

CITY OF HOLLY HILL, FLORIDA

BOARD OF PLANNING AND APPEALS

AGENDA • MAY 7, 2018

City Commission Chamber

BOPA Regular Meeting

6:30 PM

CITY HALL
1065 RIDGEWOOD AVENUE
HOLLY HILL, FL 32117

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



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

PLANNING & APPEALS BOARD MEMBERS

Chairman

Mike Myer

Board Member

Arthur Cappuccio

Board Member

Jim Legary

Board Member

Arthur W. Morris

Board Member

Robin D. Hanger

CITY PLANNER

Brian Walker

Building & Zoning

Liz Nelson

1. **CALL TO ORDER**
2. **INVOCATION**
3. **PLEDGE OF ALLEGIANCE**
4. **BOPA MINUTES APPROVAL**
 1. Minutes of April 3, 2018 Meeting
(Requested by Brian Walker, City Planner)
5. **AGENDA ITEM(S)**
 1. Halifax Media Holly Hill BPUD Rezone
(Requested by Brian Walker, City Planner)
6. **OLD BUSINESS**
7. **BOARD/STAFF COMMUNICATIONS**
8. **ADJOURNMENT**

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

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



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



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

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



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

**Board of Planning and Appeals
Agenda Item**

MEETING DATE: May 7, 2018
FROM: Brian Walker
SUBJECT: Minutes of April 3, 2018 Meeting
NUMBER: (ID # 1986)
APPLICANT:
PLANNER:

DISCUSSION: Approve April 3, 2018 BOPA Minutes

FISCAL ANALYSIS: N/A

STAFF RECOMMENDATION: Approve April 3, 2018 Minutes

COMMISSION GOAL: N/A

MOTION: As Determined By the BOPA

- April 3, 2018 BOPA Minutes (PDF)



CITY OF HOLLY HILL, FLORIDA

BOARD OF PLANNING AND APPEALS

MINUTES • APRIL 2, 2018

City Commission Chamber

BOPA Regular Meeting

6:30 PM

CITY HALL
1065 RIDGEWOOD AVENUE
HOLLY HILL, FL 32117

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

1. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Mike Myer	Chairman	Present	
Jim Legary	Board Member	Present	
Robin D. Hanger	Board Member	Present	
Arthur Cappuccio	Board Member	Present	
Arthur W. Morris	Board Member	Present	

2. INVOCATION

Invocation was given by Chairman Mike Myer.

3. PLEDGE OF ALLEGIANCE

Chairman Mike Myer led the Pledge of Allegiance.

4. BOPA MINUTES APPROVAL

1.

March 5, 2018 BOPA Minutes

(Requested by Brian Walker, City Planner)

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

Enacted and approved this 2nd day of April, 2018, in Holly Hill



5. AGENDA ITEM(S)

1.

Krystal Sign Height and Area Variance Request

(Requested by Brian Walker, City Planner)

Brian Walker, City Planner summarized his staff report stating that the request is for a variance from Section 110.8 c (1) of the Land Development Regulations, for sign height from twenty-five (25') feet to fifty-five feet - ten inches (55'-10") and a sign area variance from seventy-two (72) square feet to two-hundred fifty (250) square feet, for a Krystal sign located on the northeast corner of Ridgewood and Mason Avenue, addressed as 101 Ridgewood Avenue. This Krystal restaurant has been located on this property since approximately the early to mid 70's. The dual pole sign approximately fifty (50') feet high and twenty-two (22') feet has been on the property since the restaurant was built. This sign predated the City's Land Development Regulations which were adopted in 1993. This sign was considered a legal non-conforming sign and allowed to remain in place. Due to damage from Hurricane Matthew in 2016, the sign supports were damaged. After discussion with the City, the sign was removed in the interest of public safety, prior to the approaching Hurricane Irma in 2017. The applicant is requesting to make all needed structural repairs in compliance with current Building Codes and re-erect the sign in its previous location. Because the sign was completely removed from its original location and does not meet the current size and height requirements, a variance is needed to re-erect the sign. He further stated that the applicant has satisfied all six criteria under Section 82-317 of the Land Development Regulations for granting a variance. Based on the findings, staff recommends approval of the variance request.

Art Cappuccio expressed concerns over the large size and height of this sign and is against this variance request.

Scott Simpson, City Attorney stated that this is a unique situation in which the City asked Krystal to remove this damaged sign before Hurricane Irma got here in the interest of public safety. Under our code they could have repaired this sign as it stands, but the City asked them to remove it for safety reasons, due to the approaching hurricane.

Robin Hanger stated that he purchased property on Ridgewood Avenue that had a sign that needed the posts repaired in 1999. The sign had to be removed to make these repairs and in doing so, the City would not allow him to put back what was taken down. The new sign had to meet the new sign regulations. He is against this variance.

Mike Myer, stated that being that the City requested them to remove this sign for public safety reasons, in good faith, he feels that the variance needs to be granted.

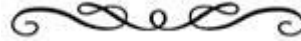
Arthur Morris, expressed the same sentiment that Mike Myer stated. The City should grant this variance in good faith, we are under an obligation.

Jim Legacy stated that he is in favor of the variance request.

The motion carried by a 3-2 vote.

RESULT:	APPROVED [3 TO 2]
MOVER:	Jim Legary, Board Member
SECONDER:	Arthur W. Morris, Board Member
AYES:	Myer, Legary, Morris
NAYS:	Hanger, Cappuccio

Enacted and approved this 2nd day of April, 2018, in Holly Hill



6. OLD BUSINESS

None

7. BOARD/STAFF COMMUNICATIONS

Brian Walker stated that there will probably be a May Meeting regarding a rezoning request.

Scott Simpson, City Attorney, reminded the Board Members to check their emails for their agenda packets when a meeting date is approaching.

8. ADJOURNMENT

This meeting adjourned at 6:50 PM



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

**Board of Planning and Appeals
Agenda Item**

MEETING DATE: May 7, 2018
FROM: Brian Walker
SUBJECT: Halifax Media Holly Hill BPUD Rezone
NUMBER: (ID # 2004)
APPLICANT: Robert Merrell III
PLANNER: Brian Walker

INTRODUCTION:

Halifax Media Holly Hill BPUD Rezone - Consider a Rezone from B-5 (General Commercial District) to BPUD (Business Planned Unit Development) for 1.58 acres, located on the east side of Nova Road approximately 600 feet south of 6th Street (Robert Merrell III, Applicant) District 1 - Burns (Brian Walker, City Planner).

BACKGROUND:

The Applicant is requesting a rezone to BPUD (Business Planned Unit Development) in order to develop lots 3, 4 and 5 of the Halifax Media Plat as recorded in the Public Record of Volusia County, Map Book 58, Pages 154 through 159.

Lots 3 and 4 are divided between the Cities of Holly Hill and Daytona Beach. The portions lying within the City of Daytona Beach are part of the Halifax Media Planned District Agreement between the City of Daytona Beach and RPS News Journal Building, LLC. The portions lying within the City of Holly Hill are zoned B-5 (General Commercial District). Therefore, each lot has two different zoning districts.

DISCUSSION:

The applicant proposes commercial structures on the portions of lots 3 and 4 lying within the City of Daytona Beach that are compatible with the stated allowable uses of the Halifax Media Planned District Agreement. On the portions of lots 3 and 4 lying within the City of Holly Hill, the applicant proposes to develop the site as parking area and drainage only, in support of the commercial structures proposed on those same lots within the City of Daytona Beach.

The portions of lots 3 and 4 proposed for parking and drainage are zoned B-5 which does not allow parking and drainage without a structure. Inasmuch as the proposed structures are in another jurisdiction and zoning district, it is necessary to rezone the B-5 zoned property to a zoning classification that will allow parking and drainage as a support use only. The Business Planned Unit Development zoning district is designed to allow flexibility of business uses and their supporting infrastructure. Therefore, the rezone will allow the portions of lots 3 and 4 lying within the City of Holly Hill to be used as parking and drainage in support of commercial structures within the City of Daytona Beach.

Lot 5 is entirely within the City of Holly Hill and is currently zoned B-5 (General Commercial District). The applicant proposes to include this lot within the BPUD with the permitted uses to be consistent with the uses permitted under the B-5 zoning district of the Land Development Regulations of the City of Holly Hill.

The subject property has a General Commercial future land use designation, which allows a maximum floor area ratio of 1.95. The intent of the General Commercial future land use designation is to provide appropriate locations for general retail commercial development.

COMPREHENSIVE PLAN (FLU) AND ZONING ANALYSIS:

Adjacent land uses and zoning are as follows:

North: FLU is Local Service Industry and Zoning is PD-G (Daytona)

South: FLU is General Commercial and Zoning is B-5 (Holly Hill)

East: FLU is FLU is Local Service Industry and Zoning is PD-G and M-1 (Daytona)

West: FLU is Retail and Zoning is M-1 (Daytona)

Site Analysis

Floodplain Impacts:

Based on FIRM map 12127C0356J revised on September 29, 2017, and the topographic survey provided by the Applicant; the property is in flood zone A.

Wetland Impacts:

Based on preliminary wetland map analysis and the topographic survey provided by the Applicant, there are no wetlands on the subject property.

Utilities:

The site is located in the Holly Hill utility service area, and will be required to connect to public utilities.

Sidewalks:

There is an existing sidewalk along the east side of Nova Road.

Landscaping and Buffers:

Lots 3 and 4 will follow the Landscape requirements of the City of Daytona Beach, except that Lots 3 and 4 will provide a 50' landscape buffer along Nova Road and a 5' buffer along each additional boundary, each as measured from the platted lot lines.

Lot 5 will follow the Landscape requirements of the City of Holly Hill, except that Lot 5 will provide a 20' landscape buffer along Nova Road and a 5' landscape buffer along each additional boundary, each as measured from the platted lot lines.

Consistency with the Land Development Code

The proposed Business Planned Unit Development (BPUD) zoning designation and the associated Preliminary Development Plan have been evaluated for compatibility with

the Land Development Regulations of Holly Hill in accordance with all applicable portions of Chapter 114, Division 13 and Section 114-771.

The request is consistent with the Land Development Regulations of Holly Hill and the surrounding area. The proposed project supports the objectives of the BPUD zoning designation in that it supports economical and orderly development consisting of compatible land uses.

Staff finds the requested BPUD (Business Planned Unit Development) zoning classification to be compatible with the existing trend of development in the area.

Consistency with the Comprehensive Plan

The rezone request has been evaluated for consistency with all applicable policies of the City's Comprehensive Plan. Per Policy FLU 1.1.2 the ratio of building floor area (FAR) for the General Commercial Development future land use designation shall not exceed 1.95. Per Policy FLU 1.1.5, the City is compelled to review the rezone request for consistency with the uses, density, and compatibility of the Comprehensive Plan.

The proposed Business Planned Unit Development (BPUD) zoning classification is compatible with the allowable uses and density provisions of the General Commercial Development future land use designation as well as with existing adjacent and future land uses, the natural environment and the impact upon supporting public infrastructure.

STAFF RECOMMENDATION:

Recommend the City Commission adopt the Ordinance enacting a Rezone from B-5 (General Commercial) to BPUD (Business Planned Unit Development), and approve the associated Development Agreement and Preliminary Development Plan for approximately 1.58 acres, located on the east side of Nova Road approximately 600 feet south of 6th Street.

- Aerial Map (PDF)
- Area Map (PDF)
- Zoning and FLU Map (PDF)
- Street Views (PDF)
- Zoning Map - Surrounding Area (PDF)
- Development Agreement (PDF)
- Preliminary Development Plan (PDF)
- Legal Description (PDF)
- Halifax Media Plat Lots 1, 2 and 3 (Map Book 58 Page 155) (PDF)
- Rezone Ordinance (PDF)
- Survey & Legal (PDF)
- Daytona's Halifax Media PD Agreement (PDF)
- Application (PDF)

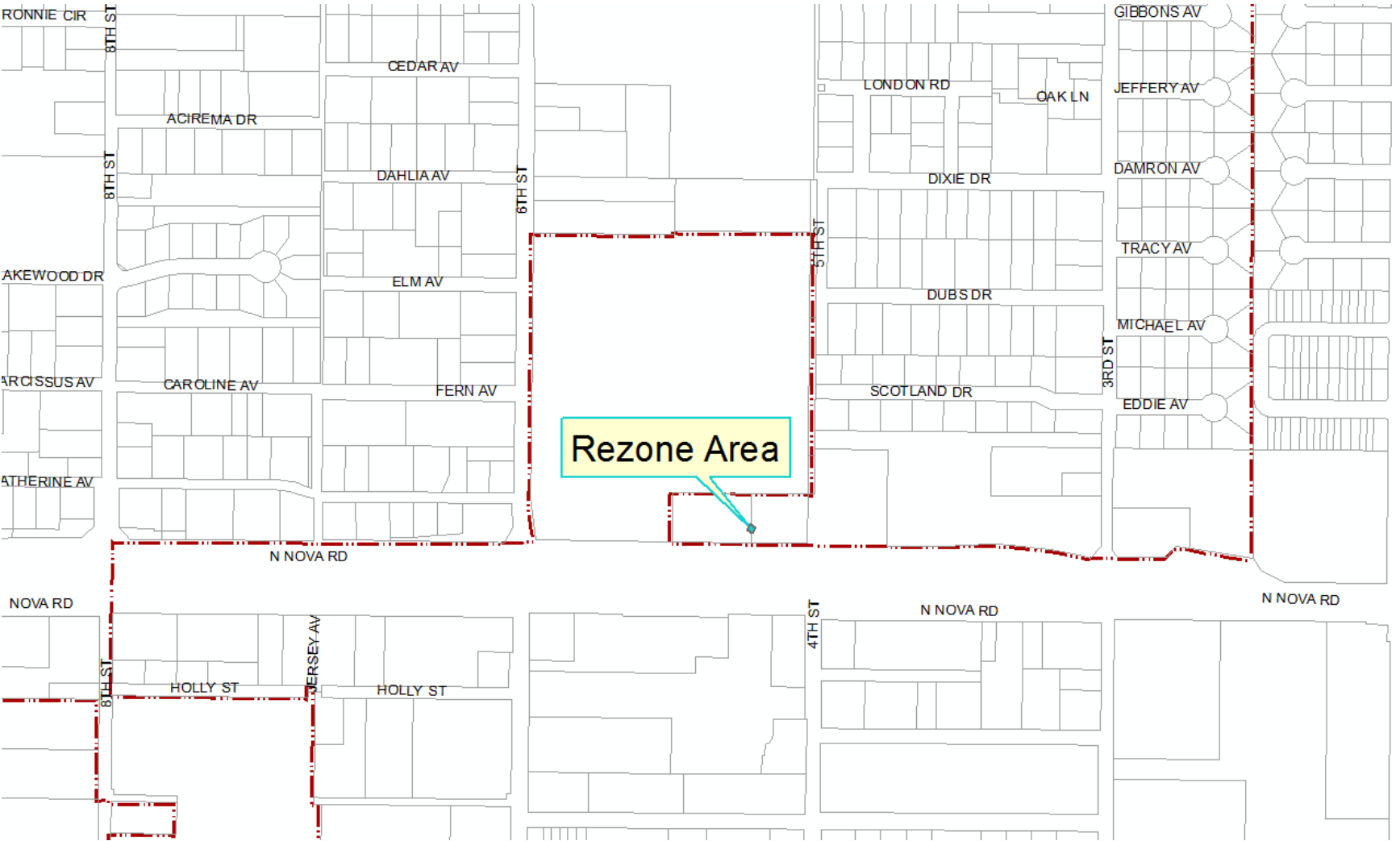
- Property Appraiser Info Sheets (PDF)

AERIAL MAP

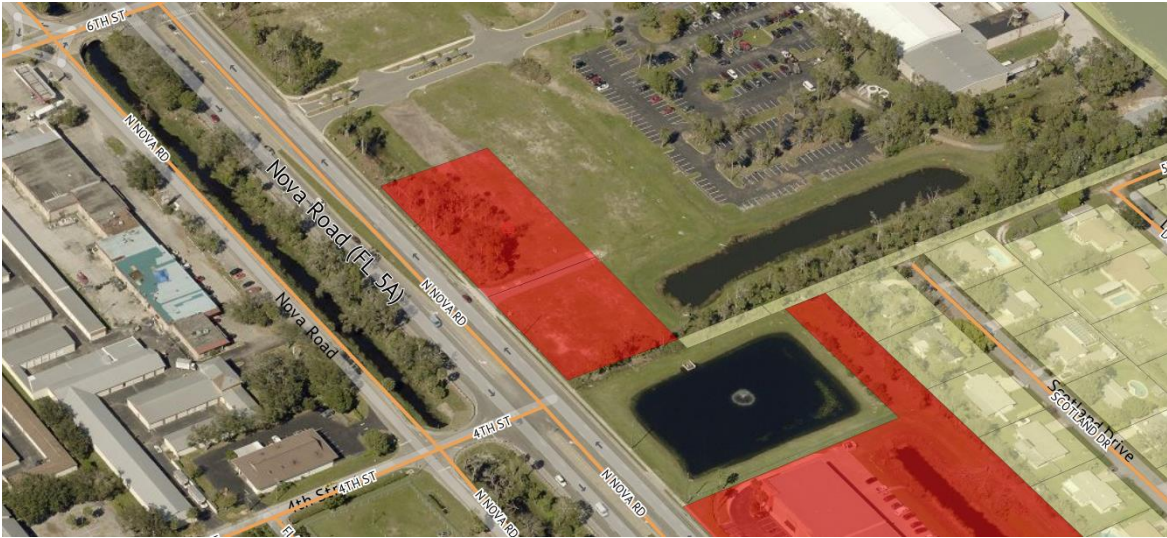


Attachment: Aerial Map (2004 : Halifax Media Holly Hill BPUD Rezoning)

AREA MAP



B-5 Zoning / General Retail Commercial FLU



Attachment: Zoning and FLU Map (2004 : Halifax Media Holly Hill BPUD Rezone)

Looking North on Nova Road



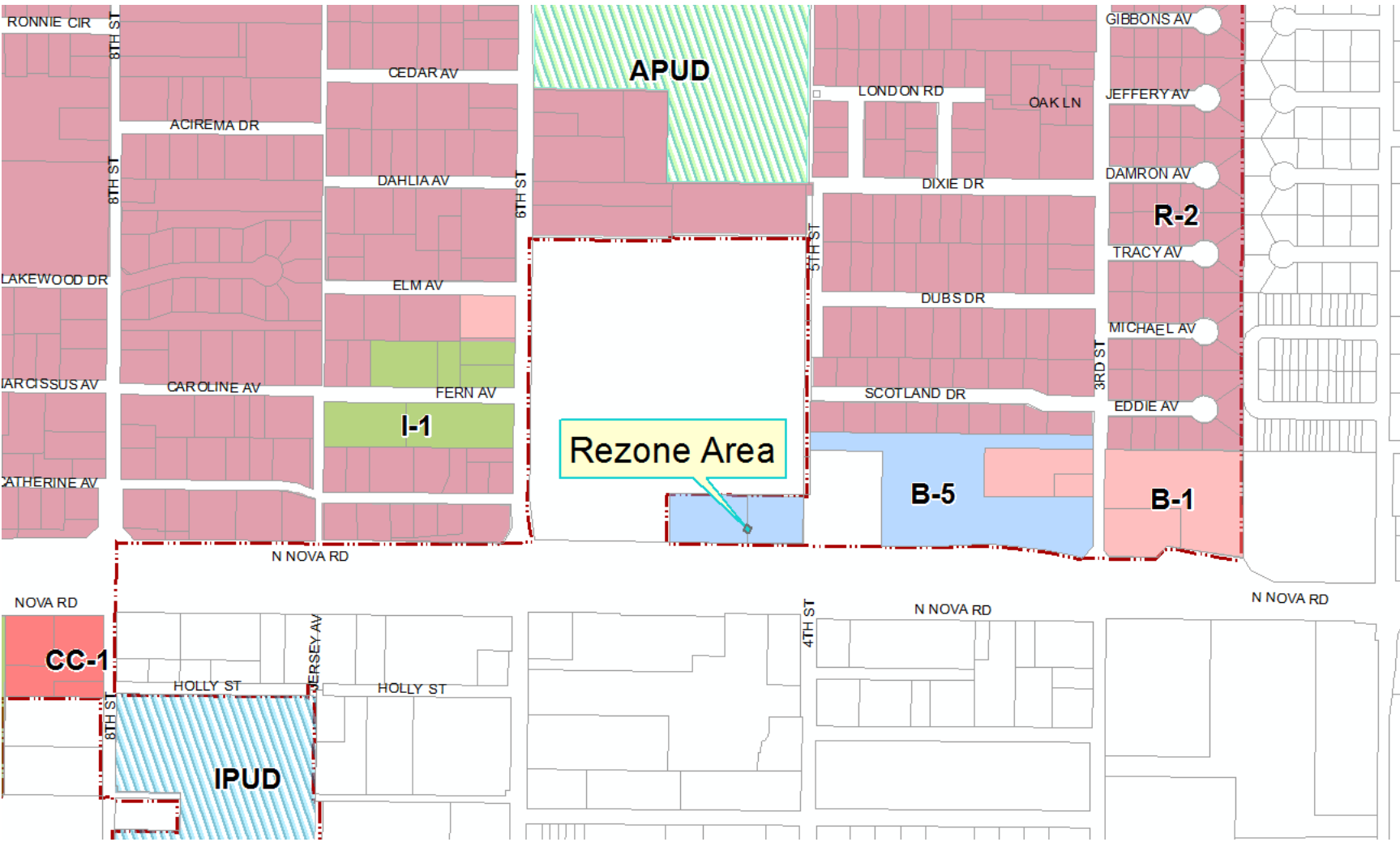
Looking South on Nova Road



Looking East on Nova Road



B-5 ZONING
GENERAL COMMERCIAL FLU



DEVELOPMENT AGREEMENT

HALIFAX MEDIA – HOLLY HILL BUSINESS PLANNED UNIT DEVELOPMENT (BPUD)

The Application of RPS News Journal Building, LLC, a Florida limited liability company, hereafter the "Applicant," for rezoning was heard by and before the City of Holly Hill's Board of Planning and Appeals on _____, 2018 and the City Commission of the City of Holly Hill on _____ 2018, and _____, 2018. Based upon the Application and other supporting documents, maps, other evidence and instruments, the advice, report, and recommendations of the City staff and consultants, and the testimony adduced, and evidence received at the Public Hearings on this Application and otherwise being fully advised, the Holly Hill City Commission does hereby find and determine as follows:

A. That the Application of RPS News Journal Building, LLC, a Florida limited liability company, was duly and properly filed on March __, 2018.

B. That all fees and costs which are by law, regulation, or ordinance required to be borne by the Applicant have been paid.

C. That the Applicant is the owner of approximately 1.57 +/- acres lying within the City of Holly Hill. There are three (3) lots or portions of lot platted (Lots 3, 4, and 5) as Halifax Media Subdivision as recorded in Volusia County Map Book 58, Page 159, collectively referred to as the "Property." The Property is described more particularly in the legal description and Preliminary Development Plan, copies of which are attached hereto as Exhibit "A" and by reference incorporated herein.

The Property is part of a larger project that is largely within the City of Daytona Beach and subject to the Halifax Media Planned District Agreement as recorded in Volusia County Records Book 7334, Page 3421. The Property is intended to function as part of the larger project and provide support of the same.

D. That the Applicant has held a pre-application meeting as required by Section 114-771 of the Holly Hill Code of Ordinances.

E. That the Applicant has complied with the "due public notice" requirements of the Holly Hill Code of Ordinances.

F. That the owner of the Property, RPS News Journal Building, LLC, agrees with the provisions of the Development Agreement.

Attachment: Development Agreement (2004 : Halifax Media Holly Hill BPUD Rezoning)

FINDINGS REGARDING REZONING

A. That the Applicant has applied for a change of Zoning from the present zoning classifications of the Property described in Exhibit "A" from B-5 (General Commercial District) to a Business Planned Unit Development.

B. That the said rezoning to a Business Planned Unit Development is consistent with both the City's Comprehensive Plan, as amended, and the purpose and intent of the Holly Hill Land Use and Development Regulations, as amended, and does promote the public health, safety, morals, general welfare and orderly growth of the area affected by the requested rezoning.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HOLLY HILL, FLORIDA, IN OPEN PUBLIC MEETING DULY ASSEMBLED IN THE COMMISSION CHAMBERS, HOLLY HILL CITY HALL, HOLLY HILL, FLORIDA, THIS __ DAY OF _____, 2018, A.D., AS FOLLOWS:

A. That the Application of RPS News Journal Building, LLC, for the rezoning of the subject parcel is hereby granted.

B. That the Zoning classification of the Property described in Exhibit "A" attached hereto is hereby amended from B-5 (General Commercial District) to Business Planned Unit Development. The BPUD zoning for the Property will permit Halifax Media – Holly Hill Business Planned Unit Development.

C. That the Official Zoning Map of the City of Holly Hill is hereby amended to show the rezoning of said Property to Business Planned Unit Development.

D. That the provisions of the "Master Development Plan" as hereinafter set forth in this Order are consistent with the LDR. With respect to any conflict between the LDR and the Master Development Plan, the provisions of the Master Development Plan shall govern. The LDR shall govern with respect to any matter not covered by the Master Development Plan. The Holly Hill Development Code Administrator will ensure overall compliance with this Order.

E. Unless otherwise provided for herein, the LDR supplementary Regulations shall apply to the development authorized by this Written Development Agreement.

F. Nothing in this Order shall abridge the requirements of any Ordinance of the City of Holly Hill other than the LDR and then, only to the extent authorized by this Written Development Agreement.

G. That the Written Development Agreement, with all attached exhibits, and the Preliminary Development Plan, which is attached hereto as Exhibit B, and by reference incorporated herein, shall comprise the Master Development Plan, which shall govern the development of the Property.

Attachment: Development Agreement (2004 : Halifax Media Holly Hill BPUD Rezoning)

DEVELOPMENT AGREEMENT

A. **Development Concept.** The Property shall be developed as a Business Planned Unit Development substantially in accordance with the Master Development Plan. The Master Development Plan shall govern the development of the Property as a Business Planned Unit Development and shall regulate the future land use of the Property.

1. **Master Development Plan.** The Master Development Plan shall consist of the Preliminary Development Plan prepared by Finley Engineering Solutions, Inc. and this Written Development Agreement, including all attached exhibits. The Master Development Plan shall be filed and retained for public inspection in the office of the City Clerk and it shall constitute a supplement to the Official Zoning Map of the City of Holly Hill. In the event of a conflict between the Written Development Agreement and the Preliminary Development Plan, the Written Development Agreement shall control.

2. **Amendments.** All amendments of the Master Development Plan, other than those defined by the LDR to be Minor Amendments, shall require the review and recommendation of the Board of Planning and Appeals and action by the City Commission in the same manner as a rezoning of the parcel. In the event the Development Code Administrator is unable to determine whether an amendment is a Major or Minor Amendment, the Development Code Administrator shall seek a determination by the City Commission.

3. **Final Development Plan Approval.** After the Master Development Plan is recorded, and prior to issuance of any permits for construction, demolition or land filling, a Final Development Plan shall be prepared and submitted for review and approval in the manner required by the LDR. However, prior to approval of the Final Development Plan by the City pursuant to the LDR, the Final Development Plan shall be submitted to the City Commission for review and comment.

B. **Unified Ownership.** The Applicant and its successors shall maintain unified ownership or control of the Property until after approval of the BPUD rezoning.

C. **Phases of Development.** Subject to the conditions provided below, Applicant shall develop the Property in phases as depicted on the Preliminary Development Plan as described as follows:

1. Phase I: Construction of the parking lot on that portion of Lot 3 lying within Holly Hill in support of development of the Commercial Building on that portion of Lot 3 lying within the City of Daytona Beach; and

2. Phase II: Construction of commercial uses on Lot 5, consistent with the land development criteria permitted under the B-5 zoning category; and

3. Phase III: Construction of the parking lot on that portion of Lot 4 lying within Holly Hill in support of development of the commercial building on that portion of Lot 4 lying within the City of Daytona Beach.

Applicant shall diligently pursue any required permits and authorizations from applicable government agencies for each phase and component of such phase. City shall cooperate in good faith, at no cost to the City, with Applicant in Applicant's efforts to obtain any such permits and authorizations. However, the Applicant shall be under no obligation to undertake any phase or component of any phase without requisite approval of the applicable governing board or agency, including without limitation, the securing of any required permits from such board or agency.

Final Development Plans for each phase of the Property shall be individually approved or, at the Applicant's option, Phases may be processed simultaneously. Each phase shall conform to the City standards of functionally "standing alone" in regard to provisions of access to infrastructure including, but not limited to, roads, potable water, sewer, reclaimed water, and other required infrastructure. In the event that only one (1) phase at a time is approved, the Final Development Plan for a particular phase shall make provisions for allowing connection of the remaining phases in the configuration required by the Master Development Plan, and contain such reservations, easements, and utility extensions necessary to facilitate the development of subsequent phases in accordance herewith.

The City of Holly Hill shall be the local agency responsible for Site Plan review and Building Permitting for Lot 5. The City of Daytona Beach shall be the Lead Local Agency for Site Plan review and Building Permitting of Lots 3 and 4, with input from the City of Holly Hill. The City of Holly Hill shall be entitled to Building Permit fees for that portion of development on Lots 3,4, and 5 that lie within Holly Hill.

D. **Land Uses Within the BPUD.** The development of the Property shall be consistent with the uses prescribed for each area within the BPUD. The location and size of said land use areas are shown on the Preliminary Development Plan, Exhibit "B." The following land use shall be allowed as permitted principal uses and structures along with their customary accessory uses and structures:

1. Parking Lot on Lots 3 and 4: The Parking Lot on those portions of Lots 3 and 4 lying within the City of Holly Hill shall be permitted to be developed as a parking lot intended to support the remainder of said lots, within the municipal boundary of the City of Daytona Beach and whose development is controlled by the Planned Development Agreement as recorded in the Volusia County Official Records Book 7334, Page 3421.

2. Lot 5: Lot 5 shall be permitted to be developed consistent with the uses permitted under the B-5 zoning district of the LDR at the time of approval of the Master Development Plan. (Section 114-473, LDR)

E. **Development Standards.** All development on the Property shall be generally consistent with Exhibit "B." It is recognized that the specific layout of Buildings and parking on each lot may change, depending on the end user. However, the general layout shall remain consistent with Exhibit "B."

1. Lots 3 and 4 shall follow the Landscape requirements of the City of Daytona Beach, except that Lots 3 and 4 shall provide a 50' landscape buffer along Nova Road and a 5' buffer along each additional boundary, each as measured from the platted lot lines.
2. Lot 5 shall follow the Landscape requirements of the City of Holly Hill, except that Lot 5 shall provide a 20' landscape buffer along Nova Road and a 5' landscape buffer along each additional boundary, each as measured from the platted lot lines.
3. To the extent that this Agreement and Exhibit "B" do not address an applicable standard, development shall comply with the B-5 zoning district development standards at the time of approval of the Master Development Plan.

F. **Sewage Disposal and Potable Water.** The City of Holly Hill owns and operates a Water and Wastewater Treatment Plan with a permitted capacity of 2.4 MGD. The City has adequate water and wastewater capacity to support the proposed development. Water and sewer connections from all Lots will be made to the City of Holly Hill systems.

G. **Stormwater Management.** Stormwater facilities were previously permitted and constructed in accordance with St. Johns River Water Management District ("SJRWMD") permitting and Preliminary Plat approvals by both the city of Holly Hill and the City of Daytona Beach.

H. **Access, Internal Roadways and Transportation System Improvements.** Access to the project and internal roadways shall be as generally depicted on Exhibit "B." Transportation system improvements will be made in accordance with the requirements of the Holly Hill LDR.

I. **Building or Property Owners Association.** To the extent that any common areas will exist within the project, a Property owners association has been established for future regulation, maintenance and repair of the Property.

With respect to the enforcement of any Property owners association charter and bylaws, any other agreements, covenants, easements or restrictions entered into by and between the Applicant and the owners or occupiers of Property within the PUD, the city will only enforce the provisions of the Master Development Plan and the Holly Hill Code of Ordinances, as amended, whichever is applicable. The City will not be responsible for enforcement of any private agreements.

J. **Binding Effect of Plans; Recording; and Effective Date.** The Master Development Plan, including any and all supplementary orders, and the Preliminary Development Plan shall bind an inure to the benefit of the Applicant and its successors in title or interest, to the extent that the improvements shown on same not permitted to be relocated as provided herein. The BPUD zoning, provisions of the Master Development Plan, and all approved plans shall run with the land and shall be administered in a manner consistent with the City's LDR.

This Order and all subsequent orders shall be filed with the Clerk of the Circuit Court and recorded within _____ days following execution of the document by the Holly Hill City Commission, in the Official Records of Volusia County, Florida. One copy of the document, bearing the book, page number of the Official Record in which the document was recorded, shall be submitted to the City Clerk. The effective date of this document shall be the effective date of Ordinance _____. The Applicant shall pay all filing costs for recording documents.

K. **Conceptual Approval.** The parties hereto acknowledge that reductions in intensity may occur, and that minor changes to the Preliminary Development Plan including roadway design, location and size of structures, actual location of parking spaces, specific locations of land uses, and landscape buffers may result. Any such changes to the Preliminary Development Plan may be approved by the Development Code Administrator if he determines that said changes are Minor Amendments as that term is defined in the LDR. Any revisions to the Preliminary Development Plan shall be reflected on the Final Development Plan during the approval process of the same.

Done and Ordered by the City Commission of the City of Holly Hill, Florida, this ____ day of _____, 2018.

Attest:

CITY OF HOLLY HILL

Valerie Manning, City Clerk

John Penny, Mayor

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this ____ day of _____, 2018, by VALERIE MANNING, as City Clerk, City of Holly Hill, and JOHN PENNY, as Mayor, City of Holly Hill, who are personally known to me or have produced _____ as identification.

NOTARY PUBLIC:

Sign: _____

Print: _____

State of Florida At Large
(Seal)

My Commission Expires:

Title/Rank: _____

Commission Number: _____

Witness:

RPS NEWS JOURNAL BUILDING, LLC

(Name Printed or Typed)

BY: _____

(Name Printed or Typed)

Title: _____

(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this ____ day of _____, 2018, by _____, as _____, of RPS News Journal Building, LLC, and who is personally known to me or has produced _____ as identification.

NOTARY PUBLIC:

Sign: _____

Print: _____

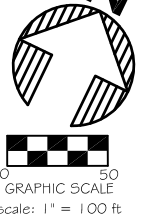
State of Florida At Large
(Seal)

My Commission Expires:

Title/Rank: _____

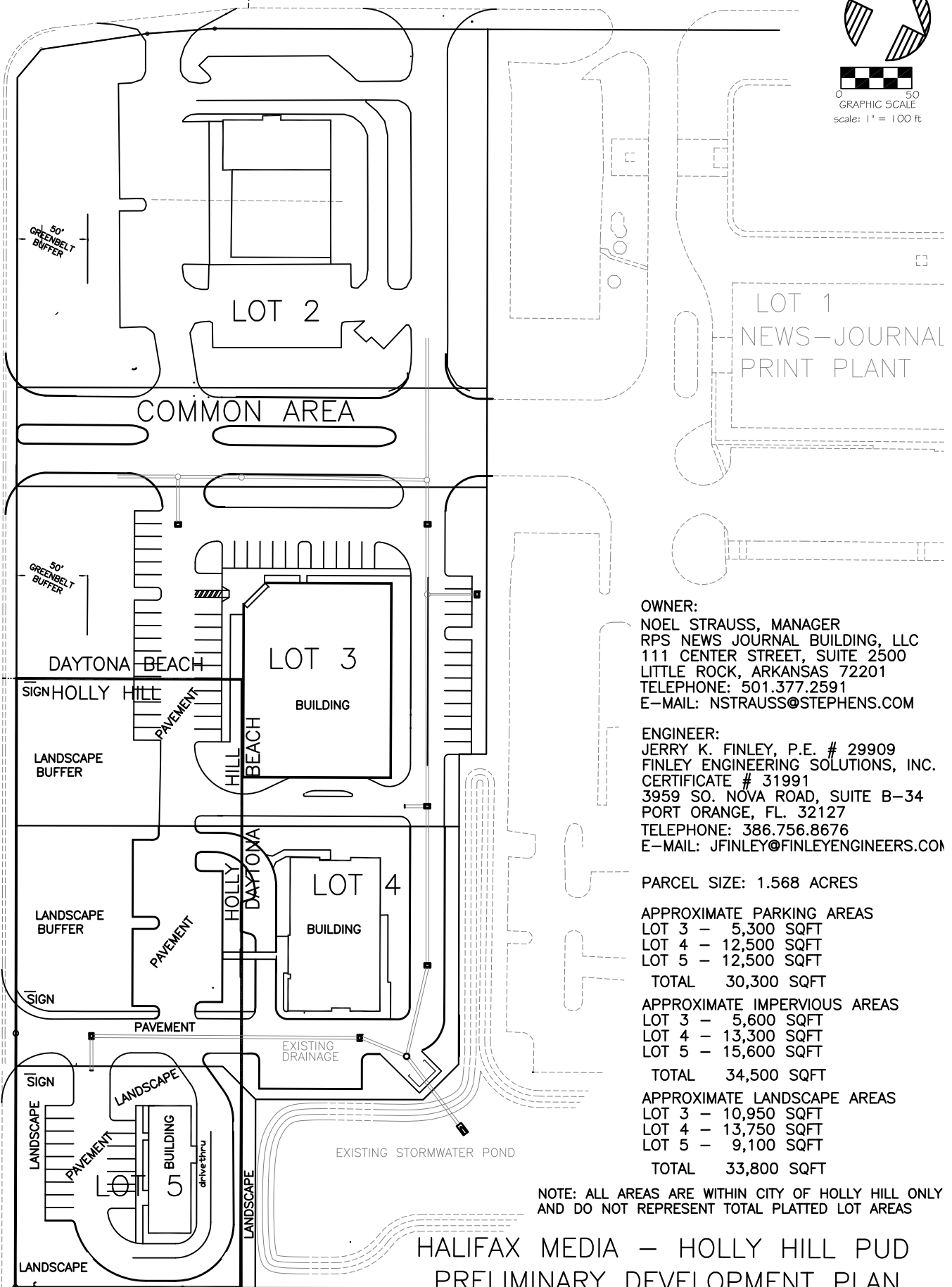
Commission Number: _____

Attachment: Development Agreement (2004 : Halifax Media Holly Hill BPUD Rezone)



6TH STREET

NOVA ROAD



OWNER:
 NOEL STRAUSS, MANAGER
 RPS NEWS JOURNAL BUILDING, LLC
 111 CENTER STREET, SUITE 2500
 LITTLE ROCK, ARKANSAS 72201
 TELEPHONE: 501.377.2591
 E-MAIL: NSTRAUSS@STEPHENS.COM

ENGINEER:
 JERRY K. FINLEY, P.E. # 29909
 FINLEY ENGINEERING SOLUTIONS, INC.
 CERTIFICATE # 31991
 3959 SO. NOVA ROAD, SUITE B-34
 PORT ORANGE, FL. 32127
 TELEPHONE: 386.756.8676
 E-MAIL: JFINLEY@FINLEYENGINEERS.COM

PARCEL SIZE: 1.568 ACRES

APPROXIMATE PARKING AREAS

LOT 3 - 5,300 SQFT
 LOT 4 - 12,500 SQFT
 LOT 5 - 12,500 SQFT
 TOTAL 30,300 SQFT

APPROXIMATE IMPERVIOUS AREAS

LOT 3 - 5,600 SQFT
 LOT 4 - 13,300 SQFT
 LOT 5 - 15,600 SQFT
 TOTAL 34,500 SQFT

APPROXIMATE LANDSCAPE AREAS

LOT 3 - 10,950 SQFT
 LOT 4 - 13,750 SQFT
 LOT 5 - 9,100 SQFT
 TOTAL 33,800 SQFT

NOTE: ALL AREAS ARE WITHIN CITY OF HOLLY HILL ONLY
 AND DO NOT REPRESENT TOTAL PLATTED LOT AREAS

HALIFAX MEDIA — HOLLY HILL PUD PRELIMINARY DEVELOPMENT PLAN

EXHIBIT B

DATE: MARCH 16, 2018

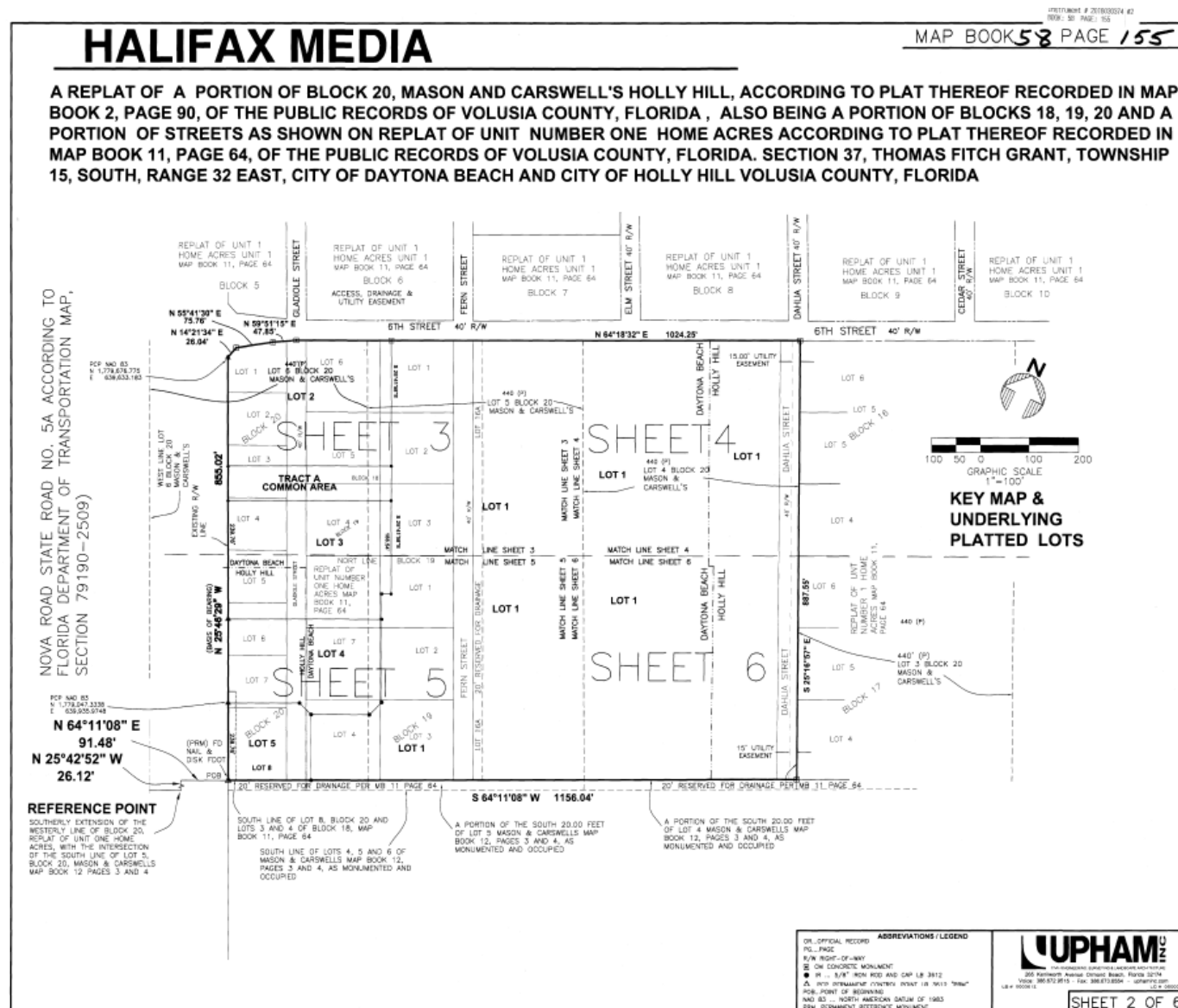
EXHIBIT A

LEGAL DESCRIPTION:

A PORTION OF LOTS 3, 4 AND 5, HALIFAX MEDIA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN MAP BOOK 58, PAGES 154 THROUGH 159 INCLUSIVE. VOLUSIA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: AS A POINT OF REFERENCE AND THE POINT OF BEGINNING COMMENCE AT THE SOUTHWEST CORNER OF LOT 5, HALIFAX MEDIA RUN THENCE NORTH 25 DEGREES 46 MINUTES 29 SECONDS WEST ALONG THE WEST LINE OF LOT5 , LOT 4 AND LOT 3, FOR A DISTANCE OF 430.45 FEET; THENCE NORTH 64 DEGREES 28 MINUTES 09 SECONDS EAST FOR A DISTANCE OF 159.01 FEET; THENCE SOUTH 25 DEGREES 43 MINUTES 53 SECONDS EAST FOR A DISTANCE OF 429.66 FEET TO THE SOUTH LINE OF LOT 5 , OF SAID HALIFAX MEDIA ; THENCE SOUTH 64 DEGREES 11 MINUTES 08 SECONDS WEST ALONG THE SAID SOUTH LINE OF LOT 5, FOR A DISTANCE OF 158.68 FEET TO THE PONT OF BEGINNING.

THE ABOVE PARCEL CONTAINS 1.568 ACRES MORE OR LESS.

EXHIBIT A



ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF HOLLY HILL, FLORIDA AMENDING, THE LAND DEVELOPMENT REGULATIONS, BY REZONING THE PARCEL DESCRIBED IN EXHIBIT A FROM B-5 (GENERAL COMMERCIAL DISTRICT) TO BPUD (BUSINESS PLANNED UNIT DEVELOPMENT); 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 Holly Hill Board of Planning and Appeals has recommended that the requested rezoning be granted; 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 and 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 Exhibit A as BPUD (Business Planned Unit Development)

pursuant to the provisions contained in the attached Development Agreement, attached to this Ordinance as Exhibit B and incorporated in this Ordinance by reference.

Section 2. 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 3. That all ordinances made in conflict with this Ordinance are hereby repealed.

Section 4. That this Ordinance shall be posted at City Hall as required by law.

Section 5. That this Ordinance shall become effective upon recording.

EXHIBIT A
LEGAL DESCRIPTION

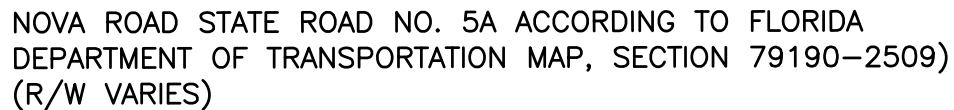
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THE ABOVE PARCEL CONTAINS 1.568 ACRES MORE OR LESS.

EXHIBIT B
DEVELOPMENT AGREEMENT

Attachment: Rezone Ordinance (2004 : Halifax Media Holly Hill BPUD Rezoning)



UPHAM
CIVIL ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE

265 Kenilworth Avenue • Ormond Beach • Florida 32174
Voice: 386.672.9515 • Fax: 386.673.6554 • uphaminc.com
LB # 0003612 LC # 0000357

PROJECT ADDRESS:
NOVA ROAD
HOLLY HILL, FL

DATE:	03/14/2018
OFFICE WORK BY:	WSH
DATE:	03/14/2018
FIELD BOOK - PAGE:	NEWS JOURNAL BOOK 2

**THIS MAP IS NEITHER
FULL NOR COMPLETE
WITHOUT THE REPORT**

REVISIONS:

DATE:	COMMENTS:	DRAWN BY:	CHECKED BY:
-			
-			
-			
-			
-			
-			

Packet Pg. 3

GENERAL NOTES AND SURVEY REPORT:

1. BEARING STRUCTURE (N 25°46'29" W) ALONG THE EAST RIGHT-OF-WAY LINE OF NOVA RAD AS SHOWN ON PLAT OF RECORD.
2. LEGAL DESCRIPTION NEW BY UPHAM INC.
3. RECORD DIMENSIONS ARE SHOWN IN PARENTHESIS (), WHEN DIFFERS FROM MEASURED.
4. FLOOD PLAIN CERTIFICATION ACCORDING TO THE FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) F.I.R.M (FEDERAL INSURANCE RATE MAP), COMMUNITY OF HOLLY HILL NUMBER 125112, FLORIDA, COMMUNITY PANEL NUMBER 12127C0356 J, DATED: SEPTEMBER 29, 2017. THE PROPERTY IS IN FLOOD ZONE "A".
5. ACCURACY STATEMENT: THE CLOSURE OF THE TRAVERSE FOR THIS PROJECT IS 1:748,800.
6. DATA SOURCES: NONE
7. MEASUREMENT METHODS: HORIZONTAL AND VERTICAL MEASURES MADE BY ONE OR MORE OF THE FOLLOWING INSTRUMENTS: TOPCON INSTRUMENTS GPT-3003W, SOKKIA GRX-1 GPS INSTRUMENTS, TOPCON FC500 DATA COLLECTOR USING MAGNET SOFTWARE, PAL-2 LUFKIN STEEL TAPE, CST STEEL TAPE, STEEL HIGHWAY CHAIN, CST & LUFKIN FIBERGLASS TAPE FOR DIMENSIONS FOR BUILDINGS.
8. LINEAGE OF DATA HORIZONTAL DATA REFERENCES, DATE OF ORIGINAL PLAT. PREPARED BY UPHAM INC FILED: FEBRUARY 14, 2018.

A) TBD
9. LIMITATIONS:

A) NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAY AND OR OWNERSHIP WERE FURNISHED TO THIS SURVEY. THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR OTHER MATTERS THAT ARE NOT SHOWN ON THIS PLAT OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. IF LOCATION OF EASEMENTS OR RIGHT-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLATS, IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER.

B) IT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THIS SURVEYOR AND THE FIRM, FROM WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. FURTHERMORE, THIS SURVEYOR AND FIRM, DOES NOT ASSUME RESPONSIBILITY AND SHALL NOT BE LIABLE FOR CLAIMS ARISING FROM ERRONEOUS OR INCORRECT INFORMATION FURNISHED BY THE OWNER, LENDER, OR OWNER'S CONTRACTORS OR OTHERS, WHICH IS USED AS A BASIS TO FORMULATE THIS SURVEYOR'S OPINION.

C) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE PARTY. PER FLORIDA STATUTES CHAPTER RULE 5J-17.051(3)(b)(6)

D) THE ACCEPTANCE OF THIS SURVEY AS CERTIFIED FOR THE EXCLUSIVE USE OF NAMES SHOWN HEREON SHALL CONSTITUTE FULFILLMENT OF MY CONTRACTUAL OBLIGATION. ADDITIONAL SEALED ORIGINALS MAY BE PURCHASED UP TO SIX MONTHS AFTER THE DATE OF THE INVOICE. "ORIGINAL" AS DEFINED HEREON REFERS TO THE SIGNED AND SEALED GRAPHIC REPRESENTATION OF THE FIELD SURVEY. CAD FILES ARE NOT THE SURVEY AND THERE WILL BE A SURCHARGE FOR THEM.

E) TAX PARCEL IDENTIFICATION NUMBERS, ADJACENT OWNERS NAMES AND ADDRESS WHEN SHOWN SHOWN IS EITHER SUPPLIED BY CLIENT AND/OR TAKEN FROM COUNTY APPRAISER'S INTERNET WEB PAGE AND MAY NOT BE THE MOST CURRENT.

F) SPECIAL PURPOSE SURVEYS WHEN IDENTIFIED AS TYPE OF SURVEY:

1) WHEN TREES AS SHOWN ON THE SURVEY IT IS FOR THE LOCATION OF THE TREES 6" INCHES DIAMETER AND ABOVE TREES TAKEN APPROXIMATELY 4 TO 4-1/2 FEET ABOVE GROUND LEVEL TREE IDENTIFICATION OTHER THAN LOCATION AND SIZE, SEE AN ARBORIST.

2) JURISDICTIONAL WETLANDS WHEN SHOWN WERE LOCATED FROM FLAGS/MARKS BY BIOLOGIST / ENVIRONMENTALIST. AND THE DETERMINATION OF WETLANDS ARE OUT OF THE EXPERTISE OF THIS SURVEYOR AND MAPPER.

3) ARCHAEOLOGICAL FEATURES WHEN SHOWN WERE LOCATED FROM OBJECTS IDENTIFIED BY OTHERS AND THE DETERMINATION OF WHAT CONSTITUTES A ARCHAEOLOGICAL FEATURES IS OUT OF THE EXPERTISE OF THIS SURVEYOR AND MAPPER.

4) WILDLIFE CORRIDORS OR HABITATS WHEN SHOWN WERE LOCATED FROM OBJECTS IDENTIFIED BY WHAT CONSTITUTES A WILDLIFE CORRIDORS OR HABITATS IS OUT OF THE EXPERTISE OF THIS SURVEYOR AND MAPPER

5) GEOTECHNICAL BORINGS SHOWN AS MARKED AND FIELD LOCATED.

G) TOPOGRAPHIC SURVEY:

1) CONTOURS ARE ON ONE FOOT INTERVALS, INTERPOLATED BETWEEN 100 FOOT GRIDS, VISIBLE GRADE BREAKS, ALONG WITH RANDOM GROUND \ ELEVATIONS.

2) OFFSITE TOPOGRAPHIC INFORMATION SHOWN IS BASED ON THE REQUEST BY THE CLIENT AND OR THE CLIENT'S AGENT, BEING AN ARCHITECT OR ENGINEER.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY WILLIAM S HART, PSM No. 3905 ON THIS DATE AND TIME, STAMPED AS SHOWN BELOW USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED & SEALED AND THE SIGNATURE & SEAL MUST BE VERIFIED ON ANY ELECTRONIC COPIES. THE FOREGOING PLAT IS CERTIFIED TO MEET THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS, EFFECTIVE DATE JULY 1, 2017, AS PURSUANT TO SECTION 472, FLORIDA STATUTES

SHEET 2 OF 2

THIS DRAWING IS THE PROPERTY OF UPHAM, INC. ANY USE OR REPRODUCTION IN WHOLE OR PART IS PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF UPHAM INC. COPYRIGHT 2018 ALL RIGHTS RESERVED. UPHAM CIVIL ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE 265 Kenilworth Avenue • Ormond Beach • Florida 32174 Voice: 386.672.9515 • Fax: 386.673.6554 • uphaminc.com LB # 0003612LC # 0000357	TYPE OF SURVEY: BOUNDARY MAP SUBJECT: CITY OF HOLLY HILL LIMITS PROJECT ADDRESS: NOVA ROAD HOLLY HILL, FL	LOCATION No: 37-15-32 PROJECT No: 180307 FIELD WORK BY: JP	SURVEY REPORT CERTIFIED FOR THE EXCLUSIVE USE OF AS FOLLOWS: ... CITY OF HOLLY HILL	THE FOREGOING PLAT IS CERTIFIED TO MEET THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS, EFFECTIVE DATE JULY 1, 2017, AS PURSUANT TO SECTION 472, FLORIDA STATUTES. DATE OF PLAT OR MAP: 03/142018 NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. FLORIDA ADMINISTRATIVE CODE 5J-17.062 (2) BY: WILLIAM S HART PSM No. 3905

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THE ABOVE PARCEL CONTAINS 1.568 ACRES MORE OR LESS.

ABBREVIATIONS/LEGEND:

(C)	CALCULATED		CM	CONCRETE MONUMENT (AS NOTED)
CA	CENTRAL ANGLE		CM	FOUND CONCRETE MONUMENT WITH NO ID
CH	CHORD LENGTH		IRC	IRON ROD & CAP (AS NOTED)
CHBRG	CHORD BEARING		IR	FOUND IRON ROD WITH NO ID
CR	COUNTY ROAD		PKD	PARKER KALON NAIL & DISK (AS NOTED)
(D)	DESCRIPTION OR DEED		PKD	FOUND NAIL & DISK WITH NO ID
FD	FOUND		IPC	IRON PIPE & CAP (AS NOTED)
EL	ELEVATION		IP	FOUND IRON PIPE WITH NO ID
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION		MES....	MITERED END SECTION
FFE	FINISH FLOOR ELEVATION			CATCH BASIN / STORM INLET
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY			STORM MANHOLE
F.I.R.M	FLOOD INSURANCE RATE MAP			CLEANOUT
FL	FLORIDA			SANITARY SEWER MANHOLE
ID	IDENTIFICATION			WATER METER
INV	INVERT			WATER VALVE
L	LENGTH			FIRE HYDRANT
LB	LICENSED BUSINESS			POTABLE WELL
LC	LICENSED CORPORATION			GUY ANCHOR
LLC	LIMITED LIABILITY COMPANY			POWER POLE WOOD
LS	LICENSED SURVEYOR			POWER POLE CONCRETE
(M)	MEASURED			ELECTRIC JUNCTION BOX
No.	NUMBER			TELECOMMUNICATION JUNCTION BOX
ORB	OFFICIAL RECORD BOOK			EXISTING SOFT ELEVATION
(P)	PLAT			EXISTING HARD ELEVATION
PCP	PERMANENT CONTROL POINT			
PG(S)	PAGE(S)			
PRM	PERMANENT REFERENCE MONUMENT			
R	RADIUS			
R/W	RIGHT-OF-WAY			
SR	STATE ROAD			
US	UNITED STATES			

Attachment: Survey & Legal (2004 : Halifax Media Holly Hill BPUD Rezone)

Document prepared by:

Return recorded document to:
 City of Daytona Beach Records Clerk
 P.O. Box 2451
 Daytona Beach, FL 32115-2451

HALIFAX MEDIAPLANNED DISTRICT AGREEMENT

The CITY OF DAYTONA BEACH, FLORIDA, a Florida municipal corporation located in Volusia County, Florida ("City"), and RPS News Journal Building, LLC, a Florida Limited Liability Company, the record title property owner ("Owner"), hereby agree and covenant, and bind their heirs, successors, and assigns, as follows:

1. PROPERTY DESCRIPTION AND OWNERSHIP.

A. The property subject to this Agreement consists of approximately 4.6+/- acres of real property ("Property") and is described in Exhibit "A", attached hereto and by reference made a part hereof.

B. The Property is under the sole ownership of Owner

C. The Planned Development consists of land located within the City of Daytona Beach and the City of Holly Hill and contains four lots of 1.9+/- acres, 1.8+/- acres, 1.3+/- acres and 0.6+/- acre, along with an access parcel of 0.5+/- acre as shown on the Preliminary Plat.

D. Owner previously obtained approval of a Preliminary and Final Plat by the City for the above described property and all subdivision related improvements were constructed to the satisfaction of both the City of Daytona Beach and the City of Holly Hill. The completed subdivision improvements provide for water and sewer service to the Planned Development. The City of Holly Hill has accepted these improvements and operates and maintains these water and sewer facilities. Exhibit C, Preliminary Plat, represents a modified boundary to the previously approved Preliminary Plat.

2. EXHIBITS.

The Exhibits listed below are by reference made a part hereof, and copies or reduced size copies are attached hereto. Full-sized copies of the Exhibits shall be retained by the City Clerk and shall be controlling in case of any ambiguity in the Exhibits. In the event of a conflict between the graphic illustrations of any Exhibit and the textual provisions of this

Agreement, the textual provisions shall control.

Exhibit A: Property legal description, survey.

Exhibit B: Site Plan, prepared by Finley Engineering Group

Exhibit C: Preliminary Plat, prepared by Upham, Inc.

3. DEVELOPMENT PLAN.

A. Developer has designated the Property as Halifax Media.

B. The Property will be developed as a Planned Development – General (PD-G) pursuant to the City's Land Development Code (LDC). Development shall be controlled by the LDC and the terms and provisions of this Agreement. In the event of a conflict between this Agreement and the LDC or other ordinances, this Agreement shall control. If this Agreement fails to address a particular subject or requirement, the applicable requirements of the LDC or other City ordinance in effect at the time of development plan approval shall control.

C. Development of the Property shall be consistent with Exhibit B (Site Plan). Exhibit B generally depicts the planned layout of buildings, parking areas, driveways, common areas, and other planned features or improvements to the Property. Since the exact type of Users for this property is not known at the present time, several options for the development of the lots have been provided for in Exhibit B.

D. **ADDITIONAL LOT DEVELOPMENT CRITERIA.** The following lot development criteria shall apply to the Property:

- (1) Maximum building height of 35 feet;
- (2) Maximum individual building size of 45,000 sq. ft.
- (3) Maximum Floor Area Ratio (FAR) = 0.40
- (4) Setbacks: side 5 ft.; front 50 ft. (Nova Road); rear 10 ft.
- (5) 35% Maximum building coverage;
- (6) 20% Minimum open space on the overall property;
- (7) 80% Maximum impervious surface area;
- (8) Maximum density 0 (du/ac)
- (9) Slopes within any dry retention pond(s) shall be 4:1 without a fence;
- (10) Dry retention pond(s) shall count toward open space requirements; and
- (11) Landscape requirements shall meet the 50 foot scenic setback criteria for Nova Road (Sodded Fill Slopes shall be an acceptable feature of the scenic setback)

E. Developer will subdivide the Property in accordance with the requirements of

the LDC. Exhibit C is the preliminary plat for purposes of complying with the preliminary plat requirements of the LDC. . Site development approval, of the individual lots is contingent upon approval of a Site Plan that is consistent with this Agreement and the City's Land Development Code.

F. **UNIQUE FEATURES OF THE PROPERTY.** It is recognized by both parties, that Site Plans, for certain of the parcels, require development across Municipal boundaries with a portion of development taking place in the City of Holly Hill. Planning for this development was done so that no building would lie within both Cities. The intent of this Planned Development is to have the entire building for Lots 2, 4 and 5 of the Subdivision to lie wholly within the City of Daytona Beach. Parking and other features of the development of these lots shall be allowed to be within the City of Holly Hill. Development of Lot 6 lies entirely within the City of Holly Hill. Lot 3 of the Subdivision is strictly for Access to Lot 1 of the Subdivision. Lot 1 of the subdivision is currently zoned properly for its current use and is not a part of this Planned Development.

4. CONFORMANCE WITH COMPREHENSIVE PLAN; CONCURRENCY; PERMITS.

A. The City has determined that the Property is suitable in size, location, and character for the uses proposed, and that the uses proposed are consistent with the City's comprehensive plan.

B. Developer shall be responsible for obtaining all development permits required by the LDC and applicable federal and state laws. Developer specifically acknowledges that approval of this Agreement does not constitute a Concurrency Certificate as required by the LDC, and that Developer will be required to separately obtain a Concurrency Certificate or, where applicable, to enter into proportionate fair share agreement. Approval of this agreement and exhibits is not a permit to begin clearing, to begin site work, or to begin construction without necessary permits.

C. The City agrees to issue the required permits for development of the Property in the manner set forth in this Agreement and the LDC.

5. PERMITTED USES.

The following uses are permitted within the Property, subject to compliance with the Use-Specific Standards set forth in Article 5, LDC:

Newspaper or Magazine publishing
Radio or Television Studio
Adult Day Care Center
Child Care Facility
College or University
Private School

Vocational School
Medical or Dental Clinic or Office
Medical or Dental Lab
Medical Treatment Facility
Civic Center
Club or Lodge
Place of Worship
Animal Grooming
Business Service Center
Conference or Training Center
Employment Agency
Travel Agency
Antique Store
Art Gallery
Art, Craft, Music, Dance, Martial Arts Studio / School
Bank with or without Drive-Through Service
Check Cashing Service
Convenience Store
Gas Station
Drug Store with or without Drive-Through Service
Restaurant with or without Drive-through Service
Restaurant with Drive-In Service
Specialty Eating or Drinking
Car Wash or Auto Detailing
Business Services Office
Contractor's Office
Professional Services Office
Cinema
Dry Cleaning Establishment
Florist
Gift Shop or Stationary Store
Grocery Store
Jewelry Store
Home and Building Supply Center
Large Retail Sales Establishment
Meat, Poultry or Seafood Market
Personal Services Establishment
Second Hand Retail Shop
Shopping Center
Other Retail Sales and Service Establishment

6. INFRASTRUCTURE.

A. A stormwater retention facility was constructed in conjunction with the

development of the Subdivision. The stormwater retention facility will be maintained at a level consistent with the standards of the St. Johns River Water Management District. Collection and transmission facilities have been located pursuant to the approved Preliminary Plat Construction Plans and will be located pursuant to site plans approved for individual lots or structures. The stormwater management system constructed on this site provides treatment and peak attenuation for this Planned Development area as well as the previously developed Printing Plant located on the adjacent property to the east.

B. Fire protection of this area is provided through a system of fire hydrants connected to the potable water system constructed with the subdivision improvements.

C. Stormwater Management of this Planned Development is provided by the Lake system already constructed with the subdivision improvements. These existing stormwater improvements provide treatment and peak attenuation for the 23.67 acres of the subdivision.

7. PROPERTY OWNERS' ASSOCIATION AND COMMON AREA MAINTENANCE.

A. As used in this section, "common areas" and "common facilities" refer to all lands and all facilities that are intended to be set aside for common ownership, use, or benefit, whether or not identified as common areas on Exhibit B, such as conservation easements, retention ponds, subdivision entry walls, and passive recreational areas.

B. Prior to final plat approval or prior to issuance of the first certificate of occupancy within the development, whichever is earlier, Developer will form and incorporate a non-profit property owners' association. The final plat shall include such language as the City may deem necessary to reflect the association's responsibilities. The association shall be responsible for operation, maintenance, and control of all common areas and common facilities, including signage, landscaping, and stormwater drainage. The association shall have authority to establish and assess dues and fees upon its members in order to recoup the cost of maintenance, and the power to impose and enforce liens against those members who fail to pay such assessments. All persons purchasing property within the project shall be members of the property owners' association. Developer may from time to time add additional covenants and restrictions or make changes in association by-laws as may be required to guarantee that the project will be developed in accordance with the policies outlined in this Agreement.

C. Prior to final plat approval or prior to issuance of the first certificate of occupancy within the development or phase, whichever is earlier, Developer shall complete construction and installation of all common areas and common facilities within the development or phase; or, for those common facilities within a phase that may be susceptible to damage due to remaining construction, the City may allow postponement of this requirement subject to Developer's provision of adequate assurances that the work will be done. For example, the City may require Developer to post a bond sufficient to cover 120%

of the cost of such facilities according to certified estimates. Any bond shall be in a form approved by the City Attorney.

8. ARCHITECTURAL AND DESIGN STANDARDS.

A. All buildings and accessory structures constructed within the Property shall be developed in compliance with the requirements of this section, and with the applicable provisions of the LDC relating to architectural standards where they do not conflict with the provisions of this section.

B. All of the following requirements shall be met within the Property:

(1) All buildings and accessory structures shall be consistent with a common architectural theme. The theme shall be established by harmoniously coordinating the general appearance of all buildings and accessory structures, including but not limited to: exterior wall finishes or materials; roof styles, slopes, and materials; colors; and architectural details and ornamentation.

(2) All structures shall complement one another and shall convey a sense of quality and permanence. Lower grade materials, such as unfinished concrete and pre-fabricated metal, shall be prohibited.

(3) Corporate prototype design and materials shall be permitted provided they comply with the provisions of this section.

(4) False or real windows shall be provided on all elevations visible from public right of way in sufficient size and number to complement the proportions of the building.

(5) Architectural Elevations will be reviewed at the time of Site Plan submittal and will meet the Land Development Code requirements for building design standards for major thoroughfares.

(6) Through the LDC site plan review process, the City reserves the right to review the proposed construction of all buildings and structures, to recommend the substitution or inclusion of colors, materials, architectural details, and ornamentation, and to require or prohibit the use of the same to ensure compliance with the requirements of this section.

(7) No outside display or storage shall be permitted.

(8) No vending machines shall be permitted on outside walkways or other outdoor pedestrian areas.

(9) The physical appearance of all parking lot lighting fixtures shall be

consistent.

9. ENVIRONMENTAL CONSIDERATIONS.

Development of the Property shall comply with the LDC tree preservation requirements. Developer shall comply with all rules, statutes, and regulations pertaining to protected wildlife species, including but not limited to the rules and permitting requirements of the Florida Game and Freshwater Fish Commission concerning gopher tortoises.

The completed subdivision improvements were done consistent with St. Johns River Water Management District regulations and U.S. Army Corps of Engineers and Florida Department of Transportation drainage and environmental permits were obtained for the work.

10. SIGNAGE.

The Planned Development shall have a uniform sign program, as follows:

A. One Ground sign (either monument type or pole mounted) and one wall sign, for each lot shall be permitted. Lot 2 of the subdivision shall be permitted one ground sign and one wall sign for each street frontage. The pedestal of the ground sign shall be constructed of the same materials as the walls of the building. The colors of the sign face shall complement and coordinate with the appearance of the buildings on the respective lot.

B. The size of any ground sign shall not exceed one square foot for every lineal foot of property frontage along the street up to a maximum size of 120 square feet along that frontage. The size of any wall signage shall not exceed two square feet for every lineal foot of street frontage up to a maximum of 200 square feet along that frontage. The maximum height for ground signage shall be ten feet as measured from the edge of paving of the adjacent street.

C. Ground signs shall be located a minimum of five feet from the street right-of-way line and a within the middle one-third of the property frontage.

D. Materials and permitting requirements for all signage shall be in accordance with the City's Land Development Code.

E. Electronic messaging signage is specifically prohibited except that the Planned Development allows a maximum of one sign to display electronic gas pricing.

11. EFFECTIVE DATE; COMPLETION SCHEDULE.

A. This Agreement shall be effective upon execution by all parties. The restrictions on use and development imposed by this Agreement shall be binding upon all

successors in interest in the Property, unless and until the City alters or eliminates such restrictions in the course of its actions as zoning authority.

B. Construction of phase one (subdivision infrastructure) has been completed. Construction of the first building within the Planned Development shall be started within five (5) years of the initial approval of this Agreement and all buildings must be substantially complete within 10 years of the initial approval of this Agreement.

C. One 12-month extension of the scheduled application or completion dates may be permitted as a minor modification to this Agreement.

D. Failure to comply with the schedule set out above shall cause the development rights granted pursuant to this Agreement to lapse.

12. MINOR MODIFICATIONS.

A. The following may be administratively authorized as minor modifications to this Agreement:

(1) Amendments to an Exhibit that are necessary for compliance with the provisions of this Agreement, the LDC, or extra-jurisdictional permitting requirements, and address technical considerations that could not reasonably be anticipated during the Planned Development approval process;

(2) Have no material effect on the character of the approved PD district, the basic concept and terms of the PD Plan/Agreement. These may include, but are not limited to, the following:

- a) Structural alterations that do not significantly affect the basic size, form, style, and appearance of principal structures;
- b) Minor changes in the location and configuration of streets and driveways that do not adversely affect vehicular access and circulation on or off the site;
- c) Minor changes in the location or configuration of buildings, parking areas, landscaping, or other site features;
- d) Minor changes in the location and configuration of public infrastructure facilities that do not have a significant impact on the City's utility and stormwater management systems;
- e) Increases of five percent or less in the total number of parking spaces.

(3) Modifications of up to 20% to any of the lot dimensional requirements and associated Exhibit revisions, where such modifications are necessary to address minor Exhibit errors or unanticipated conditions that reasonably need to be addressed to ensure the development plan can be implemented, EXCEPT:

- a) Modifications, such as to floor area ratios, that increase intensity or density of the entire project or any phase by more than 2%;
- b) Modifications that increase building height or decrease setbacks, yards, or landscaping along the perimeter of the Property by more than 10%;
- c) Modifications that, when combined with previously approved minor and substantial modifications, would result in a cumulative change of more than 20% of the original requirement for the area in question; and
- d) Modifications that would unduly impact City-owned public utilities.

B. Requests for minor modifications shall be submitted in writing on forms provided by the City. Requests shall be reviewed pursuant to the general technical review process described in the LDC.

C. Denial of a requested minor modification shall be issued in writing to the applicant. Upon denial, or if more than 60 days elapses after the submittal of a completed application without a decision by the City, the applicant may apply for an amendment to the agreement.

D. Approved modifications shall be noted on the official plan documents.

13. AMENDMENTS.

A. Any revision to this Agreement other than a minor modification as described above shall require an amendment approved by the City Commission after review and recommendation by the Planning Board. Requests for an amendment must be submitted in writing and, except as otherwise provided herein, shall be processed in accordance with the LDC. Notice of public hearings shall be provided as if the application is one to rezone property.

B. In recognition of the City's general authority to rezone and legislate land uses and zoning requirements, all signatories to this Agreement and all individual lot owners, fee titleholders, mortgagees, or lien holders who now or hereafter own property subject to the this Agreement, agree as follows:

(1) The property owners association established pursuant to Section 7 above shall be authorized to represent and execute amendments to the Agreement on behalf of all lot owners other than the owners of lots directly impacted by the amendment.

(2) If the property owners association fails to retain its corporate status, then all directly impacted owners shall be authorized to represent and execute an amendment on behalf of all owners not directly impacted who have received notice of the proposed amendment as required by this Agreement or applicable law.

(3) For purposes of this section, a lot is "directly impacted" by an amendment to this Agreement only where the amendment would revise the listed uses, dimensional requirements, architectural requirements, or sign requirements for that lot.

C. No property owner other than one who actually executes an amendment shall be deemed to have waived his or her right to challenge a proposed or executed amendment in the same manner that an affected property owner may challenge zoning or related lot specific changes for property which is not subject to a planned development agreement. Such challenges include: (i) objections to a proposed amendment before the City Planning Board or City Commission, (ii) seeking certiorari review or injunctive action in relation to the adoption of such amendment as provided by law, or (iii) consistency challenges as provided for in Section 163.3215, Fla. Stat., or any successor provision.

14. VARIANCES.

This Agreement shall not be deemed to prohibit any owner of property within the planned development from seeking or obtaining one or more variances from the requirements of this Agreement pursuant to the LDC. In addition to those entitled to notice pursuant to the LDC, notice of any public hearing to consider a proposed variance shall be provided to all persons owning property within the planned development. No such variance shall be deemed to require formal amendment to this Agreement.

15. POLICE POWER AND SOVEREIGN IMMUNITY NOT WAIVED.

Nothing contained in this Agreement shall be construed as a waiver of or contract with respect to the regulatory and permitting authority of the City as it now or hereafter exists under applicable laws, rules, and regulations. Further, nothing contained in this Agreement shall be construed as a waiver of or attempted waiver by the City of its sovereign immunity under the constitution and laws of the State of Florida.

16. COMPLETE AGREEMENT; AGREEMENT TO BE RECORDED.

A. This Agreement represents the complete understanding by and between the parties with respect to the development and use of the Property. Any and all prior agreements between the parties with respect to any subject comprehended by this Agreement is hereby voided and superseded by this Agreement.

B. This Agreement shall be recorded in the Public Records of Volusia County, Florida, at Developer's expense. The restrictions on use and development imposed by this Agreement shall be binding upon all successors in interest in the Property.

17. VENUE AND SEVERABILITY.

A. In the event of any claim, action, litigation, or proceeding under this Agreement, venue shall be in Volusia County, Florida.

B. If any provision of this Agreement is held by a court of competent jurisdiction to be invalid or otherwise unenforceable, such holding shall not affect the validity or enforceability of any other provision of this Agreement unless the holding so states.

IN WITNESS WHEREOF, the parties hereto attached their hands and seals on the dates set forth below.

[Signature pages following]

Attachment: Daytona's Halifax Media PD Agreement (2004 : Halifax Media Holly Hill BPUD Rezone)

Signed, sealed and delivered in the presence of:

**THE CITY OF DAYTONA BEACH,
FLORIDA, a Florida municipal corporation**

Nahed Iskander
Witness 1
Nahed Iskander
Print Name of Witness 1

By: Derrick L. Henry
Derrick L. Henry, Mayor

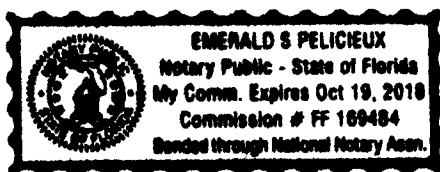
Emerald Pelicieux
Witness 2
Emerald Pelicieux
Print Name of Witness 2

Attest:
By: Letitia LaMagna
Letitia LaMagna, City Clerk

Date: 11-11-16

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 11th day of November, 2016 by Derrick L. Henry and Letitia LaMagna Mayor and City Clerk, respectively, of The City of Daytona Beach, Florida, a chartered municipal corporation, on behalf of the City. They are personally known to me and did not take an oath.



Emerald Pelicieux
Notary Public
Commission No: FF 169484

Attachment: Daytona's Halifax Media PD Agreement (2004 : Halifax Media Holly Hill BPUD Rezone)

Signed, sealed and delivered in the presence of:

[OWNER]

Betha Hankins
 Witness 1
Betha Hankins
 Print Name of Witness 1

By: Kathy Bryant
 Name: Kathy Bryant
 Title: Treasurer

Date: October 11, 2016

Debbi Stuart
 Witness 2
Debbi Stuart
 Print Name of Witness 2

[Corporate Seal]

~~Signed, sealed and delivered in the presence of:~~

~~[DEVELOPER, IF DIFFERENT FROM OWNER]~~

~~Witness 1
 Print Name of Witness 1~~

~~By: _____
 Name: _____
 Title: _____~~

~~Witness 2
 Print Name of Witness 2~~

~~Date: _____~~

~~[Corporate Seal]~~

State of Arkansas
 County of Pulaski

The foregoing instrument was acknowledged before me this 11th day of October, 2016, by Kathy Bryant as Treasurer of Halifax, referred to in this agreement as "Owner." He or she is ☒ personally known to me or ☐ produced as identification and did not take an oath.



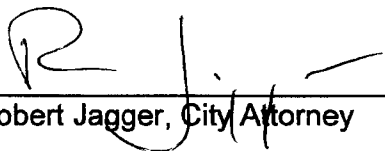
Diane M. Hudson
 Notary Public
 Commission No. 12365776

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 201_, by _____ as _____ of _____, referred to in this agreement as "Developer". He/she is personally known to me and did not take an oath.

Notary Public
Commission No: _____

Approved as to legal form:

By: 
Robert Jagger, City Attorney

Attachment: Daytona's Halifax Media PD Agreement (2004 : Halifax Media Holly Hill BPUD Rezone)

[Exhibit pages attached:]

EXHIBIT A

Legal Description of the Property

EXHIBIT B

Site Plan

EXHIBIT C

Preliminary Plat

Attachment: Daytona's Halifax Media PD Agreement (2004 : Halifax Media Holly Hill BPUD Rezone)

EXHIBIT "A"**HALIFAX MEDIA PD REZONING****LEGAL DESCRIPTION**

BEING A PORTION OF LOTS 5 AND 6, BLOCK 20, MASON AND CARSWELL'S HOLLY HILL, ACCORDING TO PLAT THEREOF RECORDED IN MAP BOOK 2, PAGE 90, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND ALSO RECORDED IN MAP BOOK 12, PAGES 3 AND 4 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. SAID PARCEL ALSO BEING A PORTION OF BLOCKS 18, 19, AND 20 AND A PORTION OF GLADIOLE STREET AS SHOWN ON REPLAT NUMBER ONE OF HOME ACRES ACCORDING TO PLAT THEREOF RECORDED IN MAP BOOK 11, PAGE 64 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE COMMENCE AT THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF BLOCK 20, OF SAID REPLAT OF UNIT ONE OF HOME ACRES WITH THE INTERSECTION OF THE SOUTH LINE OF SAID LOT 5, BLOCK 20 OF SAID MASON AND CARSWELL'S HOLLY HILL; THENCE, RUN NORTH 25 DEGREES 42 MINUTES 52 SECONDS WEST FOR A DISTANCE OF 26.12 FEET; THENCE, RUN NORTH 64 DEGREES 11 MINUTES 08 SECONDS EAST FOR A DISTANCE OF 91.48 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 5A (NOVA ROAD) AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION MAP SECTION 79190-2509, DATED NOVEMBER 28, 1995, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE, RUN NORTH 25 DEGREES 46 MINUTES 29 SECONDS WEST ALONG THE SAID EAST LINE OF NOVA ROAD FOR A DISTANCE OF 855.02 FEET; THENCE, RUN NORTH 14 DEGREES 21 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 26.04 FEET; THENCE, RUN NORTH 55 DEGREES 41 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 75.76 FEET; THENCE, RUN NORTH 59 DEGREES 51 MINUTES 15 SECONDS EAST FOR A DISTANCE OF 47.85 FEET TO THE NOW ESTABLISHED SOUTH RIGHT-OF-WAY LINE OF SIXTH STREET (40 FOOT WIDE PLATTED STREET PER MAP OF HOME ACRES); THENCE, RUN NORTH 64 DEGREES 18 MINUTES 02 SECONDS EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 192.94 FEET; THENCE, RUN SOUTH 25 DEGREES 41 MINUTES 58 SECONDS EAST FOR A DISTANCE OF 512.38 FEET; THENCE, RUN SOUTH 64 DEGREES 18 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 19.11 FEET; THENCE, RUN SOUTH 25 DEGREES 41 MINUTES 58 SECONDS EAST FOR A DISTANCE OF 219.28 FEET; THENCE, RUN SOUTH 19 DEGREES 18 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 35.36 FEET; THENCE, RUN SOUTH 64 DEGREES 18 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 118.45 FEET; THENCE, RUN SOUTH 25 DEGREES 41 MINUTES 58 SECONDS EAST FOR A DISTANCE OF 132.98 FEET; THENCE, RUN SOUTH 64 DEGREES 11 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 168.16 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THEREFROM, THE PORTION BEING WITHIN THE CORPORATE LIMITS OF THE CITY OF HOLLY HILL, BEING

LEGAL DESCRIPTION: PARCEL #4244-01-20-0060

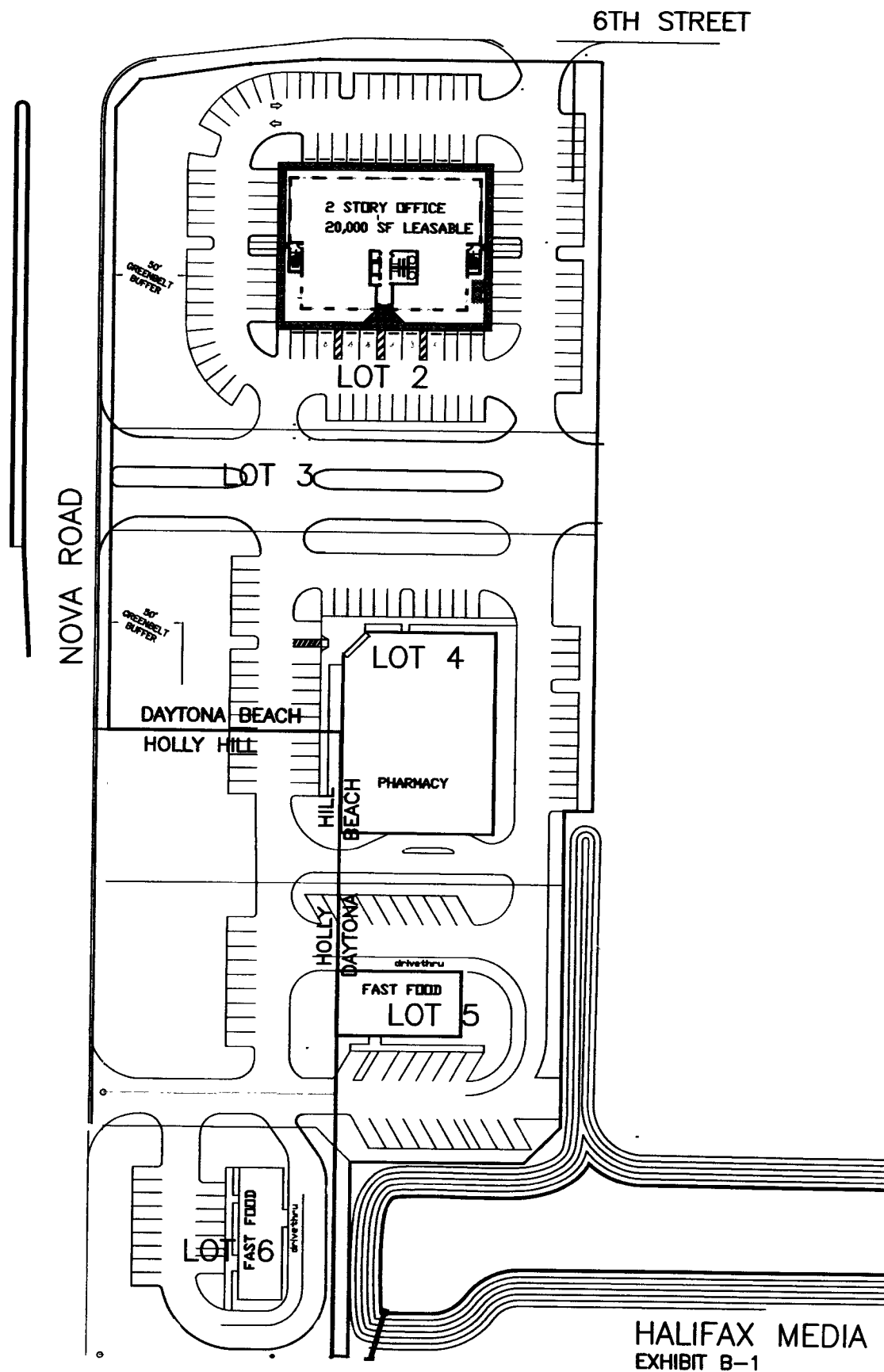
THE NORTH 180 FEET OF THE SOUTH 200 FEET OF THE EAST 158.71 FEET (MEASURED ON THE SOUTH LINE) AND 158.83 FEET (MEASURED ON THE NORTHERLY LINE) OF THE WEST 320 FEET OF LOT 6, BLOCK 20 MASON AND CARSWELLS HOLLY HILL, ACCORDING TO THE MAP THEREOF, AS RECORDED IN MAP BOOK 2, PAGE 90, AS RE-RECORDED IN MAP BOOK 12, PAGE 3, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND AS PER BOOK 3739 PAGE 1893, AND PER BOOK 5574 PAGE 0853, PER BOOK 6461 PAGES 649 - 665 OF THE OFFICIAL RECORDS OF VOLUSIA COUNTY, FLORIDA

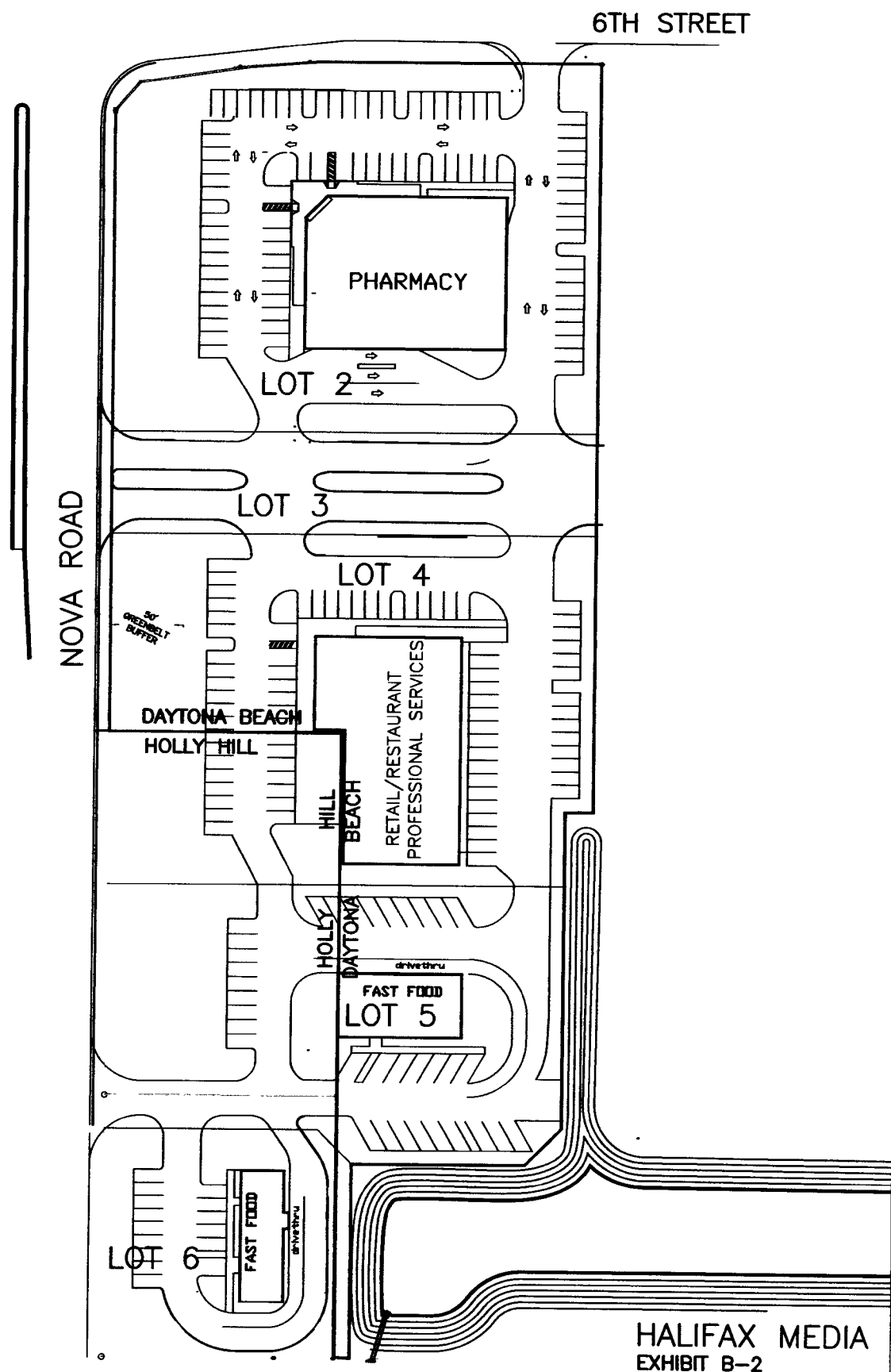
AND

LEGAL DESCRIPTION: PARCEL #4244-01-20-0061

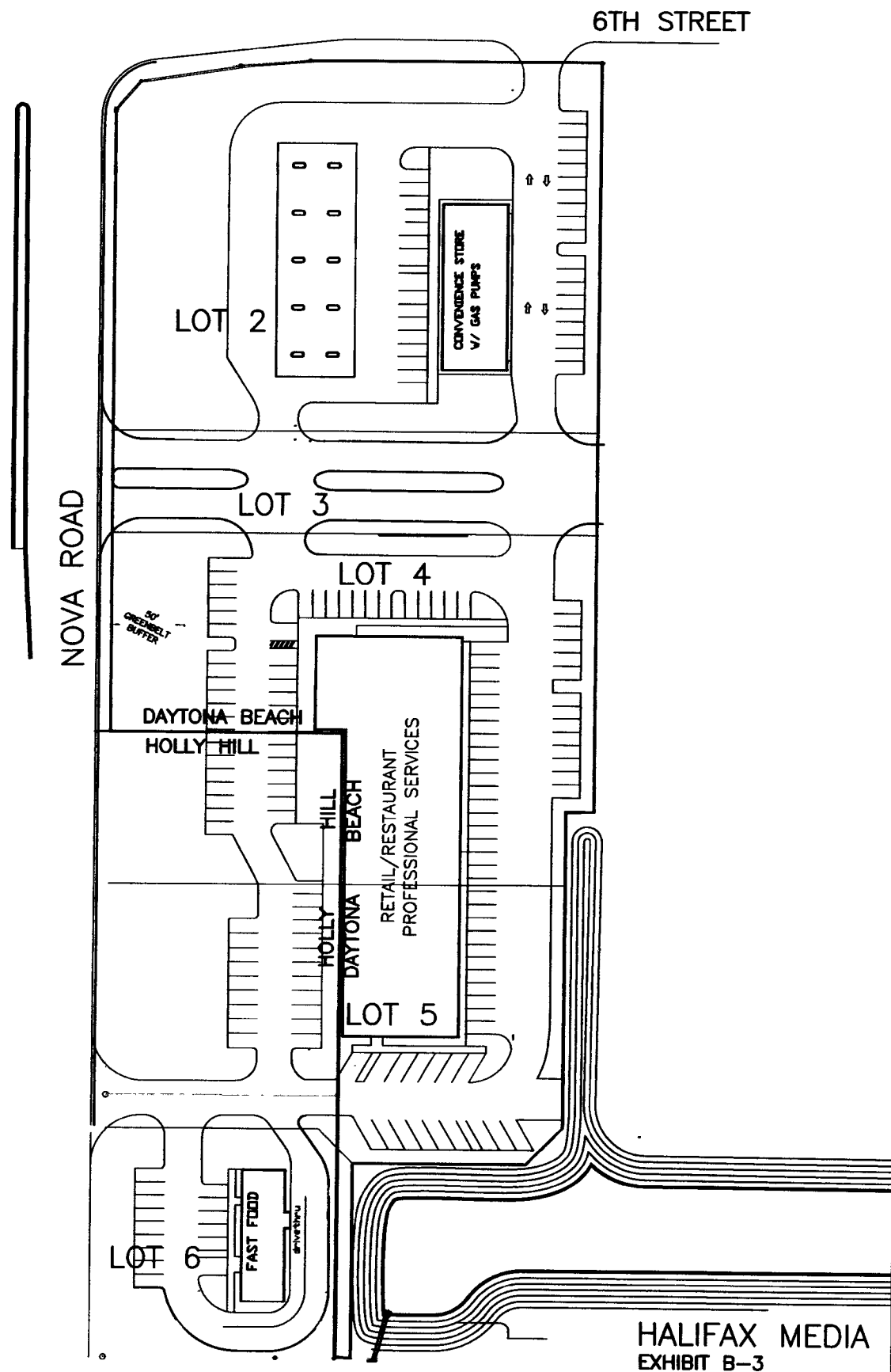
THE NORTHERLY 250 FEET OF THE SOUTHERLY 450 FEET OF THE WESTERLY 320 FEET OF LOT 6, BLOCK 20, EXCEPTING 70 FEET ALONG THE WESTERLY LINE RESERVED FOR DRAINAGE, MASON AND CARSWELLS HOLLY HILL ACCORDING TO THE MAP THEREOF, AS RECORDED IN MAP BOOK 2, PAGE 90, AS RE-RECORDED IN MAP BOOK 12, PAGE 3, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND AS PER BOOK 6461 PAGES 649 - 665 OF THE OFFICIAL RECORDS OF VOLUSIA COUNTY, FLORIDA

Attachment: Daytona's Halifax Media PD Agreement (2004 : Halifax Media Holly Hill BPUD Rezone)





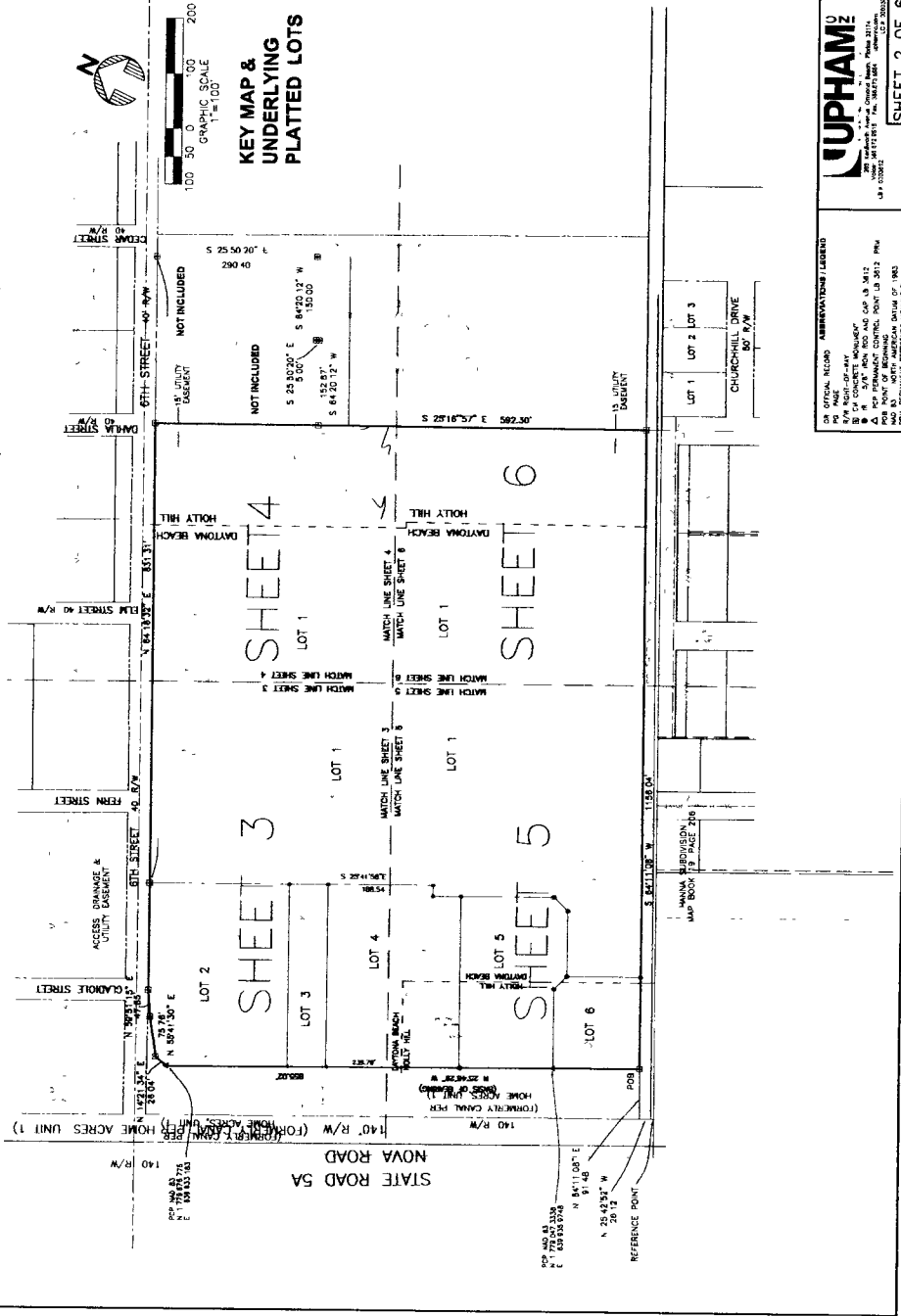
HALIFAX MEDIA
EXHIBIT B-2



HALIFAX MEDIA

MAP BOOK PAGE

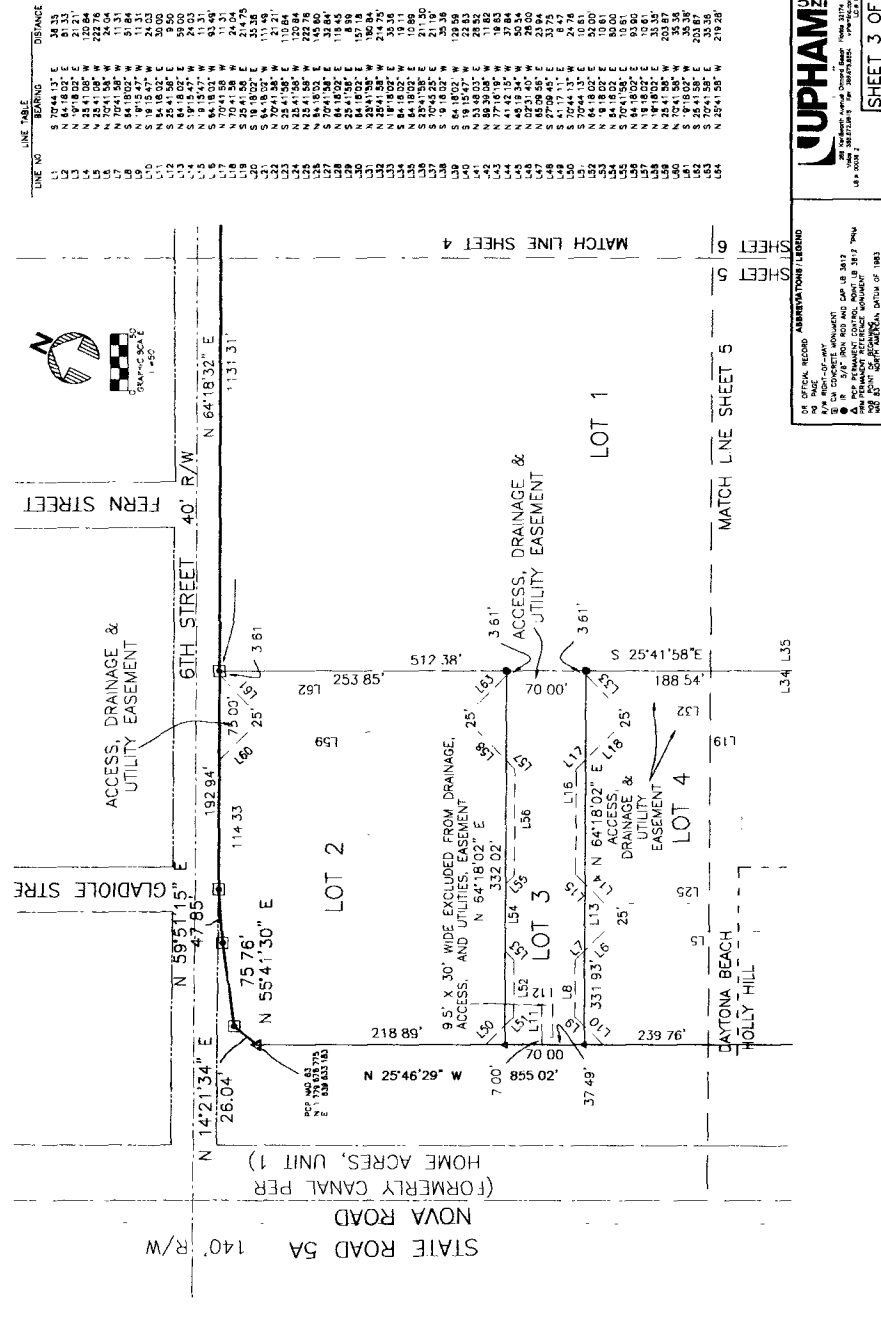
A REPLAT OF A PORTION OF LOTS 5 AND 6, BLOCK 20, MASON AND CARSWELL'S HOLLY HILL, ACCORDING TO PLAT THEREOF RECORDED IN MAP BOOK 2, PAGE 80, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND ALSO RECORDED IN MAP BOOK 12, PAGES 3 AND 4 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. SAID PARCEL ALSO BEING A PORTION OF BLOCKS 18, 19, 20 AND A PORTION OF GLADIOLE STREET AND FERN STREET, AS SHOWN ON REPLAT NUMBER ONE OF HOME ACRES ACCORDING TO PLAT THEREOF RECORDED IN MAP BOOK 11, PAGE 64 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. ALL BEING IN SECTION 37, THOMAS FITCH GRANT, TOWNSHIP 15, SOUTH, RANGE 32 EAST.



HALIFAX MEDIA

MAP BOOK PAGE

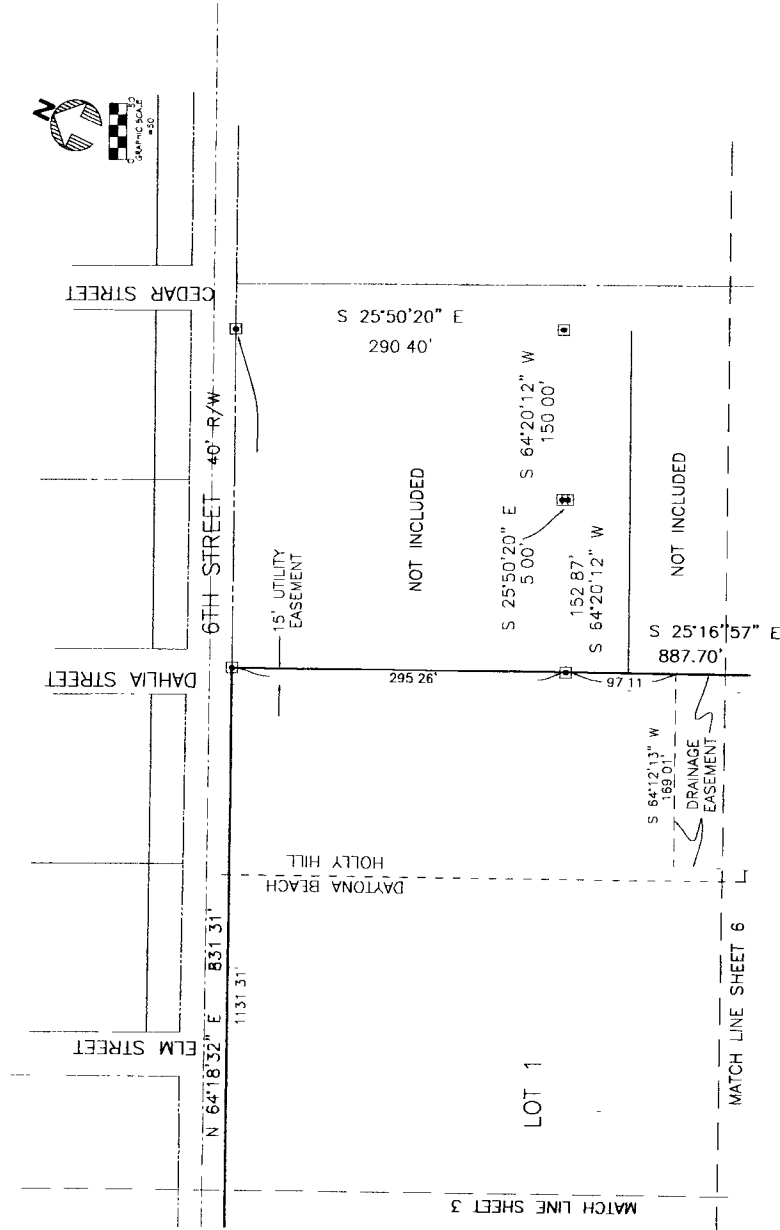
A REPLAT OF A PORTION OF LOTS 5 AND 6, BLOCK 20, MASON AND CARSWELL'S HOLLY HILL, ACCORDING TO PLAT THEREOF RECORDED IN MAP BOOK 2, PAGE 90, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND ALSO RECORDED IN MAP BOOK 12, PAGES 3 AND 4 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. SAID PARCEL ALSO BEING A PORTION OF BLOCKS 18, 19, 20 AND A PORTION OF GLADDOLE STREET AND FERN STREET, AS SHOWN ON REPLAT NUMBER ONE OF HOME ACRES ACCORDING TO PLAT THEREOF RECORDED IN MAP BOOK 11, PAGE 84 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. ALL BEING IN SECTION 37, THOMAS FITCH GRANT, TOWNSHIP 15, SOUTH, RANGE 32 EAST.



HALIFAX MEDIA

MAP BOOK PAGE

A REPLAT OF A PORTION OF LOTS 5 AND 6, BLOCK 20, MASON AND CARSWELL'S HOLLY HILL, ACCORDING TO PLAT THEREOF RECORDED IN MAP BOOK 2, PAGE 90, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND ALSO RECORDED IN MAP BOOK 12, PAGES 3 AND 4 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. SAID PARCEL ALSO BEING A PORTION OF BLOCKS 18, 19, 20 AND A PORTION OF GLADOLE STREET AND FERN STREET, AS SHOWN ON REPLAT NUMBER ONE OF HOME ACRES ACCORDING TO PLAT THEREOF RECORDED IN MAP BOOK 11, PAGE 64 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. ALL BEING IN SECTION 37, THOMAS FITCH GRANT, TOWNSHIP 15, SOUTH, RANGE 32 EAST.



UPHAME
1311 W. 10TH STREET, SUITE 101
DADE COUNTY, FLORIDA 33134
TEL: 305.555.1234
FAX: 305.555.1235
WWW.UPHAME.COM

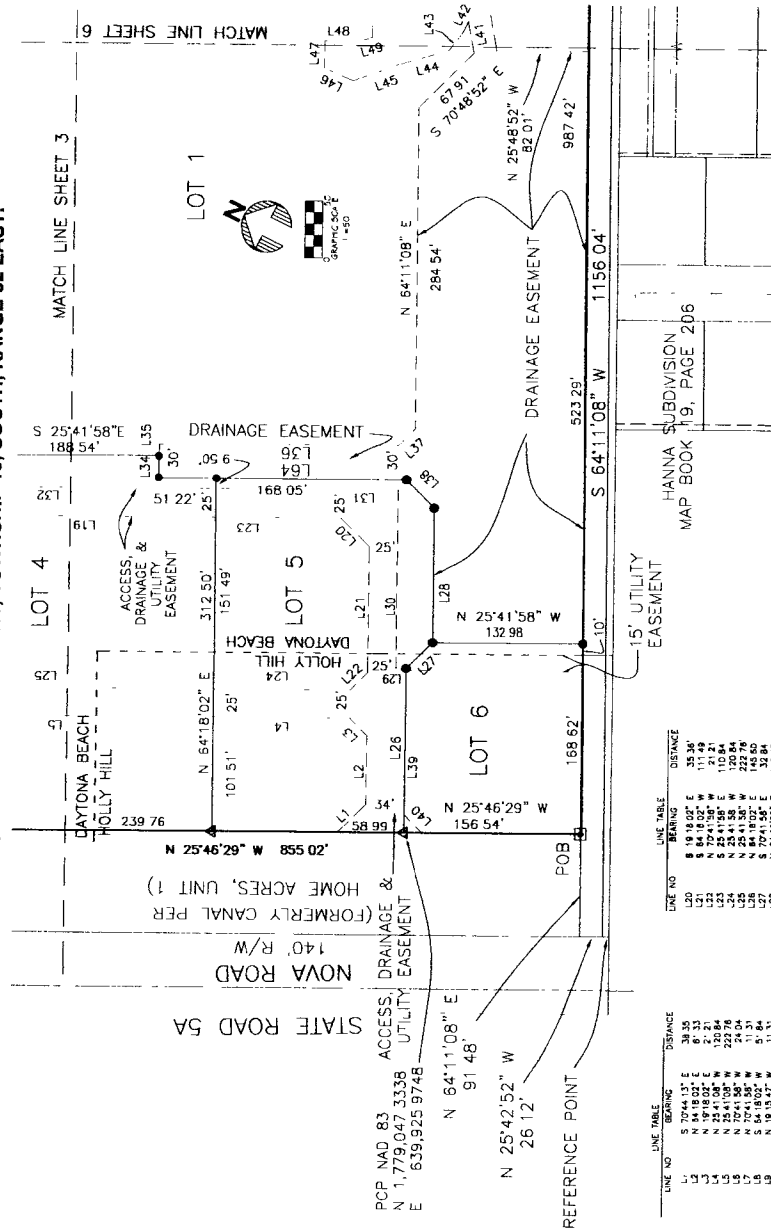
ABBREVIATIONS LEGEND
UTILITY EASEMENT
DRAINAGE EASEMENT
NOT INCLUDED

SHEET 4 OF 6

HALIFAX MEDIA

MAP	BOOK	PAGE
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A REPLAT OF A PORTION OF LOTS 5 AND 6, BLOCK 20, MASON AND CARSWELL'S HOLLY HILL, ACCORDING TO PLAT THEREOF RECORDED IN MAP BOOK 2, PAGE 90, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND ALSO RECORDED IN MAP BOOK 12, PAGES 3 AND 4 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID PARCEL ALSO BEING A PORTION OF BLOCKS 18, 19, 20 AND A PORTION OF GLADIELE STREET AND FERN STREET, AS SHOWN ON REPLAT NUMBER ONE OF HOME ACRES, ACCORDING TO PLAT THEREOF RECORDED IN MAP BOOK 11, PAGE 64 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, ALL BEING IN SECTION 37, THOMAS FITCH GRANT, TOWNSHIP 15, SOUTH, RANGE 32 EAST.



LINE NO	BEARING	DISTANCE	LINE NO	BEARING	DISTANCE
L ₁	S 70°54'13" E	38.35	L ₂₀	S 19°18'02" W	35.30
L ₂	N 18°18'02" E	6.31	L ₂₁	N 18°18'02" E	111.49
L ₃	N 18°18'02" E	6.31	L ₂₂	N 70°54'13" W	21.21
L ₄	N 22°41'35" W	122.76	L ₂₃	N 70°54'13" W	122.76
L ₅	N 22°41'35" W	122.76	L ₂₄	N 22°41'35" W	122.76
L ₆	N 22°41'35" W	122.76	L ₂₅	N 22°41'35" W	122.76
L ₇	N 70°54'13" W	21.21	L ₂₆	N 70°54'13" W	21.21
L ₈	S 54°18'02" W	51.84	L ₂₇	S 70°54'13" E	32.84
L ₉	S 54°18'02" W	51.84	L ₂₈	N 64°18'02" E	15.45
L ₁₀	S 19°18'02" W	35.30	L ₂₉	N 64°18'02" E	15.45
L ₁₁	N 64°18'02" E	30.00	L ₃₀	N 64°18'02" E	30.00
L ₁₂	S 22°41'35" W	9.50	L ₃₁	N 22°41'35" W	16.84
L ₁₃	S 22°41'35" W	9.50	L ₃₂	N 22°41'35" W	16.84
L ₁₄	S 19°18'02" W	24.03	L ₃₃	N 19°18'02" W	24.03
L ₁₅	N 19°18'02" W	11.31	L ₃₄	S 64°18'02" W	19.11
L ₁₆	N 19°18'02" W	11.31	L ₃₅	N 64°18'02" E	10.89
L ₁₇	N 70°54'13" W	21.21	L ₃₆	S 70°54'13" E	21.21
L ₁₈	N 22°41'35" W	24.04	L ₃₇	S 70°54'13" E	21.21
L ₁₉	S 54°18'02" W	24.04	L ₃₈	S 19°18'02" W	35.30

OR OFFICIAL RECORD
PG PAGE
B/W RIGHT-OF-WAY
III CM CONCRETE MONUMENT
● IN 5/8 INCH ROD AND CAP LB 3812
△ PERMANENT CONTROL POINT LB 3412 PNM
PERMANENT REFERENCE MONUMENT
POB POINT OF BEGINNING
WAS NORTH AMERICAN DATUM OF 1983

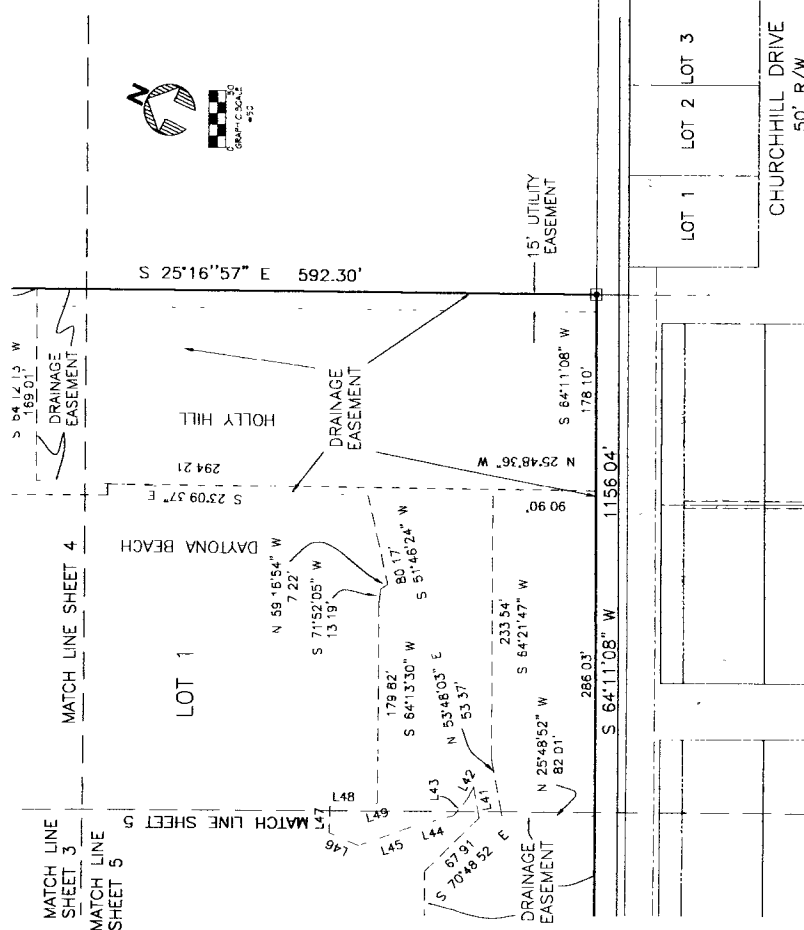
LUPHAMEZ
286 Kinsbury Avenue, Ormond Beach, Florida 32174
Vidor 366/7330 • Fax 366/7466 • upm@upm.com
L8 • 020312

SHEET 5 OF 6

HALIFAX MEDIA

A REPLAT OF A PORTION OF LOTS 5 AND 6, BLOCK 20, MASON AND CARSWELL'S HOLLY HILL, ACCORDING TO PLAT THEREOF RECORDED IN MAP BOOK 2, PAGE 90, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND ALSO RECORDED IN MAP BOOK 12, PAGES 3 AND 4 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID PARCEL ALSO BEING A PORTION OF BLOCKS 18, 19, 20 AND A PORTION OF GLADIOLE STREET AND FERN STREET, AS SHOWN ON REPLAT NUMBER ONE OF HOME ACRES ACCORDING TO PLAT THEREOF RECORDED IN MAP BOOK 11, PAGE 64 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, ALL BEING IN SECTION 37, THOMAS FITCH GRANT, TOWNSHIP 15, SOUTH, RANGE 32 EAST.

LINE NO	LINE TABLE	BEARING	DISTANCE
L30		S 84°18.02' W	129.59
L40		S 10°15.47' W	22.63
L41		N 35°45.03' E	28.52
L42		N 89°39.08' E	11.82
L43		N 77°16.19' E	19.63'
L44		N 41°42.15' W	37.84'
L45		N 45°18.34' W	50.54
L46		N 02°31.40' W	28.00
L47		N 89°09.56' E	23.94
L48		S 27°39.45' E	33.75'
L49		S 41°17.11' E	8.47



ON OPTICAL RECORD ABBREVIATIONS / LEGEND

R/W RIGHT-OF-WAY
C/C CONCRETE CURB
C/P PERMANENT CONTROL POINT
P/R PERMANENT REFERENCE POINT
M/S MOUNTAIN
NAD 83 NORTH AMERICAN DATUM OF 1983

UPHAMS

SHEET 6 OF 6



REZONE/ FUTURE LAND USE AMENDMENT

1065 Ridgewood Avenue, Holly Hill, Florida 32117

Phone: (386) 248-9424

Fax: (386) 248-9498

Date Received: 3/13/18 Application ID: _____ Received By: _____

PROJECT INFORMATION:

PROJECT NAME: Halifax Media - Holly Hill BPUD
 PARCEL ID #(S): 44-14-32-01-20-0060 and 44-14-32-01-20-0061
 LOCATION: east side of Nova Road south of Sixth Street
 EXISTING USE(S): Vacant
 PROPOSED USE(S): Commercial (BPUD)
 TOTAL ACREAGE: 1.39 acres
 WATER PROVIDER: Holly Hill SEWER PROVIDER: Holly Hill
 PRIVATE WELL _____ PRIVATE SEPTIC _____
 CURRENT ZONING: B-5 PROPOSED ZONING: BPUD
 CURRENT FUTURE LAND USE: Gen Comm PROPOSED FUTURE LAND USE: no change

APPLICANT INFORMATION:

Name: Robert A. Merrell, Cobb & Cole E-Mail: rachel.pringle@cobbcole.com
 Address: 149 So. Ridgewood Ave. D.B. 32114 Phone: 386.736.7700
 Company: Cobb & Cole Fax: _____
☐ Owner ☐ Agent for Owner ☒ Attorney for Owner

OWNER INFORMATION:

~~Kathy Bryant~~, Manager
 Name: RPS News Journal Building LLC E-Mail: nstrauss@stephens.com
 Address: 111 Center Street, Suite 2500 Phone: 501.377.2591
Little Rock, Arkansas 72201 Fax: _____

CONSULTANT INFORMATION:

Name: Jerry K. Finley, P.E. E-Mail: jfinley@finleyengineers.com
 Address: 3959 S. Nova, Suite B34 Phone: 386.756.8676
Port Orange, Fl. 32127 Fax: _____
 Company: Finley Engineering Solutions

WHO SHOULD ALL COMMUNICATION BE DIRECTED TO?

x APPLICANT _____ OWNER _____ CONSULTANT

Attachment: Application (2004 : Halifax Media Holly Hill BPUD Rezone)

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 \$1,200

REZONE (PD)

- ☒ PD REZONE \$2,000
☐ PD AMENDMENT \$1,250

***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)
- ☒ SCHOOL CAPACITY REVIEW – IF PROPOSING OVER 10 RESIDENTIAL UNITS (CONTACT SCHOOL BOARD PLANNING & BUSINESS SERVICES AT 386-734-7190 FOR APPLICATION)
- ☐ TRAFFIC IMPACT ANALYSIS FOR PROJECTS GENERATING OVER 1000 TRIPS PER DAY ACCORDING TO RATES PUBLISHED BY THE INSTITUTE OF TRANSPORTATION ENGINEERS "TRIP GENERATION MANUAL" (LATEST EDITION)
- ☐ DRAFT DEVELOPMENT ORDER IN MS WORD FORMAT (PD REZONE ONLY – CONTACT THE CITY PLANNER)

Applicant's Signature: 

(Signature)

2/22/18

(Date)

Noel Strass

Kathy Bryant, Manager

(Print)

Dimensional
Preliminary Dev. Plan

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

Attachment: Application (2004 : Halifax Media Holly Hill BPUD Rezone)

**CITY OF HOLLY HILL
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

The owner of the real property associated with this application is a (check one)

- ☐ Individual

 ☐ Corporation

 ☐ Land Trust
☒ Limited Liability Company

 ☐ Partnership
☐ Other(describe)

- 1 List all natural persons who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

NAME	ADDRESS	PHONE NUMBER

(Use additional sheets for more space.)

- 2 For each corporation, list the name, address, and title of each officer; the name and address of each director of the corporation; and the name and address of each shareholder who owns two percent (2%) or more of the stock of the corporation. Shareholders need not be disclosed if a corporation's stock are traded publicly on any national stock exchange.

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space.)

- 3 In the case of a trust, list the name and address of each trustee and the name and address of the beneficiaries of the trust and the percentage of interest of each beneficiary. If any trustee or beneficiary of a trust is a corporation, please provide the information required in paragraph 2 above.

Trust Name:

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space.)

- 4 For partnerships, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners. If any partner is a corporation, please provide the information required in paragraph 2 above.

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space.)

- For each limited liability company, list the name, address, and title of each manager or managing member; and the name and address of each additional member with two percent (2%) or more membership interest. If any member with two percent (2%) or more membership interest, manager, or managing member is a corporation, trust or partnership, please provide the information required in paragraphs 2, 3 and/or 4 above.

Name of LLC: See Schedule Attached

NAME	TITLE	ADDRESS	% OF INTEREST
Kathy Bryant Noel Strauss	Manager	111 Center St, Little Rock, Arkansas 72201	

(Use additional sheets for more space.)

- In the circumstances of a contract for purchase, list the name and address of each contract purchaser. If the purchaser is a corporation, trust, partnership, or LLC, provide the information required for those entities in paragraphs 2, 3, 4 and/or 5 above.

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST

Date of Contract: _____

Please specify any contingency clause related to the outcome of the consideration of the application.

6. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.
7. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject rezone, future land use amendment, special exception, or variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein.

2/22/18
Date

Arkansas
STATE OF ~~FLORIDA~~
COUNTY OF PULASKI

[Signature]
Owner, Agent, Applicant Signature
~~Kathy Bryant~~, Manager
Noel Strauss

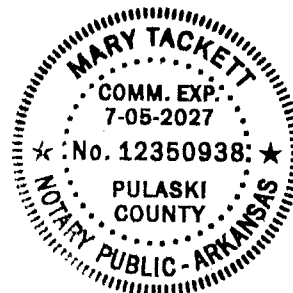
Sworn to (or affirmed) and subscribed before me by Noel Strauss on this 22nd day of February, 20 18.
Owner, Agent, Applicant Name

Mary Tackett
Signature of Notary Public

Mary Tackett
Print, Type or Stamp Name of Notary Public

Personally Known X OR Produced Identification _____

Type of Identification Produced _____



LLC owners of RPS News Journal Building LLC

Owner	% Ownership	Manager	Address
JAARSSS Media, LLC	26.37%	Rupert Phillips	42 Business Centre Dr., Suite 101 Miramar Beach, FL 32550
Redding Investments, LLC	10.61%	Michael Redding	100 King Eider Court Daytona Beach, FL 32119
SCP Halifax Media LLC	63.02%	Noel Strauss	111 Center Street Suite 1600 Little Rock, AR 72201
	100.00%		

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).

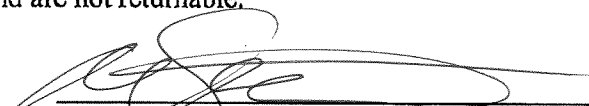
~~Noel Strauss~~
~~Kathy Bryant~~, Manager

I, RPS News Journal Building LLC, the owner of record for the following described property (Legal Description or Tax/Parcel ID Number) 44-14-32-01-20-0060 and 0061 hereby affirm that Robert A. Merrell 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 ☒ 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.

2/22/18
 Date


 Owner's Signature

Noel Strauss
~~Kathy Bryant~~, Manager

Owner's Name

ARKANSAS
 STATE OF ~~FLORIDA~~
 COUNTY OF Pulaski

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, personally appeared ~~Kathy Bryant~~ Noel Strauss, 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 22nd day of February, 2018.



Mary Tackett
 NOTARY PUBLIC

Attachment: Application (2004 : Halifax Media Holly Hill BPUD Rezone)



Volusia County Property Appraiser

Larry Bartlett, J.D.

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Parcel Information: 4244-01-20-0061 2018 Working Tax Roll Last Updated: 01-30-2018

Owner Name and Address

Alternate Key	3222008	Parcel Status	Active Parcel (Real Estate)
Short Parcel ID	4244-01-20-0061	Mill Group	203 Holly Hill
Full Parcel ID	44-14-32-01-20-0061	2017 Final Mill Rate	21.43030
Created Date	27 DEC 1981		
Property Class	10 Vacant Commercial		
Ownership Type	Fee Simple	Ownership Percent	100
Owner Name	RPS NEWS JOURNAL BUILDING LLC		
Owner Name/Address 1			
Owner Address 2	111 CENTER ST		
Owner Address 3	LITTLE ROCK AR		
Owner Zip/Postal Code	72201		
Situs Address	NOVA RD HOLLY HILL 32117		

Legal Description
N 250 FT OF S 450 FT OF W 320 FT OF LOT 6 EXC W 70 FT FOR DRAINAGE CANAL BLK 20 M & C HOLLY HILL PER OR 6461 PGS 649-665 INC PER OR 6669 PG 1858 PER OR 7344 PG 1439

Sales History

Book Page	Sale Date	Sale Instrument	Qualified Unqualified	Improved	Sale Price
7344 1439	12/2016	Quit Claim Deed	Unqualified Sale	No	100
6669 1858	01/2012	Warranty Deed	Multi parcel sale	No	100
6461 0849	03/2010	Fee Simple	Unqualified Sale	No	5,210,980

History of Values

Year	Land	Bldg(s)	Misc. Impr.	Just Value	School Assessed	Non-School Assessed	School Exemption	School Taxable	Non-School Exemption	Non-School Taxable
2017	148,191	0	0	148,191	148,191	148,191	0	148,191	0	148,191
2016	148,191	0	0	148,191	148,191	148,191	0	148,191	0	148,191

[Display Value History](#)

Land Data

Code	Land Use Type	Frontage	Depth	No. Units	Unit Type	Rate	Depth	Loc	Shp	Phy	Just Value
1000	VACANT COMMERCIAL	0.0	0.0	78408.00	SQUARE_FEET	3.00	100	100	90	70	148,191
Neighborhood C2701 NOVA RD - HOLLY HILL											
Total Land Classified											0
Total Land Just											148,191

Parcel Notes (Click button below to display Parcel Notes)
[Display Notes](#)

Planning and Building

Permit Number	Permit Amount	Date Issued	Date Complete	Construction Description	Occupancy Number	Occupancy Bldg
Display Permits						

Total Values

Land Value	148,191	New Construction Value	0
Building Value	0	City Econ Dev/Historic	0
Miscellaneous	0		
Just Value	148,191	Previous Just Value	148,191
School Assessed	148,191	Previous School Assessed	148,191
Non-School Assessed	148,191	Previous Non-School Assessed	148,191
Exemption Value	0	Previous Exemption Value	0
Additional Exemption Value	0	Previous Additional Exemption Value	0
School Taxable	148,191	Previous School Taxable	148,191

Non-School Taxable

148,191 Previous Non-School Taxable

148,191

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MapIT: Your basic parcel record search including lot dimensions.

PALMS: Basic parcel record searches with enhanced features.

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





Volusia County Property Appraiser

Larry Bartlett, J.D.

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Parcel Information: 4244-01-20-0060 2018 Working Tax Roll **Last Updated: 01-30-2018**

Owner Name and Address

Alternate Key	3221991	Parcel Status	Active Parcel (Real Estate)
Short Parcel ID	4244-01-20-0060	Mill Group	203 Holly Hill
Full Parcel ID	44-14-32-01-20-0060	2017 Final Mill Rate	21.43030
Created Date	27 DEC 1981		
Property Class	10 Vacant Commercial		
Ownership Type	Fee Simple	Ownership Percent	100
Owner Name	RPS NEWS JOURNAL BUILDING LLC		
Owner Name/Address 1			
Owner Address 2	111 CENTER ST		
Owner Address 3	LITTLE ROCK AR		
Owner Zip/Postal Code	72201		
Situs Address	NOVA RD HOLLY HILL 32117		

Legal Description
N 180 FT OF S 200 FT E 158.71 FT ON S/L & E 158.83 FT ON N/L OF W 320 FT OF LOT 6 BLK 20 M & C HOLLY HILL PER OR 3739 PG 1893 & PER OR 5574 PG 0853 PER OR 6461 PGS 649-665 INC PER OR 6669 PG 1858 PER OR 7344 PG 1439

Sales History

Book Page	Sale Date	Sale Instrument	Qualified Unqualified	Improved	Sale Price
7344 1439	12/2016	Quit Claim Deed	Unqualified Sale	No	100
6669 1858	01/2012	Warranty Deed	Multi parcel sale	No	100
6461 0649	03/2010	Fee Simple	Unqualified Sale	No	5,210,980
5574 0853	05/2005	Quit Claim Deed	Unqualified Sale	No	105,600
3739 1893	03/1992	Warranty Deed	Government Acquisition	No	89,000

History of Values

Year	Land	Bldg(s)	Misc. Impr.	Just Value	School Assessed	Non-School Assessed	School Exemption	School Taxable	Non-School Exemption	Non-School Taxable
2017	59,459	0	0	59,459	59,459	59,459	0	59,459	0	59,459
2016	59,459	0	0	59,459	59,459	59,459	0	59,459	0	59,459

[Display Value History](#)

Land Data

Code	Land Use Type	Frontage	Depth	No. Units	Unit Type	Rate	Depth	Loc	Shp	Phy	Just Value
1000	VACANT COMMERCIAL	0.0	0.0	28314.00	SQUARE_FEET	3.00	100	100	100	70	59,459
Neighborhood C2701 NOVA RD - HOLLY HILL											
Total Land Classified											0
Total Land Just											59,459

Parcel Notes (Click button below to display Parcel Notes)
[Display Notes](#)

Planning and Building

Permit Number	Permit Amount	Date Issued	Date Complete	Construction Description	Occupancy Number	Occupancy Bldg
93 8045		0 05-06-1993		OTHER BLDGS DEMO		1

[Display Permits](#)

Total Values

Land Value	59,459 New Construction Value	0
Building Value	0 City Econ Dev/Historic	0
Miscellaneous	0	
Just Value	59,459 Previous Just Value	59,459
School Assessed	59,459 Previous School Assessed	59,459
Non-School Assessed	59,459 Previous Non-School Assessed	59,459

Exemption Value	0 Previous Exemption Value	0
Additional Exemption Value	0 Previous Additional Exemption Value	0
School Taxable	59,459 Previous School Taxable	59,459
Non-School Taxable	59,459 Previous Non-School Taxable	59,459

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