 2

Northwest Property Boundaries (Adjacent to Residential):

The applicant for the above referenced Final Site Plan review would like to formally request a waiver from Section 98-68 requiring a visual screen. The existing buffer along the northwest property boundary includes an existing 6-foot-tall wooden privacy fence. The applicant is proposing to retain and maintain the 6-foot-tall wooden privacy fence on this property boundary. The existing 6-foot-tall wooden privacy fence is well-kept, maintained and is visually appealing to adjacent properties.

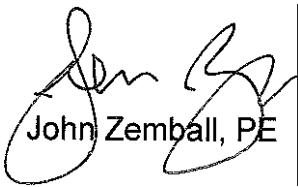
East Property Boundary (Adjacent to Local Street (Decatur Avenue)):

The applicant for the above referenced Final Site Plan review would like to formally request a waiver from Section 98-33. The existing landscape buffer along the East property boundary includes dense tree cover and fencing. The applicant is proposing to save all existing vegetation and retain and maintain the 6-foot-tall wooden privacy fence on this property boundary. The existing vegetation and 6-foot-tall wooden privacy fence is well-kept, maintained and is visually appealing to adjacent properties.

In closing, the church has a good relationship with its neighbors and the current operation of the church hasn't impacted them and we don't expect any additional hardship with the proposed improvements as the majority of the site will remain unchanged with the exception of removing some of the unattractive buildings currently in use to be replaced by the new gym constructed to current building code.

Yours Truly,

ZAHN ENGINEERING, INC.



John Zemball, PE

/Encl.

CC: UBIC
Project File
Tracer File

Attachment: Applicant's Request, Analysis and Justification (2884 : Waiver Request - 560 Flomich Street)



Brian Walker <bwalker@hollyhillfl.org>

UBIC Waiver

John Zemball <john.zemball@zahneng.com>

Mon, Apr 27, 2020 at 1:11 PM

To: Brian Walker <bwalker@hollyhillfl.org>

Cc: Joshua McKeown <ubicpastorjosh@yahoo.com>, Chuck McKeown <ubicpastorchuck@yahoo.com>

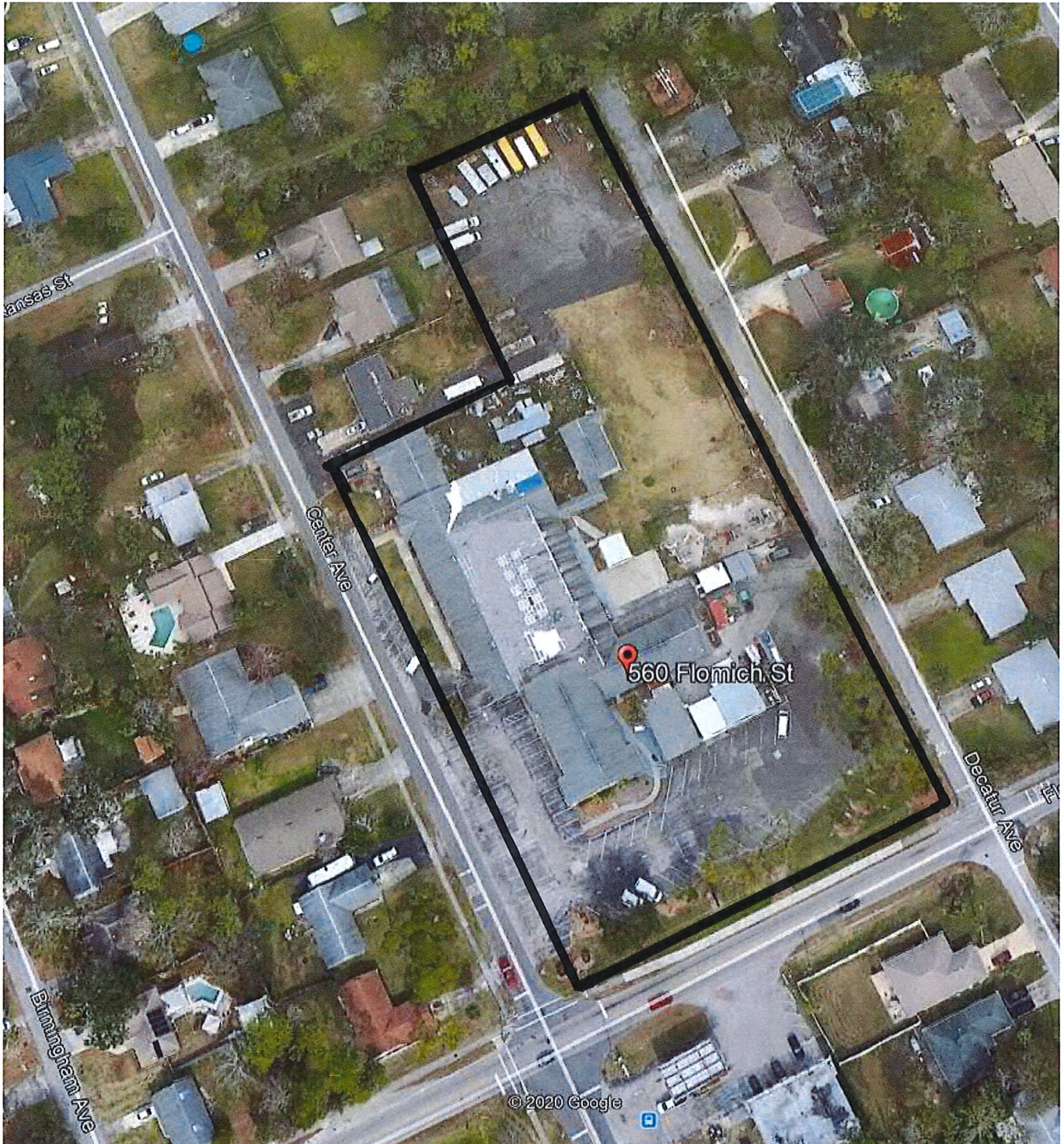
Brian, the applicant would like to request a waiver to reduce the setback requirement between Commercial to Residential from 35' to a distance of 10' for consistency with the current site layout and landscape buffers.

Thank you in advance and don't hesitate to contact me if additional information is needed.

[Quoted text hidden]

Attachment: Setback Waiver Request (2884 : Waiver Request - 560 Flomich Street)

Aerial  North



Attachment: Aerial Map (2884 : Waiver Request - 560 Flomich Street)

South Property Boundary



Attachment: Property Boundary Lines (2884 : Waiver Request - 560 Flomich Street)

West Property Boundary



Attachment: Property Boundary Lines (2884 : Waiver Request - 560 Flomich Street)

North and Northwest Property Boundaries



Attachment: Property Boundary Lines (2884 : Waiver Request - 560 Flomich Street)

East Property Boundary on Decatur Avenue, Looking North From Flomich



Attachment: Property Boundary Lines (2884 : Waiver Request - 560 Flomich Street)

East Property Boundary Line on Decatur Avenue, Looking South From About The Middle of The Property



Attachment: Property Boundary Lines (2884 : Waiver Request - 560 Flomich Street)

East Property Boundary Line on Decatur Avenue, Looking South From The Far End of The Property



Attachment: Property Boundary Lines (2884 : Waiver Request - 560 Flomich Street)



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

**Board of Planning and Appeals
Agenda Item**

MEETING DATE: May 4, 2020
FROM: Brian Walker
SUBJECT: Discuss Zoning - 224 Riverside Drive
NUMBER: (ID # 2881)
APPLICANT:
PLANNER:

DISCUSSION:

The property at 224 Riverside Drive is owned by the City and available for sale. The zoning of the property is CC-1 (Commercial Corridor). The CC-1 zoning district is very broad and allows a wide variety of uses that range from low intensity uses such as a coffee shop, to more intense uses such as light industrial.

Given the property's location on Riverside Drive, staff has been instructed to bring the current uses before the BOPA to consider whether a change in zoning might be appropriate.

The current allowed zoning district and several of the less intense B zoning districts have been attached for consideration and comparison.

Question: Should the City leave the current zoning in place; or consider rezoning the property to a less broad zoning district such as to one of the B zoning districts; or rezone to a BPUD (Business Planned Unit Development) where specific allowed uses can be listed?

RECOMMENDATION: As determined by the BOPA

- PA Information Sheet (PDF)
- CC-1 (PDF)
- B Zoning Districts (PDF)
- Map Views (PDF)

Altkey: 3478282
CITY OF HOLLY HILL

Parcel ID: 533743000132
224 RIVERSIDE DR , HOLLY HILL

Parcel

Short Parcel Id 533743000132
Property Location 224 RIVERSIDE DR, HOLLY HILL, 32117
PC Code 8000 - VACANT GOVERNMENTAL
Total Bldgs 0
Neighborhood 7081 - DISTRICT 2 - MOBILE HOME PARKS
Business Name
Homestead Property No

Primary Owner

Owner CITY OF HOLLY HILL

In Care Of
Mailing Address 1065 RIDGEWOOD AVE

HOLLY HILL FL 32117 2807
[Change Mailing Address Online](#)

All Owners

#	Owner 1	Owner 2	Owner %	Owner Type(s)
0	CITY OF HOLLY HILL		100	M - Municipal

Legal

Millage Group 203-HOLLY HILL
Legal Description LOT 13 & LAND E OF HYWAY EXC W 175 FT SUB MB 6 PG 63 BLK 26 M & C HOLLY HILL PER OR 3957 PG 4470 PER OR 5418 PGS 3042-3043 PER OR 5744 PG 3085 PER OR 6413 PG 0202 PER OR 6589 PG 1308 PER OR 6935 PG 4383
Map TWP-RNG-SEC 15 - 33 - 37
Subdivision-Block-Lot 43 - 00 - 0132
Date Created 29-DEC-81
Year Annexed

Special Assessment

Project #	Description	Units	Rate	Amount
0203	HOLLY HILL STORMWATER	5.40	\$96.00	\$518.40

Sales

Book/Page	Instr Type	Inst #	Sale Date	V/I	Sale Price
6935 / 4383	WD-WARRANTY DEED	2013232189	11/25/2013	I	\$275,000
6589 / 1308	WD-WARRANTY DEED	2011074234	04/29/2011	I	\$100,000
6413 / 0202	CT-CERTIFICATE OF TITLE	2009204351	10/26/2009	I	\$100
5744 / 3085	WD-WARRANTY DEED	2006008487	01/04/2006	I	\$520,000
5418 / 3042	WD-WARRANTY DEED	2004259265	09/30/2004	I	\$217,000
3957 / 4470	WD-WARRANTY DEED	1994156580	10/15/1994	I	\$140,000

2414 / 1017

WD-WARRANTY DEED

01/15/1983 I

\$120,000

Community Redevelopment Areas

Project #	Description	Year Beg	Year End
92	HOLLY HILL CRA	2001	9999

County Links

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

Other Links

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

Items **highlighted in yellow** would require a SE because the property is within the Redevelopment Overlay.

Bold Items – Are these good uses for the property?

CC-1 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.**

The development code administrator and the city planner may jointly authorize any use which is similar in character to any listed permitted use and which is clearly within the legislative intent of the classification.

(Ord. No. 2408, § 1(5.5.21.C), 8-8-95; Ord. No. 2416, § 1, 10-10-95; Ord. No. 2817, § 2, 10-9-07)

Sec. 114-594. - Prohibited uses.

The following uses are prohibited in the CC-1 district:

- (1) Asphalt batching plants.
- (2) Blood plasma centers.
- (3) Bulk storage of petroleum products and other flammable substances.
- (4) Concrete plants.
- (5) Truck and automobile salvage yards.
- (6) Temporary labor halls and similar uses, but not including employment services.
- (7) Tattoo parlors, except that tattoo parlors shall be permitted on CC-1 zoned property only within the redevelopment district overlay if approved by special exception.

(Ord. No. 2408, § 1(5.5.21.D), 8-8-95; Ord. No. 2460, § 1, 3-25-97; Ord. No. 2999, § 2, 3-13-18)

Sec. 114-595. - Permitted accessory uses and structures.

Permitted accessory uses and structures in the CC-1 district are as follows:

- (1) Advertising signs, subject to the provisions of chapter 110.
- (2) Uses customarily associated with, dependent on and incidental to the permitted principal use.

- (3) Outside display, storage or sale of goods and objects that are customarily associated with and incidental to a permitted principal use. (Refer to section 114-767.)

(Ord. No. 2408, § 1(5.5.21.E), 8-8-95)

B-1, PROFESSIONAL OFFICE/HOSPITAL-MEDICAL DISTRICT

(Few Retail Uses Permitted)

(See SE Uses)

Sec. 114-352. - Intent.

The B-1 districts are intended to provide areas for professional and medical uses with special emphasis on architectural design, site planning, landscaping, and size, location and lighting of signs.

(Ord. No. 2352, § 2(5.5.13.B), 7-13-93)

Sec. 114-353. - Permitted principal uses and structures.

Permitted principal uses and structures in the B-1 district are as follows:

- (1) Administrative offices.
- (2) Professional services offices.
- (3) Hospitals.
- (4) Laboratories: biological, optical, medical, dental, and X-ray, but not including research and development laboratories related to the manufacturing of drugs for distribution and sale, and not including blood banks.
- (5) Prescription pharmacies.
- (6) Adult congregate living facilities not exceeding 65 clients per acre (licensed capacity).
- (7) Rest and convalescence homes.
- (8) Banks and savings and loans.
- (9) Adult day care centers.

(Ord. No. 2352, § 2(5.5.13.C), 7-13-93; Ord. No. 2454, § 1, 3-11-97; Ord. No. 2495, § 1, 1-13-98)

Sec. 114-354. - Prohibited uses.

Prohibited uses in the B-1 district are as follows:

- (1) Blood banks.
- (2) Tattoo parlors.

(Ord. No. 2454, § 1, 3-11-97; Ord. No. 2460, § 1, 3-25-97)

Sec. 114-355. - Permitted accessory uses and structures.

Permitted accessory uses and structures in the B-1 district are as follows:

- (1) Uses customarily associated with, dependent on and incidental to the permitted principal use.
- (2) Identification signs of not more than six square feet either attached to the facade of the building only or erected in a front or side yard abutting a street. If placed in a yard, the sign shall not be closer than three feet to the property line and no more than five feet in height. If lighting is provided, such light shall be indirect and nonflashing.

(Ord. No. 2352, § 2(5.5.13.D), 7-13-93; Ord. No. 2454, § 1, 3-11-97)

Sec. 114-356. - Special exceptions.

Special exceptions in the B-1 district are as follows:

- (1) City-owned and quasipublic service and safety facilities. (Refer to section 114-669.)
- (2) Child day care centers. (Refer to section 114-667.)
- (3) Meeting places for civic, fraternal and service organizations. (Refer to section 114-663.)**
- (4) Cemeteries. (Refer to section 114-664.)
- (5) Rest homes and retirement centers. (Refer to section 114-671.)
- (6) Residential retirement health care facilities. (Refer to section 114-672.)
- (7) Adult congregate living facilities. (Refer to section 114-665.)**
- (8) Houses of worship. (Refer to section 114-666.)

B-3, NEIGHBORHOOD COMMERCIAL DISTRICT

Sec. 114-412. - Intent.

The B-3 districts are intended to provide a limited range of uses, emphasizing the sale of convenience goods and services that are needed on a frequent basis, and are only intended to serve people in the immediate neighborhood. If more than a single use is intended, the centers should be planned as integral projects.

(Ord. No. 2352, § 2(5.5.15.B), 7-13-93; Ord. No. 2718, § 1, 4-12-05)

Sec. 114-413. - Permitted principal uses and structures.

Permitted principal uses and structures in the B-3 district are as follows:

- (1) **Self-service laundromats.**
- (2) Convenience grocery stores.
- (3) Beauty salons.
- (4) Barbershops.
- (5) Newsstands.
- (6) Adult day care centers.
- (7) Bed and breakfast accommodations.
- (8) Catering services.
- (9) Coffee shops (See Note 1, below).
- (10) Convenience and specialty foods (including the sale of sundry goods incidental to the sale of food).
- (11) Post offices (limited services only).
- (12) Professional offices (See Note 1, below).
- (13) Restaurants (not including drive-through take-out service) (See Note 1, below).
- (14) Low-intensity, neighborhood-compatible specialty retail sales and services establishments which are deemed by the city commission to be similar in character to another expressly permitted principal use and clearly within the legislative intent of the B-3 neighborhood commercial classification. Any interested person, specifically including the administration of the city, may request the city commission to interpret whether a specific use.
- (15) Accessory residential use of no greater than one dwelling unit per commercial business.

Note 1: These uses are permitted uses only when the property has access and is directly adjacent to an arterial or collector roadway as identified in the adopted comprehensive plan. Otherwise the uses may be approved by special exception only.

(Ord. No. 2352, § 2(5.5.15.C), 7-13-93; Ord. No. 2495, § 1, 1-13-98; Ord. No. 2718, § 1, 4-12-05)

Sec. 114-414. - Prohibited uses.

Prohibited uses in the B-3 district are as follows:

- (1) Tattoo parlors.
- (2) Automobile service stations.
- (3) Motor vehicle sales.

(Ord. No. 2460, § 1, 3-25-97; Ord. No. 2718, § 1, 4-12-05; Ord. No. 2851, § 1, 7-28-09)

Sec. 114-415. - Permitted accessory uses and structures.

Permitted accessory uses and structures in the B-3 district are as follows:

- (1) Uses customarily associated with, dependent on and incidental to the permitted principal use.
- (2) Outside display, storage or sale of goods and objects that are customarily associated with and incidental to a permitted principal use. (Refer to section 114-767.)
- (3) One residential dwelling unit over or to the rear of a first-story permitted principal use.

(Ord. No. 2352, § 2(5.5.15.D), 7-13-93; Ord. No. 2460, § 1, 3-25-97; Ord. No. 2718, § 1, 4-12-05)

Sec. 114-416. - Special exceptions.

Special exceptions in the B-3 district are as follows:

- (1) City-owned and quasi-public service and safety facilities. (Refer to section 114-669.)
- (2) Child day care centers. (Refer to section 114-667.)
- (3) Meeting places for civic, fraternal and service organizations. (Refer to section 114-663.)**
- (4) Houses of worship. (Refer to section 114-666.)
- (5) Neighborhood business parks. (Refer to section 114-692.)
- (6) Low-intensity, neighborhood-compatible specialty retail establishments.
- (7) Banquet facilities.
- (8) Coffee shops in accordance with Note 1, above.
- (9) Professional offices in accordance with Note 1, above.
- (10) Restaurants (not including drive-through take-out service) in accordance with Note 1, above.
- (11) Rental of trailers and moving vans (refer to section 114-675).**

B-4, HIGHWAY BUSINESS DISTRICT

Sec. 114-441. - Scope.

This division shall apply to all B-4 districts.

(Ord. No. 2352, § 2(5.5.16.A), 7-13-93)

Sec. 114-442. - Intent.

The B-4 districts are intended to provide areas for tourists and secondarily to residents of the area. Such districts are to be located only along major traffic arteries.

(Ord. No. 2352, § 2(5.5.16.B), 7-13-93)

Sec. 114-443. - Permitted principal uses and structures.

Permitted principal uses and structures in the B-4 district are as follows:

- (1) Any use permitted in the B-1 professional office/hospital-medical district.
- (2) Administrative offices.
- (3) Retail sales and services.
- (4) Personal services.
- (5) Restaurants, type A and B, except when such uses are located on a parcel abutting any R-1 through R-9 zoned property.
- (6) Bars and nightclubs, except when such uses are located on a parcel abutting any R-1 through R-9 zoned property.
- (7) Houses of worship.
- (8) Application of permanent makeup.
- (9) Adult day care centers.

(Ord. No. 2352, § 2(5.5.16.C), 7-13-93; Ord. No. 2398, § 1, 5-9-95; Ord. No. 2460, § 1, 3-25-97; Ord. No. 2495, § 1, 1-13-98)

Sec. 114-444. - Prohibited uses.

Prohibited uses in the B-4 district are as follows:

- (1) Blood banks.
- (2) Tattoo parlors except that tattoo parlors shall be permitted on B-4 zoned property only within the redevelopment district overlay if approved by special exception.

(Ord. No. 2454, § 1, 3-11-97; Ord. No. 2460, § 1, 3-25-97; Ord. No. 2999, § 2, 3-13-18)

Sec. 114-445. - Permitted accessory uses and structures.

Permitted accessory uses and structures in the B-4 district are as follows:

- (1) Uses customarily associated with, dependent on and incidental to the permitted principal use.
- (2) Outside display, storage or sale of goods and objects that are customarily associated with and incidental to a permitted principal use. (Refer to section 114-767.)

(Ord. No. 2352, § 2(5.5.16.D), 7-13-93; Ord. No. 2454, § 1, 3-11-97)

Sec. 114-446. - Special exceptions.

Special exceptions in the B-4 district are as follows:

- (1) City-owned and quasipublic service and safety facilities. (Refer to section 114-669.)
- (2) Child day care centers. (Refer to section 114-667.)
- (3) **Meeting places for civic, fraternal and service organizations. (Refer to section 114-663.)**
- (4) **Self-service automobile fuel stations and accessory self-service fuel pumps. (Refer to section 114-682.)**
- (5) **Motor vehicle rentals. (Refer to section 114-675.)**
- (6) **Type A and B service stations. (Refer to section 114-682.)**
- (7) **Flea markets and farmers' markets. (Refer to section 114-676.)**
- (8) Restaurants, type A and B, when such uses are located on a parcel abutting any R-1 through R-9 zoned property. (Refer to section 114-690.)
- (9) **Bars and nightclubs, when such uses are located on a parcel abutting any R-1 through R-9 zoned property. (Refer to section 114-691.)**
- (10) **New and used car lots. (Refer to section 114-683.)**
- (11) Indoor shooting ranges. (Refer to section 114-697.)
- (12) Schools (public, private, parochial or technical) (Refer to section 114-698).
- (13) Amusement center. (Refer to section 114-701.)

B-5, GENERAL COMMERCIAL DISTRICT

Sec. 114-471. - Scope.

This division shall apply to all B-5 districts.

(Ord. No. 2352, § 2(5.5.17.A), 7-13-93)

Sec. 114-472. - Intent.

The B-5 districts are intended to provide areas for local retail stores and services primarily for the use of residents of the community and which are less intensive than those uses permitted in the light industrial districts.

(Ord. No. 2352, § 2(5.5.17.B), 7-13-93)

Sec. 114-473. - Permitted principal uses and structures.

Permitted principal uses and structures in the B-5 district are as follows:

- (1) Any use permitted in the B-1 professional office/hospital-medical district.
- (2) Any use permitted in the B-4 highway business district.
- (3) Self-service storage facilities (miniware- houses). (Refer to section 114-686.)
- (4) Application of permanent makeup.
- (5) Adult day care centers.

(Ord. No. 2352, § 2(5.5.17.C), 7-13-93; Ord. No. 2460, § 1, 3-25-97; Ord. No. 2495, § 1, 1-13-98)

Sec. 114-474. - Prohibited uses.

Prohibited uses in the B-5 district are as follows:

- (1) Blood banks.
- (2) Tattoo parlors.

(Ord. No. 2454, § 1, 3-11-97; Ord. No. 2460, § 1, 3-25-97)

Sec. 114-475. - Permitted accessory uses and structures.

Permitted accessory uses and structures in the B-5 district are as follows:

- (1) Uses customarily associated with, dependent on and incidental to the permitted principal use.
- (2) Outside display, storage or sale of goods and objects that are customarily associated with and incidental to a permitted principal use. (Refer to section 114-767.)

(Ord. No. 2352, § 2(5.5.17.D), 7-13-93; Ord. No. 2454, § 1, 3-11-97)

Sec. 114-476. - Special exceptions.

Special exceptions in the B-5 district are as follows:

- (1) City-owned and quasipublic service and safety facilities. (Refer to section 114-669.)
- (2) Child day care centers. (Refer to section 114-667.)
- (3) **Meeting places for civic, fraternal and service organizations. (Refer to section 114-663.)**
- (4) **Self-service automobile fuel stations and accessory self-service fuel pumps. (Refer to section 114-682.)**
- (5) **Motor vehicle rentals. (Refer to section 114-675.)**
- (6) **Type A and B service stations. (Refer to section 114-682.)**
- (7) **Flea markets** and farmers' markets. (Refer to section 114-676.)
- (8) Restaurants, type A and B, when such uses are located on a parcel abutting any R-1 through R-9 zoned property. (Refer to section 114-690.)
- (9) **Bars and nightclubs, when such uses are located on a parcel abutting any R-1 through R-9 zoned property. (Refer to section 114-691.)**
- (10) **New and used car lots. (Refer to section 114-683.)**
- (11) Amusement center. (Refer to section 114-701.)

4 Map Views

Property Size – 20,083 square feet
Zoned – CC-1 (Commercial Corridor)
FLU – Commercial
FEMA – 100% Floodprone – AE
Former Use – Mobile Home Park



Street view of the property looking west



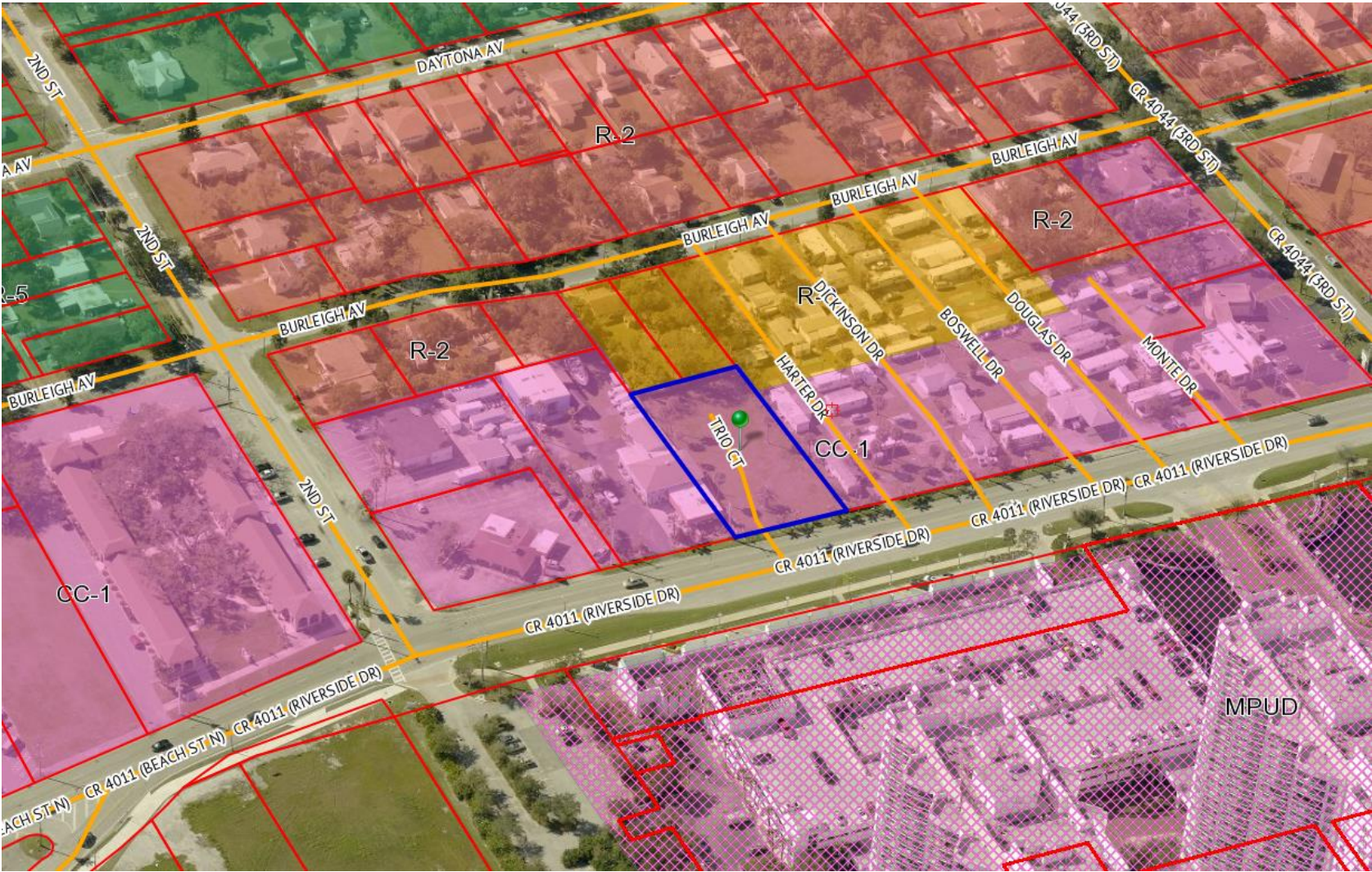
Attachment: Map Views (2881 : Discuss Zoning - 224 Riverside Drive)

View directly across the street from 224 Riverside looking east



Attachment: Map Views (2881 : Discuss Zoning - 224 Riverside Drive)

Area Zoning



Attachment: Map Views (2881 : Discuss Zoning - 224 Riverside Drive)