CITY OF HOLLY HILL, FLORIDA

BOARD OF PLANNING AND APPEALS

AGENDA ● JUNE 5, 2023

City Commission Chamber	BOPA Regular Meeting	6:00 PM

CITY HALL
1065 RIDGEWOOD AVENUE
HOLLY HILL, FL 32117

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

HOLLY HILL
FLORIDA

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

PLANNING & APPEALS BOARD MEMBERS

Chairman
Mike Myer

Board Member
Robin D. Hanger

Board Member
Tony Cassata

Board Member
Dennis Smith

Board Member
Loretta Arthur

CITY PLANNER
Brian Walker

Building & Zoning
Peg Collier

1. CALL TO ORDER

2. ROLL CALL

3. INVOCATION

4. PLEDGE OF ALLEGIANCE

5. MINUTES

1. Minutes - August 22, 2022 - BOPA Meeting and January 9, 2023 BOPA Meeting

   (Requested by Valerie Manning, City Clerk)

6. AGENDA ITEM(S)

1. Request a Variance from the Requirements of Sec. 114-765 - Schedule of Dimensional Requirements, Requiring that Principal Structures in the R-2 (Single-Family) Zoning District be a Minimum of Thirty-Feet (30') from the Front Property Line. Such Request is Made in Order to Install a 300 Square Foot Above-Ground Swimming Pool with Enclosure and or a 6 Foot Fence, on the West Side Property Line of the Existing House. the Property is Located on the Southeast Corner of Ridge Avenue, and Flomich Street, and More Particularly Known as 317 Flomich Street; V-2023-01 (Kate Smith and Joe Ducati, Applicant) (Brian Walker, Community Development Director).

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

7. ORDINANCE - PUBLIC HEARING

1. Ordinance An Ordinance of the City of Holly Hill Florida, Amending the Comprehensive Plan by Amending the Future Land Use Map Designation of Certain Property Identified in Attachment A, by Virtue of a Small Scale Future Land Use Map Amendment; Changing the Future Land Use Map Designation from Low Medium-Density Residential (LMDR) to Commercial and Further Adding Text to Restrict Commercial Development on Such Parcels to Specific Storage Uses; Providing for Conflicting Ordinances; Providing for Severability; and Providing an Effective Date. And An Ordinance of the City of Holly Hill, Florida, Amending the Land Development Regulations, by Amending the Official Zoning Map to Designate the Property Described in Exhibit a from CC-1 (Commercial Corridor District) and R-7 (Medium-Density Multi-Family Residential) to BPUD (Business Planned Unit Development); Providing for Conflicting Ordinances; Providing for Severability; and Providing an Effective Date.

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

8. OLD BUSINESS

9. BOARD / STAFF COMMUNICATIONS

10. ADJOURNMENT

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

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



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



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

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

STAFF REPORT
CITY OF HOLLY HILL, FLORIDA

Board of Planning and Appeals
Agenda Item

MEETING DATE: **June 5, 2023**
FROM: **Valerie Manning**
SUBJECT: **Minutes - August 22, 2022 - BOPA Meeting and January 9, 2023 BOPA Meeting**
NUMBER: **(ID # 4150)**
APPLICANT:
PLANNER:

DISCUSSION:

Minutes from the August 22, 2022 Board of Planning and Appeals meeting and the January 9, 2023 Board of Planning and Appeals meeting.

MOTION:

Approve both sets of minutes as submitted by staff.

- BOPA Minutes - August 22, 2022 (PDF)
- BOPA Minutes - January 9, 2023 (PDF)

CITY OF HOLLY HILL, FLORIDA

BOARD OF PLANNING AND APPEALS

MINUTES ● AUGUST 22, 2022

City Commission Chamber **BOPA Regular Meeting** **6:00 PM**

CITY HALL
1065 RIDGEWOOD AVENUE
HOLLY HILL, FL 32117

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

1. CALL TO ORDER

2. ROLL CALL

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

3. INVOCATION

Mr. Myer led the invocation.

4. PLEDGE OF ALLEGIANCE

Ms. Arthur led the pledge of allegiance to the flag.

5. MINUTES

1. Bopa Meeting August 1, 2022 Minutes

(Requested by Eleni Deligianis, Board of Planning and Appeals)

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

Enacted and approved this 22nd day of August, 2022, in Holly Hill

6. AGENDA ITEM(S)

7. ORDINANCES

1. AN ORDINANCE OF THE CITY OF HOLLY HILL FLORIDA, AMENDING THE COMPREHENSIVE PLAN BY AMENDING THE FUTURE LAND USE MAP

Attachment: BOPA Minutes - August 22, 2022 (4150 : Minutes)

DESIGNATION OF CERTAIN PROPERTY IDENTIFIED AS 649 6Th STREET HAVING PARCEL NUMBER 4244-01-20-0037 AND 661 6TH STREET HAVING PARCEL NUMBER 4244-01-20-0048 AND 659 6TH STREET HAVING PARCEL NUMBER 4244-01-20-0045 AND 538 CEDAR AVENUE HAVING PARCEL NUMBER 4244-01-20-0046, BY VIRTUE OF a SMALL SCALE FUTURE LAND USE MAP AMENDMENT; CHANGING THE FUTURE LAND USE MAP DESIGNATION FROM LOW DENSITY SINGLE-FAMILY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL; PROVIDING FOR CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE. AND AN ORDINANCE OF THE CITY OF HOLLY HILL, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS, BY AMENDING THE OFFICIAL ZONING MAP TO DESIGNATE THE PROPERTY DESCRIBED IN EXHIBIT a FROM APUD (AGRICULTURE PLANNED UNIT DEVELOPMENT) AND R-2 (LOW-MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL) TO RPUD (RESIDENTIAL PLANNED UNIT DEVELOPMENT); PROVIDING FOR CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

Mr. Walker went through his staff report for the board members and members of the audience pertaining to The Vineyards Townhomes, LLC agenda item that amends the Comprehensive Plan by amending the Future Land Use map designation of certain property identified within the staff report and the second Ordinance for The Vineyards Townhomes, LLC item amends the Land Development Regulations by amending the official zoning map to designate the property described in the exhibit identified within the staff report and amends the Agriculture Planned Unit Development (APUD) and R-2 (Low-Medium Density Single-Family Residential) to Residential Planned Unit Development (RPUD). Mr. Walker informed the board members that he will discuss both of these Ordinances together, however, they will vote on them separately and the board's recommendation will go before the City Commission on Monday, September 12, 2022 at their regular City Commission meeting for first reading.

Harry Newkirk, P.E., President/CEO for Newkirk Engineering, Inc., 1230 US HWY1, Ste. 3, Ormond Beach the consultant for the applicant and owner, discussed The Vineyards Townhomes, LLC to the board members, staff and the audience.

Mr. Myer opened public participation. He informed the members of the audience that they would be allowed two-minutes to speak either for or against this item.

The following individuals spoke **AGAINST** these Ordinances. *(Please excuse the misspelling of anyone's names)*

1. Peter Pustai, Holly Hill
2. Terry Tyler (?), Holly Hill
3. Joe (?), Holly Hill
4. Charles Stamper, Holly Hill
5. Phil Canellis, Holly Hill
6. Kevin Juno, Holly Hill
7. Dan Moster, Holly Hill

Attachment: BOPA Minutes - August 22, 2022 (4150 : Minutes)

8. Christina Bolin, Holly Hill (neither for or against)
9. Joanne Lane, Holly Hill
10. Raymond Taylor, Holly Hill
11. Dawn Bolin, Holly Hill
12. Fred Day, Holly Hill
13. Melissa Adjemian, Holly Hill
14. Heidi Heller, Holly Hill
15. Ross Catalano, Holly Hill
16. Cheyanne Stamper, Holly Hill
17. Randy Augat, Holly Hill

The following individual spoke **FOR / NEUTRAL** on this Ordinances.

1. Nick Moster, Holly Hill

Mr. Myer closed public participation.

Mr. Myer reminded the board members that they will be voting on these two Ordinances separately.

FIRST VOTE: FIRST ORDINANCE - AMENDING THE COMPREHENSIVE PLAN BY AMENDING THE FUTURE LAND USE MAP

Mr. Hanger made a motion to ***RECOMMEND APPROVAL TO THE CITY COMMISSION AMENDING THE COMPREHENSIVE PLAN BY AMENDING THE FUTURE LAND USE MAP DESIGNATION OF CERTAIN PROPERTY IDENTIFIED AS 649 6Th STREET HAVING PARCEL NUMBER 4244-01-20-0037 AND 661 6TH STREET HAVING PARCEL NUMBER 4244-01-20-0048 AND 659 6TH STREET HAVING PARCEL NUMBER 4244-01-20-0045 AND 538 CEDAR AVENUE HAVING PARCEL NUMBER 4244-01-20-0046, BY VIRTUE OF a SMALL SCALE FUTURE LAND USE MAP AMENDMENT; CHANGING THE FUTURE LAND USE MAP DESIGNATION FROM LOW DENSITY SINGLE-FAMILY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL,*** *seconded by Mr. Smith.*

PASSED, 5-0 unanimously by roll call vote.

SECOND VOTE: SECOND ORDINANCE - AMENDING THE LAND DEVELOPMENT REGULATIONS

Mr. Smith made a motion to ***RECOMMEND APPROVAL TO THE CITY COMMISSION TO ADOPT THE PROPOSED ORDINANCE ENACTING A REZONE FROM R-2 (LOW MEDIUM-DENSITY SINGLE-FAMILY RESIDENTIAL) AND APUD (AGRICULTURE PLANNED UNIT DEVELOPMENT) TO RPUD (RESIDENTIAL PLANNED UNIT DEVELOPMENT) AND APPROVE THE ASSOCIATED PRELIMINARY PLAN AND WRITTEN DEVELOPMENT***

Attachment: BOPA Minutes - August 22, 2022 (4150 : Minutes)

AGREEMENT, FOR 4 PARCELS TOGETHER TOTALING APPROXIMATELY 14.24 ACRES LOCATED APPROXIMATELY 900 FEET WEST OF CENTER AVENUE ON THE SOUTH SIDE OF 6TH STREET AND MORE SPECIFICALLY KNOWN AS 661 6TH STREET, 659 SIXTH STREET, 649 6TH STREET AND 538 CEDAR, *seconded by Mr. Hanger.*

PASSED, 5-0 unanimously by roll call vote.

Mr. Walker informed the board members that these two Ordinances will go before the City Commission on Monday, September 12, 2022 for first readings.

(A copy of this Board of Planning and Appeals (BOPA) meeting in its entirety is available on CD upon request at the City Clerk's Office and is also available online on the city's YouTube channel).

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

2. An Ordinance of the City of Holly Hill, Florida, Regulating Planned Unit Developments; Amending Chapter 114 Titled Zoning, Section 114-771 Titled Planned Unit Development Regulations, of the Land Development Regulations, to Add Definitions and Reduce the Percentage of Required Open Space; Providing for Codification; Providing for Conflicting Ordinances; Providing for Severability; and Providing an Effective Date.

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

   Mr. Myer opened public participation. No one spoke.

RESULT:	**RECOMMEND APPROVAL TO CITY COMMISSION [UNANIMOUS]**
MOVER:	Robin D. Hanger, Board Member
SECONDER:	Tony Cassata, Board Member
AYES:	Myer, Hanger, Smith, Cassata, Arthur

8. OLD BUSINESS

A. City Planner Clarification on 732 Avondale Avenue Variance

Mr. Walker stated he wanted to make a clarification with the board members. At their last meeting there was a variance request for 732 Avondale Avenue. The variance request was for a rear yard setback and it was considered, it was decided that the board would

Attachment: BOPA Minutes - August 22, 2022 (4150 : Minutes)

recommend. However, when the motion was made it was stated that it was a "side yard" setback. He just wanted to…the only setback that was on the agenda with regards to that property was a "rear yard setback." No side yard setback was needed. He just wanted to clarify that with the board members and make sure they did mean a "side yard" setback and that the board is okay with that. In all transparency because if someone from the public goes back and looks at the last meeting they're going to see that it said a "side yard" setback but it is actually a "rear yard" setback. The staff report and all of the exhibits did and do show a "rear yard" setback.

Mr. Myer stated, okay.

Mr. Hanger stated I visited that property and we are correct. There is no backyard to it so the definition was definitely meant to be the "side yard".

Mr. Walker asked side yard or rear yard?

Mr. Hanger stated, the rear yard because there is no rear yard.

Mr. Walker stated, right.

Mr. Hanger stated he understands that's where the confusion came in.

Mr. Smith stated I've been to the property also. The house is right in the backyard so they need a variance for a rear yard.

Ms. Arthur stated I remember asking the question on the side yard when you said it met the standard size. The intention was the rear against the commercial.

Mr. Cassata stated, yes.

Mr. Myer stated that was my intention as well.

Mr. Walker stated he just wanted to make sure that everyone meant "rear yard."

9. BOARD / STAFF COMMUNICATIONS

None.

10. ADJOURNMENT

The meeting adjourned at approximately 7:40 PM.

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CITY OF HOLLY HILL, FLORIDA

BOARD OF PLANNING AND APPEALS

MINUTES ● JANUARY 9, 2023

City Commission Chamber **BOPA Regular Meeting** **6:00 PM**

CITY HALL
1065 RIDGEWOOD AVENUE
HOLLY HILL, FL 32117

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

1. CALL TO ORDER

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

2. INVOCATION

Mr. Myer led the invocation.

3. PLEDGE OF ALLEGIANCE

Mr. Hanger led the Pledge of Allegiance to the Flag.

Mr. Myer mentioned that they need to appoint a new Chairman and Vice-Chairman tonight.

*Mr. Hanger nominated **MR. MYER as CHAIRMAN,** seconded by Mr. Cassata.*

PASSED, UNANIMOUSLY 5-0.

*Mr. Hanger nominated **MR. SMITH as VICE-CHAIRMAN,** seconded by Ms. Arthur.*

PASSED, UNANIMOUSLY 5-0.

4. MINUTES

1. BOPA Meeting December 5Th, 2022

   (Requested by Eleni Deligianis, Board of Planning and Appeals)

Attachment: BOPA Minutes - January 9, 2023 (4150 : Minutes)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Robin D. Hanger, Board Member
SECONDER:	Tony Cassata, Board Member
AYES:	Myer, Hanger, Smith, Cassata, Arthur

Enacted and approved this 9th day of January, 2023, in Holly Hill

5. AGENDA ITEM(S)

1. Rick Maugeri, Applicant, Requests Preliminary Plat/Final Engineering Approval, for a 134-Lot Subdivision Called the Vineyards. the Vineyards Development is on a 14.24-Acre Parcel Located Approximately 900 Feet West of Center Avenue on the South Side of 6Th Street.

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

   Brian Walker, City Planner went over the staff report with the board at this time. On September 27, 2022, the City Commission approved a Residential Planned Unit Development known as the Vineyards. The site has a medium density land use and the Planned Development permits 13.21 dwelling units per net acre. The project proposes 2 story townhomes. The minimum lot size is 1,800 square feet, and the minimum townhome square footage is 1060 square feet. The maximum building height is 30 feet. The City of Holly Hill is the provider of potable water and sanitary sewer. Final engineering plans for the subdivision have been provided by a licensed engineer and reviewed by the City's relevant divisions. The applicant has provided an environmental report performed by Ecological Consulting Solutions, Inc., to assess the potential occurrence of flora and fauna listed as threatened or endangered by the United States Fish and Wildlife Service (USFWS), Florida Fish and Wildlife Conservation Commission (FWC), and the Florida Department of Agriculture (FDA). In summary, no listed species were observed within the project site. There are no wetlands within the project site. The applicant also provided a geotechnical engineering report performed by ECS Florida, LLC, wherein subsurface exploration, laboratory test, and geotechnical engineering analysis were performed for the site. The development has also undergone review by the St. John's River Water Management District and the Florida Department of Environmental Protect, and has received permitting by those agencies. Finally, the development has been reviewed by the School Board, and has received a Finding of Adequate Capacity in terms of the ability to serve school-aged children that will live within the subdivision. A final plat for the proposed subdivision is under review for consistency with the approved final engineering plans, Florida Statute Chapter 177, and all other relevant state and local regulations. Once review of the plat has been completed, it will be brought before the City Commission for review. The applicant has been notified that lots cannot be sold until such time that the subdivision improvements have been completed, inspected and approved (unless bonded), and the subdivision has received final plat approval. The City has approved the final engineering plans and has no objections to the 134-lot development. This item is being brought before the BOPA as required by Section 82-216 of the land development regulations for its recommendations regarding the 134-unit townhome development. Sec. 82-216. - Review of final

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development plan, states the following with regard to reviewing the subdivision plan:

The board of planning and appeals shall consider:

(1) Characteristics of the site and surrounding area, including important natural and manmade features, the size and accessibility of the site, and surrounding land uses.
(2) Whether the concurrency requirements of chapter 86 could be met if the development were built.
(3) The nature of the proposed development, including land use types and densities; the placement of proposed buildings and other improvements on the site; the location, type and method of maintenance of open space and public use areas; the preservation of natural features; proposed parking areas; internal traffic circulation system; the approximate total ground coverage of paved areas and structures; and types of water and sewage treatment systems.
(4) Consistency of the proposed development with the comprehensive plan.
(5) Conformity of the proposed development with this subpart and other applicable regulations.
(6) Applicable regulations, review procedures and submission requirements.
(7) Concerns and desires of surrounding landowners and other affected persons.
(8) Other applicable factors and criteria prescribed by the comprehensive plan, this subpart or other law.

Mr. Walker stated that staff recommends that the City Commission, approve the Preliminary Plat/Final Engineering plan for the Vineyards Subdivision.
Harry Newkirk, P.E., President/CEO of Newkirk Engineering was present and spoke on the Vineyards Development project.
Attorney Simpson gave some clarification on the school district/school board's adequate capacity is.
Mr. Myer opened public participation.
Ross Catalano, Holly Hill, spoke.
Mr. Myer closed public participation.

(A copy of this meeting in full is available on CD upon request in the Building and Zoning Department).

RESULT:	**RECOMMEND APPROVAL TO CITY COMMISSION [UNANIMOUS]**
MOVER:	Robin D. Hanger, Board Member
SECONDER:	Tony Cassata, Board Member
AYES:	Myer, Hanger, Smith, Cassata, Arthur

Enacted and approved this 9th day of January, 2023, in Holly Hill

2. BOPA Interpretation of Sec. 114-742 LDR

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

Mr. Walker went through his staff report with the Board and stated that on January 11,

Attachment: BOPA Minutes - January 9, 2023 (4150 : Minutes)

2022, MGN Contracting applied on behalf of Carol Woodriff, property owner, to build a 1,872 square foot detached garage with an apartment, at 1235 Powers Avenue. The City reviewed the application and denied approval. Mr. Walker went through the reasons why the city denied approval.

A garage is an accessory structure on the property and has a size limitation. **Per Sec. 114-742 (2) C. 1 of the Land Development Regulations**, a detached garage may not exceed 50 percent of the total square footage of the principal structure. Per her survey, Ms. Woodriff's home is 2,023 square feet, therefore a detached garage structure can't be more than 1011.5 square feet.

Sometimes, an applicant desires to build a detached garage with an apartment in it. This is the case with Ms. Woodriff. In such a case, the structure is called a garage apartment and is defined in **Sec. 114-746** as: An accessory building containing a storage area for one or more motor vehicles and one dwelling unit. Said dwelling unit shall not have more than 800 square feet of living space.

Sec. 114-742 (2) B. Further states that garage apartments are in association with a garage and that the apartment must be on the second floor of the garage. So, a garage apartment is basically a detached garage with an apartment upstairs. The detached garage structure, based on code, cannot exceed 50 percent of **the total square footage of the principal structure,** and if you put an apartment inside of it, the apartment portion can't be more than 800 square feet of living space. However, the total structure still can't exceed 50% of the total square footage of the principal structure, which is why staff did not approve the permit request.

How the overall square footage is divided up between the garage and the apartment within the 1011.5 square foot garage structure, is up to the applicant. However, in no case can apartment within the garage structure exceed 800 square feet. Based on the foregoing, it is staff's conclusion that Ms. Woodriff's detached garage with an apartment, cannot exceed an overall square footage of 1011.5 square feet. Ms. Woodriff is proposing a 1,872 square foot detached garage which is more than 50% the size of the principal structure. Therefore, staff has not approved Ms. Woodriff's permit request.

Mr. Walker discussed the appeal that Mr. Quillen has filed. Mr. Edward Quillen, who is here this evening, who is Ms. Woodriff's husband, and has given her husband permission to represent her, has filed an appeal of staff's decision to deny the permit request. The appeal is to the Board of Planning and Appeals, in accordance with **Sec. 82-291** which states: The board of planning and appeals shall hear and decide any appeal, except as to variances and special exceptions and as otherwise provided, where it is alleged there is an error in any order, requirement, decision or determination made by the development code administrator. **After hearing the arguments in this case, the BOPA is requested to make one of the following motions**:

Agree with Staff: Motion to agree with staff's interpretation of code Sec. 114-742 (2) C. 1 and Sec. 114-746 and Sec. 114-742 (2) B., as presented, such interpretation as applied to this case being that the overall square footage of the detached garage structure, including an apartment, cannot exceed 1011.5 square feet, which is 50% of the overall square footage of the principal structure on the lot, and that the apartment within said structure cannot exceed 800 square feet, and support staff's decision to deny approval of the applicant's permit request as submitted.

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Agree with Applicant:
Motion to agree with the applicant's interpretation of the City's Land Development Regulations, as presented, with regard to the size permitted for a garage apartment, and how such size is calculated, and recommend that the City approve the applicant's permit request for a detached garage containing an apartment, such overall structure being 1,872 square feet.

Mr. Walker stated that staff request that Mr. Quillen present his side, his argument and then staff would like the ability to either question Mr. Quillen or to rebut the arguments that he presents and the Chief Building Official is here this evening who is licensed by the State to interpret the Florida Building Code, which the board will see has a bearing on this as well. At this point staff has no further comments and request that the floor be turned over to Mr. Quillen.

Attorney Simpson mentioned to the board that he has some guidance for them if they would like for him to do it now.

Mr. Edward Quillen who currently resides in Houston, TX but will be retiring soon and moving to Florida but his wife stays here all the time now. They used to travel back and forth all the time. Mr. Quillen explained how they got to where they are today to the board.

Mr. Myer informed the board and Mr. Quillen that is his survey that is in the packet and signed by him. He wanted to let that be known.

Mr. Myer opened public participation. No one spoke.

*Mr. Hanger made a motion to **AGREE WITH STAFF'S RECOMMENDATION AT THIS TIME**, seconded by Mr. Smith.*

Ms. Arthur asked if they can make a recommendation to change it? She would like to change it.

Mr. Myer stated they would have to amend the motion. Here's what happened. I offered discussion, no one discussed. I said call the question and then you all started talking. Too late. At this time Mr. Myer asked for the roll call.

Mr. Hanger, yes; Mr. Smith, yes; Ms. Arthur, no; Mr. Cassata, no; Mr. Myer, no. <u>That motion fails.</u> FAILED, 2-3.

Mr. Myer stated what the board would like to see is that there's clarity; is it really that a 600 square foot garage can have a 600 square foot apartment on top of it because it's bigger than the 1100 or 1200 square foot house. Can you do it? That's the question. Right? And was that really the intention all those years ago with Mr. Doug Gutierrez (former City Planner). Mr. Myer stated he was here and he just doesn't remember that. He doesn't remember it.

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Mr. Hanger stated what they don't want and he thinks it has to be looked at. We don't want someone to have a house 2000 square feet over here, they built a 1000 foot garage and they put a 1000 square foot apartment up top and now that is a rental house for them.

Mr. Myer stated all those rules are in there. They cannot do that. It has to be a family member. It's highly restricted. That's another reason that he has a hard time believing that it was the way it's being interpreted. It just doesn't seem right to him.

Mr. Hanger made a motion to ***ACCEPT THE STAFF'S RECOMMENDATION WITH STAFF'S INTERPRETATION (Motion to agree with staff's interpretation of code Sec. 114-742 (2) C. 1 and Sec. 114-746 and Sec. 114-742 (2) B., as presented, such interpretation as applied to this case being that the overall square footage of the detached garage structure, including an apartment, cannot exceed 1011.5 square feet, which is 50% of the overall square footage of the principal structure on the lot, and that the apartment within said structure cannot exceed 800 square feet, and support staff's decision to deny approval of the applicant's permit request as submitted) AND THAT STAFF WILL CLARIFY AND CLEAR THE INTERPRETATION UP****, seconded by Mr. Smith.*

Mr. Hanger, yes; Mr. Smith, yes; Ms. Arthur, no; Mr. Cassata, no; Mr. Myer, yes. <u>This motion passes</u>. PASSED, 3-2.

(A copy of this meeting in its entirety is available on CD upon request in the Building and Zoning Department).

RESULT:	**ACCEPT STAFF'S RECOMMENDATION [3 TO 2]**
MOVER:	Robin D. Hanger, Board Member
SECONDER:	Dennis Smith, Board Member
AYES:	Myer, Hanger, Smith
NAYS:	Cassata, Arthur

Enacted and approved this 9th day of January, 2023, in Holly Hill

6. ORDINANCES

1. An Ordinance of the City of Holly Hill, Florida; Amending Chapter 3 (Enforcement) of the Holly Hill Code of Ordinance to Provide the City with a Process to Abate Nuisances Listed in Section 26-61 (Special Items Declared a Nuisance) of the Holly Hill Code of Ordinances; Providing for Notice to the Property Owner; Providing for Collection of Costs Incurred; Providing for Conflicting Ordinances; Providing for Severability; and Providing an Effective Date.

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

   Attorney Simpson and Mr. Walker mentioned that he would like to briefly explain what this agenda item is in reference to. The information below is a part of the agenda packet. Attorney Simpson spoke about homestead properties and structures that become a public

Attachment: BOPA Minutes - January 9, 2023 (4150 : Minutes)

nuisance and Code Enforcement involvement. Mr. Walker mentioned that the city has the right to remove vehicles from the property and tear down structures according to the code that become a public nuisance. This ordinance gives the city the ability, the mechanism to enforce removing trash that has become a public nuisance.

Attorney Simpson read through Section 26-61, Special Items Declared a Nuisance for the board and audience present at this time.

TITLE

Consider adoption of an Ordinance of the City of Holly Hill, Florida, amending the Holly Hill Code of Ordinances by amending Chapter 3 (Enforcement) of the Holly Hill Code of Ordinances, to provide the City with a process to abate nuisances listed in Section 26-61 (special items declared a nuisance.)

BACKGROUND

Code Enforcement is an important focus of the City of Holly Hill. Holly Hill Code Enforcement officers enforce a broad range of land use-related ordinances to ensure that a healthy and safe environment is maintained for the residents, businesses, and visitors of Holly Hill.

The process through which Code Officers do their job is outlined in the City's Code of Ordinances - particularly Chapter 2, Division 3, titled Code Enforcement, and Chapter 3, titled Enforcement. These chapters discuss definitions, the enforcement procedure, issuance of citations, and abatement, along with other topics related to the code enforcement process.

Chapter 26, Section 26-61 of the Code, titled Special items declared a nuisance, provides a list of items that are declared to be and constitute a nuisance. These include items such as the accumulation of trash and debris, storage of junk, improperly maintained septic tanks, as well as other types of nuisances.

In general, unresolved violations of code, such as the accumulation of trash and debris on private property, can lead to the issuance of daily fines and ultimately the placing of liens on the property. However, with few exceptions, the City does not specifically have the authority to abate (which is to "put an end to") a nuisance, by entering onto private property and removing (for example), trash and debris, or abate other types of nuisances. In general, once a lien is placed on a property for an unresolved violation of code, the City must wait for the property owner to abate (put an end to) the nuisance. This can become a severe problem in the case for instance, of a hoarder who refuses to remove large amounts of trash and debris from their property, and who in fact continues to accumulate such trash and debris.

The purpose of the proposed Ordinance is to expand the ability of the City to abate nuisances listed in Chapter 26, Section 26-61, including by entering onto private property, only after following the process outlined in the Ordinance, and receiving authorization from the City Commission. The proposed Ordinance also provides a process for notice, and authorizes the City to file a lien for costs incurred and pursue collection of costs as an assessment.

STAFF RECOMMENDATION

Adopt an Ordinance of the City of Holly Hill, Florida, amending Chapter 3 (Enforcement) of the Holly Hill Code of Ordinances to provide the City with a process to abate nuisances listed in Section 26-61 (special items declared a nuisance) of the Holly

Attachment: BOPA Minutes - January 9, 2023 (4150 : Minutes)

Hill Code of Ordinances; providing for notice to the property owner; providing for collection of costs incurred; providing for conflicting ordinances; providing for severability; and providing an effective date.

Mr. Hanger made a motion to ***ADOPT STAFF'S RECOMMENDATION TO ADOPT AN ORDINANCE OF THE CITY OF HOLLY HILL, FLORIDA, AMENDING CHAPTER 3 (ENFORCEMENT) OF THE HOLLY HILL CODE OF ORDINANCES TO PROVIDE THE CITY WITH A PROCESS TO ABATE NUISANCES LISTED IN SECTION 26-61 (SPECIAL ITEMS DECLARED A NUISANCE) OF THE HOLLY HILL CODE OF ORDINANCES; PROVIDING FOR NOTICE TO THE PROPERTY OWNER; PROVIDING FOR COLLECTION OF COSTS INCURRED,*** seconded by Ms. Arthur.

Mr. Myer opened public participation.

Heidi Heller, Holly Hill.

Mr. Myer closed public participation.

Mr. Myer opened discussion for the board members.

Mr. Hanger, yes; Ms. Arthur, yes; Mr. Smith, no; Mr. Cassata, yes; Mr. Myer, yes. <u>This motion passes</u>. PASSED, 4-1.

(A copy of this meeting in its entirety is available on CD upon request in the Building and Zoning Department).

RESULT:	**RECOMMEND APPROVAL TO CITY COMMISSION [4 TO 1]**
MOVER:	Robin D. Hanger, Board Member
SECONDER:	Loretta Arthur, Board Member
AYES:	Myer, Hanger, Cassata, Arthur
NAYS:	Smith

7. OLD BUSINESS

Mr. Myer mentioned that our staff has their hands tied when it comes to variances and small things. People bring their stuff in and they miss their setback by a tenth of a foot or something like that and they have to end up coming to get a variance instead of staff having to add a 10% write-off. Almost every other jurisdiction has that ability to do that. Holly Hill does not. It is a huge waste of time and manpower and money and he really thinks that this board should make a recommendation to the City Commission that they empower the staff with the ability to write-off these things up to some reasonable amount, 10% he thinks is usually the standard answer and give them that ability. Otherwise, we just end up spinning our wheels so often when we don't need to be.

Attorney Simpson stated it's still subject to the same terms, same conditions of a variance. They still have to meet those same elements.

Attachment: BOPA Minutes - January 9, 2023 (4150 : Minutes)

Mr. Myer stated, right. And there's a fee. There's an administrative write-off. He thinks Daytona charges $150 or something like that. There's a fee for it. It encourages people not to miss the setback by an inch or two or three inches because it's costing them money. But to have to go through a whole variance process for such a small amount, we're not going to do anything except give them the variance. We're not going to make them tear the building down or take the wall down. We may make them move a fence sometimes.

Attorney Simpson stated that's along the same lines as if…if you remember we had a variance who needed the wheelchair access because their son was disabled.

Mr. Myer stated, exactly.

Attorney Simpson stated and Brian and I talked about that and they shouldn't have to come through this process when they meet it. So, it can be tied into that same type of variance.

Mr. Myer asked if Mr. Walker can write something up and bring it back to the board so that we can have a look at it?

Mr. Walker stated, yes. It is on his list. He can work on it and bring it back to the board.

8. BOARD / STAFF COMMUNICATIONS

1. 2023 BOPA Meeting Schedule

(Requested by Eleni Deligianis, Board of Planning and Appeals)

Proposed meeting schedule for 2023 as follows:

Monday, February 6, 2023

Monday, March 6, 2023

Monday, April 3, 2023

Monday, May 1, 2023

Monday, June 5, 2023

Monday, July 10, 2023

Monday, August 7, 2023

Tuesday, September 5, 2023 - **They would like to move this date to another day. Tuesday's are not good for Mr. Myer. As they get closer to this date, they will select another day.**

Monday, October 2, 2023

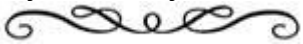
Monday, November 6, 2023

Monday, December 4, 2023

Attachment: BOPA Minutes - January 9, 2023 (4150 : Minutes)

RESULT:	INFORMATION ONLY

Enacted and approved this 9th day of January, 2023, in Holly Hill



9. ADJOURNMENT

The meeting adjourned at approximately 8:00 PM.

Attachment: BOPA Minutes - January 9, 2023 (4150 : Minutes)

STAFF REPORT
CITY OF HOLLY HILL, FLORIDA

Board of Planning and Appeals
Agenda Item

MEETING DATE: **June 5, 2023**
FROM: **Brian Walker**
SUBJECT: **Request a Variance from the Requirements of Sec. 114-765 - Schedule of Dimensional Requirements, Requiring that Principal Structures in the R-2 (Single-Family) Zoning District be a Minimum of Thirty-Feet (30') from the Front Property Line. Such Request is Made in Order to Install a 300 Square Foot Above-Ground Swimming Pool with Enclosure and or a 6 Foot Fence, on the West Side Property Line of the Existing House. the Property is Located on the Southeast Corner of Ridge Avenue, and Flomich Street, and More Particularly Known as 317 Flomich Street; V-2023-01 (Kate Smith and Joe Ducati, Applicant) (Brian Walker, Community Development Director).**
NUMBER: **(ID # 4147)**
APPLICANT: **Kate Smith and Joe Ducati**
PLANNER: **Brian Walker**

INTRODUCTION

VARIANCE - 317 Flomich Street - Request a variance from the requirements of Sec. 114-765 - Schedule of dimensional requirements, requiring that principal structures in the R-2 (Single-Family) zoning district be a minimum of thirty-feet (30') from the front property line. Such request is made in order to install a 300 square foot above-ground swimming pool with enclosure and a 6-foot fence, on the west side property line of the existing house. The property is located on the southeast corner of Ridge Avenue and Flomich Street, and more particularly known as 317 Flomich Street; V-2023-01 (Kate Smith and Joe Ducati, Applicant) (Brian Walker, Community Development Director).

BACKGROUND

- The parcel is part of the Rio Vista Section C Plat, approved by the Holly Hill City Commission on August 14, 1925 and filed in Map Book 10 Page 69.
- The lot contains a home originally built in 1956.
- The property under consideration is zoned R-2 (Single-Family), and has a Low Density Single-Family Residential future land use.
- The property sits on a corner and therefore is considered to have two front yards and two side yards.

- The property owner would like to install an above ground pool and enclosure on the west side of the home but is unable to meet the 30' rear setback as required by Sec. 114-765 - Schedule of dimensional requirements.
- On April 18, 2023, the property owner applied for a front-yard setback variance.

DISCUSSION:

The home was built in 1956 on a 5,900 square foot corner lot. Because corner lots front on two roads, the property lines abutting the roads are considered to be front yard property lines for zoning purposes. The two remaining property lines are considered side yard property lines. Therefore, the home has two front yard property lines, and two side yard property lines, and is not considered to have a rear property line.

The home is currently setback approximately 19.8 linear feet from the western property line on Ridge Avenue, and varies between approximately 30 to 34.6 linear feet from the northern property line on Flomich Street. Both of these property lines are front yard property lines and require a 30-foot setback. The two remaining property lines on the east and south require an 8-foot set-back. The home is approximately 5 feet from the east side property line, and 7 feet from the south side property line.

The property owner desires to install a pool and screen enclosure on the west side of the property. This is the most logical proposed location for the pool since it is functionally the side yard of the home and contains a 40-foot grassed ROW buffer between the road and property line. However, the applicant is unable to meet the required 30-foot front-yard setback as required and for this reason has applied for a front-yard setback variance. Should the variance request be granted, the applicant will be permitted to place a pool and enclosure, along with a 6 foot fence, on the west property line along Ridge Avenue.

REQUESTED VARIANCE:

Request a variance from the requirement of Sec. 114-765 - Schedule of dimensional requirements, which requires that principal structures in the R-2 (Single-Family) zoning district be a minimum of thirty-feet (30') from the front property line. The request is to eliminate the setback requirement (0-foot setback) for an above ground pool and enclosure with 6-foot fence, on the property's west side.

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

VARIANCE CRITERIA - Sec. 82-317

CRITERIA No. 1:

That special conditions and circumstances exist which are peculiar to the land, structure or building involved, as distinguished from the applicant himself, and which are not applicable to

other lands, structures or buildings in the same zoning district:

FINDINGS OF FACT No. 1:
The home on the property was built in 1959 on a 5,900 square foot corner lot. This occurred prior to the City adopting its Land Development Regulations in 1993. The minimum lot size in the R-2 zoning district, of which this home is a part, is currently 7,500 square feet. Therefore, the lot is over 20% smaller than what is required for the zoning district. This make finding room for common accessory structures such as a swimming pool and enclosure, while meeting the setbacks required for the R-2 zoning district, not possible.

Criteria met? *Yes*

CRITERIA No. 2:

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

FINDINGS OF FACT No. 2:
The circumstances that make the variance request necessary, were created prior to the City adopting its Land Development Regulations in 1993, and were not the result of the applicant's actions.

Criteria met? *Yes*

CRITERIA No. 3:

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

FINDINGS OF FACT No. 3:
Granting the variance will not confer a special privilege on the applicant. The applicant requests the variance in order to install a pool and enclosure, which are permitted for all homes in the R-2 zoning district.

Criteria met? *Yes*

CRITERIA No. 4:

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

FINDINGS OF FACT No. 4:
A literal interpretation of the provisions of this subpart would deprive the applicant of an above ground pool, a right commonly enjoyed by other properties in the same zoning district under the terms of this subpart, and would work an unnecessary and undue hardship on the applicant.

Criteria met: *Yes*

CRITERIA No. 5:

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

FINDINGS OF FACT No. 5:
The distance between the house and property line on Ridge Avenue is approximately 20 feet. This is the minimum area needed to reasonably accommodate a pool and enclosure. Even with the elimination of the required 30-foot setback from the property line for structures on the west, the property line is set back 40 feet from Ridge Road. Therefore, the grassed area between Ridge Road and the property line, is more than the required 30-foot property line setback and on its own, acts as a de facto buffer and setback.

Criteria met? *Yes*

CRITERIA No. 6:

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

FINDINGS OF FACT No. 6:
Granting the variance is in harmony with the general intent and purpose of the Comprehensive Plan and will not be injurious to the area involved or otherwise detrimental to the public welfare.

Criteria met? *Yes*

FINDINGS OF FACT:

Staff finds that the applicant has met all of the criteria as stated above to grant the requested variance.

ADDITIONAL INFORMATION:

Sec. 82-320. - Expiration.
A variance shall begin to serve the purpose for which it was granted within 18 months following the granting action by the city commission and shall otherwise become void. However, a shorter period of time may be stipulated by the city commission in an individual case as a condition imposed pursuant to Section 82-316.

STAFF RECOMMENDATION:

STAFF RECOMMENDS APPROVAL OF A FRONT-YARD SETBACK VARIANCE FROM THE REQUIREMENTS OF SEC. 114-765 - SCHEDULE OF DIMENSIONAL

REQUIREMENTS, FROM THIRTY-FEET (30 FEET) TO ZERO FEET (0 FEET) ON THE WEST PROPERTY LINE ONLY, TO ALLOW THE CONSTRUCTION OF AN UP TO 300 SQUARE FOOT POOL AND AN ENCLOSURE AND 6-FOOT FENCE AT THE HOME LOCATED ON THE SOUTHEAST CORNER OF RIDGE AVENUE AND FLOMICH STREET, AND MORE PARTICULARLY KNOWN AS 317 FLOMICH STREET.

- Application (PDF)
- Plat (PDF)
- Survey (PDF)
- General Location Map (PDF)
- Aerial (PDF)
- Map Views (PDF)
- Property Record Card (PDF)
- Possible Layouts (PDF)

V# 23-912

HOLLY HILL RECEIVED APR 18 2023 BY: Paid

HOLLY HILL
FLORIDA

1065 Ridgewood Avenue, Holly Hill, FL 32117
TELEPHONE: (386) 248-9442 PERMITDESK@HOLLYHILLFL.ORG

VARIANCE

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

PROPERTY

PARCEL ID #: 318 2863

ADDRESS: 317 Flomich Street

TOTAL ACREAGE: .115 acre
RESIDENTIAL

USE OF PROPERTY: ☑ RESIDENTIAL ☐ NON-

ZONING: residential

FUTURE LAND USE: Above ground pool 12' x 25'

TYPE OF STRUCTURE: ☐ SHED ☐ FENCE ☑ POOL ☑ SCREEN ENCLOSURE ☐ ADDITION ☐ SINGLE FAMILY HOME

DESCRIPTION OF STRUCTURE:

TYPE OF VARIANCE:

☑	FRONT YARD SETBACK	REQUIRED: 30 FT.	PROPOSED: 0 FT.
☐	SIDE YARD SETBACK	REQUIRED: ___ FT.	PROPOSED: ___ FT.
☐	SIDE STREET SETBACK	REQUIRED: ___ FT.	PROPOSED: ___ FT.
☐	REAR YARD SETBACK	REQUIRED: ___ FT.	PROPOSED: ___ FT.
☐	MINIMUM LOT SIZE	REQUIRED: ___ SQ. FT.	ACTUAL: ___ SQ. FT.
☐	WIDTH AT BUILDING LINE	REQUIRED: ___ FT.	ACTUAL: ___ FT.
☐	HEIGHT	REQUIRED: ___ FT.	PROPOSED: ___ FT.

IS THIS REQUEST FOR A STRUCTURE THAT HAS ALREADY BEEN BUILT? ☐ YES ☑ NO

IS THE PROPERTY AVAILABLE FOR INSPECTION WITHOUT APPOINTMENT? ☑ YES ☐ NO

OWNER

NAME: Kate Smith, Joe Ducati COMPANY: ---

ADDRESS: 317 Flomich street

CITY: Holly Hill STATE: Florida ZIP: 32117

PHONE: 267 307 6614 EMAIL: jducati12@gmail.com

Revised 2018

Attachment: Application (4147 : 317 Flomich Street Variance)

V#_____

HOLLY HILL
FLORIDA

1065 Ridgewood Avenue, Holly Hill, FL 32117
TELEPHONE: (386) 248-9442 PERMITDESK@HOLLYHILLFL.ORG

AGENT/CONSULTANT

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

APPLICATION TYPE/FEE

☑ **VARIANCE – RESIDENTIAL**	$350.00 PER VARIANCE
☐ **VARIANCE – COMMERCIAL**	$500.00 PER VARIANCE

ATTACHMENT CHECKLIST

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

Revised 2018

Attachment: Application (4147 : 317 Flomich Street Variance)

V#_____

HOLLY HILL
FLORIDA

1065 Ridgewood Avenue, Holly Hill, FL 32117
TELEPHONE: (386) 248-9442 PERMITDESK@HOLLYHILLFL.ORG

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

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

Joseph Bucci — Feb. 21, 2023

SIGNATURE OF OWNER/AUTHORIZED APPLICANT **DATE**

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

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

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

The maintenance easement on Ridge St. is peculiarly large in comparison to other streets in the same zoning district.

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

We, the applicants, have had no input in the planning of maintenance easements.

Attachment: Application (4147 : 317 Flomich Street Variance)

V#_____

HOLLY HILL
FLORIDA
1065 Ridgewood Avenue, Holly Hill, FL 32117
TELEPHONE: (386) 248-9442 PERMITDESK@HOLLYHILLFL.ORG

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

The variance request would not allow us any special privilege, as we would like our lot size to be in alignment with others in the same zoning district.

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

We, the applicants, would be deprived of land use as the maintenance easement, at present, is 40' wide from the side of our property to Ridge Street.

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

To make possible the reasonable use of the requested variance we need 10' extra feet to install an above ground swimming pool. [redacted] 12' x 25' pool

In the last two years, both Joe Ducati and Kale Smith-Ducati have been physically disabled, and are presently getting Social Security Disability payments. Having a swimming pool would greatly help us improve our health. Which is why [illegible]

Attachment: Application (4147 : 317 Flomich Street Variance)

V#_____

HOLLY HILL
FLORIDA
1065 Ridgewood Avenue, Holly Hill, FL 32117
TELEPHONE: (386) 248-9442 PERMITDESK@HOLLYHILLFL.ORG

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

the variance we are asking for is for the installation of an above ground swimming pool, which will ~~be~~ have a fence around it, so as not to be detrimental to the public welfare.

Attachment: Application (4147 : 317 Flomich Street Variance)

SECTION "C"

RIO VISTA

ON THE HALIFAX
FLORIDA

WALTER · C · HARDESTY

OWNER & DEVELOPER

SCALE 1" = 100'

Located in the Town of Holly Hill, in Section 42 of Township 14 South, Range 32 East, Volusia County, Florida.

Being a replat of Blocks 1, 2, 3, 4, 5 & 6 of Section "B" of Rio Vista as recorded in Plat Book 6, page 150, of Volusia County Records. More particularly described as follows: Beginning at a point in the East line of the Thomas Fitch Grant, 1840 feet South of the S.W. corner of Section 26; Thence S. 64°-50' W. 1664.38 feet; thence by a curve whose radius is 100.00 feet and long chord bears S 88°-12' W 79.80 feet; thence by a curve whose radius is 150.00 feet and long chord bears S 88°-12' W. 119.46 feet to a point in the Easterly Right of Way line of the Florida East Coast R.R.; thence S 24°-49' E along said R. of W. line 1371.91 feet; thence N 64°-46' E. 1842.30 feet to a point in the East line of the Thomas Fitch Grant; thence N 25°-0' W. 1293.00 feet to the place of beginning.

STATE OF FLORIDA.
COUNTY OF VOLUSIA.

This is to certify that "Walter C. Hardesty, Inc." is the owner of the land enumerated and described on this plat; That the said "Walter C. Hardesty, Inc." caused the replat of said property to be made according to the plat herewith and that "Walter C. Hardesty, Inc." hereby dedicates to Public Use as highways all land shown on this plat as Streets and Avenues.

By and with the authority of its Board of Directors.

"WALTER C. HARDESTY, INC."

WITNESSES { W.H. Young — By Walter C. Hardesty — PRESIDENT.
Marguerite Vann — Annie Hardesty — SECRETARY.

STATE OF FLORIDA.
COUNTY OF VOLUSIA.

On this day personally appeared before me Walter C. Hardesty, President, and Annie Hardesty, Secretary of "WALTER C. HARDESTY, INC." to me well known as such officers, who acknowledged that they executed the foregoing instrument for the purpose therein expressed; whereupon it is prayed that the same may be recorded.

In witness whereof, I have hereunto affixed my hand and seal, this 4th day of September A. D. 1925.

Marguerite Vann NOTARY PUBLIC.

My Commission Expires May 10th 1927

I hereby certify that this is a true and correct representation of the land platted and that permanent reference monuments are set at points marked "O.R.M." Platted August 1925.

W.H. Young, Civil Engr.

W.H. YOUNG CERTIFICATE No 540 STATE OF FLORIDA REGISTERED ENGINEER

Approved by the Town Council of Holly Hill, Aug 14 1925

Frank R. Murphy Town Clerk.

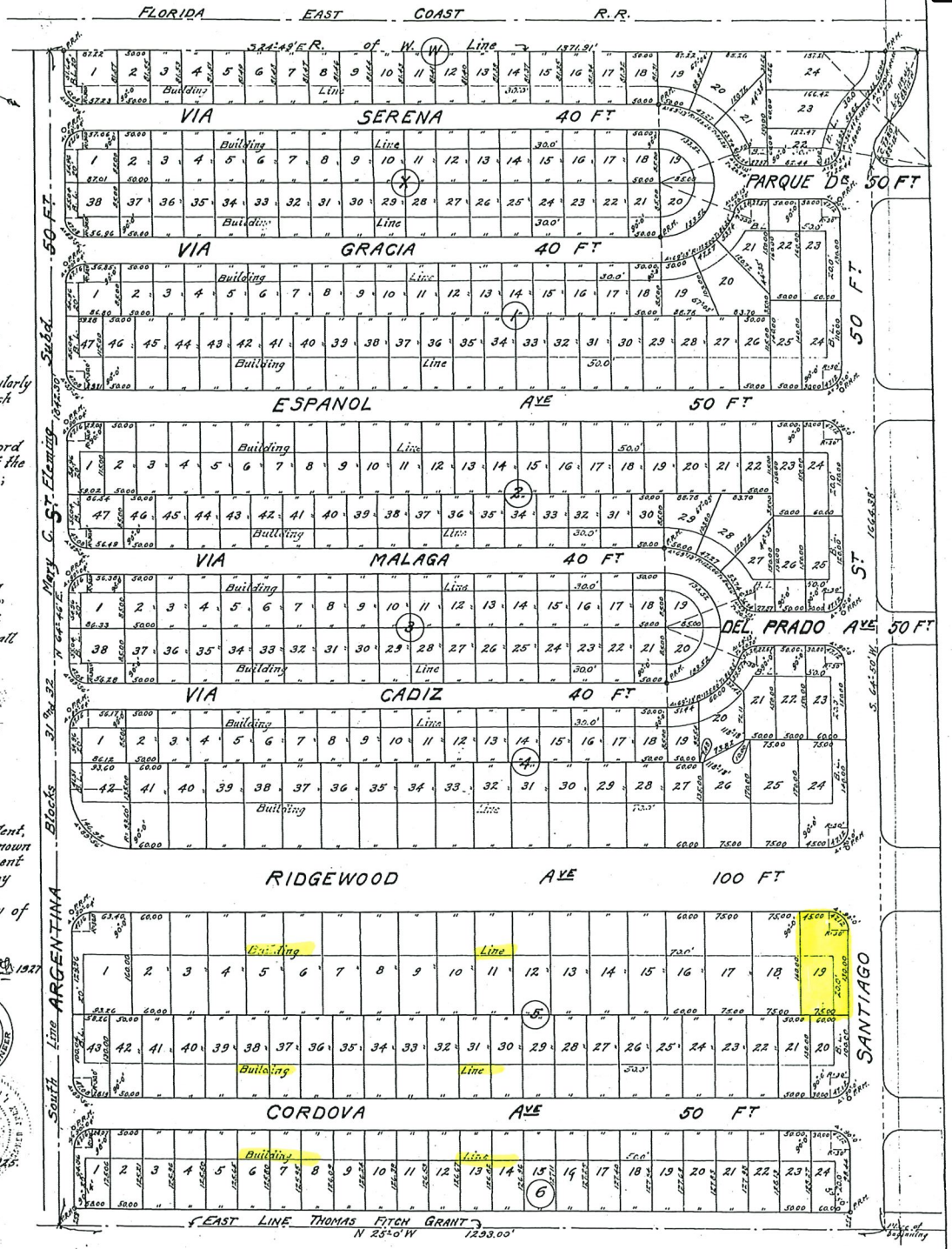
I hereby certify that this plat complies with the SURVEY LAW passed June 11th 1925.

Filed for record and recorded OCT 26 1925 1925.

Volume ____ Page ____

Arnold D. Gordon County Clerk & Recorder.

By Clifford Bell D.C.



Attachment: Plat (4147 : 317 Flomich Street Variance)

317 Flomich Street, Holly Hill, Fl.
Kate Smith-Ducati
Joe Ducati

Boundary Survey

LEGAL DESCRIPTION: THE WESTERLY 50 FEET OF LOT 19 AND THE WESTERLY 50 FEET OF THE NORTHERLY 25 FEET OF LOT 18, BLOCK 5, SECTION "C" RIO VISTA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 10, PAGE 69, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.



317 FLOMICH STREET
HOLLY HILL, FL.

SOUTHERN TITLE HOLDING COMPANY, LLC

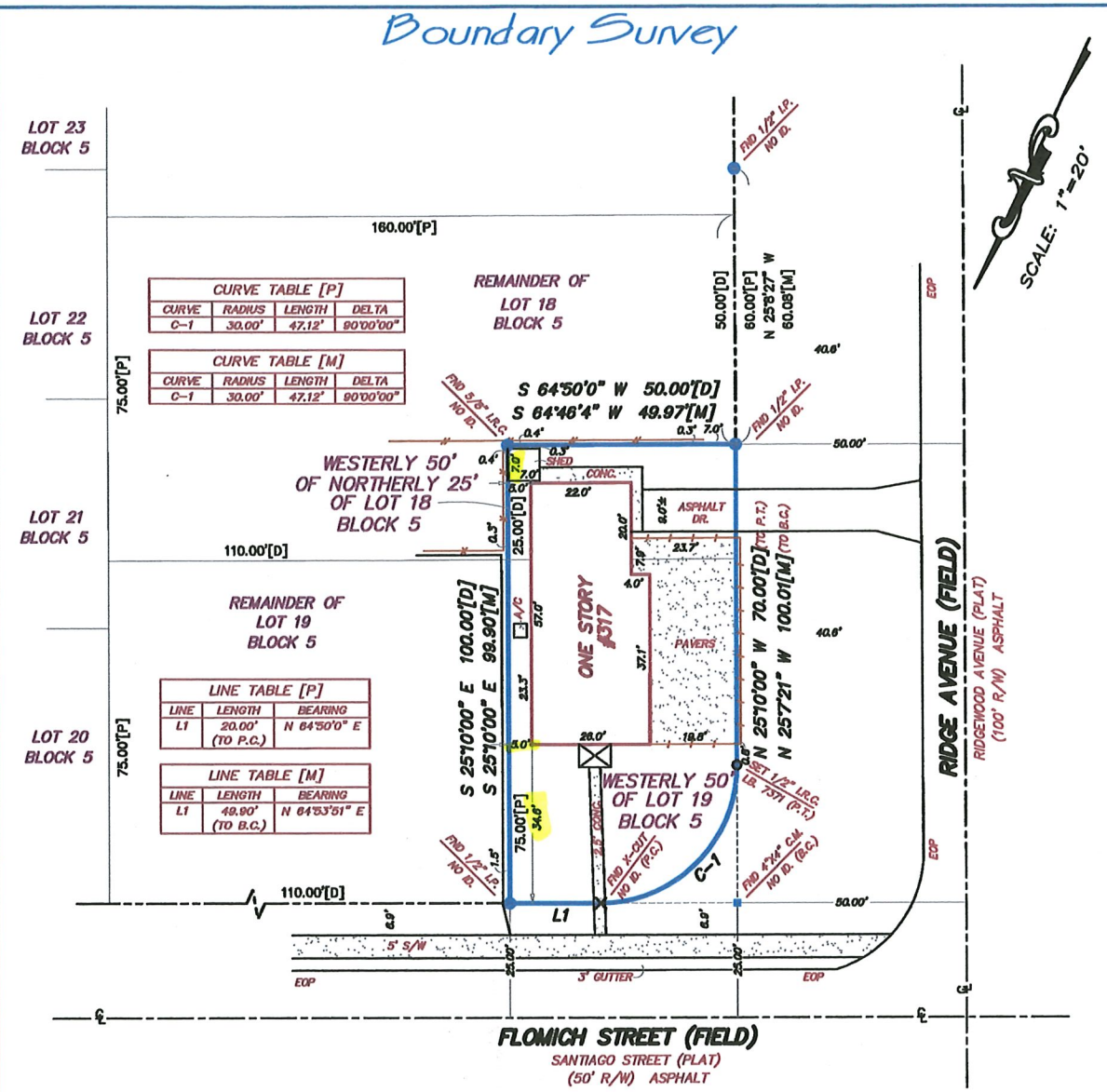
Long Surveying, Inc.
"Specializing in Residential Surveying"
LB No. 7371
1061 S. Sun Dr. Ste. #1113
Lake Mary, FL 32746
Office 407-330-9717 or 407-330-9716
Fax 407-330-9775
www.longsurveying.com

DRAWN BY:	CHECKED BY:
RAJESH–RG	BRETT

CERTIFIED TO:
KATHERINE G. SMITH-DUCATI & JOSEPH A. DUCATI
SOUTHERN TITLE HOLDING COMPANY, LLC
AGENTS NATIONAL TITLE INSURANCE COMPANY
GUARANTEED RATE INC. ISAOA/ATIMA

COMMUNITY NO: 125112
PANEL: 0218 SUFFIX: K F.I.R.M. DATE: 09/29/17
FLOOD ZONE: X

SURVEY NO.	FIELD DATE:
127300	11/03/22



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

BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF FLOMICH STREET BEING S 25°10'00" E PER PLAT

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

OFFICE #407–330–9717

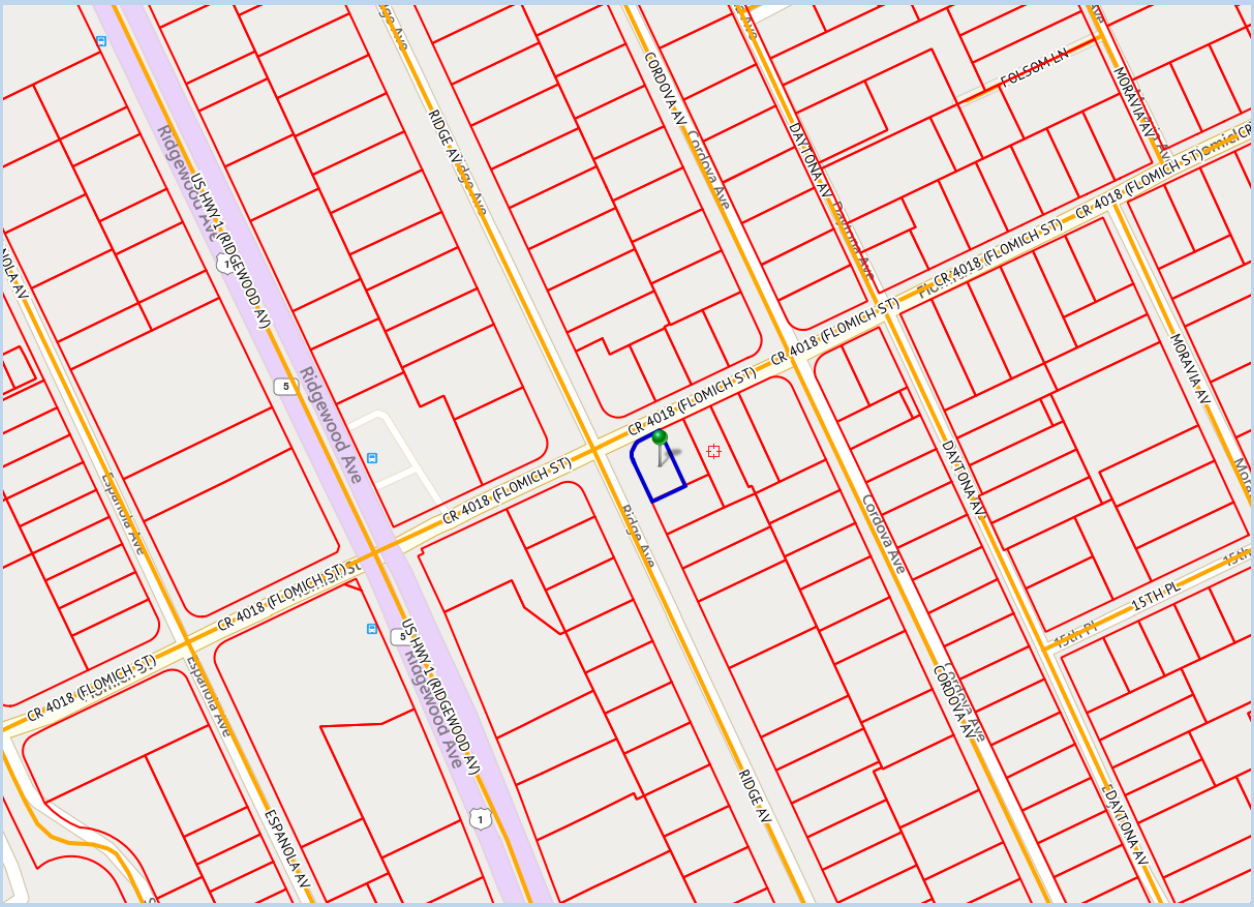
Certification: I certify that this survey was made under my direction and that it meets the minimum technical standards set forth by the Board of Professional Land Surveyors and Mappers in Chapter 5J–17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

LOUIS RAMIREZ CERTIFICATE NO: 6304 STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR & MAPPER

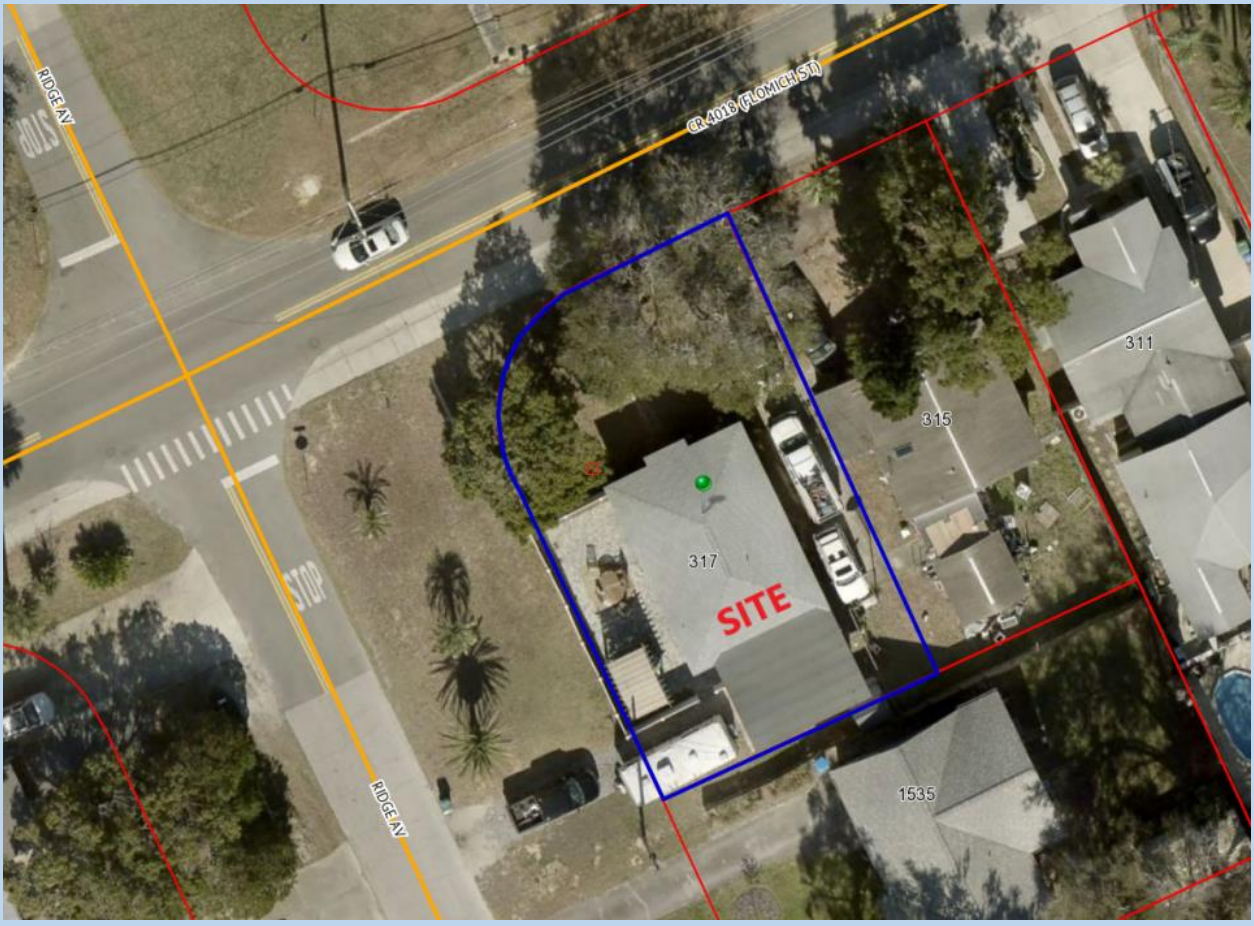
LOUIS RAMIREZ L.S. NO. 6304

Attachment: Survey (4147 : 317 Flomich Street Variance)

General Location Map



AERIAL


RIDGE AV
CR 4013 (FLOMICH ST)
311
315
317
SITE
LED
STOP
RIDGE AV
1535

View on Ridge Avenue Side of the Property

Pool and Enclosure will be behind the existing fence. The applicant proposes to extend the 6-foot fence with gate, along the property line and across the drive-way.



View from Flomich Street Looking South – Pool and Enclosure will be behind the white fence to the right of the house.



View on Ridge Ave Looking North



View on Ridge Ave Looking South



View from Flomich Street Looking East



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

AltKey: 3182863 **Parcel ID: 424220050191**
SMITH-DUCATI KATHARINE G **317 FLOMICH ST, HOLLY HILL, FL**

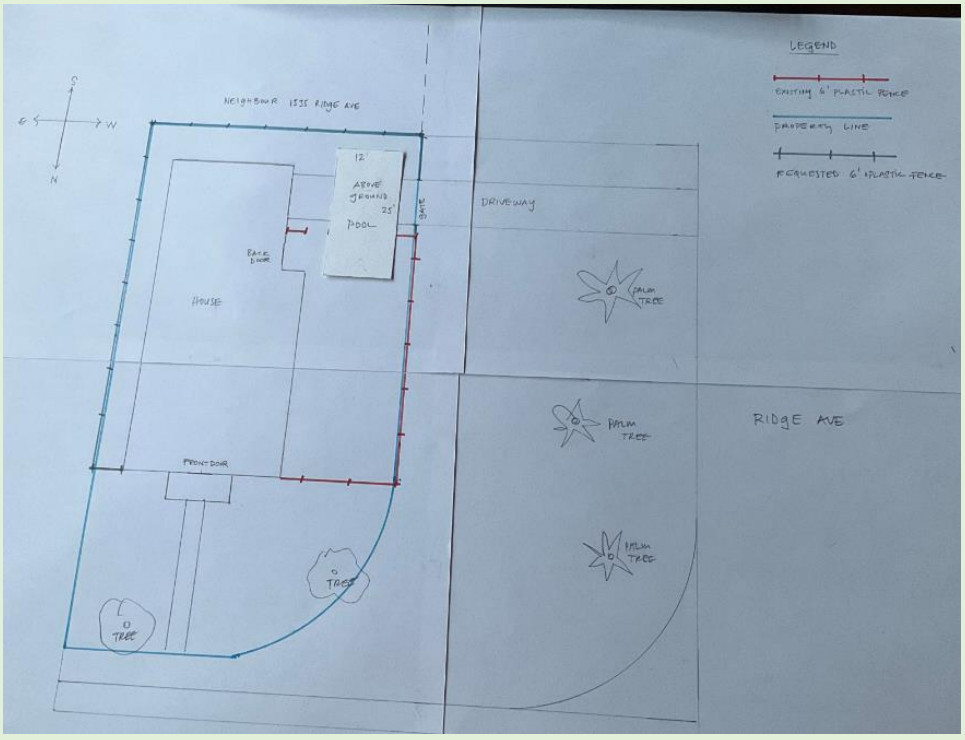
Parcel Summary

Alternate Key:	3182863
Parcel ID:	424220050191
Township-Range-Section:	14 - 32 - 42
Subdivision-Block-Lot:	20 - 05 - 0191
Owner(s):	SMITH-DUCATI KATHARINE G - TE - Tenancy in the Entirety - 100 DUCATI JOSEPH A - TE - Tenancy in the Entirety - 100%
Mailing Address On File:	317 FLOMICH ST HOLLY HILL FL 32117
Physical Address:	317 FLOMICH ST, HOLLY HILL 32117
Property Use:	0100 - SINGLE FAMILY
Tax District:	203-HOLLY HILL
2022 Final Millage Rate:	18.7895
Neighborhood:	2216
Business Name:	
Subdivision Name:	
Homestead Property:	Yes

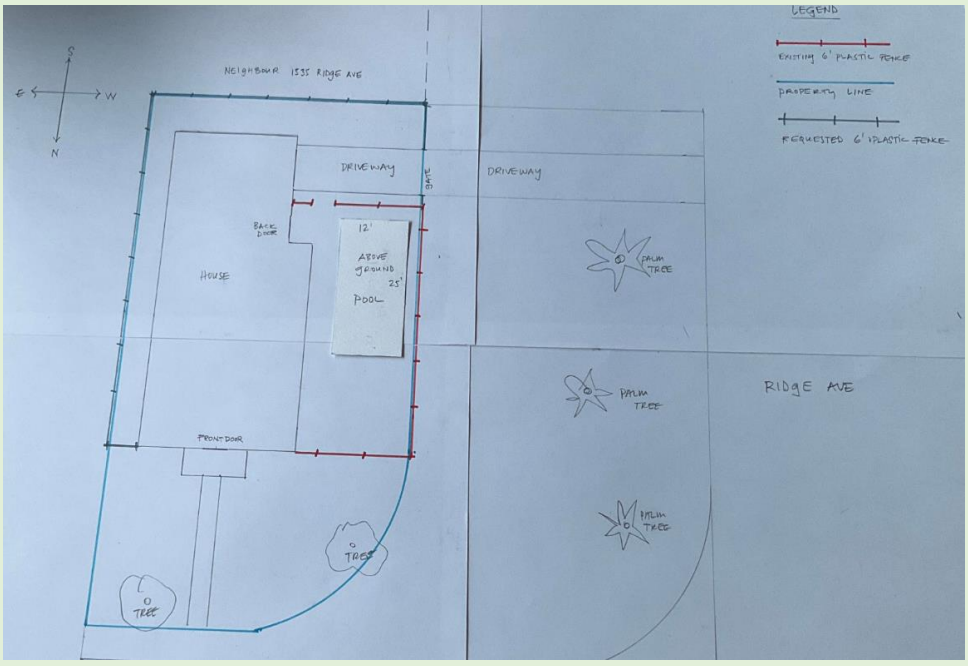
Attachment: Property Record Card (4147 : 317 Flomich Street Variance)

Possible Layouts

This layout puts the pool across the driveway.



This layout puts the pool north of the driveway.



Attachment: Possible Layouts (4147 : 317 Flomich Street Variance)

HOLLY HILL
FLORIDA

STAFF REPORT
CITY OF HOLLY HILL, FLORIDA

Board of Planning and Appeals
Ordinance

MEETING DATE: **June 5, 2023**
FROM: **Brian Walker**
SUBJECT: **An Ordinance of the City of Holly Hill Florida, Amending the Comprehensive Plan by Amending the Future Land Use Map Designation of Certain Property Identified in Attachment A, by Virtue of a Small Scale Future Land Use Map Amendment; Changing the Future Land Use Map Designation from Low Medium-Density Residential (LMDR) to Commercial and Further Adding Text to Restrict Commercial Development on Such Parcels to Specific Storage Uses; Providing for Conflicting Ordinances; Providing for Severability; and Providing an Effective Date. And An Ordinance of the City of Holly Hill, Florida, Amending the Land Development Regulations, by Amending the Official Zoning Map to Designate the Property Described in Exhibit a from CC-1 (Commercial Corridor District) and R-7 (Medium-Density Multi-Family Residential) to BPUD (Business Planned Unit Development); Providing for Conflicting Ordinances; Providing for Severability; and Providing an Effective Date.**
NUMBER: **(ID # 4146)**
APPLICANT: **Brian Walker**
PLANNER:

INTRODUCTION

Consider an Ordinance enacting a Small Scale Future Land Use Map Amendment from Low Medium-Density Residential (LMDR) to Commercial, and a separate Ordinance enacting a Rezone from CC-1 (Commercial Corridor District) and R-7 (Medium-Density Multi-Family Residential) to BPUD (Business Planned Unit Development), together totaling approximately 8.05 acres, located in the general area of the northeast corner of 13th Street and Old Kings Road with a parcel touching N Nova Road addressed as 1704 N Nova Road. (CPA-2022-02) (RZ-2022-02) (Cobb Cole, Applicant).

BACKGROUND

The Applicant is requesting an amendment and rezone in order to develop a 3 story, indoor climate-controlled storage facility on N Nova Road with covered and uncovered vehicle, boat and RV parking to the west, in back of the facility. The overall project area consists of a commercial parcel used as a parking lot on N Nova Road that is approximately 2.4 acres in size, and a vacant, wooded residential area to the west that, is approximately 5.65 acres in size. The

applicant has submitted renderings and a proposed signage plan.

The vacant wooded property abuts residential homes on 3 sides and commercial on the east, while the commercial portion abuts commercial on three sides and residential to the west.

While the wooded residential area proposed for boat and RV storage is primarily surrounded by homes in unincorporated Volusia County, it can currently be developed as an apartment community. The applicant feels that boat and RV storage would be a quieter, and less intense use.

The boat and RV storage area will be a paved area with carport type structures. The applicant is tying the boat and RV storage use on the west to a more robust storage development project along Nova Road. The proposed BPUD will require that the indoor storage building on Nova Road obtain a certificate of occupancy prior to the boat and RV storage area being approved and opened for use. However, both projects may be built simultaneously.

A comprehensive plan text amendment is also proposed to limit the commercial use on the parcels for which a FLU map amendment is proposed. The text amendment shall be allowed for parcels, 424204340220, 424286030260, 424286030250, 424286030240, 424286020060, 424286020070, 424286020050, 424286020040, 424286020030, 424286020011, to change the future land use from Low Medium-Density Residential (LMDR) to the General Retail Commercial designation, subject to a limitation on development of the site for Miniwarehouses, vehicle/trailer, and outdoor covered storage uses, limited to the traffic generating equivalent of 700 personal storage units.

SITE INFORMATION

Size of Property: The property consists of approximately 8.05 acres.

Legal Description: (Exhibit A)

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

General Location: See Location Map **(Exhibit C**)

Frontage: The property has approximately 266 feet of frontage along N Nova Road.

Access: Vehicular access will be from N Nova Road.

Aerial Photography: (**Exhibit D**)

Existing Development: The property is vacant with the commercial portion paved.

Future Land Use Designation: The current FLU designation is Low Medium-Density Residential on the residential parcels and Commercial on the commercial parcel and the proposed FLU designation is Commercial on the residential parcels. (**Exhibit E**)

Zoning: Current Zoning is R-7 (Medium-Density Multi-Family Residential) and CC-1 (Commercial Corridor), and the proposed is zoning is BPUD (Business Planned Unit Development). (**Exhibit F**)

Floodplain Impacts: Based on floodplain map analysis the property is not flood prone. (**Exhibit**

G)

Wetland Impacts: Based on aerial photos and County wetland map analysis, there are wetlands on the subject property. **(Exhibit H)**

Buffers: Buffering will be provided between commercial and residential uses.

Required Vacates: The underlying residential plat will be vacated.

ZONING AND LAND USES

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

PROJECT ANALYSIS

In addition to criteria established in the Comprehensive Plan, the amendment has been analyzed in terms of its infrastructure impacts. For considering a change of land use, an analysis comparing the maximum development potential under each land use and available capacity is required. Impacts to traffic, potable water and waste water is shown in **Exhibit I** and **Exhibit J** titled, Utility Impact Analysis and Traffic Impact Analysis respectively.
The change in land use will not result in any increased utility or traffic impacts.

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

Stormwater Management: The proposed use is commercial development. Drainage patterns will comply with current rules specified by the City of Holly Hill, Volusia County, St. Johns River Water Management District and Federal Emergency Management Agency. This project will attenuate and treat the stormwater for the mean annual, 25-year, 24-hour and 100-year, 24-hour storm events. The site will be developed in accordance with all Local, State and Federal regulations. Post development stormwater discharge rates and volumes will not exceed pre-development discharge rates and volumes.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

A review of the goals, objectives and policies of the comprehensive plan was conducted to determine if the proposed amendment to the future land use map is consistent with the comprehensive plan. Staff finds that the requested small-scale future land use map amendment is consistent with the City's Comprehensive Plan with particular emphasis on the following:

Policy 1.2.12 - The City shall promote superior design for new development and redevelopment, and the inclusion of special amenities through the use of innovative development techniques which may include planned-unit development, mixed use development, cluster development, transfer of development rights, and density and intensity bonuses.

Policy 1.2.15 - The City shall enact and enforce zoning and other land development regulations

in such a way as to provide transitional uses between areas of widely disparate land use density or intensity.

Objective 1.9 - The City shall promote urban infill development and redevelopment in areas where public facilities and services are available.

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

Objective 2.1 - Concurrency: The City shall approve development only where it demonstrates that the impacts of such development do not degrade the established level-of-service standards for public facilities and services below acceptable levels.

Response: The proposed development utilizes the planned unit development process to allow for design of a commercial self-storage use that will create a transitional use between the existing commercial corridor and surrounding residential uses in an appropriate scale and location within the City. The development will locate a low-intensity use within the area supported by public services and utilities.

CONSISTENCY WITH THE URBAN SPRAWL RULE AS REQUIRED BY FLORIDA STATUTES

Section 163.3177(6)(a)(9)(b), Florida Statutes, provides that plan amendments shall be determined to discourage the proliferation of urban sprawl if they incorporate a development pattern or urban form that achieves four or more of the following:

(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

Response: The proposed development is located along a City thoroughfare and directs growth in an area planned for urban services and away from environmentally sensitive areas.

(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Response: The proposed development is located along a City thoroughfare and directs growth in an area planned for urban services.

(III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

Response: The proposed project is located in close proximity to existing support and transit services along Nova Road.

(IV) Promotes conservation of water and energy.

Response: The proposed development will be built to modern standards inclusive of improved water and energy system maintenance.

(V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

Response: N/A
(VI) Preserves open space and natural lands and provides for public open space and recreation needs.

Response: N/A

(VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

Response: The proposed development utilizes the planned unit development process for self-storage uses that will create a transitional use between the existing commercial corridor and surrounding residential uses in an appropriate scale and location within the City.
(VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

Response: The proposed development utilizes the planned unit development process for self-storage uses that will create a transitional use between the existing commercial corridor and surrounding residential uses in an appropriate scale and location within the City.

The proposed amendment promotes a development pattern and urban form that achieves six of the preceding eight general policies. Accordingly, the proposed amendment exceeds the urban sprawl standards set forth in Section 163.3177(6)(a)(9)(b), Florida Statutes.

Appropriateness of the Requested Zoning Category
In reviewing the appropriateness of the requested BPUD zoning designation, the Board of Planning and Appeals and City Commission, must consider the 8 specific criteria listed in Sec. 82-372 of the Land Development Regulations. The applicant has reviewed the criteria and provided a narrative in attachment **Exhibit K.**

It is staff's opinion that the requested rezone from R-7 and CC-1 to BPUD is justified and appropriate for the area.

STAFF RECOMMENDATION

Adopt an Ordinance of the City of Holly Hill Florida, amending the comprehensive plan by amending the future land use map designation of certain properties totaling 5.19 acres, listed and legally described in **Exhibit L** titled; Comprehensive Plan Properties, by virtue of a small scale future land use map amendment; changing the future land use map designation from low medium density residential to Commercial and to further limit permitted commercial activity on such

parcels to miniwarehouse storage, covered and uncovered vehicle, boat and RV storage, via a comprehensive plan text amendment; providing for conflicting ordinances; providing for severability; and providing an effective date.

And A Separate Ordinance

Adopt the proposed Ordinance enacting a Rezone from CC-1 (Commercial Corridor District) and R-7 (Medium-Density Multi-Family Residential) to BPUD (Business Planned Unit Development) for parcels and the area legally described in **Exhibit A**, titled; Legal Description, together totaling approximately 8.05 acres.

ATTACHMENTS:

- Application (PDF)
- Applicant Submittal (PDF)
- List of Included Parcels (PDF)
- Survey (PDF)
- Development Agreement - Braintree - Nova Storage (PDF)
- Preliminary Development Plan - Exhibit B to the Development Agreement (PDF)
- Renderings (PDF)
- Proposed Signage Plan (PDF)
- Zoning and Land Use Table (PDF)
- Legal Description of Parcels with Commercial Use Limitation (PDF)
- Exhibit A - Legal Description (PDF)
- Exhibit B - Property Appraiser Info Sheets (PDF)
- Exhibit C - Location Map (PDF)
- Exhibit D - Aerial Map (PDF)
- Exhibit E - Current and Proposed FLU Map (PDF)
- Exhibit F - Current and Proposed Zoning (PDF)
- Exhibit G - Flood Map (PDF)
- Exhibit H - Wetland Map (PDF)
- Exhibit I - Utility Impact Analysis (PDF)
- Exhibit J - Traffic Impact Analysis (PDF)
- Exhibit K - Appropriateness Requested Zoning (PDF)
- Exhibit L - Comp Plan Parcels (PDF)

Ordinance No. (ID # 4146)

AN ORDINANCE OF THE CITY OF HOLLY HILL FLORIDA, AMENDING THE COMPREHENSIVE PLAN BY AMENDING THE FUTURE LAND USE MAP DESIGNATION OF CERTAIN PROPERTY IDENTIFIED IN ATTACHMENT A, BY VIRTUE OF A SMALL SCALE FUTURE LAND USE MAP AMENDMENT; CHANGING THE FUTURE LAND USE MAP DESIGNATION FROM LOW MEDIUM-DENSITY RESIDENTIAL (LMDR) TO COMMERCIAL AND FURTHER ADDING TEXT TO RESTRICT COMMERCIAL DEVELOPMENT ON SUCH PARCELS TO SPECIFIC STORAGE USES; PROVIDING FOR CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE. AND AN ORDINANCE OF THE CITY OF HOLLY HILL, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS, BY AMENDING THE OFFICIAL ZONING MAP TO DESIGNATE THE PROPERTY DESCRIBED IN EXHIBIT A FROM CC-1 (COMMERCIAL CORRIDOR DISTRICT) AND R-7 (MEDIUM-DENSITY MULTI-FAMILY RESIDENTIAL) TO BPUD (BUSINESS PLANNED UNIT DEVELOPMENT); PROVIDING FOR CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF HOLLY HILL FLORIDA, AMENDING THE COMPREHENSIVE PLAN BY AMENDING THE FUTURE LAND USE MAP DESIGNATION OF CERTAIN PROPERTY IDENTIFIED IN ATTACHMENT A, BY VIRTUE OF A SMALL SCALE FUTURE LAND USE MAP AMENDMENT; CHANGING THE FUTURE LAND USE MAP DESIGNATION FROM LOW MEDIUM-DENSITY RESIDENTIAL (LMDR) TO COMMERCIAL AND FURTHER ADDING TEXT TO RESTRICT COMMERCIAL DEVELOPMENT ON SUCH PARCELS TO SPECIFIC STORAGE USES; PROVIDING FOR CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

SECTION 1. The Future Land Use Map for the City of Holly Hill, is hereby amended to designate the parcels identified in ATTACHMENT A Commercial.

SECTION 2. The City's Comprehensive Plan is hereby amended by adding text to policy 1.1.2, to read as follows (**bold** and underline indicates added text):

General commercial development - the ratio of building floor area to total site area shall not exceed 1.95 except for properties fronting on Ridgewood Avenue where a ratio of 4.55 may be permitted. (The ratio is calculated by dividing building floor area by site area.) ***Certain parcels with the General Commercial Development land use shall be restricted to development consisting of mini-warehouse, vehicle/trailer, and outdoor covered storage uses, limited to the traffic generating equivalent of 700 personal storage units. Such parcels are identified as 424204340220, 424286030260, 424286030250, 424286030240, 424286020060, 424286020070, 424286020050, 424286020040, 424286020030, 424286020011, with the subject parcels and area further legally described and shown in the attachment named "Legal Description of Parcels with Commercial Use Limitation."***

SECTION 3. The City Manager is authorized and directed to submit the proposed amendment to the Florida Department of Economic Opportunity and Volusia Growth Management Commission, as required by law.

SECTION 4. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance, or application hereof, is for any reason held invalid or unconstitutional by any Court, such portion or application shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions or application

hereof.

SECTION 5. That all ordinances made in conflict with this Ordinance are hereby repealed.

SECTION 6. That this Ordinance shall be posted at City Hall as required by law.

SECTION 7. The proposed amendment will not become final until thirty-one (31) days following adoption by the City Commission unless a challenge is filed per 163.3187(5) Fla. Stat. If a timely challenge is filed, the amendment will not become effective until the State Land Planning Agency issues a final order determining that the amendment is in compliance. In any event, the amendment shall not become effective until certification of consistency is provided by the Volusia Growth Management Commission and approval is noticed by the Florida Department of Economic Opportunity.

ATTACHMENT "A"

LEGAL DESCRIPTION OF PARCELS SUBJECT TO FLU MAP AMENDMENT

Parcels

4242-86-03-0240, 4242-86-02-0040, 4242-04-34-0220, 4242-86-02-0070, 4242-86-02-0030 4242-86-03-0260, 4242-86-02-0060, 4242-86-03-0250, 4242-86-02-0050, 4242-86-02-0011

LEGAL DESCRIPTION:

(NO. 1 - ORIGINAL OWNERSHIP OF REAR PARCEL.)

PARCEL 1:

PART OF THE NORTH 1/2 OF LOTS 22 AND 23, BLOCK 34, MARY C. FLEMING SUBDIVISION OF THE THOMAS FITCH GRANT PER MAP BOOK 1, PAGE 1, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 22, BLOCK 34, MARY C. FLEMING SUBDIVISION OF THE THOMAS FITCH GRANT AS PER MAP BOOK 1, PAGE 1, THENCE N 72 DEGREES 01 MINUTES 52 SECONDS E ALONG THE NORTH LINE OF SAID LOT 22, A DISTANCE OF 190.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 72 DEGREES 01 MINUTES 52 SECONDS E ALONG SAID NORTH LINE OF LOTS 22 AND 23, A DISTANCE OF 470.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 23, THENCE S 17

DEGREES 57 MINUTES 09 SECONDS E ALONG THE EAST LINE OF THE NORTH 1/2 OF LOT 23, A DISTANCE OF 329.24 FEET TO THE SOUTHEAST COMER OF THE NORTH 1/2 OF LOT 23;

THENCE S 72 DEGREES 07 MINUTES 06 SECONDS W ALONG THE SOUTH LINE OF THE NORTH 1/2 OF SAID LOTS 22 AND 23, A DISTANCE OF 470.00 FEET; THENCE N 17 DEGREES 57 MINUTES 09 SECONDS W A DISTANCE OF 139.14 FEET; THENCE S 72 DEGREES 07 MINUTES 06 SECONDS W TO THE EAST RIGHT-OF-WAY LINE OF OLD KINGS ROAD A DISTANCE OF 160.00 FEET; THENCE N 17 DEGREES 57 MINUTES 09 SECONDS W ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 120.00 FEET; THENCE N 72 DEGREES 01 MINUTES 52 SECONDS E, A DISTANCE OF 160.00 FEET; THENCE N 17 DEGREES 57 MINUTES 09 SECONDS W, A DISTANCE OF 69.14 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING:

PART OF THE NORTH ONE-HALF OF LOT 22, BLOCK 34, MARY C. FLEMING SUBDIVISION OF THE THOMAS FITCH GRANT, OF RECORD IN MAP BOOK 1, PAGE 1, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 22; THENCE NORTH 72 DEGREES 01 MINUTES 52 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 22, A DISTANCE OF 40.00 FEET TO A POINT IN THE EAST RIGHT-OF-WAY EASEMENT LINE OF OLD KINGS ROAD PER OFFICIAL RECORDS BOOK 2881, PAGES 1193 AND 1194, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE SOUTH 17 DEGREES 57 MINUTES 09 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 129.14 FEET TO THE POINT OF BEGINNING; THENCE NORTH 72 DEGREES 01 MINUTES 52 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTHERLY 129.14 FEET OF SAID LOT 22, A DISTANCE OF 150.00 FEET; THENCE SOUTH 17 DEGREES 57 MINUTES 09 SECONDS EAST, PARALLEL WITH THE EAST RIGHT-OF-WAY EASEMENT LINE OF SAID OLD KINGS ROAD, A DISTANCE OF 60.24 FEET; THENCE SOUTH 72 DEGREES 07 MINUTES 06 SECONDS WEST A DISTANCE OF 150 FEET TO A POINT IN THE EAST RIGHT-OF-WAY EASEMENT LINE OF SAID OLD KINGS ROAD; THENCE NORTH 17 DEGREES 57 MINUTES 09 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 60.02 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT:

THE SOUTHERLY 60 FEET OF THE NORTHERLY 129.14 FEET OF THE WESTERLY 190.00 FEET OF LOT 22, BLOCK 34, MARY C. FLEMING SUBDIVISION OF THE THOMAS FITCH GRANT OF RECORD IN MAP BOOK 1, PAGE 1, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, EXCEPTING THEREFROM THE WESTERLY 40.00 FEET THEREOF NOW A PART OF THAT RIGHT-OF-WAY EASEMENT PER OFFICIAL RECORDS BOOK 2881, PAGES 1193 AND 1194, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

PARCEL 2:

LOT 1, EXCEPT THE NORTH 50.22 FEET, AND ALL OF LOTS 3, 4, 5, 6 AND 7, BLOCK B, AND LOTS 24, 25 AND 26, BLOCK C, AMENDED PLAN OF FLEMING PARK, AS RECORDED IN MAP BOOK 26, PAGE 110, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. ALL CONTAINING 5.19 ACRES, MORE OR LESS.

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF HOLLY HILL, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS, BY AMENDING THE OFFICIAL ZONING MAP TO DESIGNATE THE PROPERTY DESCRIBED IN EXHIBIT A FROM CC-1 (COMMERCIAL CORRIDOR DISTRICT) AND R-7 (MEDIUM-DENSITY MULTI-FAMILY RESIDENTIAL) 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 City Commission has determined that it is necessary to amend its Land Development Regulations as herein provided in order to more effectively implement its adopted comprehensive plan, and

WHEREAS, the City Commission has determined that the proposed amendment to the Land Development Regulations is consistent with its adopted comprehensive plan,

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

SECTION 1. The Official Zoning Map of the City of Holly Hill is hereby amended to designate the property described in **Attachment A** as BPUD (Business Planned Unit Development) pursuant to the provisions contained in the attached Development Agreement, attached to this Ordinance as **Attachment B** and incorporated in this Ordinance by reference.

SECTION 2. Development of the property described in Attachment A shall conform to the Land Development Regulations of Holly Hill.

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

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

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

SECTION 6. This ordinance shall become effective upon approval of the future land use map and text amendment by the Florida Department of Economic Opportunity and certification of the same amendment by the Volusia Growth Management Commission.

Attachment "A"

LEGAL DESCRIPTION:

(NO. 4 - NEW OVERALL PUD BOUNDARY)

PART OF THE NORTH 1/2 OF LOTS 22 AND 23, BLOCK 34, MARY C. FLEMING SUBDIVISION OF THE THOMAS FITCH GRANT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 1, PAGE 1, AND PART OF LOT 1, AND ALL OF LOTS 2-7, BLOCK B, AND ALL OF LOTS 24-26, BLOCK C, AND A PORTION OF 13TH STREET AND THE UN-NAMED STREET, AMENDED PLAT OF FLEMING PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 19, PAGE 140, ALL OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 23, BLOCK 34, MARY C. FLEMING SUBDIVISION OF THE THOMAS FITCH GRANT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 1, PAGE 1, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, THENCE S25°41'21"E ALONG THE EAST LINE OF SAID LOT 23, AND THE EAST LINE OF BLOCK C, AMENDED PLAT OF FLEMING PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 19, PAGE 140, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, A DISTANCE OF 508.77 FEET TO THE NORTHEAST CORNER OF LOT 23, BLOCK C, SAID AMENDED PLAT OF FLEMING PARK; THENCE S64°21'37"W ALONG THE NORTH LINE OF SAID LOT 23 AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 165.00 FEET TO THE CENTER LINE OF AN UN-NAMED

STREET AS SHOWN ON SAID AMENDED PLAT OF FLEMING PARK;, THENCE N25°41'21"W ALONG SAID CENTERLINE, A DISTANCE OF 15.00 FEET TO THE CENTERLINE OF 13TH STREET AS SHOWN ON SAID AMENDED PLAT OF FLEMING PARK; THENCE S64°21'37" ALONG SAID CENTERLINE, A DISTANCE OF 464.95 FEET TO THE EAST RIGHT-OF-WAY LINE OF OLD KINGS ROAD, HAVING A 60.00 FOOT RIGHT-OF-WAY; THENCE N25°39'45"W ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 44.78 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 50.22 FEET OF LOT 1, BLOCK B, SAID AMENDED PLAT OF FLEMING PARK; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, RUN N64°21'37"E ALONG SAID SOUTH LINE, A DISTANCE OF 125.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1; THENCE N25°39'45"W ALONG THE EAST LINE OF SAID LOT 1 AND LOT 2, BLOCK B, A DISTANCE OF 120.22 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE N64°21'37"E, ALONG THE NORTH LINE OF LOT 3, BLOCK B, SAID AMENDED PLAT OF FLEMING PARK, A DISTANCE OF 35.00 FEET TO A POINT ON THE EAST LINE OF THE WEST 190.00 FEET OF LOT 22, AFORESAID MARY C. FLEMING SUBDIVISION OF THE THOMAS FITCH GRANT; THENCE N25°39'45"W, A DISTANCE OF 328.32 FEET TO A POINT ON THE SOUTH LINE OF LOT 13, SAID MARY C. FLEMING SUBDIVISION OF THE THOMAS FITCH GRANT; THENCE N64°18'17"E ALONG THE SOUTH LINE OF SAID LOT 13 AND LOT 12, SAID MARY C. FLEMING SUBDIVISION OF THE THOMAS FITCH GRANT, A DISTANCE OF 469.72 FEET TO THE POINT OF BEGINNING.

AND

LOT 2, WESTSIDE NOVA COMMERCIAL PARK REPLAT, ACCORDING THE PLAT THEREOF, RECORDED IN MAP BOOK 47, PAGE 184, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

SAID LANDS CONTAINING 8.05 ACRES, MORE OR LESS.

Attachment "B"

Exhibit to Ordinance No. _____

DEVELOPMENT AGREEMENT for the project known as Nova Road Storage Planned Unit Development (PUD) located along Nova Road in Holly Hill, Florida (hereinafter referred to as the "Subject Property").

THIS DEVELOPMENT AGREEMENT (hereinafter referred to as the "Agreement") is
entered into and made as of the ___ day of _____, 2023, by and between the CITY OF HOLLY HILL, a Florida municipal corporation, with a mailing address of 1065 Ridgewood Ave. Holly Hill, FL 32117 (hereinafter referred to as the "City"), and NISBETT PROPERTIES, LLC (hereinafter referred to as the "Owner" or "Owner/Developer") with a mailing address of 332 John Anderson Drive, Ormond Beach, FL 32176.

W I T N E S S E T H

WHEREAS, the Owner warrants that it holds legal title to the lands located in Volusia County, Florida, and within the corporate limits of the City of Holly Hill, said lands being more particularly described in **Exhibit "A"**, Legal Description for the Subject Property, attached hereto and by this reference made a part hereof; and that the holders of any and all liens and encumbrances affecting such property will subordinate their interests to this Agreement; and

WHEREAS, the Owner/Developer has clear title of the Subject Property or the

Developer is currently under contract to purchase the Subject Property and intends to develop such property; and

WHEREAS the Owner/Developer or Developer desires to facilitate the orderly development of the Subject Property in compliance with the laws and regulations of the City and of other governmental authorities, and the Owner/Developer desires to ensure that its development is compatible with other properties in the area and planned traffic patterns; and

WHEREAS the development permitted or proposed under this Development Agreement is consistent with the City's Comprehensive Plan, concurrency management system, and all land development regulations; and

WHEREAS it is the purpose of this Agreement to clearly set forth the understanding and agreement of the parties concerning the matters contained herein; and

WHEREAS the Owner/Developer has sought the City's approval to develop the Subject Property, and the City approved **Ordinance No**. _____, through rezoning the Subject Property to a form of Planned Unit Development (PUD), as defined under the City's Land Development Code; and

WHEREAS, the PUD shall consist of this Agreement as the Written Development Agreement of the PUD, and a Preliminary Plan aka the Preliminary Development Plan, attached hereto as **Exhibit, "B"**, subject to the covenants, restrictions, and easements offered by the Owner/Developer and contained herein, (hereinafter the "Master Development Plan"). Where more detailed criteria for City required submittals exceed the criteria required for a Master Development Plan, the more detailed criteria apply.

NOW THEREFORE, in consideration of the mutual covenants and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. Recitals and Definitions. The recitals herein contained are true and correct and are incorporated herein by reference. All capitalized terms not otherwise defined herein shall be as defined or described in the City's Land Development Code as it may be amended from time to time, unless otherwise indicated.

2. **Title Opinion/Certification.** The Developer will provide to the City, in advance of the City's execution and recordation of this Agreement, a title opinion from a licensed attorney in the state of Florida, or a certification by an abstractor or title company authorized to do business in the state of Florida, verifying marketable title to the Subject Property to be in the name of the Owner/Developer and any and all liens, mortgages, and other encumbrances that are either satisfied or not satisfied or released of record.

3. **Subordination/Joinder.** Unless otherwise agreed to by the City and if applicable, all liens, mortgages, and other encumbrances that are not satisfied or released of record, must be subordinated to the terms of this Agreement or the Lienholder join in this

Agreement. It shall be the responsibility of the Owner/Developer to promptly obtain the said subordination or joinder, in a form and substance that is acceptable to the City Attorney, prior to the execution and recordation of this Agreement.

4. **Duration.** The duration of this Agreement is binding and runs with the land in perpetuity, unless amended.

5. **Development of the Subject Property**. Development of the Subject Property shall be subject to performance standards listed in this Agreement. Where a land use listed below differs from a defined use in the City of Holly Hill's Code of Ordinances, the use listed in this Agreement
shall prevail.

A. Permitted principal uses allowable on the Subject Property within the Eastern Portion and Western Portion, as illustrated on Exhibit B:

1. Eastern Portion: Abutting Nova Road on Parcel # 4242-0M-00-0020 aka 1704 Nova Road: Three story, indoor, climate-controlled storage facility - approximately 119,000 square feet of total building area, as shown on the Preliminary Development/Site Plan.
2. Western Portion: Covered and uncovered RV and Boat storage on Parcel now known as 4242-04-34-0220, as shown on the Preliminary Development/Site Plan.

A. Prohibited principal uses, if any:
Unless a use is specifically stated as permitted, it is prohibited.

B. Proposed minimum floor area ratio: 2.0

C. Impervious surface is not to exceed 80% of the gross square footage for the Subject Property.

D. Minimum open space shall be 20% of the subject property.

E. Minimum landscaping and buffer-yard requirements are as shown and stated on the Preliminary Plan and as follows: Minimum perimeter landscape buffer of five (5') feet.

F. Minimum lot size area (in acreage or square footage): 10,000 sq. ft.

G. Minimum lot width (in feet): 100 ft.

H. Minimum yard setbacks:
1. Front yard: 15 ft. (Nova Road)
2. Side yard: 10 ft.
3. Rear yard: 15 ft.

I. Maximum building height (in feet): 45'

J. Minimum parking standards are as shown and stated on the Preliminary Plan for Eastern portion.

K. Lighting shall not exceed .5-foot candles at the property line.

M. Phases: The project shall consist of 2 phases. Phases are shown on the Preliminary Development/Site Plan and described as follows:
1. Phase 1: 3 story, indoor, climate-controlled storage facility.
2. Phase 2: Covered and uncovered RV and Boat storage.

Phase 1 (3 story, indoor, climate-controlled storage facility) shall be complete and obtain a Certificate of Occupancy prior to Phase 2 being approved and permitted for use. Under no circumstances, including Force Majeure, "acts of God," or any other unforeseen events, shall Phase 2 be approved and permitted to operate, prior to Phase 1 being complete and receiving a Certificate of Occupancy. The Phase 1 and Phase 2 improvements may be constructed concurrently at Owner's discretion.

L. Architectural controls and development on the Subject Property shall follow a common architectural theme as listed in this Agreement by harmoniously coordinating the general appearance of all buildings and accessory structures.

M. Utility provision and dedication: The Owner/Developer shall connect to the City of Holly Hill's central utility systems when available, or to another approved utility provider where applicable, at their sole cost and expense. Utility fees shall be paid to City of Holly Hill or to the applicable utility provider.

N. Stormwater and environmental: Per parcel stormwater systems or master stormwater systems shall be owned and maintained by an established Homeowner's Association or Property Owner's Association, if such entities are required, or by the property owner in private ownership, and shall not be dedicated to or become the responsibility of the City of Holly Hill. All environmental permitting, mitigation, and/or soil and erosion control for the property shall conform to all federal, state, and local permits/requirements, and shall be the sole responsibility of the Homeowner's Association or Property Owner's Association, if such entities are required, or by the property owner, and shall be maintained in good condition/standing with the applicable permitting authorities. Best Management Practices and conformance to National Pollutant Discharge Elimination System (NPDES) criteria are required.

O. Transportation, site access, and traffic devices: The Owner/Developer is responsible for all transportation improvements within the Subject Property and any off-site transportation improvements required because of the proposed development, for site function, which maintains or improves the level of service for area roadways, and ensures the public health, safety, and welfare for the community. All permits shall be obtained from appropriate permitting agencies prior to development and the City shall determine the appropriate level of service per the City Comprehensive Plan and current traffic counts.

6. **Development Permits/Fees.** The Owner/Developer is responsible for obtaining permitting, and the payment of all fees for facilities and services for the Subject Property. Any site permits shall be kept current with the respective permitting agency and shall

ensure the protection of the public health, safety, and welfare of the community and the development. All impact fees are applicable, and no impact fee credits shall be awarded through this Agreement; unless a cessation exists through a City moratorium that is Citywide. Proportionate fair share site improvements shall not be used in lieu of impact fees.

7. **Site Plan/Plat Approval.** The Master Development Plan, is the Preliminary Plan of the PUD and this Written Development Agreement. The Master Development Plan shall not replace, supersede, or absolve the Owner/Developer from approvals for any site plan, preliminary plat, and/or final plat and their respective regulations. Where more detailed criteria for City required submittals exceed the criteria required for a Master Development Plan, the more detailed criteria apply.

8. **Indemnification.** The Owner/Developer shall indemnify and hold the City harmless from any and against all claims, demands, disputes, damages, costs, expenses, (to include attorneys' fees whether or not litigation is necessary and if necessary, both at trial and on appeal), incurred by the City as a result, directly or indirectly, of the use or development of the Subject Property, except those claims or liabilities caused by or arising from the negligence or intentional acts of the City, or its employees or agents. It is specifically understood that the City is not guaranteeing the appropriateness, efficiency, quality or legality of the use or development of the Subject Property, including but not limited to, drainage or water/sewer plans, fire safety, or quality of construction, whether inspected, approved, or permitted by the City.

9. **Compliance.** The Owner/Developer agrees that it, and their successors and assigns, will abide by the provisions of this Agreement, the City's Comprehensive Plan and the City's Code of Ordinances, including but not limited to, the site plan regulations of the City as amended from time to time, which are incorporated herein by reference and such subsequent amendments hereto as may be applicable. Further, all required improvements, including landscaping, shall be continuously maintained by the Owner/Developer, or their successors and assigns, in accordance with the City's Code of Ordinances. The City may, without prejudice to any other legal or equitable right or remedy it may have, withhold permits, Certificates of Occupancy, or plan/plat approvals to the Subject Property, should the Owner/Developer fail to comply with the terms of this Agreement. In the event of a conflict between this Development Agreement and the City's Land Development Code, the more restrictive regulations shall govern the development of the Subject Property.

10. **Obligations for Improvements.** Any surface improvement as described and required hereunder included, but not limited to such as signalization, walls, stormwater management facilities, medians, and utilities, or any other surface improvement shall be performed prior to the issuance of the first Certificate of Occupancy on that portion of the Subject Property that the surface improvement(s) relates or is otherwise scheduled in this Agreement. Should the Owner/Developer fail to undertake and complete its obligations as described in this Agreement and to the City's specifications, then the City shall give the Owner/Developer thirty (30) days written notice to commence and ninety (90) days to complete said required obligation at the sole expense of the Owner/Developer. If the Owner/Developer fails to complete the obligations within the ninety (90) day period, then the City, without further notice to the Owner/Developer and their successors and assigns in interest, may but shall not be required to, perform such obligations at the expense of the Owner/Developer or their successors

and assigns in interest, without prejudice to any other rights or remedies the City may have under this Agreement. Further, the City is hereby authorized to immediately recover the actual and verified cost of completing the obligations required under this Agreement and any legal fees from the Owner/Developer in an action at law for damages, as well as record a lien against the Subject Property in that amount. The lien of such assessments shall be superior to all others, and all existing lienholders and mortgagees. Notice to
the Owner/Developer and their successors and assigns in interest shall be deemed to have been given upon the mailing of notice as provided in **paragraph (16)** of this Agreement.

11. **Environmental and Tree Preservation.** The Owner/Developer is responsible to obtain all site related permits and approval prior to any development activity on or for the Subject Property. This may involve mitigation for habitat of threatened or endangered flora and fauna or species identified for protection (i.e., tree preservation). This Agreement does not vest or exempt the Owner/Developer from any permitting and mitigation obligations needed to develop a Subject Property.

12. **Homeowners Association or Property Owners Association.** The charter and by-laws of any Homeowner's Association ("HOA") or Property Owner's Association ("POA") for the Subject Property and any deed restrictions related thereto shall be furnished to the City for approval by the City Attorney prior to the recording thereof in the Public Records of Volusia County, Florida. Such recording shall take place before a Certificate of Occupancy is issued for the first development project on land covered by this Agreement. The HOA or POA shall at a minimum be responsible for maintaining the common open space, any common utility systems, such as for irrigation and site lighting, and project signage. The Owner/Developer shall be responsible for establishing the HOA or POA and recording said information in the Public Records of Volusia County, Florida. The City is not responsible for the enforcement of any agreements or deed restrictions entered into between property owners or occupiers of the Subject Property. If maintenance for the Subject Property is not maintained following issuance of a Certificate of Occupancy, the property owner shall be subject to code enforcement.

13. **Enforcement.** Both parties may seek specific performance of this Agreement and/or bring an action for damages in a court within Volusia County, Florida, if either party breaches this Agreement. If enforcement of this Agreement by the City becomes necessary, and the City is successful in such enforcement, the Owner/Developer shall be responsible for the payment of all the City's costs and expenses, including attorney fees, whether or not litigation is necessary and, if necessary, both at trial and on appeal. Such costs, expenses and fees shall also be a lien upon the Subject Property superior to all others. Should this Agreement require the payment of any monies to the City, the recording of this Agreement shall constitute a lien upon the Subject Property for said monies, until said are paid, in addition to such other obligations as this Agreement may impose upon the Subject Property and the Owner/Developer. Interest on unpaid overdue sums shall accrue at the rate of the lesser of eighteen percent (18%) compounded annually or at the maximum rate allowed by law.

14. **Utility Easements.** For any easement not established on a plat for the Subject Property, the Owner/Developer shall provide to the City such easements and other legal documentation, in a form mutually acceptable to the City Attorney and the Owner/Developer, as the City may deem reasonably necessary or appropriate for the installation and maintenance of

the utility and other services, including but not limited to, sanitary sewer, potable water, and reclaimed water services, electric, cable, gas, fire protection and telecommunications.

15. **Periodic Review.** The City reserves the right to review the Subject Property in relation to this Agreement periodically to determine if there has been demonstrated good faith compliance with the terms of this Agreement. If the City finds that based on substantial competent evidence that there has been a failure to comply with the terms of this Agreement, the City may not issue development orders or permits until compliance with this Agreement has been established.

16. **Notices.** Where notice is herein required to be given, it shall be by certified mail return receipt requested, hand delivery or nationally recognized courier, such as Federal Express or UPS. E-mail delivery of documents shall not replace or be in lieu of the aforementioned process. Said notice shall be sent to the following, as applicable:

OWNER/DEVELOPER'S REPRESENTATIVES:

Nisbett Properties, LLC
Richard Nisbett
332 John Anderson Drive
Ormond Beach, FL 32176

With copy to:

Robert A. Merrell III, Esquire
Cobb Cole
149 S. Ridgewood Avenue, Suite 700
Daytona Beach, FL 32114

CITY'S REPRESENTATIVES:
City Manager
City of Holly Hill
1065 Ridgewood Ave.
Holly Hill, Florida 32117

With copy to:

Director
Community Development
City of Holly Hill
1065 Ridgewood Ave.
Holly Hill, Florida 32725

Should any party identified above change, it shall be said party's obligation to notify the remaining parties of the change in a fashion as is required for notices herein. It shall be the Owner/Developer's obligation to identify its lender(s) to all parties in a fashion as is required for notices herein.

17. **Compliance with the Law.** The failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve the Owner/Developer of the Subject Property from the necessity of complying with the law governing said permitting requirements, conditions, terms, or restrictions.

18. **Captions.** The captions used herein are for convenience only and shall not be relied upon in construing this Agreement.

19. **Binding Effect.** This Agreement shall run with the land, and shall be binding upon and inure to the benefit of the Owner/Developer and their successors and assigns in interest, and the City and their successor and assigns in interest. This Agreement shall become effective upon its execution and recordation with the Public Records of Volusia County, Florida. This Agreement does not, and is not intended to, prevent, or impede the City from exercising its legislative authority as the same may affect the Subject Property.

20. **Subsequently Enacted State or Federal Law.** If either state of federal law is enacted after the effective date of this Agreement that is applicable to and precludes the parties' compliance with the terms of this Agreement, this Agreement and correlating zoning amendment shall be modified or revoked, as is necessary, to comply with the relevant state or federal law.

21. **Severability.** If any part of this Development Agreement is found invalid or unenforceable in any court, such invalidity or unenforceability shall not affect the other parts of this Development Agreement if the rights and obligations of the parties contained herein are not materially prejudiced and if the intentions of the parties can be affected. To that end, this Development Agreement is declared severable.

22. **Covenant Running with the Land.** This Agreement shall run with the Subject Property and inure to and be for the benefit of the parties hereto and their respective successors and assigns and any person, firm, corporation, or entity who may become the successor in interest to the Subject Property or any portion thereof.

23. **Recordation of Agreement.** The parties hereto agree that an executed original of this Agreement shall be recorded by the City, at the Developer's expense, in the Public Records of Volusia County, Florida.

24. **Applicable Law/Venue.** This Agreement and the provisions contained herein shall be construed, controlled, and interpreted according to the laws of the State of Florida. Venue of any litigation relating to this Agreement shall be in the courts of Volusia County, Florida.

25. **Time of the Essence.** Time is hereby declared of the essence to the lawful performance of the duties and obligations contained in this Agreement. The Owner/Developer shall execute this Agreement within ten (10) business days of City Commission adoption and agrees to pay the cost of recording this document in the Public Records of Volusia County, Florida. Failure to execute this Agreement within ten (10) business days of this ordinance adoption may result in the City not issuing development orders or permits until execution and recordation of this Agreement has occurred.

26. **Agreement; Amendment.** This Agreement constitutes the entire agreement between the parties, and supersedes all previous discussions, understandings, and agreements, with respect to the subject matter hereof; provided however, that it is agreed that this Agreement is supplemental to the City's Comprehensive Plan and does not in any way rescind or modify any provisions of the City's Comprehensive Plan. Amendments to and waivers of the provisions of this Agreement shall be made by the parties only in writing by formal amendment.

27**.** **Amendments.** Amendments to the Master Development Plan (MDP) shall be subject to the requirements of Section 114-771(g)(4) of the City of Holly Hill Land Development Regulations, which state that minor amendments to the Preliminary Plan not violating any terms of the written development agreement and not altering the intent and purpose of the MDP may be approved by the Development Code Administrator after such departmental comment as he/she deems appropriate. Minor changes shall be limited to items such as small adjustments to building footprints, allocation of uses within a defined parcel such as retention areas, parking etc. Major amendments will require full review and shall include relocation of uses on the site, except as permitted by the MDP, changes to building styles, changes to landscaping requirements, etc. Decisions as to whether modifications are Major or Minor shall be at the sole discretion of the Development Code Administrator.

28. **Effective Date.** The Effective Date of this Agreement shall be the day this Agreement is recorded in the Public Records of Volusia County, Florida.

IN WITNESS WHEREOF, the Owner, the Developer and the City have executed this Agreement.

	OWNER/DEVELOPER
	By:
_____	_____
Signature of Witness # 1	Signature
_____	_____
Print or type name	Print or type name
	As:
_____	_____
Signature of Witness #2	Print or type
	ATTEST:
_____	_____
Print or type name	Signature
	_____
	Print or Type Name

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me, **by means of ☐ physical presence or ☐ online notarization,** this ____ day of _____, _____ (year), by _____, who is personally known to me or produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

_____
Notary Signature

_____
Printed Name

Commission No.: _____
My Commission Expires: _____

CITY OF HOLLY HILL:

By: _____

Date: _____

ATTEST:

_____

Date: _____

Mailing Address:
City of Holly Hill
1065 Ridgewood Ave.
Holly Hill, Florida 32117

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me, **by means of ☐ physical presence or ☐ online notarization,** this ____ day of _____, _____ (year), by _____, who is personally known to me or produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

_____
Notary Signature

_____
Printed Name

Commission No.: _____
My Commission Expires: _____

Approved as to form and legality for use and reliance by the City of Holly Hill, Florida

_____
Scott Simpson, City Attorney

EXHIBIT "A"

LEGAL DESCRIPTION:

(NO. 4 - NEW OVERALL PUD BOUNDARY)

PART OF THE NORTH 1/2 OF LOTS 22 AND 23, BLOCK 34, MARY C. FLEMING SUBDIVISION OF THE THOMAS FITCH GRANT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 1, PAGE 1, AND PART OF LOT 1, AND ALL OF LOTS 2-7, BLOCK B, AND ALL OF LOTS 24-26, BLOCK C, AND A PORTION OF 13TH STREET AND THE UN-NAMED STREET, AMENDED PLAT OF FLEMING PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 19, PAGE 140, ALL OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 23, BLOCK 34, MARY C. FLEMING SUBDIVISION OF THE THOMAS FITCH GRANT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 1, PAGE 1, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, THENCE S25°41'21"E ALONG THE EAST LINE OF SAID LOT 23, AND THE EAST LINE OF BLOCK C, AMENDED PLAT OF FLEMING PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 19, PAGE 140, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, A DISTANCE OF 508.77 FEET TO THE NORTHEAST CORNER OF LOT 23, BLOCK C, SAID AMENDED PLAT OF FLEMING PARK; THENCE S64°21'37"W ALONG THE NORTH LINE OF SAID LOT 23 AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 165.00 FEET TO THE CENTER LINE OF AN UN-NAMED STREET AS SHOWN ON SAID AMENDED PLAT OF FLEMING PARK;, THENCE N25°41'21"W

ALONG SAID CENTERLINE, A DISTANCE OF 15.00 FEET TO THE CENTERLINE OF 13TH STREET AS SHOWN ON SAID AMENDED PLAT OF FLEMING PARK; THENCE S64°21'37" ALONG SAID CENTERLINE, A DISTANCE OF 464.95 FEET TO THE EAST RIGHT-OF-WAY LINE OF OLD KINGS ROAD, HAVING A 60.00 FOOT RIGHT-OF-WAY; THENCE N25°39'45"W ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 44.78 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 50.22 FEET OF LOT 1, BLOCK B, SAID AMENDED PLAT OF FLEMING PARK; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, RUN N64°21'37"E ALONG SAID SOUTH LINE, A DISTANCE OF 125.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1; THENCE N25°39'45"W ALONG THE EAST LINE OF SAID LOT 1 AND LOT 2, BLOCK B, A DISTANCE OF 120.22 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE N64°21'37"E, ALONG THE NORTH LINE OF LOT 3, BLOCK B, SAID AMENDED PLAT OF FLEMING PARK, A DISTANCE OF 35.00 FEET TO A POINT ON THE EAST LINE OF THE WEST 190.00 FEET OF LOT 22, AFORESAID MARY C. FLEMING SUBDIVISION OF THE THOMAS FITCH GRANT; THENCE N25°39'45"W, A DISTANCE OF 328.32 FEET TO A POINT ON THE SOUTH LINE OF LOT 13, SAID MARY C. FLEMING SUBDIVISION OF THE THOMAS FITCH GRANT; THENCE N64°18'17"E ALONG THE SOUTH LINE OF SAID LOT 13 AND LOT 12, SAID MARY C. FLEMING SUBDIVISION OF THE THOMAS FITCH GRANT, A DISTANCE OF 469.72 FEET TO THE POINT OF BEGINNING.

AND

LOT 2, WESTSIDE NOVA COMMERCIAL PARK REPLAT, ACCORDING THE PLAT THEREOF, RECORDED IN MAP BOOK 47, PAGE 184, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

SAID LANDS CONTAINING 8.05 ACRES, MORE OR LESS.

EXHIBIT "B"
PRELIMINARY DEVELOPMENT PLAN

HOLLY HILL
FLORIDA
1065 Ridgewood Avenue, Holly Hill, FL 32117
Phone: (386) 248-9442 Fax: (386) 248-9498 Permitdesk@hollyhillfl.org

01/2023

REZONE/ FUTURE LAND USE AMENDMENT

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

PROJECT INFORMATION:

PROJECT NAME: Nova Road Storage
PARCEL ID #(S): See Attached List
LOCATION: 1704 Nova Road, Holly Hill, FL 32117
EXISTING USE(S): Vacant Commercial
PROPOSED USE(S): Nova Road Storage
TOTAL ACREAGE: _____
WATER PROVIDER: _____ SEWER PROVIDER: _____
PRIVATE WELL _____ PRIVATE SEPTIC _____
CURRENT ZONING: CC-1 and R-7 PROPOSED ZONING: PUD
CURRENT FUTURE LAND USE: General Retail Commercial/Low Med Res PROPOSED FUTURE LAND USE: General Retail Commercial

APPLICANT INFORMATION:

Name: Robert A. Merrell III, Esquire E-Mail: Rob.Merrell@CobbCole.com
Address: 149 S. Ridgewood Avenue, Suite 700 Daytona Beach, FL 32114 Phone: 386/323-9263
Company: Cobb Cole Fax: 386/323-9207

☐ Owner ☐ Agent for Owner ☑ Attorney for Owner

OWNER INFORMATION:

Name: Nisbett Properties, LLC E-Mail: Rob.Merrell@CobbCole.com
Address: 332 John Anderson Drive, Ormond Beach, FL 32176 Phone: 386/323-9263
Fax: 386/323-9207

CONSULTANT INFORMATION:

Name: Mark Dowst, P.E. E-Mail: mdowst@mdaeng.com
Address: 536 N. Halifax Ave., Suite 100, Daytona Beach, FL 32118 Phone: 386/258-7999
Company: Mark Dowst & Associates, Inc. Fax: 386/257-4310

Attachment: Application (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

HOLLY HILL
FLORIDA
1065 Ridgewood Avenue, Holly Hill, FL 32117
Phone: (386) 248-9442 Fax: (386) 248-9498 Permitdesk@hollyhillfl.org

01/2023

WHO SHOULD ALL COMMUNICATION BE DIRECTED TO?

X APPLICANT _____ OWNER _____ CONSULTANT

APPLICATION TYPE(S)/FEE(S)*

LAND USE AMENDMENT

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

REZONE (NON-PD)

☐ STRAIGHT REZONE / LDR TEXT AMENDMENT $1,400

REZONE (PD)

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

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

ATTACHMENT CHECKLIST

REQUIRED SUBMITTALS

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

Attachment: Application (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

HOLLY HILL
FLORIDA
1065 Ridgewood Avenue, Holly Hill, FL 32117
Phone: (386) 248-9442 Fax: (386) 248-9498 Permitdesk@hollyhillfl.org 01/2023

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

Applicant's Signature: _____ 5/8/23
(Signature) *(Date)*

Robert A. Merrell III, Esquire
(Print)

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

Attachment: Application (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

Nova Road Storage
Large Scale Comprehensive Plan Amendment

1. APPLICANT INFORMATION

1.1 Applicant Name and Address

Nisbett Properties, LLC

1.2 Primary Contact for Applicant

Richard Nisbett
332 John Anderson Drive,
Ormond Beach, FL 32176

1.3 Applicant's Authorized Representatives

Robert A. Merrell III, Esquire
Cobb Cole
149 S. Ridgewood Avenue
Daytona Beach, FL 32114
Office: 386/323-9263
Fax: 386/944-7955
Robert.Merrell@CobbCole.com

2. Property Information

2.1 Nature of Applicant's Interest

Applicant is the record owner of the proposed property.

2.2 Size of Property and Survey

The size of the Property is 5.65 +/- acres. See the copy of the Survey attached as Exhibit "A".

2.3 Legal Description

See Legal Description and copies of Property Appraiser Information Cards and Warranty Deed attached as Exhibit "B".

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

2.4 Parcel Identification Numbers

424204340220, 424286030260, 424286030250, 424286030240, 424286020060, 424286020070, 424286020050, 424286020040, 424286020030, 424286020011

2.5 General Location

The Property is generally located west of Nova Road in Holly Hill, Florida. See Location Map attached as Exhibit "C".

2.7 Access + Frontage

Street access and vehicular circulation will be provided via public and/or private rights of way within the Property. The Property has frontage on 13th Street.

3. Land Use Information

3.1 Aerial Photography

See Exhibit "D", attached.

3.2 Existing Development

The Property is currently made up of undeveloped land.

3.3 Current Zoning

The current zoning designation is Medium Density Residential. See Existing Zoning Map attached as Exhibit "E". Applicant submitted an application to rezone the Property to PUD concurrently with this application, which is consistent with the City's Comprehensive Plan, as amended herein.

3.4 Future Land Use Map Designation

The current FLU designation is Low Density Residential. See Current Future Land Use Map attached as Exhibit "F."

3.5 Proposed Future Land Use Map Designation

The proposed FLU designation is "General Retail Commercial." See Proposed Future Land Use Map attached as Exhibit "G".

3.6 Text-Specific Policy

A comprehensive plan amendment shall be allowed for parcels numbers, 424204340220, 424286030260, 424286030250, 424286030240, 424286020060, 424286020070, 424286020050,

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

424286020040, 424286020030, 424286020011 to change the future land use to the General Retail Commercial designation subject to a limitation on development of the site for miniwarehouse, vehicle/trailer, and outdoor covered storage uses, limited to the traffic generating equivalent of 700 personal storage units.

4. Consistency and Compatibility

4.1 Consistency with Plan Goals, Policies and Objectives of the Volusia County Comprehensive Plan

The proposed amendment is consistent with several of the Goals, Policies and Objectives of the Comprehensive Plan, as outlined below.

Policy 1.2.12 - The City shall promote superior design for new development and redevelopment, and the inclusion of special amenities through the use of innovative development techniques which may include planned-unit development, mixed use development, cluster development, transfer of development rights, and density and intensity bonuses.

Policy 1.2.15 – The City shall enact and enforce zoning and other land development regulations in such a way as to provide transitional uses between areas of widely disparate land use density or intensity.

Objective 1.9 – The City shall promote urban infill development and redevelopment in areas where public facilities and services are available.

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

Objective 2.1 – Concurrency: The City shall approve development only where it demonstrates that the impacts of such development do not degrade the established level-of-service standards for public facilities and services below acceptable levels.

Response: ***The proposed development utilizes the planned unit development process to allow for design of a commercial self-storage use that will create a transitional use between the existing commercial corridor and surrounding residential uses in an appropriate scale and location within the City. The development will locate a low-intensity use within the area supported by public services and utilities.***

4.2 Consistency with the Urban Sprawl Rule

Section 163.3177(6)(a)(9)(b), Florida Statutes, provides that plan amendments shall be determined to discourage the proliferation of urban sprawl if they incorporate a development pattern or urban form that achieves four or more of the following:

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

Response: ***The proposed development is located along a City thoroughfare and directs growth in an area planned for urban services and away from environmentally sensitive areas.***

(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Response: ***The proposed development is located along a City thoroughfare and directs growth in an area planned for urban services.***

(III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

Response: ***The proposed project is located in close proximity to existing support and transit services along Nova Road.***

(IV) Promotes conservation of water and energy.

Response: ***The proposed development will be built to modern standards inclusive of improved water and energy system maintenance.***

(V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

Response: N/A

(VI) Preserves open space and natural lands and provides for public open space and recreation needs.

Response: N/A

(VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

Response: The proposed development utilizes the planned unit development process for self-storage uses that will create a transitional use between the existing commercial corridor and surrounding residential uses in an appropriate scale and location within the City.

(VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

Response*: *The proposed development utilizes the planned unit development process for self-storage uses that will create a transitional use between the existing commercial corridor and surrounding residential uses in an appropriate scale and location within the City.

The proposed amendment promotes a development pattern and urban form that achieves six of the preceding eight general policies. Accordingly, the proposed amendment exceeds the urban sprawl standards set forth in Section 163.3177(6)(a)(9)(b), Florida Statutes.

4.3 Land Use Compatibility Analysis

The proposed amendment seeks to amend a 9.8 +/- acre portion of the Holly Hill FLU Map to the General Retail Commercial FLU provided for in the Comprehensive Plan. The proposed amendment will not negatively alter the character that exists in the area at the present time. The amendment is intended to allow for improved planning and coordination for development of the Property.

5. Concurrency Analysis

5.1 Traffic Data and Analysis –

Please see the attached "Exhibit H" prepared by Lassiter Transportation Group.

5.2 Utility Data and Analysis –

Please see the attached "Exhibit I" prepared by Mark Dowst & Associates.

6. Environmental Analysis

Please see the attached "Exhibit J" and "Exhibit K" illustrating environmental site features, prepared by Mark Dowst & Associates and Biological Consulting Services, Inc.

7. Conclusion –

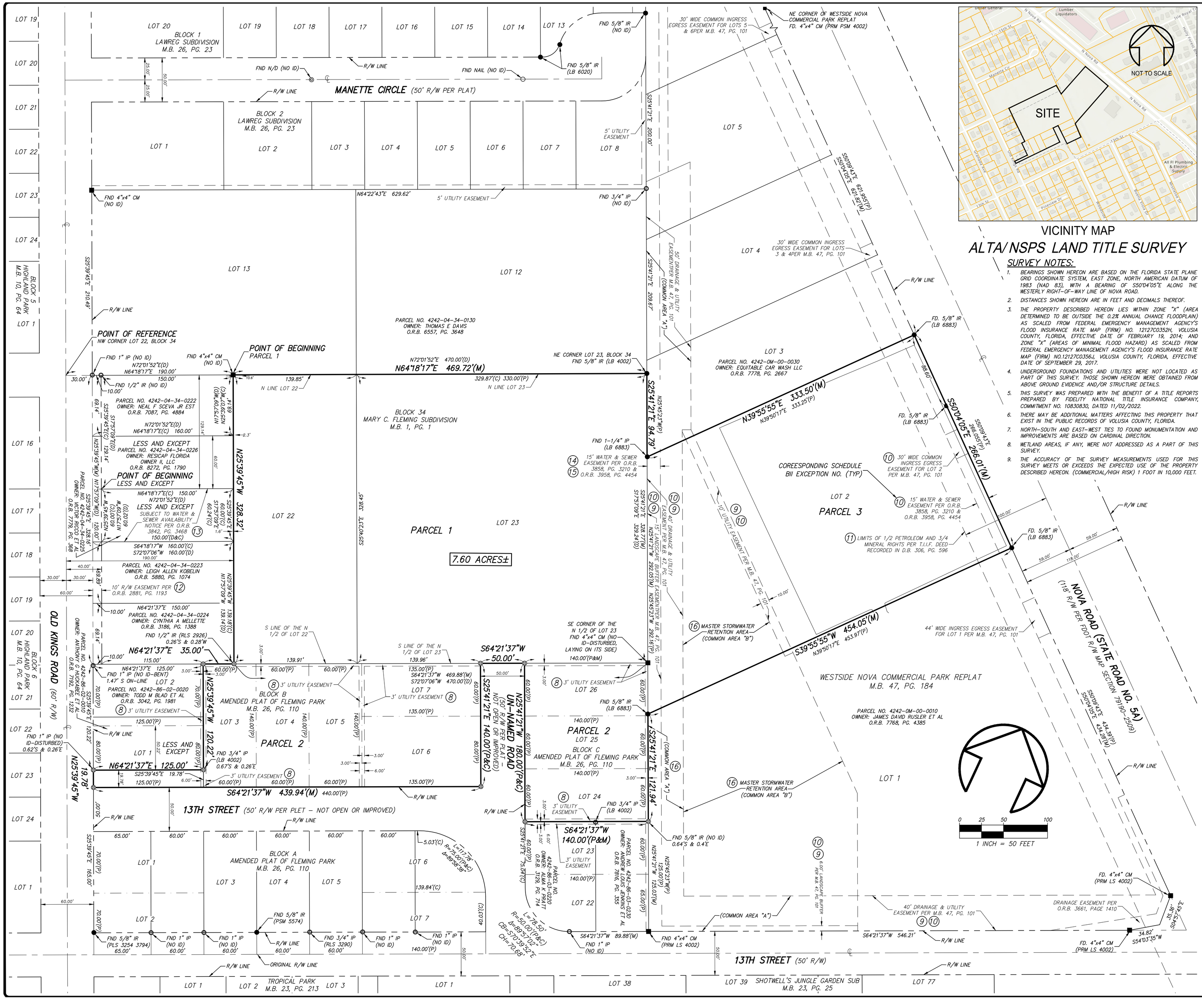
The proposed amendment is consistent with the Holly Hill Comprehensive Plan as detailed herein. The amendment will permit the efficient integration of planning and management of the Property. The amendment will allow residential uses in an appropriate location where it will be consistent with surrounding uses.

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

EXHIBIT A

SURVEY

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)



VICINITY MAP

ALTA/NSPS LAND TITLE SURVEY

SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE GRID COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH A BEARING OF S50°04'05"E ALONG THE WESTERLY RIGHT-OF-WAY LINE OF NOVA ROAD.
2. DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
3. THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SCALED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) NO. 12127C0352H, VOLUSIA COUNTY, FLORIDA, EFFECTIVE DATE OF FEBRUARY 19, 2014; AND ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD) AS SCALED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) NO.12127C0356J, VOLUSIA COUNTY, FLORIDA, EFFECTIVE DATE OF SEPTEMBER 29, 2017.
4. UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY. THOSE SHOWN HEREON WERE OBTAINED FROM ABOVE GROUND EVIDENCE AND/OR STRUCTURE DETAILS.
5. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE REPORTS PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 10830830, DATED 11/02/2022.
6. THERE MAY BE ADDITIONAL MATTERS AFFECTING THIS PROPERTY THAT EXIST IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
7. NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
8. WETLAND AREAS, IF ANY, WERE NOT ADDRESSED AS A PART OF THIS SURVEY.
9. THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON. (COMMERCIAL/HIGH RISK) 1 FOOT IN 10,000 FEET.

LEGAL DESCRIPTION:

(PER FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 10830830, DATED 11/02/2022)

PARCEL 1:

PART OF THE NORTH 1/2 OF LOTS 22 AND 23, BLOCK 34, MARY C. FLEMING SUBDIVISION OF THE THOMAS FITCH GRANT PER MAP BOOK 1, PAGE 1, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 22, BLOCK 34, MARY C. FLEMING SUBDIVISION OF THE THOMAS FITCH GRANT AS PER MAP BOOK 1, PAGE 1, THENCE N 72 DEGREES 01 MINUTES 52 SECONDS E ALONG THE NORTH LINE OF SAID LOT 22, A DISTANCE OF 190.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 72 DEGREES 01 MINUTES 52 SECONDS E ALONG SAID NORTH LINE OF LOTS 22 AND 23, A DISTANCE OF 470.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 23, THENCE S 17 DEGREES 57 MINUTES 09 SECONDS E ALONG THE EAST LINE OF THE NORTH 1/2 OF LOT 23, A DISTANCE OF 329.24 FEET TO THE SOUTHEAST COMER OF THE NORTH 1/2 OF LOT 23; THENCE S 72 DEGREES 07 MINUTES 06 SECONDS W ALONG THE SOUTH LINE OF THE NORTH 1/2 OF SAID LOTS 22 AND 23, A DISTANCE OF 470.00 FEET; THENCE N 17 DEGREES 57 MINUTES 09 SECONDS W A DISTANCE OF 139.14 FEET; THENCE S 72 DEGREES 07 MINUTES 06 SECONDS W TO THE EAST RIGHT-OF-WAY LINE OF OLD KINGS ROAD A DISTANCE OF 160.00 FEET; THENCE N 17 DEGREES 57 MINUTES 09 SECONDS W ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 120.00 FEET; THENCE N 72 DEGREES 01 MINUTES 52 SECONDS E, A DISTANCE OF 160.00 FEET; THENCE N 17 DEGREES 57 MINUTES 09 SECONDS W, A DISTANCE OF 69.14 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING:

PART OF THE NORTH ONE-HALF OF LOT 22, BLOCK 34, MARY C. FLEMING SUBDIVISION OF THE THOMAS FITCH GRANT, OF RECORD IN MAP BOOK 1, PAGE 1, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 22; THENCE NORTH 72 DEGREES 01 MINUTES 52 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 22, A DISTANCE OF 40.00 FEET TO A POINT IN THE EAST RIGHT-OF-WAY EASEMENT LINE OF OLD KINGS ROAD PER OFFICIAL RECORDS BOOK 2881, PAGES 1193 AND 1194, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE SOUTH 17 DEGREES 09 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 129.14 FEET TO THE POINT OF BEGINNING; THENCE NORTH 72 DEGREES 01 MINUTES 52 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTHERLY 129.14 FEET OF SAID LOT 22, A DISTANCE OF 150.00 FEET; THENCE SOUTH 17 DEGREES 57 MINUTES 09 SECONDS EAST, PARALLEL WITH THE EAST RIGHT-OF-WAY EASEMENT LINE OF SAID OLD KINGS ROAD, A DISTANCE OF 60.24 FEET; THENCE SOUTH 72 DEGREES 07 MINUTES 06 SECONDS WEST A DISTANCE OF 150 FEET TO A POINT IN THE EAST RIGHT-OF-WAY EASEMENT LINE OF SAID OLD KINGS ROAD; THENCE NORTH 17 DEGREES 57 MINUTES 09 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 60.02 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT:

THE SOUTHERLY 60 FEET OF THE NORTHERLY 129.14 FEET OF THE WESTERLY 190.00 FEET OF LOT 22, BLOCK 34, MARY C. FLEMING SUBDIVISION OF THE THOMAS FITCH GRANT OF RECORD IN MAP BOOK 1, PAGE 1, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, EXCEPTING THEREFROM THE WESTERLY 40.00 FEET THEREOF NOW A PART OF THAT RIGHT-OF-WAY EASEMENT PER OFFICIAL RECORDS BOOK 2881, PAGES 1193 AND 1194, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

PARCEL 2:

LOT 1, EXCEPT THE NORTH 50.22 FEET, AND ALL OF LOTS 3, 4, 5, 6 AND 7, BLOCK B, AND LOTS 24, 25 AND 26, BLOCK C, AMENDED PLAN OF FLEMING PARK, AS RECORDED IN MAP BOOK 26, PAGE 110, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

PARCEL 3:

LOT 2, WESTSIDE NOVA COMMERCIAL PARK REPLAT, ACCORDING THE PLAT THEREOF, RECORDED IN MAP BOOK 47, PAGE 184, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

SCHEDULE BII EXCEPTIONS: (AS TO PARCELS 1, 2 & 3)

(PER FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 10830830, DATED 11/02/2022)

1.–5. STANDARD EXCEPTIONS INTENTIONALLY OMITTED.

6. RIGHTS OF TENANTS OCCUPYING ALL OR PART OF THE INSURED LAND UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS. (NO DOCUMENTS PROVIDED FOR REVIEW)
7. RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF MAP OF PROPERTY OF MARY C. FLEMING THE THOS FITCH GRANT, RECORDED IN MAP BOOK 1, PAGE 1, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. (AS TO PARCEL 1) [AFFECTS–NOTHING TO DEPICT]
8. RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF AMENDED PLAT OF FLEMING PARK, RECORDED IN MAP BOOK 26, PAGE 110, AS AFFECTED BY RESOLUTION VACATING AND ABANDONING A CERTAIN PORTION OF SUBDIVISION PLAT RECORDED OCTOBER 28, 1981, IN OFFICIAL RECORDS BOOK 2307, PAGE 1595, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. (AS TO PARCEL 2) [AFFECTS–DEPICTED HEREON]
9. RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF WESTSIDE NOVA COMMERCIAL PARK, RECORDED IN MAP BOOK 47, PAGE 101, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. (AS TO PARCEL 3) [AFFECTS–DEPICTED HEREON]
10. RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF WESTSIDE NOVA COMMERCIAL PARK REPLAT, RECORDED IN MAP BOOK 47, PAGE 184, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. (AS TO PARCEL 3.) [AFFECTS–DEPICTED HEREON]
11. RESERVATIONS IN FAVOR OF THE STATE OF FLORIDA TO AN UNDIVIDED ONE-HALF OF ALL PETROLEUM AND PETROLEUM PRODUCTS AND TITLE TO AN UNDIVIDED THREE-FOURTHS OF ALL OTHER MINERALS WHICH MAY BE FOUND ON OR UNDER THE LAND AND AN EASEMENT FOR STATE ROAD RIGHT-OF-WAY TWO HUNDRED (200) FEET WIDE, LYING EQUALLY ON EACH SIDE OF THE CENTER LINE OF ANY STATE ROAD EXISTING ON THE DATE OF THIS DEED THROUGH SO MUCH OF ANY PARCEL HEREIN DESCRIBED AS IS WITHIN ONE HUNDRED (100) FEET OF SAID CENTER LINE, AS RESERVED IN T.I.I.F. DEED RECORDED SEPTEMBER 29, 1944, IN DEED BOOK 306, PAGE 596, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THE RIGHTS OF ENTRY AND EXPLORATION AND EXTINGUISHED PURSUANT TO 270.11 F.S. (AS TO PARCELS 1, 2 AND 3) [AFFECTS–DEPICTED HEREON]
12. RIGHT OF WAY EASEMENT IN FAVOR OF THE COUNTY OF VOLUSIA RECORDED OCTOBER 3, 1986, IN OFFICIAL RECORDS BOOK 2881, PAGE 1193, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. (AS TO PARCEL 1) [DOES NOT AFFECT–DEPICTED HEREON]
13. CITY OF HOLLY HILL WATER AND SEWER AVAILABILITY NOTICE RECORDED JULY 15, 1993, IN OFFICIAL RECORDS BOOK 3842, PAGE 3468, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. (AS TO PARCEL 1) [DOES NOT AFFECT–DEPICTED HEREON]
14. GRANT OF WATER AND SEWER EASEMENT IN FAVOR OF THE CITY OF HOLLY HILL RECORDED SEPTEMBER 16, 1993, IN OFFICIAL RECORDS BOOK 3858, PAGE 3210, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. (AS TO PARCEL 3) [AFFECTS–DEPICTED HEREON]
15. GRANT OF WATER AND SEWER EASEMENT IN FAVOR OF THE CITY OF HOLLY HILL RECORDED OCTOBER 21, 1994, IN OFFICIAL RECORDS BOOK 3958, PAGE 4454, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. (AS TO PARCEL 3) [AFFECTS–DEPICTED HEREON]
16. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS, WHICH INCLUDE PROVISIONS FOR A. AN EASEMENT ON THE LAND; B. A LIEN FOR LIQUIDATED DAMAGES; C. A PRIVATE CHARGE OR ASSESSMENTS; D. AN OPTION TO PURCHASE; E. A RIGHT OF FIRST REFUSAL, OR; F. THE PRIOR APPROVAL OF A FUTURE PURCHASER OR OCCUPANT, AS CONTAINED IN THAT CERTAIN DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED OCTOBER 27, 1999, IN OFFICIAL RECORDS BOOK 4488, PAGE 4496; AMENDMENT RECORDED AUGUST 22, 2000, IN OFFICIAL RECORDS BOOK 4583, PAGE 2958; SECOND AMENDMENT RECORDED FEBRUARY 2, 2022, IN OFFICIAL RECORDS BOOK 8197, PAGE 253, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND AS MAY BE SUBSEQUENTLY AMENDED. (AS TO PARCEL 3) [AFFECTS–DEPICTED HEREON]
17. THE NATURE, EXTENT OR EXISTENCE OF RIPARIAN RIGHTS OR LITTORAL RIGHTS IS NOT INSURED. (AS TO SHARED POND ON PARCEL 3) [AFFECTS–POND NOT LOCATED]

SURVEYOR'S CERTIFICATE:

TO NISBETT PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 8, 9, 10, 11(a), 13, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 02/02/2023.

DATE OF PLAT OR MAP: 02/09/2023

I FURTHER CERTIFY THIS SURVEY MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050–.052, FLORIDA ADMINISTRATIVE CODE.

LEE H. DOWST, P.L.S. NO. 6860

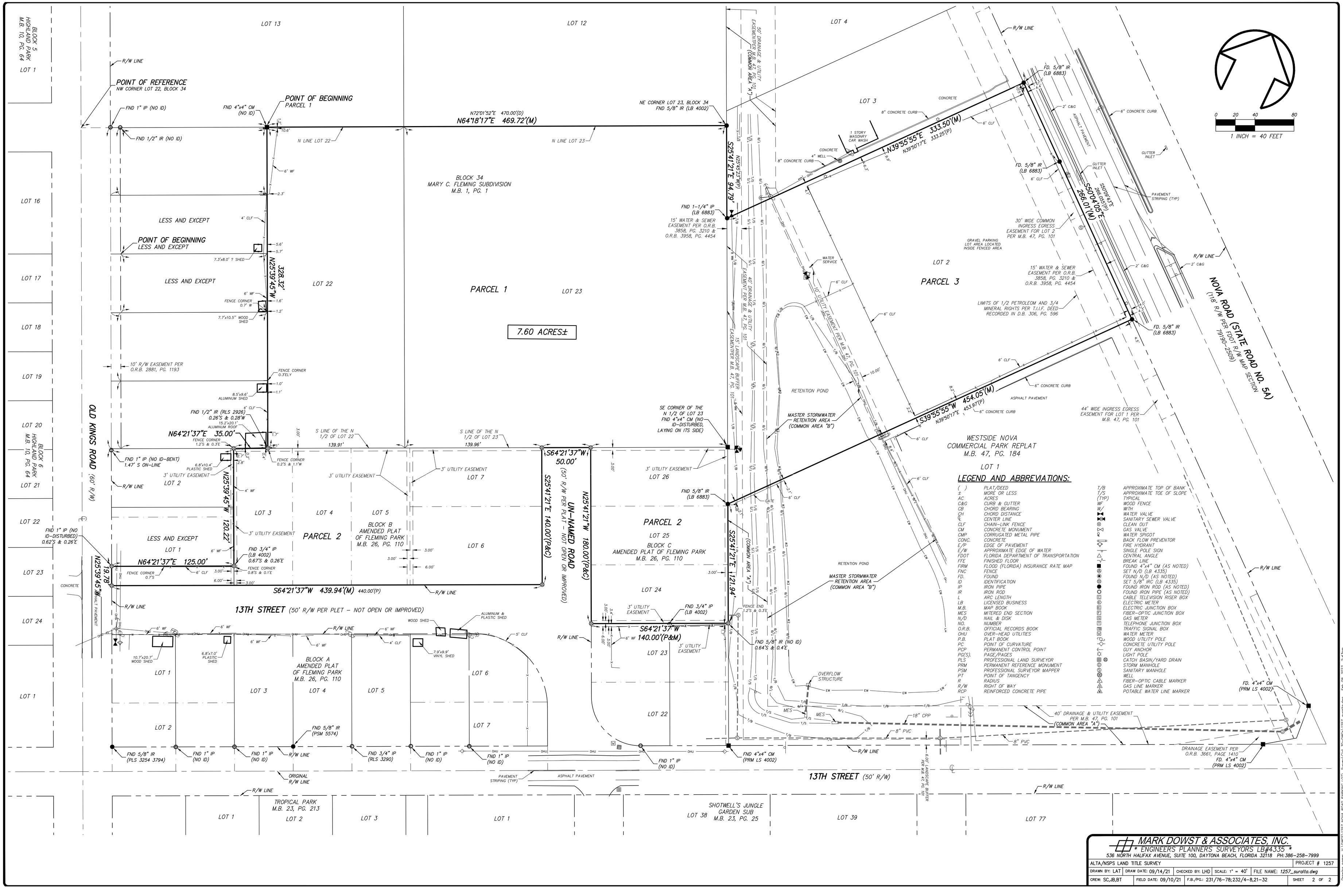
THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

REVISIONS				
F.B. / PG.	DATE	BY	DESCRIPTION	CKD
246/8	02/06/23	LAT	UPDATED TO ALTA/NSPS LAND TITLE SURVEY.	LHD

MARK DOWST & ASSOCIATES, INC.
* ENGINEERS PLANNERS SURVEYORS LB#4335 *
536 NORTH HALIFAX AVENUE, SUITE 100, DAYTONA BEACH, FLORIDA 32118 PH:386-258-7999

ALTA/NSPS LAND TITLE SURVEY				PROJECT # 1257
DRAWN BY: LAT	DRAW DATE: 09/14/21	CHECKED BY: LHD	SCALE: 1" = 50'	FILE NAME: 1257_suralta.dwg
CREW: SC,JB,BT	FIELD DATE: 09/10/21	F.B./PG.: 231/76-78;232/4-8,21-32		SHEET 1 OF 2

Drawing name: N:\JOBS\1257 Nova Road Holdings LLC_Survey\Dwg 30-2D\1257_suralta.dwg Feb 09, 2023 2:36pm



LEGEND AND ABBREVIATIONS:

( )	PLAT/DEED	T/B	APPROXIMATE TOP OF BANK
±	MORE OR LESS	T/S	APPROXIMATE TOE OF SLOPE
AC	ACRES	(TYP)	TYPICAL
C&G	CURB & GUTTER	WF	WOOD FENCE
CB	CHORD BEARING	W/	WITH
CH	CHORD DISTANCE		WATER VALVE
℄	CENTER LINE		SANITARY SEWER VALVE
CLF	CHAIN-LINK FENCE		CLEAN OUT
CM	CONCRETE MONUMENT		GAS VALVE
CMP	CORRUGATED METAL PIPE		WATER SPIGOT
CONC.	CONCRETE		BACK FLOW PREVENTOR
E/P	EDGE OF PAVEMENT		FIRE HYDRANT
E/W	APPROXIMATE EDGE OF WATER		SINGLE POLE SIGN
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION		CENTRAL ANGLE
FFE	FINISHED FLOOR		BREAK LINE
FIRM	FLOOD (FLORIDA) INSURANCE RATE MAP		FOUND 4"x4" CM (AS NOTED)
FNC	FENCE		SET N/D (LB 4335)
FD.	FOUND		FOUND N/D (AS NOTED)
ID	IDENTIFICATION		SET 5/8" IRC (LB 4335)
IP	IRON PIPE		FOUND IRON ROD (AS NOTED)
IR	IRON ROD		FOUND IRON PIPE (AS NOTED)
L	ARC LENGTH		CABLE TELEVISION RISER BOX
LB	LICENSED BUSINESS		ELECTRIC METER
M.B.	MAP BOOK		ELECTRIC JUNCTION BOX
MES	MITERED END SECTION		FIBER-OPTIC JUNCTION BOX
N/D	NAIL & DISK		GAS METER
NO.	NUMBER		TELEPHONE JUNCTION BOX
O.R.B.	OFFICIAL RECORDS BOOK		TRAFFIC SIGNAL BOX
OHU	OVER-HEAD UTILITIES		WATER METER
P.B.	PLAT BOOK		WOOD UTILITY POLE
PC	POINT OF CURVATURE		CONCRETE UTILITY POLE
PCP	PERMANENT CONTROL POINT		GUY ANCHOR
PG(S).	PAGE/PAGES		LIGHT POLE
PLS	PROFESSIONAL LAND SURVEYOR		CATCH BASIN/YARD DRAIN
PRM	PERMANENT REFERENCE MONUMENT		STORM MANHOLE
PSM	PROFESSIONAL SURVEYOR MAPPER		SANITARY MANHOLE
PT	POINT OF TANGENCY		WELL
R	RADIUS		FIBER-OPTIC CABLE MARKER
R/W	RIGHT OF WAY		GAS LINE MARKER
RCP	REINFORCED CONCRETE PIPE		POTABLE WATER LINE MARKER

MARK DOWST & ASSOCIATES, INC.
* ENGINEERS PLANNERS SURVEYORS LB#4335 *
536 NORTH HALIFAX AVENUE, SUITE 100, DAYTONA BEACH, FLORIDA 32118 PH:386-258-7999

ALTA/NSPS LAND TITLE SURVEY					PROJECT # 1257
DRAWN BY: LAT	DRAW DATE: 09/14/21	CHECKED BY: LHD	SCALE: 1" = 40'	FILE NAME: 1257_suralta.dwg	
CREW: SC,JB,BT	FIELD DATE: 09/10/21	F.B./PG.: 231/76-78;232/4-8,21-32		SHEET 2 OF 2	

Drawing name: V:\1257\1257 NOVA ROAD PARKING LOT_Survey\Civil 3D\1257_suralta.dwg Feb 09, 2023 2:43pm

EXHIBIT B

PROPERTY APPRAISER INFORMATION CARDS AND DEEDS

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

VOLUSIA COUNTY PROPERTY APPRAISER
LARRY BARTLETT, JD, CFA
WE VALUE VOLUSIA

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

AltKey: 3169824 **Parcel ID: 424204340220**
NISBETT PROPERTIES LLC **13TH ST, HOLLY HILL, FL**

Parcel Summary

Alternate Key:	3169824
Parcel ID:	424204340220
Township-Range-Section:	14 - 32 - 42
Subdivision-Block-Lot:	04 - 34 - 0220
Owner(s):	NISBETT PROPERTIES LLC - FS - Fee Simple - 100%
Mailing Address On File:	332 JOHN ANDERSON ORMOND BEACH FL 32176
Physical Address:	13TH ST, HOLLY HILL 32117
Property Use:	0000 - VACANT RES
Tax District:	203-HOLLY HILL
2022 Final Millage Rate:	18.7895
Neighborhood:	2741
Business Name:	
Subdivision Name:	
Homestead Property:	No

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

AltKey: 3169824 | **Parcel ID: 424204340220**
NISBETT PROPERTIES LLC | **13TH ST, HOLLY HILL, FL**

Working Tax Roll Values by Taxing Authority

	Tax Authority	Just Value	Assessed	Ex/10cap	Taxable	Millage	Estimated
0017	CAPITAL IMPROVEMENT	$32,165	$32,165	$0	$32,165	1.5000	$48.25
0012	DISCRETIONARY	$32,165	$32,165	$0	$32,165	0.7480	$24.06
0011	REQ LOCAL EFFORT	$32,165	$32,165	$0	$32,165	3.2340	$104.02
0050	GENERAL FUND	$32,165	$32,165	$0	$32,165	4.8499	$156.00
0055	LIBRARY	$32,165	$32,165	$0	$32,165	0.4635	$14.91
0520	MOSQUITO CONTROL	$32,165	$32,165	$0	$32,165	0.1781	$5.73
0530	PONCE INLET PORT AUTHORITY	$32,165	$32,165	$0	$32,165	0.0760	$2.44
0058	VOLUSIA ECHO	$32,165	$32,165	$0	$32,165	0.2000	$6.43
0057	VOLUSIA FOREVER	$32,165	$32,165	$0	$32,165	0.2000	$6.43
0065	FLORIDA INLAND NAVIGATION DISTRICT	$32,165	$32,165	$0	$32,165	0.0320	$1.03
0100	HALIFAX HOSPITAL AUTHORITY	$32,165	$32,165	$0	$32,165	0.8606	$27.68
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$32,165	$32,165	$0	$32,165	0.1974	$6.35
0200	HOLLY HILL	$32,165	$32,165	$0	$32,165	6.2500	$201.03
						18.7895	$604.36

Non-Ad Valorem Assessments

Project	Units	Rate	Total
			$0.00

Estimated Ad Valorem Tax:	$604.36
Estimated Non-Ad Valorem Tax:	$0.00
Estimated Taxes:	**$604.36**
Estimated Tax Amount without SOH:	$604.36

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

AltKey: 3169824 | Parcel ID: 424204340220

NISBETT PROPERTIES LLC | 13TH ST, HOLLY HILL, FL

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2022	$32,165	$0	$32,165	$32,165	$0	$32,165	$0
2021	$19,131	$0	$19,131	$15,806	$0	$15,806	$0
2020	$19,131	$0	$19,131	$14,369	$0	$14,369	$0
2019	$19,131	$0	$19,131	$13,063	$0	$13,063	$0
2018	$15,576	$0	$15,576	$11,875	$0	$11,875	$0
2017	$15,576	$0	$15,576	$10,795	$0	$10,795	$0
2016	$15,576	$0	$15,576	$9,814	$0	$9,814	$0
2015	$15,576	$0	$15,576	$8,922	$0	$8,922	$0
2014	$8,111	$0	$8,111	$8,111	$0	$8,111	$0

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

AltKey: 3169824 **Parcel ID: 424204340220**

NISBETT PROPERTIES LLC **13TH ST, HOLLY HILL, FL**

Land Data

#	Land Use	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	0010-VAC PVD 2 - 4.99 AC	A-ACRE		1.64				26500	$31,400
2	9600-WASTE LAND	A-ACRE		1.53				500	$765

Total Land Value: **$32,165**

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

AltKey: 3169824
NISBETT PROPERTIES LLC

Parcel ID: 424204340220
13TH ST, HOLLY HILL, FL

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description and/or recorded and indexed with the Clerk of the Court. Follow this link to search all documents by owner's name.

Book/Page	Inst #	Sale Date	Deed Type	Q/U	V/I	Sale Price
8067 / 4318	2021142775	06/16/2021	WD-WARRANTY DEED	MULTI-PARCEL	Vacant	$275,000
5635 / 1952	2005233286	08/18/2005	WD-WARRANTY DEED	UNQUALIFIED	Vacant	$200,000
5635 / 1948	2005233285	08/15/2005	QC-QUIT CLAIM DEED	UNQUALIFIED	Vacant	$100
5635 / 1945	2005233284	08/15/2005	QC-QUIT CLAIM DEED	UNQUALIFIED	Vacant	$100
4487 / 0201	1999208589	08/15/1999	CT-CERTIFICATE OF TITLE	UNQUALIFIED	Vacant	$1
4291 / 3109	1998056714	02/15/1998	WD-WARRANTY DEED	UNQUALIFIED	Improved	$10,000
3832 / 4768	1993076389	06/15/1993	WD-WARRANTY DEED	UNQUALIFIED	Improved	$65,000
2851 / 0115		07/15/1986	WD-WARRANTY DEED	UNQUALIFIED	Improved	$57,000
2307 / 1595		10/15/1981	RE-RESOLUTION	UNQUALIFIED	Improved	$100

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

AltKey: 3169824 **Parcel ID: 424204340220**
NISBETT PROPERTIES LLC **13TH ST, HOLLY HILL, FL**

Recent Neighborhood Sales

Alt Key	Address	City	Property Class	NBHD	Sale Date	Sale Price
3194462	1491 OLD KINGS RD	DAYTONA BEACH	0100-SINGLE FAMILY	2741	10/06/2022	$180,000
3195698	1281 OLD KINGS RD	DAYTONA BEACH	0100-SINGLE FAMILY	2741	09/16/2022	$128,000
3194446	1190 MANETTE CIR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	09/09/2022	$217,000
3195604	1157 PALM VIEW DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	07/13/2022	$255,000
5009564	1115 WOODSIDE DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	06/23/2022	$295,000
3195183	1585 HAMMOCK DR	HOLLY HILL	0100-SINGLE FAMILY	2741	06/13/2022	$210,000
5461386	1427 OLD KINGS RD	HOLLY HILL	0100-SINGLE FAMILY	2741	06/08/2022	$265,000
3194446	1190 MANETTE CIR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	06/08/2022	$105,000
3194489	1195 MANETTE CIR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	06/03/2022	$199,900
3195655	1159 TROPICAL PARK DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	04/26/2022	$220,000
3199367	1194 WOODSIDE DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	03/04/2022	$250,000
3195671	1151 TROPICAL PARK DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	02/07/2022	$196,000
3194322	1185 15TH ST	DAYTONA BEACH	0100-SINGLE FAMILY	2741	01/27/2022	$270,000
3194951	1576 HAMMOCK DR	HOLLY HILL	0100-SINGLE FAMILY	2741	10/29/2021	$255,000
3195566	1160 PALM VIEW DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	09/30/2021	$175,000
4669761	1156 13TH ST	DAYTONA BEACH	0100-SINGLE FAMILY	2741	09/14/2021	$160,000

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

AltKey: 3169824 **Parcel ID: 424204340220**
NISBETT PROPERTIES LLC **13TH ST, HOLLY HILL, FL**

Property Description

NOTE: This property description may be a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Volusia County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property descriptions found on this site.

N 1/2 OF LOT 22 EXC W 30 FT FOR ST & E 160 FT OF W 190 FT OF N 69.14 FT & EXC E 160 FT OF W 190 FT OF S 139.14 FT & EXC S 60.02 FT OF N 189.06 FT OF E 150 FT OF W 190 FT & EXC S 60 FT OF N 129.14 FT OF W 190 FT & INC N 1/2 LOT 23 BLK 34 FLEMING FITCH GRANT PER OR 4487 PG 0201 PER OR 5635 PG 1945 PER OR 5635 PG 1948 PER OR 5635 PG 1952 PER OR 8067 PG 4318

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

AltKey: 3169824 **Parcel ID: 424204340220**
NISBETT PROPERTIES LLC **13TH ST, HOLLY HILL, FL**

Permit List

Permit Date	Permit #	Description	Contractor	Amount
07/14/1993	19930714042	IMPACT CITY	MIDAAS GROUP INC TH	$0
07/14/1993	19930714043	IMPACT CITY	MIDAAS GROUP INC TH	$0
07/12/1993	93 8196	SINGLE FAMILY-DETACH	MR PERMIT	$43,000
07/12/1993	93 8197	SINGLE FAMILY-DETACH	MR PERMIT	$50,000
03/31/1987	29532D	SINGLE FAMILY-DETACH	CRISP MEMORIAL	$0
03/31/1987	29533D	SINGLE FAMILY-DETACH	CRISP MEMORIAL	$0
03/30/1987	29531D	SINGLE FAMILY-DETACH	CRISP MEMORIAL	$0
03/13/1987	29426D	OTHER BLDGS DEMO	CRISP MEMORIAL	$50

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

VOLUSIA COUNTY PROPERTY APPRAISER
LARRY BARTLETT, JD, CFA
WE VALUE VOLUSIA

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

AltKey: 4670076 **Parcel ID: 424286030260**
NISBETT PROPERTIES LLC **OLD KINGS RD, ORMOND BEACH, FL**

Parcel Summary

Alternate Key:	4670076
Parcel ID:	424286030260
Township-Range-Section:	14 - 32 - 42
Subdivision-Block-Lot:	86 - 03 - 0260
Owner(s):	NISBETT PROPERTIES LLC - FS - Fee Simple - 100%
Mailing Address On File:	332 JOHN ANDERSON ORMOND BEACH FL 32176
Physical Address:	OLD KINGS RD, ORMOND BEACH 32117
Property Use:	0000 - VACANT RES
Tax District:	203-HOLLY HILL
2022 Final Millage Rate:	18.7895
Neighborhood:	2741
Business Name:	
Subdivision Name:	
Homestead Property:	No

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

AltKey: 4670076 **Parcel ID: 424286030260**

NISBETT PROPERTIES LLC **OLD KINGS RD, ORMOND BEACH, FL**

Working Tax Roll Values by Taxing Authority

	Tax Authority	Just Value	Assessed	Ex/10cap	Taxable	Millage	Estimated
0017	CAPITAL IMPROVEMENT	$12,830	$12,741	$0	$12,830	1.5000	$19.25
0012	DISCRETIONARY	$12,830	$12,741	$0	$12,830	0.7480	$9.60
0011	REQ LOCAL EFFORT	$12,830	$12,741	$0	$12,830	3.2340	$41.49
0050	GENERAL FUND	$12,830	$12,741	$89	$12,741	4.8499	$61.79
0055	LIBRARY	$12,830	$12,741	$89	$12,741	0.4635	$5.91
0520	MOSQUITO CONTROL	$12,830	$12,741	$89	$12,741	0.1781	$2.27
0530	PONCE INLET PORT AUTHORITY	$12,830	$12,741	$89	$12,741	0.0760	$0.97
0058	VOLUSIA ECHO	$12,830	$12,741	$89	$12,741	0.2000	$2.55
0057	VOLUSIA FOREVER	$12,830	$12,741	$89	$12,741	0.2000	$2.55
0065	FLORIDA INLAND NAVIGATION DISTRICT	$12,830	$12,741	$89	$12,741	0.0320	$0.41
0100	HALIFAX HOSPITAL AUTHORITY	$12,830	$12,741	$89	$12,741	0.8606	$10.96
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$12,830	$12,741	$89	$12,741	0.1974	$2.52
0200	HOLLY HILL	$12,830	$12,741	$89	$12,741	6.2500	$79.63
						18.7895	$239.89

Non-Ad Valorem Assessments

Project	Units	Rate	Total
			$0.00

Estimated Ad Valorem Tax:	$239.89
Estimated Non-Ad Valorem Tax:	$0.00
Estimated Taxes:	**$239.89**
Estimated Tax Amount without SOH:	$241.07

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

AltKey: 4670076 Parcel ID: 424286030260

NISBETT PROPERTIES LLC OLD KINGS RD, ORMOND BEACH, FL

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2022	$11,583	$0	$11,583	$11,583	$0	$11,583	$0
2021	$6,772	$0	$6,772	$5,473	$0	$5,473	$0
2020	$5,346	$0	$5,346	$4,975	$0	$4,975	$0
2019	$5,346	$0	$5,346	$4,523	$0	$4,523	$0
2018	$4,811	$0	$4,811	$4,112	$0	$4,112	$0
2017	$3,742	$0	$3,738	$3,738	$0	$3,738	$0
2016	$3,916	$0	$3,916	$3,605	$0	$3,605	$0
2015	$3,277	$0	$3,277	$3,277	$0	$3,277	$0
2014	$3,277	$0	$3,277	$3,277	$0	$3,277	$0

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

AltKey: 4670076 **Parcel ID: 424286030260**

NISBETT PROPERTIES LLC **OLD KINGS RD, ORMOND BEACH, FL**

Land Data

#	Land Use	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	0001-VAC PVD THRU .49 AC	F-FRONT FOOT				60	140	360	$12,830

Total Land Value: **$12,830**

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

AltKey: 4670076 Parcel ID: 424286030260

NISBETT PROPERTIES LLC OLD KINGS RD, ORMOND BEACH, FL

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description and/or recorded and indexed with the Clerk of the Court. Follow this link to search all documents by owner's name.

Book/Page	Inst #	Sale Date	Deed Type	Q/U	V/I	Sale Price
8067 / 4318	2021142775	06/16/2021	WD-WARRANTY DEED	MULTI-PARCEL	Vacant	$275,000
5635 / 1952	2005233286	08/18/2005	WD-WARRANTY DEED	UNQUALIFIED	Vacant	$200,000
5635 / 1948	2005233285	08/15/2005	QC-QUIT CLAIM DEED	UNQUALIFIED	Vacant	$100
5635 / 1945	2005233284	08/15/2005	QC-QUIT CLAIM DEED	UNQUALIFIED	Vacant	$100
4487 / 0201	1999208589	10/15/1999	CT-CERTIFICATE OF TITLE	UNQUALIFIED	Vacant	$1
4469 / 1979	1999172445	08/15/1999	CT-CERTIFICATE OF TITLE	UNQUALIFIED	Vacant	$100
4291 / 3109	1998056714	02/15/1998	WD-WARRANTY DEED	UNQUALIFIED	Vacant	$10,000
3811 / 1132	1993029392	03/15/1993	WD-WARRANTY DEED	UNQUALIFIED	Vacant	$29,000

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

AltKey: 4670076 Parcel ID: 424286030260
NISBETT PROPERTIES LLC OLD KINGS RD, ORMOND BEACH, FL

Recent Neighborhood Sales

Alt Key	Address	City	Property Class	NBHD	Sale Date	Sale Price
3194462	1491 OLD KINGS RD	DAYTONA BEACH	0100-SINGLE FAMILY	2741	10/06/2022	$180,000
3195698	1281 OLD KINGS RD	DAYTONA BEACH	0100-SINGLE FAMILY	2741	09/16/2022	$128,000
3194446	1190 MANETTE CIR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	09/09/2022	$217,000
3195604	1157 PALM VIEW DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	07/13/2022	$255,000
5009564	1115 WOODSIDE DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	06/23/2022	$295,000
3195183	1585 HAMMOCK DR	HOLLY HILL	0100-SINGLE FAMILY	2741	06/13/2022	$210,000
5461386	1427 OLD KINGS RD	HOLLY HILL	0100-SINGLE FAMILY	2741	06/08/2022	$265,000
3194446	1190 MANETTE CIR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	06/08/2022	$105,000
3194489	1195 MANETTE CIR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	06/03/2022	$199,900
3195655	1159 TROPICAL PARK DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	04/26/2022	$220,000
3199367	1194 WOODSIDE DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	03/04/2022	$250,000
3195671	1151 TROPICAL PARK DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	02/07/2022	$196,000
3194322	1185 15TH ST	DAYTONA BEACH	0100-SINGLE FAMILY	2741	01/27/2022	$270,000
3194951	1576 HAMMOCK DR	HOLLY HILL	0100-SINGLE FAMILY	2741	10/29/2021	$255,000
3195566	1160 PALM VIEW DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	09/30/2021	$175,000

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

AltKey: 4670076 **Parcel ID: 424286030260**

NISBETT PROPERTIES LLC **OLD KINGS RD, ORMOND BEACH, FL**

Property Description

NOTE: This property description may be a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Volusia County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property descriptions found on this site.

LOT 26 BLK C AMENDED PLAT OF FLEMING PARK MB 26 PG 110 PER OR 4469 PGS 1979-1980 PER OR 5635 PG 1945 PER OR 5635 PG 1948 PER OR 5635 PG 1952 PER OR 8067 PG 4318

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

VOLUSIA COUNTY PROPERTY APPRAISER
LARRY BARTLETT, JD, CFA
WE VALUE VOLUSIA

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

AltKey: 4670068 **Parcel ID: 424286030250**
NISBETT PROPERTIES LLC **OLD KINGS RD, ORMOND BEACH, FL**

Parcel Summary

Alternate Key:	4670068
Parcel ID:	424286030250
Township-Range-Section:	14 - 32 - 42
Subdivision-Block-Lot:	86 - 03 - 0250
Owner(s):	NISBETT PROPERTIES LLC - FS - Fee Simple - 100%
Mailing Address On File:	332 JOHN ANDERSON ORMOND BEACH FL 32176
Physical Address:	OLD KINGS RD, ORMOND BEACH 32117
Property Use:	0000 - VACANT RES
Tax District:	203-HOLLY HILL
2022 Final Millage Rate:	18.7895
Neighborhood:	2741
Business Name:	
Subdivision Name:	
Homestead Property:	No

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

AltKey: 4670068 **Parcel ID: 424286030250**

NISBETT PROPERTIES LLC **OLD KINGS RD, ORMOND BEACH, FL**

Working Tax Roll Values by Taxing Authority

	Tax Authority	Just Value	Assessed	Ex/10cap	Taxable	Millage	Estimated
0017	CAPITAL IMPROVEMENT	$12,830	$12,741	$0	$12,830	1.5000	$19.25
0012	DISCRETIONARY	$12,830	$12,741	$0	$12,830	0.7480	$9.60
0011	REQ LOCAL EFFORT	$12,830	$12,741	$0	$12,830	3.2340	$41.49
0050	GENERAL FUND	$12,830	$12,741	$89	$12,741	4.8499	$61.79
0055	LIBRARY	$12,830	$12,741	$89	$12,741	0.4635	$5.91
0520	MOSQUITO CONTROL	$12,830	$12,741	$89	$12,741	0.1781	$2.27
0530	PONCE INLET PORT AUTHORITY	$12,830	$12,741	$89	$12,741	0.0760	$0.97
0058	VOLUSIA ECHO	$12,830	$12,741	$89	$12,741	0.2000	$2.55
0057	VOLUSIA FOREVER	$12,830	$12,741	$89	$12,741	0.2000	$2.55
0065	FLORIDA INLAND NAVIGATION DISTRICT	$12,830	$12,741	$89	$12,741	0.0320	$0.41
0100	HALIFAX HOSPITAL AUTHORITY	$12,830	$12,741	$89	$12,741	0.8606	$10.96
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$12,830	$12,741	$89	$12,741	0.1974	$2.52
0200	HOLLY HILL	$12,830	$12,741	$89	$12,741	6.2500	$79.63
						18.7895	$239.89

Non-Ad Valorem Assessments

Project	Units	Rate	Total
			$0.00

Estimated Ad Valorem Tax:	$239.89
Estimated Non-Ad Valorem Tax:	$0.00
Estimated Taxes:	**$239.89**
Estimated Tax Amount without SOH:	$241.07

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

AltKey: 4670068 Parcel ID: 424286030250

NISBETT PROPERTIES LLC OLD KINGS RD, ORMOND BEACH, FL

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2022	$11,583	$0	$11,583	$11,583	$0	$11,583	$0
2021	$6,772	$0	$6,772	$5,473	$0	$5,473	$0
2020	$5,346	$0	$5,346	$4,975	$0	$4,975	$0
2019	$5,346	$0	$5,346	$4,523	$0	$4,523	$0
2018	$4,811	$0	$4,811	$4,112	$0	$4,112	$0
2017	$3,742	$0	$3,738	$3,738	$0	$3,738	$0
2016	$3,916	$0	$3,916	$3,605	$0	$3,605	$0
2015	$3,277	$0	$3,277	$3,277	$0	$3,277	$0
2014	$3,277	$0	$3,277	$3,277	$0	$3,277	$0

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

AltKey: 4670068 **Parcel ID: 424286030250**
NISBETT PROPERTIES LLC **OLD KINGS RD, ORMOND BEACH, FL**

Land Data

#	Land Use	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	0001-VAC PVD THRU .49 AC	F-FRONT FOOT				60	140	360	$12,830

Total Land Value: **$12,830**

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

AltKey: 4670068 **Parcel ID: 424286030250**
NISBETT PROPERTIES LLC **OLD KINGS RD, ORMOND BEACH, FL**

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description and/or recorded and indexed with the Clerk of the Court. Follow this link to search all documents by owner's name.

Book/Page	Inst #	Sale Date	Deed Type	Q/U	V/I	Sale Price
8067 / 4318	2021142775	06/16/2021	WD-WARRANTY DEED	MULTI-PARCEL	Vacant	$275,000
5635 / 1952	2005233286	08/18/2005	WD-WARRANTY DEED	UNQUALIFIED	Vacant	$200,000
5635 / 1948	2005233285	08/15/2005	QC-QUIT CLAIM DEED	UNQUALIFIED	Vacant	$100
5635 / 1945	2005233284	08/15/2005	QC-QUIT CLAIM DEED	UNQUALIFIED	Vacant	$100
4487 / 0201	1999208589	08/15/1999	CT-CERTIFICATE OF TITLE	UNQUALIFIED	Vacant	$1
4469 / 1979	1999172445	08/15/1999	CT-CERTIFICATE OF TITLE	UNQUALIFIED	Vacant	$100
4291 / 3109	1998056714	02/15/1998	WD-WARRANTY DEED	UNQUALIFIED	Vacant	$10,000
3811 / 1132	1993029392	03/15/1993	WD-WARRANTY DEED	UNQUALIFIED	Vacant	$29,000

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

AltKey: 4670068 **Parcel ID: 424286030250**

NISBETT PROPERTIES LLC **OLD KINGS RD, ORMOND BEACH, FL**

Recent Neighborhood Sales

Alt Key	Address	City	Property Class	NBHD	Sale Date	Sale Price
3194462	1491 OLD KINGS RD	DAYTONA BEACH	0100-SINGLE FAMILY	2741	10/06/2022	$180,000
3195698	1281 OLD KINGS RD	DAYTONA BEACH	0100-SINGLE FAMILY	2741	09/16/2022	$128,000
3194446	1190 MANETTE CIR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	09/09/2022	$217,000
3195604	1157 PALM VIEW DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	07/13/2022	$255,000
5009564	1115 WOODSIDE DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	06/23/2022	$295,000
3195183	1585 HAMMOCK DR	HOLLY HILL	0100-SINGLE FAMILY	2741	06/13/2022	$210,000
5461386	1427 OLD KINGS RD	HOLLY HILL	0100-SINGLE FAMILY	2741	06/08/2022	$265,000
3194446	1190 MANETTE CIR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	06/08/2022	$105,000
3194489	1195 MANETTE CIR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	06/03/2022	$199,900
3195655	1159 TROPICAL PARK DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	04/26/2022	$220,000
3199367	1194 WOODSIDE DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	03/04/2022	$250,000
3195671	1151 TROPICAL PARK DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	02/07/2022	$196,000
3194322	1185 15TH ST	DAYTONA BEACH	0100-SINGLE FAMILY	2741	01/27/2022	$270,000
3194951	1576 HAMMOCK DR	HOLLY HILL	0100-SINGLE FAMILY	2741	10/29/2021	$255,000
3195566	1160 PALM VIEW DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	09/30/2021	$175,000

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

AltKey: 4670068 **Parcel ID: 424286030250**
NISBETT PROPERTIES LLC **OLD KINGS RD, ORMOND BEACH, FL**

Property Description

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LOT 25 BLK C AMENDED PLAT OF FLEMING PARK MB 26 PG 110 PER OR 4469 PGS 1979-1980 PER OR 5635 PG 1945 PER OR 5635 PG 1948 PER OR 5635 PG 1952 PER OR 8067 PG 4318

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

Volusia County Property Appraiser
LARRY BARTLETT, JD, CFA
We Value Volusia

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

AltKey: 4670050 **Parcel ID: 424286030240**
NISBETT PROPERTIES LLC **OLD KINGS RD, ORMOND BEACH, FL**

Parcel Summary

Alternate Key:	4670050
Parcel ID:	424286030240
Township-Range-Section:	14 - 32 - 42
Subdivision-Block-Lot:	86 - 03 - 0240
Owner(s):	NISBETT PROPERTIES LLC - FS - Fee Simple - 100%
Mailing Address On File:	332 JOHN ANDERSON ORMOND BEACH FL 32176
Physical Address:	OLD KINGS RD, ORMOND BEACH 32117
Property Use:	0000 - VACANT RES
Tax District:	203-HOLLY HILL
2022 Final Millage Rate:	18.7895
Neighborhood:	2741
Business Name:	
Subdivision Name:	
Homestead Property:	No

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

AltKey: 4670050 | **Parcel ID: 424286030240**

NISBETT PROPERTIES LLC | **OLD KINGS RD, ORMOND BEACH, FL**

Working Tax Roll Values by Taxing Authority

	Tax Authority	Just Value	Assessed	Ex/10cap	Taxable	Millage	Estimated
0017	CAPITAL IMPROVEMENT	$12,830	$12,741	$0	$12,830	1.5000	$19.25
0012	DISCRETIONARY	$12,830	$12,741	$0	$12,830	0.7480	$9.60
0011	REQ LOCAL EFFORT	$12,830	$12,741	$0	$12,830	3.2340	$41.49
0050	GENERAL FUND	$12,830	$12,741	$89	$12,741	4.8499	$61.79
0055	LIBRARY	$12,830	$12,741	$89	$12,741	0.4635	$5.91
0520	MOSQUITO CONTROL	$12,830	$12,741	$89	$12,741	0.1781	$2.27
0530	PONCE INLET PORT AUTHORITY	$12,830	$12,741	$89	$12,741	0.0760	$0.97
0058	VOLUSIA ECHO	$12,830	$12,741	$89	$12,741	0.2000	$2.55
0057	VOLUSIA FOREVER	$12,830	$12,741	$89	$12,741	0.2000	$2.55
0065	FLORIDA INLAND NAVIGATION DISTRICT	$12,830	$12,741	$89	$12,741	0.0320	$0.41
0100	HALIFAX HOSPITAL AUTHORITY	$12,830	$12,741	$89	$12,741	0.8606	$10.96
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$12,830	$12,741	$89	$12,741	0.1974	$2.52
0200	HOLLY HILL	$12,830	$12,741	$89	$12,741	6.2500	$79.63
						18.7895	$239.89

Non-Ad Valorem Assessments

Project	Units	Rate	Total
			$0.00

Estimated Ad Valorem Tax:	$239.89
Estimated Non-Ad Valorem Tax:	$0.00
Estimated Taxes:	**$239.89**
Estimated Tax Amount without SOH:	$241.07

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

AltKey: 4670050 Parcel ID: 424286030240

NISBETT PROPERTIES LLC OLD KINGS RD, ORMOND BEACH, FL

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2022	$11,583	$0	$11,583	$11,583	$0	$11,583	$0
2021	$6,772	$0	$6,772	$5,473	$0	$5,473	$0
2020	$5,346	$0	$5,346	$4,975	$0	$4,975	$0
2019	$5,346	$0	$5,346	$4,523	$0	$4,523	$0
2018	$4,811	$0	$4,811	$4,112	$0	$4,112	$0
2017	$3,742	$0	$3,738	$3,738	$0	$3,738	$0
2016	$3,916	$0	$3,916	$3,605	$0	$3,605	$0
2015	$3,277	$0	$3,277	$3,277	$0	$3,277	$0
2014	$3,277	$0	$3,277	$3,277	$0	$3,277	$0

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

AltKey: 4670050 **Parcel ID: 424286030240**

NISBETT PROPERTIES LLC **OLD KINGS RD, ORMOND BEACH, FL**

Land Data

#	Land Use	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	0001-VAC PVD THRU .49 AC	F-FRONT FOOT				60	140	360	$12,830

Total Land Value: **$12,830**

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

AltKey: 4670050 **Parcel ID: 424286030240**
NISBETT PROPERTIES LLC **OLD KINGS RD, ORMOND BEACH, FL**

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description and/or recorded and indexed with the Clerk of the Court. Follow this link to search all documents by owner's name.

Book/Page	Inst #	Sale Date	Deed Type	Q/U	V/I	Sale Price
8067 / 4318	2021142775	06/16/2021	WD-WARRANTY DEED	MULTI-PARCEL	Vacant	$275,000
5635 / 1952	2005233286	08/18/2005	WD-WARRANTY DEED	UNQUALIFIED	Vacant	$200,000
5635 / 1948	2005233285	08/15/2005	QC-QUIT CLAIM DEED	UNQUALIFIED	Vacant	$100
5635 / 1945	2005233284	08/15/2005	QC-QUIT CLAIM DEED	UNQUALIFIED	Vacant	$100
4487 / 0201	1999208589	08/15/1999	CT-CERTIFICATE OF TITLE	UNQUALIFIED	Vacant	$1
4469 / 1979	1999172445	08/15/1999	CT-CERTIFICATE OF TITLE	UNQUALIFIED	Vacant	$100
4291 / 3109	1998056714	02/15/1998	WD-WARRANTY DEED	UNQUALIFIED	Vacant	$10,000
3811 / 1132	1993029392	03/15/1993	WD-WARRANTY DEED	UNQUALIFIED	Vacant	$29,000

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

AltKey: 4670050 **Parcel ID: 424286030240**
NISBETT PROPERTIES LLC **OLD KINGS RD, ORMOND BEACH, FL**

Recent Neighborhood Sales

Alt Key	Address	City	Property Class	NBHD	Sale Date	Sale Price
3194462	1491 OLD KINGS RD	DAYTONA BEACH	0100-SINGLE FAMILY	2741	10/06/2022	$180,000
3195698	1281 OLD KINGS RD	DAYTONA BEACH	0100-SINGLE FAMILY	2741	09/16/2022	$128,000
3194446	1190 MANETTE CIR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	09/09/2022	$217,000
3195604	1157 PALM VIEW DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	07/13/2022	$255,000
5009564	1115 WOODSIDE DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	06/23/2022	$295,000
3195183	1585 HAMMOCK DR	HOLLY HILL	0100-SINGLE FAMILY	2741	06/13/2022	$210,000
5461386	1427 OLD KINGS RD	HOLLY HILL	0100-SINGLE FAMILY	2741	06/08/2022	$265,000
3194446	1190 MANETTE CIR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	06/08/2022	$105,000
3194489	1195 MANETTE CIR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	06/03/2022	$199,900
3195655	1159 TROPICAL PARK DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	04/26/2022	$220,000
3199367	1194 WOODSIDE DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	03/04/2022	$250,000
3195671	1151 TROPICAL PARK DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	02/07/2022	$196,000
3194322	1185 15TH ST	DAYTONA BEACH	0100-SINGLE FAMILY	2741	01/27/2022	$270,000
3194951	1576 HAMMOCK DR	HOLLY HILL	0100-SINGLE FAMILY	2741	10/29/2021	$255,000
3195566	1160 PALM VIEW DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	09/30/2021	$175,000

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

AltKey: 4670050 Parcel ID: 424286030240

NISBETT PROPERTIES LLC OLD KINGS RD, ORMOND BEACH, FL

Property Description

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LOT 24 BLK C AMENDED PLAT OF FLEMING PARK MB 26 PG 110 PER OR 4469 PGS 1979-1980 PER OR 5635 PG 1945 PER OR 5635 PG 1948 PER OR 5635 PG 1952 PER OR 8067 PG 4318

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

VOLUSIA COUNTY PROPERTY APPRAISER
LARRY BARTLETT, JD, CFA
WE VALUE VOLUSIA

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

AltKey: 4669868 **Parcel ID: 424286020070**
NISBETT PROPERTIES LLC **OLD KINGS RD, ORMOND BEACH, FL**

Parcel Summary

Alternate Key:	4669868
Parcel ID:	424286020070
Township-Range-Section:	14 - 32 - 42
Subdivision-Block-Lot:	86 - 02 - 0070
Owner(s):	NISBETT PROPERTIES LLC - FS - Fee Simple - 100%
Mailing Address On File:	332 JOHN ANDERSON ORMOND BEACH FL 32176
Physical Address:	OLD KINGS RD, ORMOND BEACH 32117
Property Use:	0000 - VACANT RES
Tax District:	203-HOLLY HILL
2022 Final Millage Rate:	18.7895
Neighborhood:	2741
Business Name:	
Subdivision Name:	
Homestead Property:	No

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

AltKey: 4669868 | **Parcel ID: 424286020070**

NISBETT PROPERTIES LLC | **OLD KINGS RD, ORMOND BEACH, FL**

Working Tax Roll Values by Taxing Authority

	Tax Authority	Just Value	Assessed	Ex/10cap	Taxable	Millage	Estimated
0017	CAPITAL IMPROVEMENT	$8,256	$8,198	$0	$8,256	1.5000	$12.38
0012	DISCRETIONARY	$8,256	$8,198	$0	$8,256	0.7480	$6.18
0011	REQ LOCAL EFFORT	$8,256	$8,198	$0	$8,256	3.2340	$26.70
0050	GENERAL FUND	$8,256	$8,198	$58	$8,198	4.8499	$39.76
0055	LIBRARY	$8,256	$8,198	$58	$8,198	0.4635	$3.80
0520	MOSQUITO CONTROL	$8,256	$8,198	$58	$8,198	0.1781	$1.46
0530	PONCE INLET PORT AUTHORITY	$8,256	$8,198	$58	$8,198	0.0760	$0.62
0058	VOLUSIA ECHO	$8,256	$8,198	$58	$8,198	0.2000	$1.64
0057	VOLUSIA FOREVER	$8,256	$8,198	$58	$8,198	0.2000	$1.64
0065	FLORIDA INLAND NAVIGATION DISTRICT	$8,256	$8,198	$58	$8,198	0.0320	$0.26
0100	HALIFAX HOSPITAL AUTHORITY	$8,256	$8,198	$58	$8,198	0.8606	$7.06
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$8,256	$8,198	$58	$8,198	0.1974	$1.62
0200	HOLLY HILL	$8,256	$8,198	$58	$8,198	6.2500	$51.24
						18.7895	$154.35

Non-Ad Valorem Assessments

Project	Units	Rate	Total
			$0.00

Estimated Ad Valorem Tax:	$154.35
Estimated Non-Ad Valorem Tax:	$0.00
Estimated Taxes:	**$154.35**
Estimated Tax Amount without SOH:	$155.13

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

AltKey: 4669868 Parcel ID: 424286020070
NISBETT PROPERTIES LLC OLD KINGS RD, ORMOND BEACH, FL

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2022	$7,453	$0	$7,453	$7,453	$0	$7,453	$0
2021	$4,357	$0	$4,357	$3,509	$0	$3,509	$0
2020	$3,440	$0	$3,440	$3,190	$0	$3,190	$0
2019	$3,440	$0	$3,440	$2,900	$0	$2,900	$0
2018	$3,096	$0	$3,096	$2,636	$0	$2,636	$0
2017	$2,408	$0	$2,396	$2,396	$0	$2,396	$0
2016	$2,510	$0	$2,510	$2,310	$0	$2,310	$0
2015	$2,100	$0	$2,100	$2,100	$0	$2,100	$0
2014	$2,625	$0	$2,625	$2,625	$0	$2,625	$0

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AltKey: 4669868 **Parcel ID: 424286020070**

NISBETT PROPERTIES LLC **OLD KINGS RD, ORMOND BEACH, FL**

Land Data

#	Land Use	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	0001-VAC PVD THRU .49 AC	F-FRONT FOOT				60	135	360	$8,256

Total Land Value: **$8,256**

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

AltKey: 4669868 **Parcel ID: 424286020070**

NISBETT PROPERTIES LLC **OLD KINGS RD, ORMOND BEACH, FL**

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5635 / 1948	2005233285	08/15/2005	QC-QUIT CLAIM DEED	UNQUALIFIED	Vacant	$100
5635 / 1945	2005233284	08/15/2005	QC-QUIT CLAIM DEED	UNQUALIFIED	Vacant	$100
4487 / 0201	1999208589	10/15/1999	CT-CERTIFICATE OF TITLE	UNQUALIFIED	Vacant	$100
4469 / 1979	1999172445	08/15/1999	CT-CERTIFICATE OF TITLE	UNQUALIFIED	Vacant	$100
4291 / 3109	1998056714	02/15/1998	WD-WARRANTY DEED	UNQUALIFIED	Vacant	$10,000
3811 / 1132	1993029392	03/15/1993	WD-WARRANTY DEED	UNQUALIFIED	Vacant	$29,000

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

AltKey: 4669868 **Parcel ID: 424286020070**

NISBETT PROPERTIES LLC **OLD KINGS RD, ORMOND BEACH, FL**

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3194446	1190 MANETTE CIR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	09/09/2022	$217,000
3195604	1157 PALM VIEW DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	07/13/2022	$255,000
5009564	1115 WOODSIDE DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	06/23/2022	$295,000
3195183	1585 HAMMOCK DR	HOLLY HILL	0100-SINGLE FAMILY	2741	06/13/2022	$210,000
5461386	1427 OLD KINGS RD	HOLLY HILL	0100-SINGLE FAMILY	2741	06/08/2022	$265,000
3194446	1190 MANETTE CIR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	06/08/2022	$105,000
3194489	1195 MANETTE CIR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	06/03/2022	$199,900
3195655	1159 TROPICAL PARK DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	04/26/2022	$220,000
3199367	1194 WOODSIDE DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	03/04/2022	$250,000
3195671	1151 TROPICAL PARK DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	02/07/2022	$196,000
3194322	1185 15TH ST	DAYTONA BEACH	0100-SINGLE FAMILY	2741	01/27/2022	$270,000
3194951	1576 HAMMOCK DR	HOLLY HILL	0100-SINGLE FAMILY	2741	10/29/2021	$255,000
3195566	1160 PALM VIEW DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	09/30/2021	$175,000

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

AltKey: 4669868 **Parcel ID: 424286020070**

NISBETT PROPERTIES LLC **OLD KINGS RD, ORMOND BEACH, FL**

Property Description

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LOT 7 BLK B AMENDED PLAT OF FLEMING PARK MB 26 PG 110 PER OR 4469 PG 1979-1980 PER OR 5635 PG 1945 PER OR 5635 PG 1948 PER OR 5635 PG 1952 PER OR 8067 PG 4318

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

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

AltKey: 4669850 **Parcel ID: 424286020060**
NISBETT PROPERTIES LLC **OLD KINGS RD, ORMOND BEACH, FL**

Parcel Summary

Alternate Key:	4669850
Parcel ID:	424286020060
Township-Range-Section:	14 - 32 - 42
Subdivision-Block-Lot:	86 - 02 - 0060
Owner(s):	NISBETT PROPERTIES LLC - FS - Fee Simple - 100%
Mailing Address On File:	332 JOHN ANDERSON ORMOND BEACH FL 32176
Physical Address:	OLD KINGS RD, ORMOND BEACH 32117
Property Use:	0000 - VACANT RES
Tax District:	203-HOLLY HILL
2022 Final Millage Rate:	18.7895
Neighborhood:	2741
Business Name:	
Subdivision Name:	
Homestead Property:	No

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

AltKey: 4669850 **Parcel ID: 424286020060**

NISBETT PROPERTIES LLC **OLD KINGS RD, ORMOND BEACH, FL**

Working Tax Roll Values by Taxing Authority

	Tax Authority	Just Value	Assessed	Ex/10cap	Taxable	Millage	Estimated
0017	CAPITAL IMPROVEMENT	$15,600	$15,510	$0	$15,600	1.5000	$23.40
0012	DISCRETIONARY	$15,600	$15,510	$0	$15,600	0.7480	$11.67
0011	REQ LOCAL EFFORT	$15,600	$15,510	$0	$15,600	3.2340	$50.45
0050	GENERAL FUND	$15,600	$15,510	$90	$15,510	4.8499	$75.22
0055	LIBRARY	$15,600	$15,510	$90	$15,510	0.4635	$7.19
0520	MOSQUITO CONTROL	$15,600	$15,510	$90	$15,510	0.1781	$2.76
0530	PONCE INLET PORT AUTHORITY	$15,600	$15,510	$90	$15,510	0.0760	$1.18
0058	VOLUSIA ECHO	$15,600	$15,510	$90	$15,510	0.2000	$3.10
0057	VOLUSIA FOREVER	$15,600	$15,510	$90	$15,510	0.2000	$3.10
0065	FLORIDA INLAND NAVIGATION DISTRICT	$15,600	$15,510	$90	$15,510	0.0320	$0.50
0100	HALIFAX HOSPITAL AUTHORITY	$15,600	$15,510	$90	$15,510	0.8606	$13.35
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$15,600	$15,510	$90	$15,510	0.1974	$3.06
0200	HOLLY HILL	$15,600	$15,510	$90	$15,510	6.2500	$96.94
						18.7895	$291.92

Non-Ad Valorem Assessments

Project	Units	Rate	Total
			$0.00

Estimated Ad Valorem Tax:	$291.92
Estimated Non-Ad Valorem Tax:	$0.00
Estimated Taxes:	**$291.92**
Estimated Tax Amount without SOH:	$293.12

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

AltKey: 4669850 | Parcel ID: 424286020060

NISBETT PROPERTIES LLC | OLD KINGS RD, ORMOND BEACH, FL

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2022	$14,100	$0	$14,100	$14,100	$0	$14,100	$0
2021	$10,200	$0	$10,200	$6,658	$0	$6,658	$0
2020	$8,100	$0	$8,100	$6,053	$0	$6,053	$0
2019	$8,100	$0	$8,100	$5,503	$0	$5,503	$0
2018	$6,300	$0	$6,300	$5,003	$0	$5,003	$0
2017	$4,920	$0	$4,920	$4,548	$0	$4,548	$0
2016	$5,160	$0	$5,160	$4,135	$0	$4,135	$0
2015	$3,759	$0	$3,759	$3,759	$0	$3,759	$0
2014	$3,759	$0	$3,759	$3,759	$0	$3,759	$0

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

AltKey: 4669850 **Parcel ID: 424286020060**

NISBETT PROPERTIES LLC **OLD KINGS RD, ORMOND BEACH, FL**

Land Data

#	Land Use	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	0001-VAC PVD THRU .49 AC	U-UNIT	1					26000	$15,600

Total Land Value: **$15,600**

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

AltKey: 4669850 Parcel ID: 424286020060
NISBETT PROPERTIES LLC OLD KINGS RD, ORMOND BEACH, FL

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description and/or recorded and indexed with the Clerk of the Court. Follow this link to search all documents by owner's name.

Book/Page	Inst #	Sale Date	Deed Type	Q/U	V/I	Sale Price
8067 / 4318	2021142775	06/16/2021	WD-WARRANTY DEED	MULTI-PARCEL	Vacant	$275,000
5635 / 1952	2005233286	08/18/2005	WD-WARRANTY DEED	UNQUALIFIED	Vacant	$200,000
5635 / 1948	2005233285	08/15/2005	QC-QUIT CLAIM DEED	UNQUALIFIED	Vacant	$100
5635 / 1945	2005233284	08/15/2005	QC-QUIT CLAIM DEED	UNQUALIFIED	Vacant	$100
4487 / 0201	1999208589	10/15/1999	CT-CERTIFICATE OF TITLE	UNQUALIFIED	Vacant	$1
4469 / 1979	1999172445	08/15/1999	CT-CERTIFICATE OF TITLE	UNQUALIFIED	Vacant	$100
4291 / 3109	1998056714	02/15/1998	WD-WARRANTY DEED	UNQUALIFIED	Vacant	$10,000
3811 / 1132	1993029392	03/15/1993	WD-WARRANTY DEED	UNQUALIFIED	Vacant	$29,000

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

AltKey: 4669850 **Parcel ID: 424286020060**
NISBETT PROPERTIES LLC **OLD KINGS RD, ORMOND BEACH, FL**

Recent Neighborhood Sales

Alt Key	Address	City	Property Class	NBHD	Sale Date	Sale Price
3194462	1491 OLD KINGS RD	DAYTONA BEACH	0100-SINGLE FAMILY	2741	10/06/2022	$180,000
3195698	1281 OLD KINGS RD	DAYTONA BEACH	0100-SINGLE FAMILY	2741	09/16/2022	$128,000
3194446	1190 MANETTE CIR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	09/09/2022	$217,000
3195604	1157 PALM VIEW DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	07/13/2022	$255,000
5009564	1115 WOODSIDE DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	06/23/2022	$295,000
3195183	1585 HAMMOCK DR	HOLLY HILL	0100-SINGLE FAMILY	2741	06/13/2022	$210,000
5461386	1427 OLD KINGS RD	HOLLY HILL	0100-SINGLE FAMILY	2741	06/08/2022	$265,000
3194446	1190 MANETTE CIR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	06/08/2022	$105,000
3194489	1195 MANETTE CIR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	06/03/2022	$199,900
3195655	1159 TROPICAL PARK DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	04/26/2022	$220,000
3199367	1194 WOODSIDE DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	03/04/2022	$250,000
3195671	1151 TROPICAL PARK DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	02/07/2022	$196,000
3194322	1185 15TH ST	DAYTONA BEACH	0100-SINGLE FAMILY	2741	01/27/2022	$270,000
3194951	1576 HAMMOCK DR	HOLLY HILL	0100-SINGLE FAMILY	2741	10/29/2021	$255,000
3195566	1160 PALM VIEW DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	09/30/2021	$175,000

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

AltKey: 4669850 **Parcel ID: 424286020060**
NISBETT PROPERTIES LLC **OLD KINGS RD, ORMOND BEACH, FL**

Property Description

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LOT 6 BLK B AMENDED PLAT OF FLEMING PARK MB 26 PG 110 PER OR 4469 PG 1979-1980 PER OR 5635 PG 1945 PER OR 5635 PG 1948 PER OR 5635 PG 1952 PER OR 8067 PG 4318

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

AltKey: 4669850 **Parcel ID: 424286020060**
NISBETT PROPERTIES LLC **OLD KINGS RD, ORMOND BEACH, FL**

Permit List

Permit Date	Permit #	Description	Contractor	Amount
09/30/1994	19940930014	IMPACT CITY	MIDAAS GROUP INC	$0

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

VOLUSIA COUNTY PROPERTY APPRAISER
LARRY BARTLETT, JD, CFA
WE VALUE VOLUSIA

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

AltKey: 4669841 **Parcel ID: 424286020050**
NISBETT PROPERTIES LLC **OLD KINGS RD, ORMOND BEACH, FL**

Parcel Summary

Alternate Key:	4669841
Parcel ID:	424286020050
Township-Range-Section:	14 - 32 - 42
Subdivision-Block-Lot:	86 - 02 - 0050
Owner(s):	NISBETT PROPERTIES LLC - FS - Fee Simple - 100%
Mailing Address On File:	332 JOHN ANDERSON ORMOND BEACH FL 32176
Physical Address:	OLD KINGS RD, ORMOND BEACH 32117
Property Use:	0000 - VACANT RES
Tax District:	203-HOLLY HILL
2022 Final Millage Rate:	18.7895
Neighborhood:	2741
Business Name:	
Subdivision Name:	
Homestead Property:	No

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

AltKey: 4669841 | **Parcel ID: 424286020050**
NISBETT PROPERTIES LLC | **OLD KINGS RD, ORMOND BEACH, FL**

Working Tax Roll Values by Taxing Authority

	Tax Authority	Just Value	Assessed	Ex/10cap	Taxable	Millage	Estimated
0017	CAPITAL IMPROVEMENT	$12,830	$12,741	$0	$12,830	1.5000	$19.25
0012	DISCRETIONARY	$12,830	$12,741	$0	$12,830	0.7480	$9.60
0011	REQ LOCAL EFFORT	$12,830	$12,741	$0	$12,830	3.2340	$41.49
0050	GENERAL FUND	$12,830	$12,741	$89	$12,741	4.8499	$61.79
0055	LIBRARY	$12,830	$12,741	$89	$12,741	0.4635	$5.91
0520	MOSQUITO CONTROL	$12,830	$12,741	$89	$12,741	0.1781	$2.27
0530	PONCE INLET PORT AUTHORITY	$12,830	$12,741	$89	$12,741	0.0760	$0.97
0058	VOLUSIA ECHO	$12,830	$12,741	$89	$12,741	0.2000	$2.55
0057	VOLUSIA FOREVER	$12,830	$12,741	$89	$12,741	0.2000	$2.55
0065	FLORIDA INLAND NAVIGATION DISTRICT	$12,830	$12,741	$89	$12,741	0.0320	$0.41
0100	HALIFAX HOSPITAL AUTHORITY	$12,830	$12,741	$89	$12,741	0.8606	$10.96
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$12,830	$12,741	$89	$12,741	0.1974	$2.52
0200	HOLLY HILL	$12,830	$12,741	$89	$12,741	6.2500	$79.63
						18.7895	$239.89

Non-Ad Valorem Assessments

Project	Units	Rate	Total
			$0.00

Estimated Ad Valorem Tax:	$239.89
Estimated Non-Ad Valorem Tax:	$0.00
Estimated Taxes:	**$239.89**
Estimated Tax Amount without SOH:	$241.07

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AltKey: 4669841 | Parcel ID: 424286020050
NISBETT PROPERTIES LLC | OLD KINGS RD, ORMOND BEACH, FL

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2022	$11,583	$0	$11,583	$11,583	$0	$11,583	$0
2021	$6,772	$0	$6,772	$5,473	$0	$5,473	$0
2020	$5,346	$0	$5,346	$4,975	$0	$4,975	$0
2019	$5,346	$0	$5,346	$4,523	$0	$4,523	$0
2018	$4,811	$0	$4,811	$4,112	$0	$4,112	$0
2017	$3,742	$0	$3,738	$3,738	$0	$3,738	$0
2016	$3,916	$0	$3,916	$3,605	$0	$3,605	$0
2015	$3,277	$0	$3,277	$3,277	$0	$3,277	$0
2014	$3,277	$0	$3,277	$3,277	$0	$3,277	$0

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

AltKey: 4669841 **Parcel ID: 424286020050**

NISBETT PROPERTIES LLC **OLD KINGS RD, ORMOND BEACH, FL**

Land Data

#	Land Use	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	0001-VAC PVD THRU .49 AC	F-FRONT FOOT				60	140	360	$12,830

Total Land Value: **$12,830**

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

AltKey: 4669841 **Parcel ID: 424286020050**
NISBETT PROPERTIES LLC **OLD KINGS RD, ORMOND BEACH, FL**

Sales History

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Book/Page	Inst #	Sale Date	Deed Type	Q/U	V/I	Sale Price
8067 / 4318	2021142775	06/16/2021	WD-WARRANTY DEED	MULTI-PARCEL	Vacant	$275,000
5635 / 1952	2005233286	08/18/2005	WD-WARRANTY DEED	UNQUALIFIED	Vacant	$200,000
5635 / 1948	2005233285	08/15/2005	QC-QUIT CLAIM DEED	UNQUALIFIED	Vacant	$100
5635 / 1945	2005233284	08/15/2005	QC-QUIT CLAIM DEED	UNQUALIFIED	Vacant	$100
4487 / 0201	1999208589	10/15/1999	CT-CERTIFICATE OF TITLE	UNQUALIFIED	Vacant	$1
4469 / 1979	1999172445	08/15/1999	CT-CERTIFICATE OF TITLE	UNQUALIFIED	Vacant	$100
4291 / 3109	1998056714	02/15/1998	WD-WARRANTY DEED	UNQUALIFIED	Vacant	$10,000
3811 / 1132	1993029392	03/15/1993	WD-WARRANTY DEED	UNQUALIFIED	Vacant	$29,000

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

AltKey: 4669841 **Parcel ID: 424286020050**
NISBETT PROPERTIES LLC **OLD KINGS RD, ORMOND BEACH, FL**

Recent Neighborhood Sales

Alt Key	Address	City	Property Class	NBHD	Sale Date	Sale Price
3194462	1491 OLD KINGS RD	DAYTONA BEACH	0100-SINGLE FAMILY	2741	10/06/2022	$180,000
3195698	1281 OLD KINGS RD	DAYTONA BEACH	0100-SINGLE FAMILY	2741	09/16/2022	$128,000
3194446	1190 MANETTE CIR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	09/09/2022	$217,000
3195604	1157 PALM VIEW DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	07/13/2022	$255,000
5009564	1115 WOODSIDE DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	06/23/2022	$295,000
3195183	1585 HAMMOCK DR	HOLLY HILL	0100-SINGLE FAMILY	2741	06/13/2022	$210,000
5461386	1427 OLD KINGS RD	HOLLY HILL	0100-SINGLE FAMILY	2741	06/08/2022	$265,000
3194446	1190 MANETTE CIR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	06/08/2022	$105,000
3194489	1195 MANETTE CIR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	06/03/2022	$199,900
3195655	1159 TROPICAL PARK DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	04/26/2022	$220,000
3199367	1194 WOODSIDE DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	03/04/2022	$250,000
3195671	1151 TROPICAL PARK DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	02/07/2022	$196,000
3194322	1185 15TH ST	DAYTONA BEACH	0100-SINGLE FAMILY	2741	01/27/2022	$270,000
3194951	1576 HAMMOCK DR	HOLLY HILL	0100-SINGLE FAMILY	2741	10/29/2021	$255,000
3195566	1160 PALM VIEW DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	09/30/2021	$175,000

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

AltKey: 4669841 **Parcel ID: 424286020050**

NISBETT PROPERTIES LLC **OLD KINGS RD, ORMOND BEACH, FL**

Property Description

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LOT 5 BLK B AMENDED PLAT OF FLEMINF PARK MB 26 PG 110 PER OR 4469 PG 1979-1980 PER OR 5635 PG 1945 PER OR 5635 PG 1948 PER OR 5635 PG 1952 PER OR 8067 PG 4318

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

VOLUSIA COUNTY PROPERTY APPRAISER
LARRY BARTLETT, JD, CFA
WE VALUE VOLUSIA

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

AltKey: 4669833 **Parcel ID: 424286020040**
NISBETT PROPERTIES LLC **OLD KINGS RD, ORMOND BEACH, FL**

Parcel Summary

Alternate Key:	4669833
Parcel ID:	424286020040
Township-Range-Section:	14 - 32 - 42
Subdivision-Block-Lot:	86 - 02 - 0040
Owner(s):	NISBETT PROPERTIES LLC - FS - Fee Simple - 100%
Mailing Address On File:	332 JOHN ANDERSON ORMOND BEACH FL 32176
Physical Address:	OLD KINGS RD, ORMOND BEACH 32117
Property Use:	0000 - VACANT RES
Tax District:	203-HOLLY HILL
2022 Final Millage Rate:	18.7895
Neighborhood:	2741
Business Name:	
Subdivision Name:	
Homestead Property:	No

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

AltKey: 4669833 | **Parcel ID: 424286020040**
NISBETT PROPERTIES LLC | **OLD KINGS RD, ORMOND BEACH, FL**

Working Tax Roll Values by Taxing Authority

	Tax Authority	Just Value	Assessed	Ex/10cap	Taxable	Millage	Estimated
0017	CAPITAL IMPROVEMENT	$12,830	$12,741	$0	$12,830	1.5000	$19.25
0012	DISCRETIONARY	$12,830	$12,741	$0	$12,830	0.7480	$9.60
0011	REQ LOCAL EFFORT	$12,830	$12,741	$0	$12,830	3.2340	$41.49
0050	GENERAL FUND	$12,830	$12,741	$89	$12,741	4.8499	$61.79
0055	LIBRARY	$12,830	$12,741	$89	$12,741	0.4635	$5.91
0520	MOSQUITO CONTROL	$12,830	$12,741	$89	$12,741	0.1781	$2.27
0530	PONCE INLET PORT AUTHORITY	$12,830	$12,741	$89	$12,741	0.0760	$0.97
0058	VOLUSIA ECHO	$12,830	$12,741	$89	$12,741	0.2000	$2.55
0057	VOLUSIA FOREVER	$12,830	$12,741	$89	$12,741	0.2000	$2.55
0065	FLORIDA INLAND NAVIGATION DISTRICT	$12,830	$12,741	$89	$12,741	0.0320	$0.41
0100	HALIFAX HOSPITAL AUTHORITY	$12,830	$12,741	$89	$12,741	0.8606	$10.96
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$12,830	$12,741	$89	$12,741	0.1974	$2.52
0200	HOLLY HILL	$12,830	$12,741	$89	$12,741	6.2500	$79.63
						18.7895	$239.89

Non-Ad Valorem Assessments

Project	Units	Rate	Total
			$0.00

Estimated Ad Valorem Tax:	$239.89
Estimated Non-Ad Valorem Tax:	$0.00
Estimated Taxes:	**$239.89**
Estimated Tax Amount without SOH:	$241.07

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

AltKey: 4669833 Parcel ID: 424286020040

NISBETT PROPERTIES LLC OLD KINGS RD, ORMOND BEACH, FL

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2022	$11,583	$0	$11,583	$11,583	$0	$11,583	$0
2021	$6,772	$0	$6,772	$5,473	$0	$5,473	$0
2020	$5,346	$0	$5,346	$4,975	$0	$4,975	$0
2019	$5,346	$0	$5,346	$4,523	$0	$4,523	$0
2018	$4,811	$0	$4,811	$4,112	$0	$4,112	$0
2017	$3,742	$0	$3,738	$3,738	$0	$3,738	$0
2016	$3,916	$0	$3,916	$3,605	$0	$3,605	$0
2015	$3,277	$0	$3,277	$3,277	$0	$3,277	$0
2014	$3,277	$0	$3,277	$3,277	$0	$3,277	$0

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

AltKey: 4669833 **Parcel ID: 424286020040**

NISBETT PROPERTIES LLC **OLD KINGS RD, ORMOND BEACH, FL**

Land Data

#	Land Use	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	0001-VAC PVD THRU .49 AC	F-FRONT FOOT				60	140	360	$12,830

Total Land Value: **$12,830**

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

AltKey: 4669833 Parcel ID: 424286020040
NISBETT PROPERTIES LLC OLD KINGS RD, ORMOND BEACH, FL

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description and/or recorded and indexed with the Clerk of the Court. Follow this link to search all documents by owner's name.

Book/Page	Inst #	Sale Date	Deed Type	Q/U	V/I	Sale Price
8067 / 4318	2021142775	06/16/2021	WD-WARRANTY DEED	MULTI-PARCEL	Vacant	$275,000
5635 / 1952	2005233286	08/18/2005	WD-WARRANTY DEED	UNQUALIFIED	Vacant	$200,000
5635 / 1948	2005233285	08/15/2005	QC-QUIT CLAIM DEED	UNQUALIFIED	Vacant	$100
5635 / 1945	2005233284	08/15/2005	QC-QUIT CLAIM DEED	UNQUALIFIED	Vacant	$100
4478 / 0201		10/15/1999	CT-CERTIFICATE OF TITLE	UNQUALIFIED	Vacant	$1
4469 / 1979	1999172445	08/15/1999	CT-CERTIFICATE OF TITLE	UNQUALIFIED	Vacant	$100
4291 / 3109	1998056714	02/15/1998	WD-WARRANTY DEED	UNQUALIFIED	Vacant	$10,000
3811 / 1132	1993029392	03/15/1993	WD-WARRANTY DEED	UNQUALIFIED	Vacant	$29,000

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

AltKey: 4669833 Parcel ID: 424286020040
NISBETT PROPERTIES LLC OLD KINGS RD, ORMOND BEACH, FL

Recent Neighborhood Sales

Alt Key	Address	City	Property Class	NBHD	Sale Date	Sale Price
3194462	1491 OLD KINGS RD	DAYTONA BEACH	0100-SINGLE FAMILY	2741	10/06/2022	$180,000
3195698	1281 OLD KINGS RD	DAYTONA BEACH	0100-SINGLE FAMILY	2741	09/16/2022	$128,000
3194446	1190 MANETTE CIR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	09/09/2022	$217,000
3195604	1157 PALM VIEW DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	07/13/2022	$255,000
5009564	1115 WOODSIDE DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	06/23/2022	$295,000
3195183	1585 HAMMOCK DR	HOLLY HILL	0100-SINGLE FAMILY	2741	06/13/2022	$210,000
5461386	1427 OLD KINGS RD	HOLLY HILL	0100-SINGLE FAMILY	2741	06/08/2022	$265,000
3194446	1190 MANETTE CIR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	06/08/2022	$105,000
3194489	1195 MANETTE CIR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	06/03/2022	$199,900
3195655	1159 TROPICAL PARK DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	04/26/2022	$220,000
3199367	1194 WOODSIDE DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	03/04/2022	$250,000
3195671	1151 TROPICAL PARK DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	02/07/2022	$196,000
3194322	1185 15TH ST	DAYTONA BEACH	0100-SINGLE FAMILY	2741	01/27/2022	$270,000
3194951	1576 HAMMOCK DR	HOLLY HILL	0100-SINGLE FAMILY	2741	10/29/2021	$255,000
3195566	1160 PALM VIEW DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	09/30/2021	$175,000

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

AltKey: 4669833 **Parcel ID: 424286020040**

NISBETT PROPERTIES LLC **OLD KINGS RD, ORMOND BEACH, FL**

Property Description

NOTE: This property description may be a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Volusia County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property descriptions found on this site.

LOT 4 BLK B AMENDED PLAT OF FLEMING PARK MB 26 PG 110 PER OR 4469 PGS 1978-1980 PER OR 5635 PG 1945 PER OR 5635 PG 1948 PER OR 5635 PG 1952 PER OR 8067 PG 4318

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

Volusia County Property Appraiser
LARRY BARTLETT, JD, CFA
WE VALUE VOLUSIA

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

AltKey: 4669825 **Parcel ID: 424286020030**
NISBETT PROPERTIES LLC **OLD KINGS RD, ORMOND BEACH, FL**

Parcel Summary

Alternate Key:	4669825
Parcel ID:	424286020030
Township-Range-Section:	14 - 32 - 42
Subdivision-Block-Lot:	86 - 02 - 0030
Owner(s):	NISBETT PROPERTIES LLC - FS - Fee Simple - 100%
Mailing Address On File:	332 JOHN ANDERSON ORMOND BEACH FL 32176
Physical Address:	OLD KINGS RD, ORMOND BEACH 32117
Property Use:	0000 - VACANT RES
Tax District:	203-HOLLY HILL
2022 Final Millage Rate:	18.7895
Neighborhood:	2741
Business Name:	
Subdivision Name:	
Homestead Property:	No

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

AltKey: 4669825 | **Parcel ID: 424286020030**

NISBETT PROPERTIES LLC | **OLD KINGS RD, ORMOND BEACH, FL**

Working Tax Roll Values by Taxing Authority

	Tax Authority	Just Value	Assessed	Ex/10cap	Taxable	Millage	Estimated
0017	CAPITAL IMPROVEMENT	$12,830	$12,741	$0	$12,830	1.5000	$19.25
0012	DISCRETIONARY	$12,830	$12,741	$0	$12,830	0.7480	$9.60
0011	REQ LOCAL EFFORT	$12,830	$12,741	$0	$12,830	3.2340	$41.49
0050	GENERAL FUND	$12,830	$12,741	$89	$12,741	4.8499	$61.79
0055	LIBRARY	$12,830	$12,741	$89	$12,741	0.4635	$5.91
0520	MOSQUITO CONTROL	$12,830	$12,741	$89	$12,741	0.1781	$2.27
0530	PONCE INLET PORT AUTHORITY	$12,830	$12,741	$89	$12,741	0.0760	$0.97
0058	VOLUSIA ECHO	$12,830	$12,741	$89	$12,741	0.2000	$2.55
0057	VOLUSIA FOREVER	$12,830	$12,741	$89	$12,741	0.2000	$2.55
0065	FLORIDA INLAND NAVIGATION DISTRICT	$12,830	$12,741	$89	$12,741	0.0320	$0.41
0100	HALIFAX HOSPITAL AUTHORITY	$12,830	$12,741	$89	$12,741	0.8606	$10.96
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$12,830	$12,741	$89	$12,741	0.1974	$2.52
0200	HOLLY HILL	$12,830	$12,741	$89	$12,741	6.2500	$79.63
						18.7895	$239.89

Non-Ad Valorem Assessments

Project	Units	Rate	Total
			$0.00

Estimated Ad Valorem Tax:	$239.89
Estimated Non-Ad Valorem Tax:	$0.00
Estimated Taxes:	**$239.89**
Estimated Tax Amount without SOH:	$241.07

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

AltKey: 4669825 Parcel ID: 424286020030
NISBETT PROPERTIES LLC OLD KINGS RD, ORMOND BEACH, FL

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2022	$11,583	$0	$11,583	$11,583	$0	$11,583	$0
2021	$6,772	$0	$6,772	$5,473	$0	$5,473	$0
2020	$5,346	$0	$5,346	$4,975	$0	$4,975	$0
2019	$5,346	$0	$5,346	$4,523	$0	$4,523	$0
2018	$4,811	$0	$4,811	$4,112	$0	$4,112	$0
2017	$3,742	$0	$3,738	$3,738	$0	$3,738	$0
2016	$3,916	$0	$3,916	$3,605	$0	$3,605	$0
2015	$3,277	$0	$3,277	$3,277	$0	$3,277	$0
2014	$3,277	$0	$3,277	$3,277	$0	$3,277	$0

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

AltKey: 4669825 **Parcel ID: 424286020030**

NISBETT PROPERTIES LLC **OLD KINGS RD, ORMOND BEACH, FL**

Land Data

#	Land Use	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	0001-VAC PVD THRU .49 AC	F-FRONT FOOT				60	140	360	$12,830

Total Land Value: **$12,830**

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

AltKey: 4669825 **Parcel ID: 424286020030**

NISBETT PROPERTIES LLC **OLD KINGS RD, ORMOND BEACH, FL**

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3811 / 1132	1993029392	03/15/1993	WD-WARRANTY DEED	UNQUALIFIED	Vacant	$29,000
2459 / 0171		06/15/1983	WD-WARRANTY DEED	UNQUALIFIED	Vacant	$75,000

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NISBETT PROPERTIES LLC **OLD KINGS RD, ORMOND BEACH, FL**

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3195183	1585 HAMMOCK DR	HOLLY HILL	0100-SINGLE FAMILY	2741	06/13/2022	$210,000
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3199367	1194 WOODSIDE DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	03/04/2022	$250,000
3195671	1151 TROPICAL PARK DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	02/07/2022	$196,000
3194322	1185 15TH ST	DAYTONA BEACH	0100-SINGLE FAMILY	2741	01/27/2022	$270,000
3194951	1576 HAMMOCK DR	HOLLY HILL	0100-SINGLE FAMILY	2741	10/29/2021	$255,000
3195566	1160 PALM VIEW DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	09/30/2021	$175,000

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AltKey: 4669825 **Parcel ID: 424286020030**

NISBETT PROPERTIES LLC **OLD KINGS RD, ORMOND BEACH, FL**

Property Description

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LOT 3 BLK B AMENDED PLAT OF FLEMING PARK MB 26 PG 110 PER OR 4469 PGS 1979-1980 PER OR 5635 PG 1945 PER OR 5635 PG 1948 PER OR 5635 PG 1952 PER OR 8067 PG 4318

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

6/18/2021 9:29:03 AM Instrument #2021142775 #1 Book:8067 Page:4318
Doc Stamps $1,925.00 Transfer Amt $275,000.00

Prepared by and return to:
William Akers, III
Attorney at Law
William Akers, III PA
120 East Granada Blvd.
Ormond Beach, FL 32176
386-672-0420
File Number: **Nisbett 2021**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **16th** day of **June, 2021** between **Blue Palm Investments, LLC, a Florida limited liability company** whose post office address is **25 S. Sugarmill Lane, Flagler Beach, FL 32136**, grantor, and **Nisbett Properties LLC, a Florida limited liability company**
whose post office address is **332 John Anderson, Ormond Beach, FL 32176**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Volusia County, Florida** to-wit:

See attached Exhibit A

Parcel Identification Number:

4240-04-34-0220	**4242-86-02-0060**
1412-86-02-0011	**4242-86-02-0070**
4242-86-02-0030	**4242-86-03-0240**
4242-86-02-0040	**4242-86-03-0250**
4242-86-02-0050	**4242-86-03-0260**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2020**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

Instrument #2021142775 #2 Book:8067 Page:4319

Signed, sealed and delivered in our presence:

Witness Name: John Booker

Witness Name: Ginger Adair

Witness Name: John Booker

Witness Name: Ginger Adair

Blue Palm Investments, LLC, a Florida limited liability company

By: _____
David F. Konchan, Manager

By: _____
Suzanne E. Konchan, Manager

State of Florida
County of Volusia

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 16th day of June, 2021 by David F. Konchan, Manager and Suzanne E. Konchan, Manager of Blue Palm Investments, LLC, a Florida limited liability company, on behalf of the company, who [ ] are personally known to me or [X] have produced a driver's license as identification.

[Notary Seal]

MEGHAN LINDSEY
MY COMMISSION # GG 129436
EXPIRES: July 30, 2021
Bonded Thru Notary Public Underwriters

_____
Notary Public

Printed Name: Meghan Lindsey

My Commission Expires: 7/30/2021

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

Instrument #2021142775 #3 Book:8067 Page:4320

Exhibit A

PARCEL 1:

Part of the North 1/2 of Lots 22 and 23, Block 34, Mary C. Fleming Subdivision of the Thomas Fitch Grant per Map Book 1, Page 1, Public Records of Volusia County, Florida, being more particularly described as follows: Commence at the Northwest corner of Lot 22, Block 34, Mary C. Fleming Subdivision of the Thomas Fitch Grant as per Map Book 1, Page 1, thence N 72 degrees 01 minutes 52 seconds E along the North line of said Lot 22, a distance of 190.00 feet to the Point of Beginning; thence continue N 72 degrees 01 minutes 52 seconds E along said North line of Lots 22 and 23, a distance of 470.00 feet to the Northeast corner of said Lot 23, thence S 17 degrees 57 minutes 09 seconds E along the East line of the North ½ of Lot 23, a distance of 329.24 feet to the Southeast corner of the North ½ of Lot 23; thence S 72 degrees 07 minutes 06 seconds W along the South line of the North ½ of said Lots 22 and 23, a distance of 470.00 feet; thence N 17 degrees 57 minutes 09 seconds W a distance of 139.14 feet; thence S 72 degrees 07 minutes 06 seconds W to the East right-of-way line of Old Kings Road a distance of 160.00 feet; thence N 17 degrees 57 minutes 09 seconds W along said East right-of-way line a distance of 120.00 feet; thence N 72 degrees 01 minutes 52 seconds E, a distance of 160.00 feet; thence N 17 degrees 57 minutes 09 seconds W, a distance of 69.14 feet to the Point of Beginning.

LESS AND EXCEPT THE FOLLOWING:

Part-of the North one-half of Lot 22, Block 34, Mary C. Fleming Subdivision of the Thomas Fitch Grant, of record in Map Book 1, Page 1, Public Records of Volusia County, Florida, being more particularly described as follows: Commence at the Northwest corner of said Lot 22; thence North 72 degrees 01 minutes 52 seconds East along the North line of said Lot 22, a distance of 40.00 feet to a point in the East right-of-way easement line of Old Kings Road per Official Records Book 2881, Pages 1193 and 1194, Public Records of Volusia County, Florida; thence South 17 degrees 57 minutes 09 seconds East along said East line, a distance of 129.14 feet to the Point of Beginning; thence North 72 degrees 01 minutes 52 seconds East along the South line of the Northerly 129.14 feet of said Lot 22, a distance of 150.00 feet; thence South 17 degrees 57 minutes 09 seconds East, parallel with the East right-of-way easement line of said Old Kings Road, a distance of 60.24 feet; thence South 72 degrees 07 minutes 06 seconds West a distance of 150 feet to a point in the East right-of-way easement line of said Old Kings Road; thence North 17 degrees 57 minutes 09 seconds West along said East line, a distance of 60.02 feet to the Point of Beginning.

AND LESS AND EXCEPT:

The Southerly 60 feet of the Northerly 129.14 feet of the Westerly 190.00 feet of Lot 22, Block 34, Mary C. Fleming Subdivision of the Thomas Fitch Grant of record in Map Book 1, Page 1, Public Records of Volusia County, Florida, excepting therefrom the Westerly 40.00 feet thereof now a part of that right-of-way easement per Official Records Book 2881, Pages 1193 and 1194, Public Records of Volusia County, Florida.

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

Instrument #2021142775 #4 Book:8067 Page:4321 Laura E. Roth, Volusia County Clerk of Court

Exhibit A
(Continued)

PARCEL 2:

Lot 1, except the North 50.22 feet, and all of Lots 3, 4, 5, 6 and 7, Block B, and Lots 24, 25 and 26, Block C, Amended Plan of Fleming Park, as recorded in Map Book 26, Page 110, Public Records of Volusia County, Florida.

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

EXHIBIT C

LOCATION MAP

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)



Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

Legend

SITE BOUNDARY

HOLLY HILL CPA
LOCATION MAP

MARK DOWST & ASSOCIATES, INC.
CIVIL ENGINEERS • LAND SURVEYORS • LAND PLANNERS
536 N. Halifax Ave., Suite # 100 Daytona Beach

Document Path: C:\Users\WorkStation\Desktop\GIS Reports\1257 COMP PLAN\SHEET LOCATION(Letter).mxd

EXHIBIT D

AERIAL MAP

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)



Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

Legend

SITE BOUNDARY

HOLLY HILL CPA
AERIAL MAP

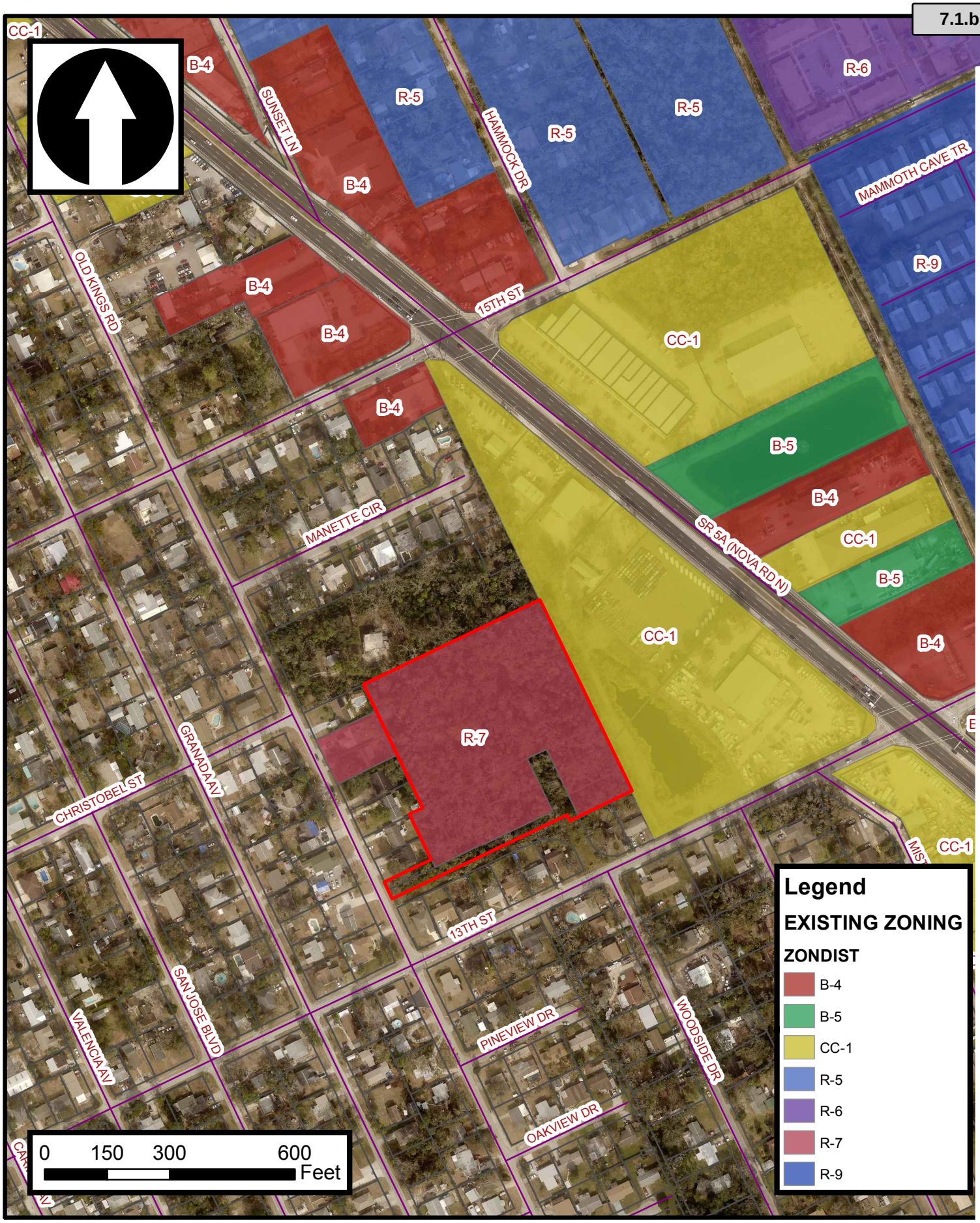
MARK DOWST & ASSOCIATES, INC.
CIVIL ENGINEERS • LAND SURVEYORS • LAND PLANNERS
536 N. Halifax Ave., Suite # 100 Daytona Beach

Document Path: C:\Users\WorkStation\Desktop\GIS Reports\1257 COMP PLAN\SHEET 2 AERIAL(Letter).mxd

EXHIBIT E

EXISTING AND PROPOSED ZONING MAPS

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)



Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

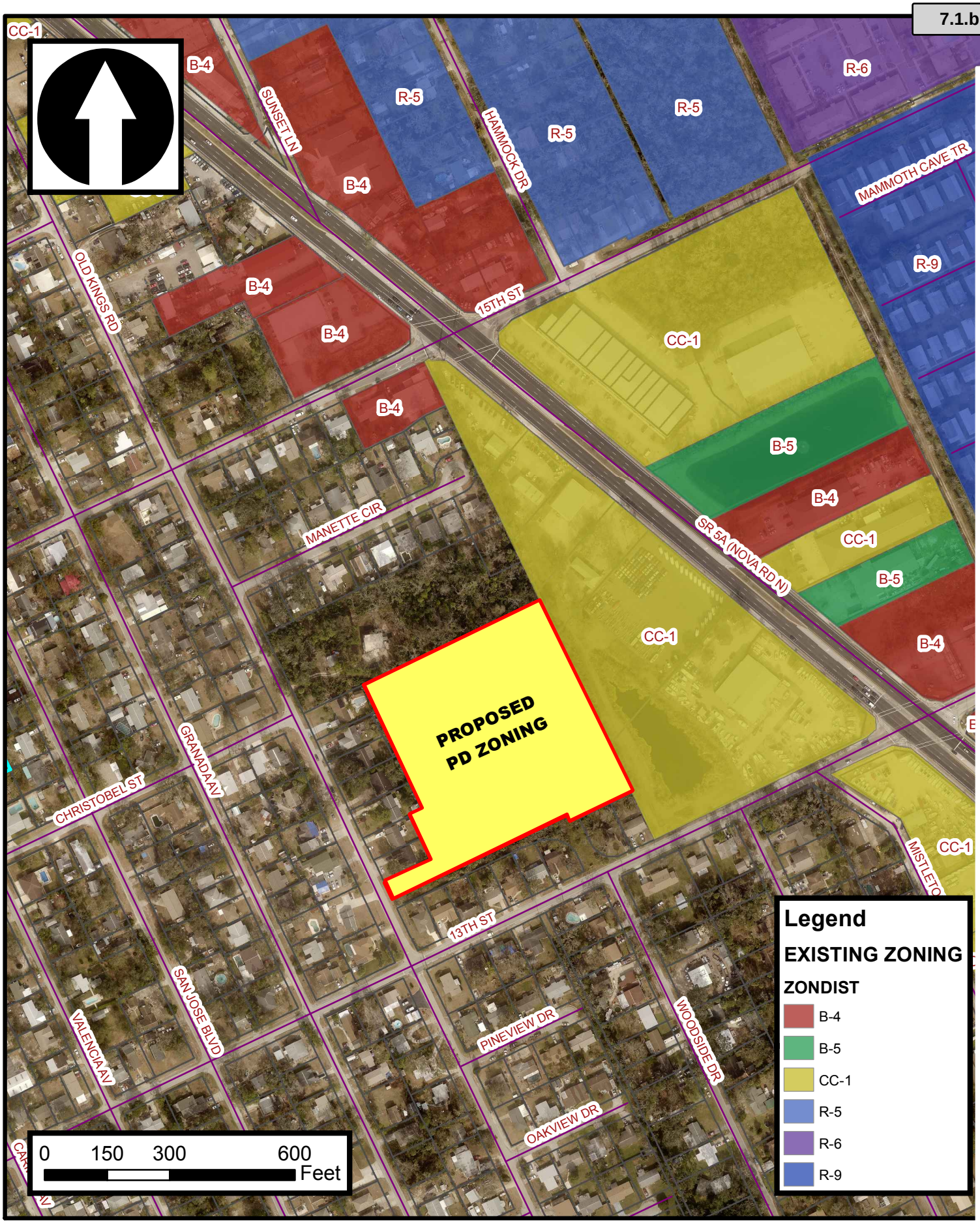
Legend

SITE BOUNDARY

HOLLY HILL CPA
EXISTING ZONING MAP

MARK DOWST & ASSOCIATES, INC.
CIVIL ENGINEERS • LAND SURVEYORS • LAND PLANNERS
536 N. Halifax Ave., Suite # 100 Daytona Beach

Document Path: C:\Users\WorkStation\Desktop\GIS Reports\1257 COMP PLAN\SHEET 3 EX ZONING(Letter).mxd



Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

Legend

SITE BOUNDARY

HOLLY HILL CPA
PROPOSED ZONING MAP

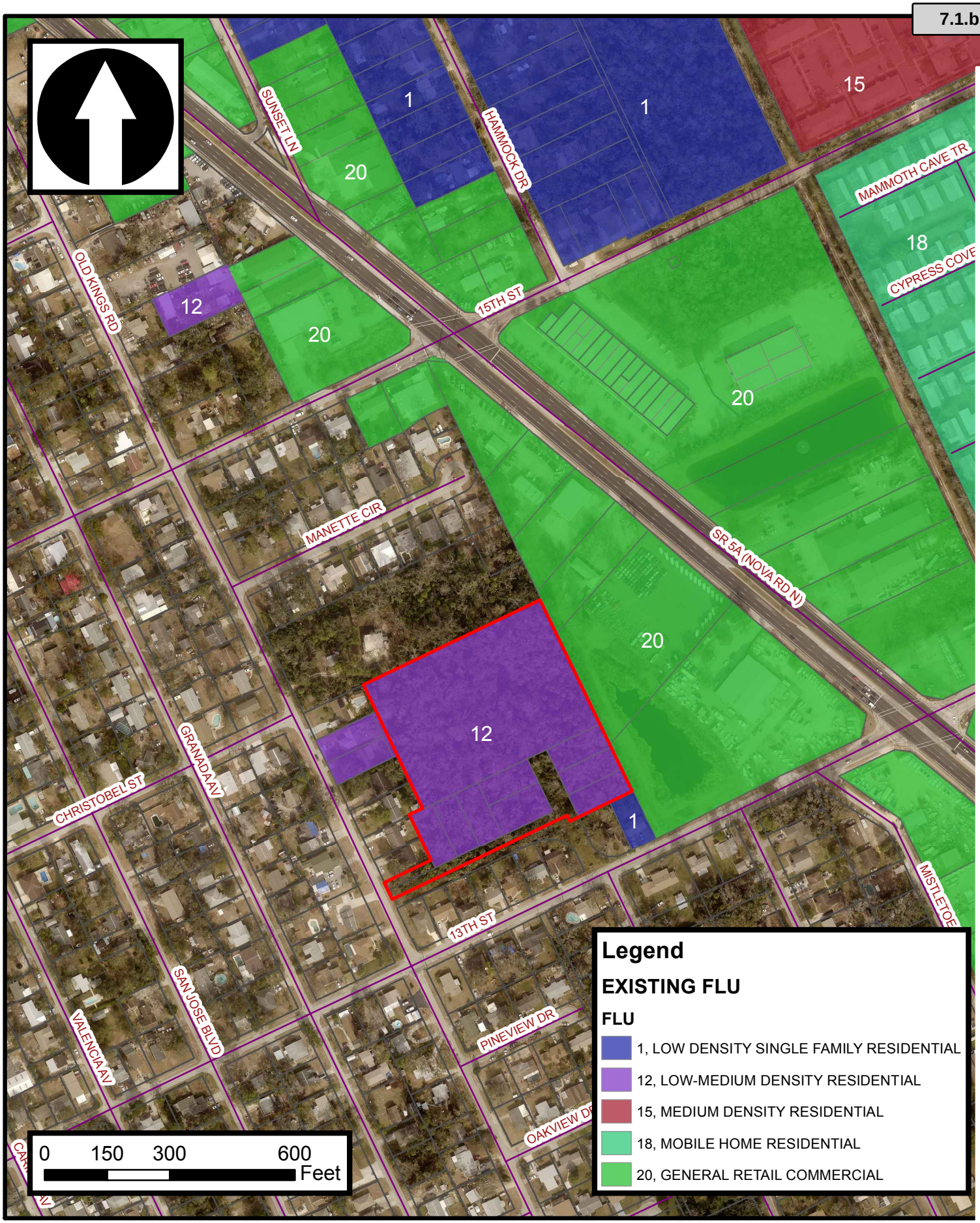
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536 N. Halifax Ave., Suite # 100 Daytona Beach

Document Path: C:\Users\WorkStation\Desktop\GIS Reports\1257 COMP PLAN\SHEET 4 FLU ZONING(Letter).mxd

EXHIBIT F

EXISTING FUTURE LAND USE MAP

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)



Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

Legend

SITE BOUNDARY

HOLLY HILL CPA
EXISTING FLU MAP

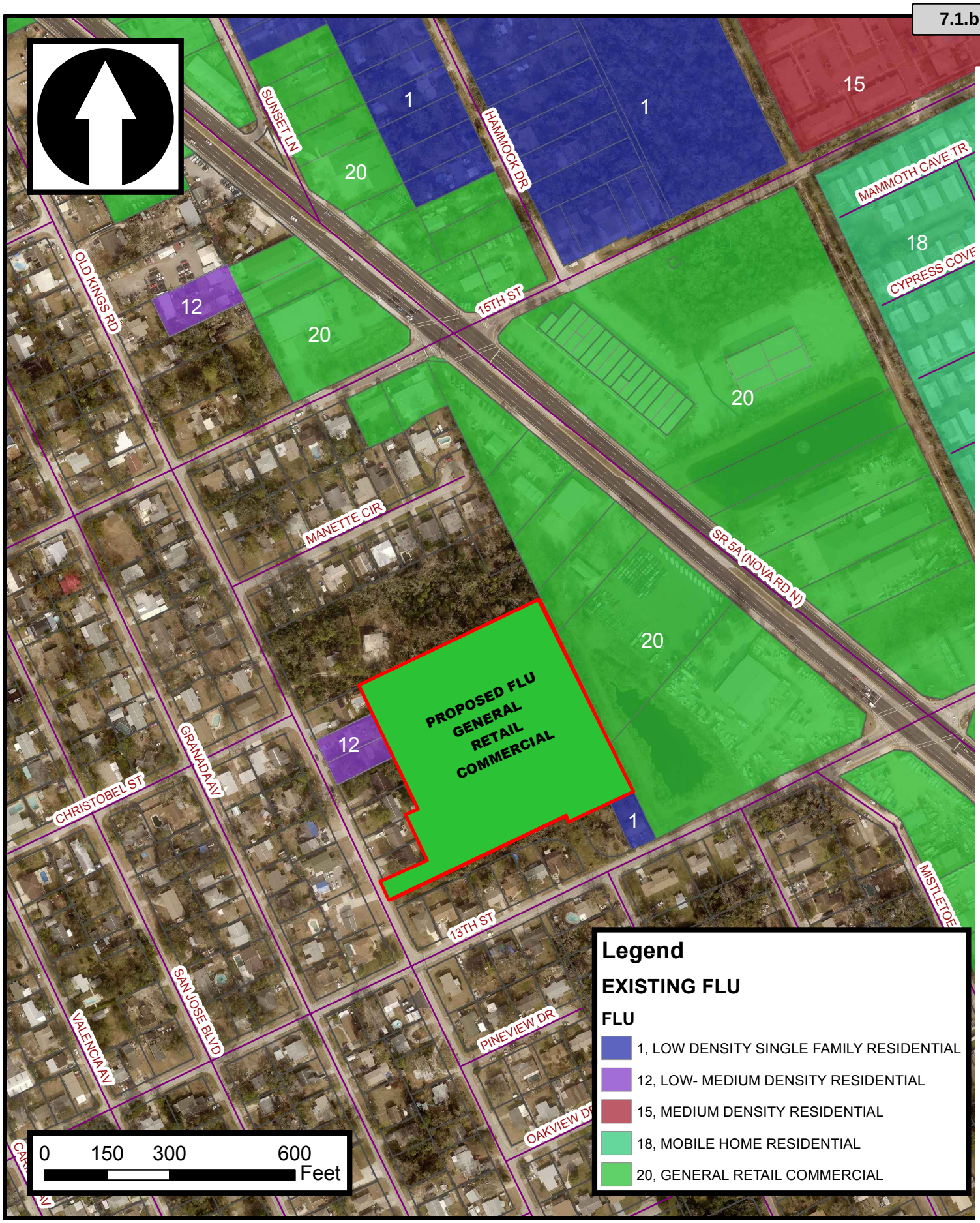
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Document Path: C:\Users\WorkStation\Desktop\GIS Reports\1257 COMP PLAN\SHEET 3 EXHIBIT (Letter).mxd

EXHIBIT G

PROPOSED FUTURE LAND USE MAP

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Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

Legend

SITE BOUNDARY

HOLLY HILL CPA
PROPOSED FLU MAP

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Document Path: C:\Users\WorkStation\Desktop\GIS Reports\1257 COMP PLAN\SHEET 8.5 X 11 (Letter).mxd

EXHIBIT H

TRANSPORTATION TECHNICAL MEMO AND PARKING ANALYSIS

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

LTG Engineering & Planning

Via email: (mikeadams@mcconst.com)

Ref: 5945.01

TECHNICAL MEMORANDUM

To: Mike Adams, Mike Carter Construction, Inc.

From: Matthew West, AICP

Subject: Holly Hill Storage – Comprehensive Plan Amendment (CPA)
Holly Hill, FL

Date: April 20, 2023

INTRODUCTION

LTG, Inc. (LTG) has been retained by Mike Carter Construction, Inc, (the CLIENT) to conduct traffic engineering and transportation planning services on behalf of the proposed future land use change for Holly Hill Storage (the PROJECT). The proposed future land use Comprehensive Plan Amendment (CPA) will change the future land use designation of a 5.65-acre property from Low Medium Density Residential to General Retail Commercial. The CLIENT has agreed to limit trip generation of the development program on the site to an equivalent of 700 storage units/boat RV parking spaces, which equates to 128 daily trips, 8 AM peak hour trips, and 12 PM peak hour trips. The proposed CPA is accompanied by a related rezoning application which is addressed in a separate technical memorandum. The subject property is located north of 13th Street and east of Old Kings Road in Holly Hill, Florida (the CITY). Figure 1 shows the location of the property in relation to the surrounding roadway network.

The methodology and procedures used in this analysis are consistent with the guidelines for the CITY, the Florida Department of Economic Opportunity (FDEO), and the Florida Department of Transportation (FDOT).

TRIP GENERATION FOR THE EXISTING VS PROPOSED FLU DESIGNATION

The trip generation was determined using the Institute of Transportation Engineers (ITE) document, Trip Generation Manual, 11th Edition. The total daily, AM peak hour, and PM peak hour trips for the existing and proposed future land use (FLU) designations are shown in Table 1.

First, the existing future land use designation, Low Medium Residential (LMR), was examined. Based on LMR, the maximum allowable density is ten (10) dwelling units per acre which would yield a maximum of 56 multifamily dwelling units. Multifamily Mid-Rise (ITE Land Use Code (LUC) 221) was utilized as the highest trip-generating use. As indicated in Table 1, the existing FLU would generate 221 daily, 13 AM peak hour, and 22 PM peak hour trips.

Next, the proposed General Retail Commercial designation was examined using a proposed trip cap equivalent of 700 personal storage units. Mini-warehouse (ITE LUC 151) was utilized as the highest trip-generating use that would be permitted as found in ITE. As indicated in Table 1, this development program would generate 128 daily, 8 AM peak hour, and 12 PM peak hour trips.

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

TECHNICAL MEMORANDUM

Table 1
Existing and Proposed FLU Trip Generation
Holly Hill Storage – CPA

	Time Period	Land Use	ITE LUC	Trip Rate Equation	Quantity (X)		Percent Entering	Percent Exiting	Trips Entering	Trips Exiting	Total Trips
Existing FLU	Daily	Multifamily Mid-Rise	221	T = 4.77(X) - 46.46	56	DU	50%	50%	110	111	221
	AM Peak Hour			T = 0.44(X) - 11.61			23%	77%	3	10	13
	PM Peak Hour			T = 0.39(X) + 0.34			61%	39%	13	9	22
	Time Period	**Land Use**	**ITE LUC**	**Trip Rate Equation**	**Quantity (X)**		**Percent Entering**	**Percent Exiting**	**Trips Entering**	**Trips Exiting**	**Total Trips**
Proposed FLU	Daily	Mini-Warehouse	151	T = 18.86(X) - 4.09	7.00	100 Storage Units	50%	50%	64	64	128
	AM Peak Hour			T = 1.21(X)			51%	49%	4	4	8
	PM Peak Hour			T = 1.68(X)			50%	50%	6	6	12

TRIP GENERATION DIFFERENCE BETWEEN EXISTING & PROPOSED FLU DESIGNATION

The trip difference between the existing FLU and the proposed FLU designations is determined by subtracting trips generated by the proposed designation from the trips generated by the existing designation. The results displayed in Table 2 show a potential trip reduction if the comprehensive plan amendment is approved.

Table 2
Difference in Trip Generation
Holly Hill Storage – CPA

	Daily	AM Peak Hour	PM Peak Hour
Existing FLU	221	13	22
Proposed FLU	128	8	12
Decrease	93	5	10

CONCLUSION

The study was conducted to evaluate the potential impact the proposed CPA would have on area roadways. Based on this analysis, there would be a net decrease in potential trip generation. Concurrency and any required mitigation to support a proposed development plan will be assessed in greater detail during the final development permitting process.

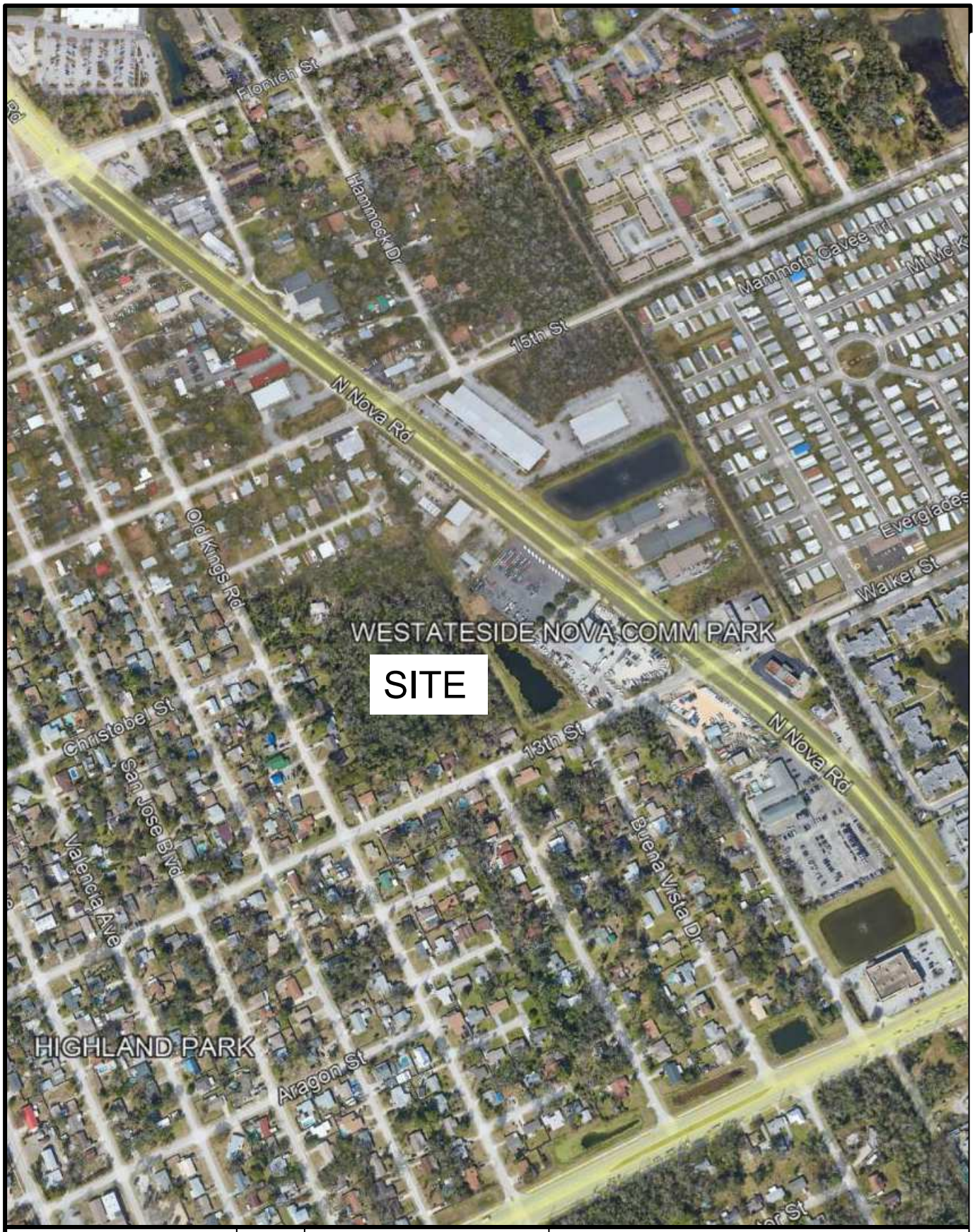
I affirm, by affixing my signature below, that the findings contained herein are, to my knowledge, accurate and truthful and were developed using current procedures standard to the practice of professional planning.

Name: Matthew West

Signature: _____

Date: April 20, 2023

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)



Holly Hill Storage	N NTS	**Location Map**		LTG Engineering & Planning
		Project No.:5945.01	Figure: 1	1450 West Granada Blvd., Suite 2 – Daytona Beach, Florida 32174 Telephone: 386.257.2571 Fax: 386.257.6996 EB# 0009227

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

EXHIBIT I

EXISTING AND PROPOSED UTILITY GENERATION

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

Existing and Proposed Utility Generation

Utility Comparison

Water Demand

	Land Use	Quanity	Equavalent SF	Water Demand	**Total**
Existing FLU	Multi-Family Mid-Rise	56 DU	n/a	250 gpd/unit	**14,000 gpd**
Proposed FLU	Mini-Warehouse	700 storage units	140,000 SF	0.1 gpd/sf	**14,000 gpd**

Sewer Demand

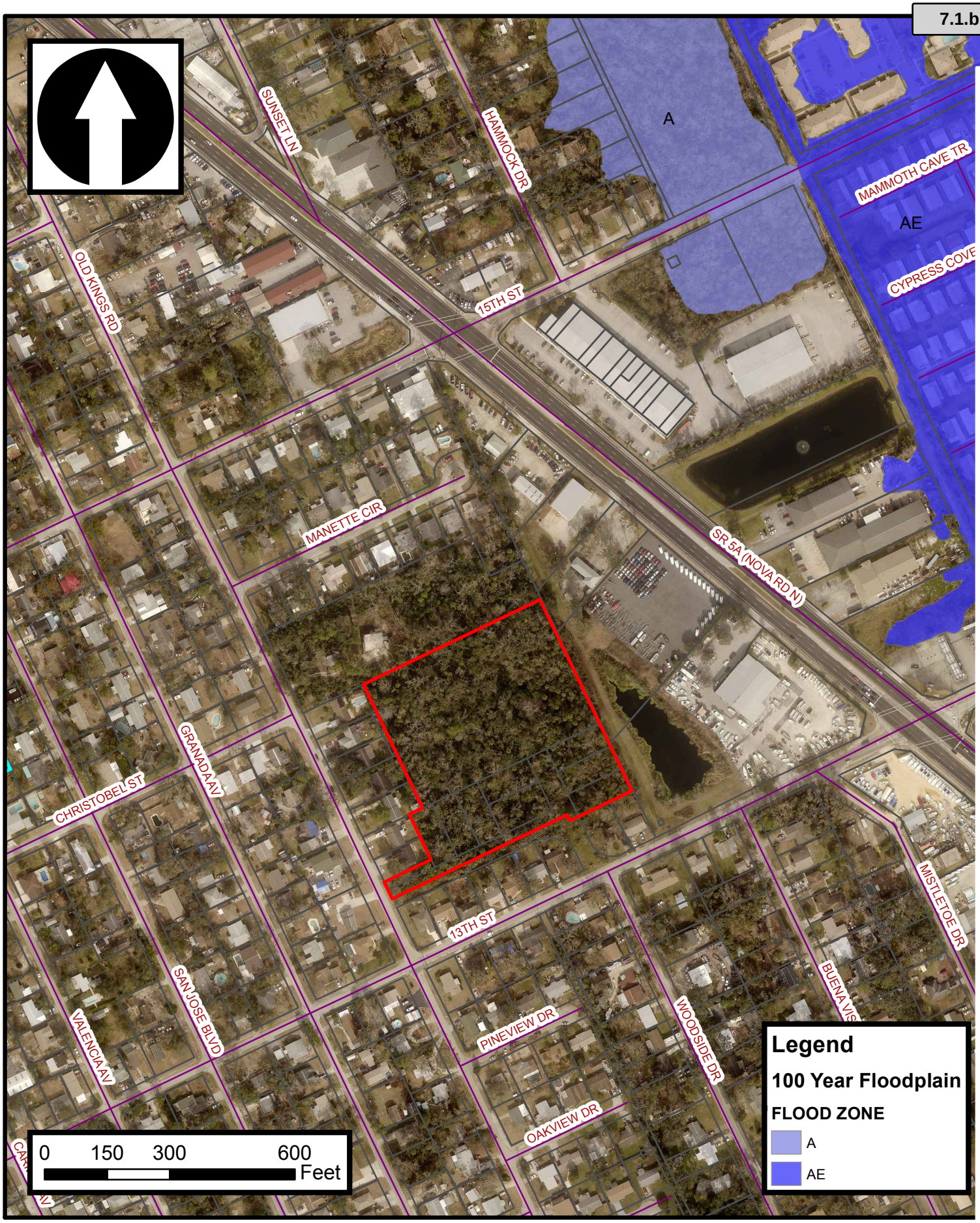
	Land Use	Quanity	Equavalent SF	Water Demand	**Total**
Existing FLU	Multi-Family Mid-Rise	56 DU	n/a	250 gpd/unit	**14,000 gpd**
Proposed FLU	Mini-Warehouse	700 storage units	140,000 SF	0.1 gpd/sf	**14,000 gpd**

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

EXHIBIT J

FLOOD MAP

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)



Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

Legend

SITE BOUNDARY

HOLLY HILL CPA
FLOOD MAP

MARK DOWST & ASSOCIATES, INC.
CIVIL ENGINEERS • LAND SURVEYORS • LAND PLANNERS
536 N. Halifax Ave., Suite # 100 Daytona Beach

Document Path: C:\Users\WorkStation\Desktop\GIS Reports\1257 COMP PLAN\SHEET FLOOD(Letter).mxd

EXHIBIT K

ENVIRONMENTAL ANALYSIS

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

BIOLOGICAL CONSULTING SERVICES, INC.

ENDANGERED AND THREATENED SPECIES SURVEY REPORT

for

HOLLY HILL SELF STORAGE

For Submittal to:

City of Holly Hill
1065 S. Ridgewood Avenue
Holly Hill, Florida 32117

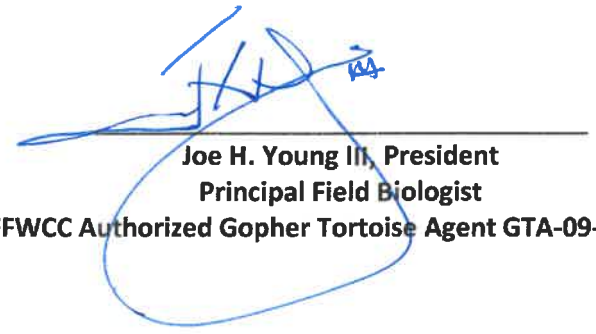
Prepared for:

Braintree Properties, LLC
901 W. Wall Street, Suite 106
Grapevine, Texas 76057

Prepared by:

Biological Consulting Services, Inc.
208 Rush Street
New Smyrna Beach, Florida 32168

April 2023



Joe H. Young III, President
Principal Field Biologist
FFWCC Authorized Gopher Tortoise Agent GTA-09-00127H

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

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- 2.2 USGS Quadrangle Excerpt Exhibit 3
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Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

1.0 SITE LOCATION AND DESCRIPTION

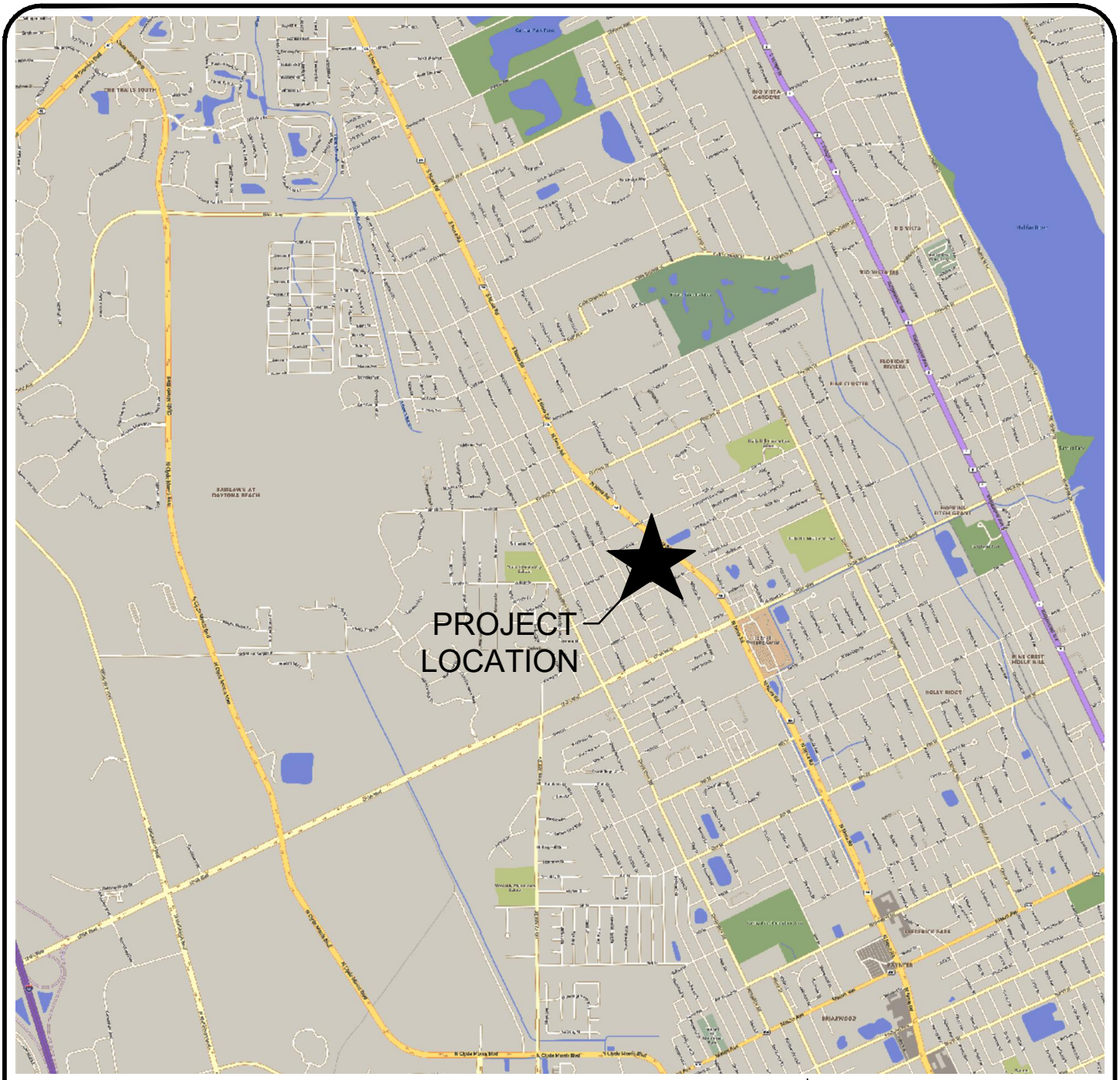
The Holly Hill Self Storage Site is in Section 42, Township 14 South, Range 32 East, in Holly Hill, Volusia County, Florida. The site is 5.64± acres in size and situated east of Old Kings Road, north of 13th Street and west of Nova Road.

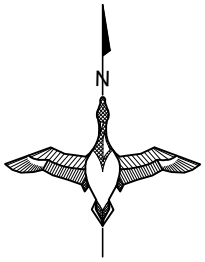
2.0 SITE TOPOGRAPHY

The site topography is characterized as being generally flat with elevations from the 20' contour in the uplands down to the 14' contour in the wetlands, based on survey information provided by Mark Dowst & Associates, Inc.

Pedestrian field surveys were conducted on February 9, 14, and 16, and March 9, 2023, to determine the potential occurrence of state and federally listed threatened and endangered species, to identify vegetative communities that occur on the property, and review the physical features (soils and topography). Plant communities were subsequently mapped and community types were classified utilizing the Florida Land Cover Classification System (FLCCS) (FWC, September 2018).

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)





SCALE: 1" = 3000'

0 750' 1500' 3000'

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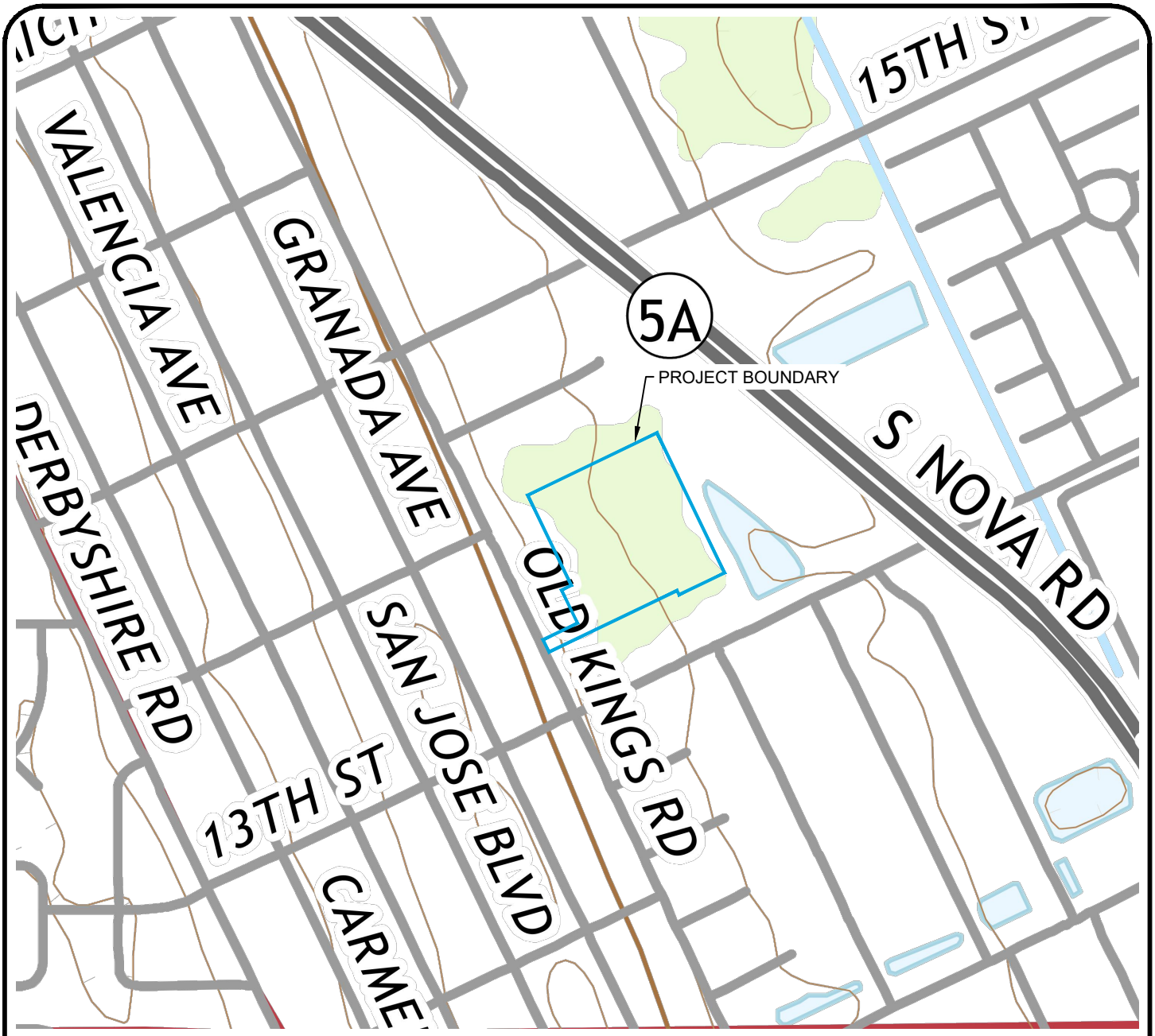
BIOLOGICAL CONSULTING SERVICES, INC.

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LOCATION MAP

HOLLY HILL SELF STORAGE

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)



N

SCALE: 1" = 500'

0 125' 250' 500'

MAP ADAPTED FROM
DIGITAL QUAD MAP

DAYTONA BEACH, FL
2021

SCALE MAY
VARY SLIGHTLY

PROJECT LOCATED IN
SEC. 42 TWP. 14 S. RNG 32 E.
APPROXIMATE CENTER OF SITE
LAT. 29° 14' 31.488" N.,
LONG. 81° 3' 47.3754" W

SITE AREA = 5.64 ±ACRES

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QUADRANGLE MAP

HOLLY HILL SELF STORAGE

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)



drawing name: AERIAL MAP
revised:
drawing no.: 01013-01

GRAPHIC SCALE 0 20' 40' 80'
SCALE: 1" = 80'
N

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drawn: LC
date: 04/06/23
scale (size B): 1"= 80'
job no.: 23-01013

-

HOLLY HILL SELF STORAGE

3.0 SOIL SURVEY

The Natural Resources Conservation Service Web Soil Survey (websoilsurvey.nrcs.usda.gov) indicates that the following soil types are found on this site. Normally vegetation within these soil types indicates hydric *(wetland)* or non-hydric *(non-wetland)* characteristics.

26 Holopaw Sand
36 Myakka Variant Fine Sand
44 Paola-Urban Land Complex

The soil survey is fairly accurate in the typing of soils; however, boundaries of the soils are sometimes poorly indicative of site conditions. Please review the soil map excerpt exhibit for soil type boundaries and the chart below for soil type/vegetation correlation for this site.

Upland Soils	Wetland Soils
39 – Myakka Variant Fine Sand	26 – Holopaw Sand
44 – Paola-Urban Land Complex	

Holopaw sand soil (26) is characterized as nearly level, poorly drained soil with a seasonal high water table at or near the surface. The water table is within 10 inches of the soil surface for 2 to 6 months in most years. Permeability is rapid in the surface layer and moderate in the subsoil. The soil type has a "Less Suited" rating for gopher tortoise burrowing. This soil type has characteristics that may limit establishment, maintenance, or use of the site by gopher tortoise. Colonization and population densities may be below average or restricted in the area due to the limiting factors even though all other species habitat requirements are met. **Category: Hydric**

Myakka Variant fine sand soil (36) is a nearly level, poorly drained sandy soil on swells in flatwoods and in slightly higher areas in hardwood hammocks near the coast. Under natural conditions the water table fluctuates to within 10 inches of the surface during the rainy season. Permeability is rapid in the surface layer and the substratum and moderate in the subsoil. The soil type has a "Less Suited" rating for gopher tortoise burrowing. This soil type has characteristics that may limit establishment, maintenance, or use of the site by gopher tortoises. Colonization and population densities may be below average or restricted in the area due to the limiting factors even though all the other species habitat requirements are met. **Category: Non-hydric**

Paola - Urban land complex, 0 - 8% slopes soil (44) consists of nearly level Paola soil that has been used for urban development. The water table is more than 72 inches below the soils surface. The soil type has a "Highly Suited" rating for gopher tortoise burrowing. This soil type has no restrictions for use and is favorable for burrowing by gopher tortoises. Colonization and population densities may be above average if other habitat factors are not limiting. **Category: Non-hydric**

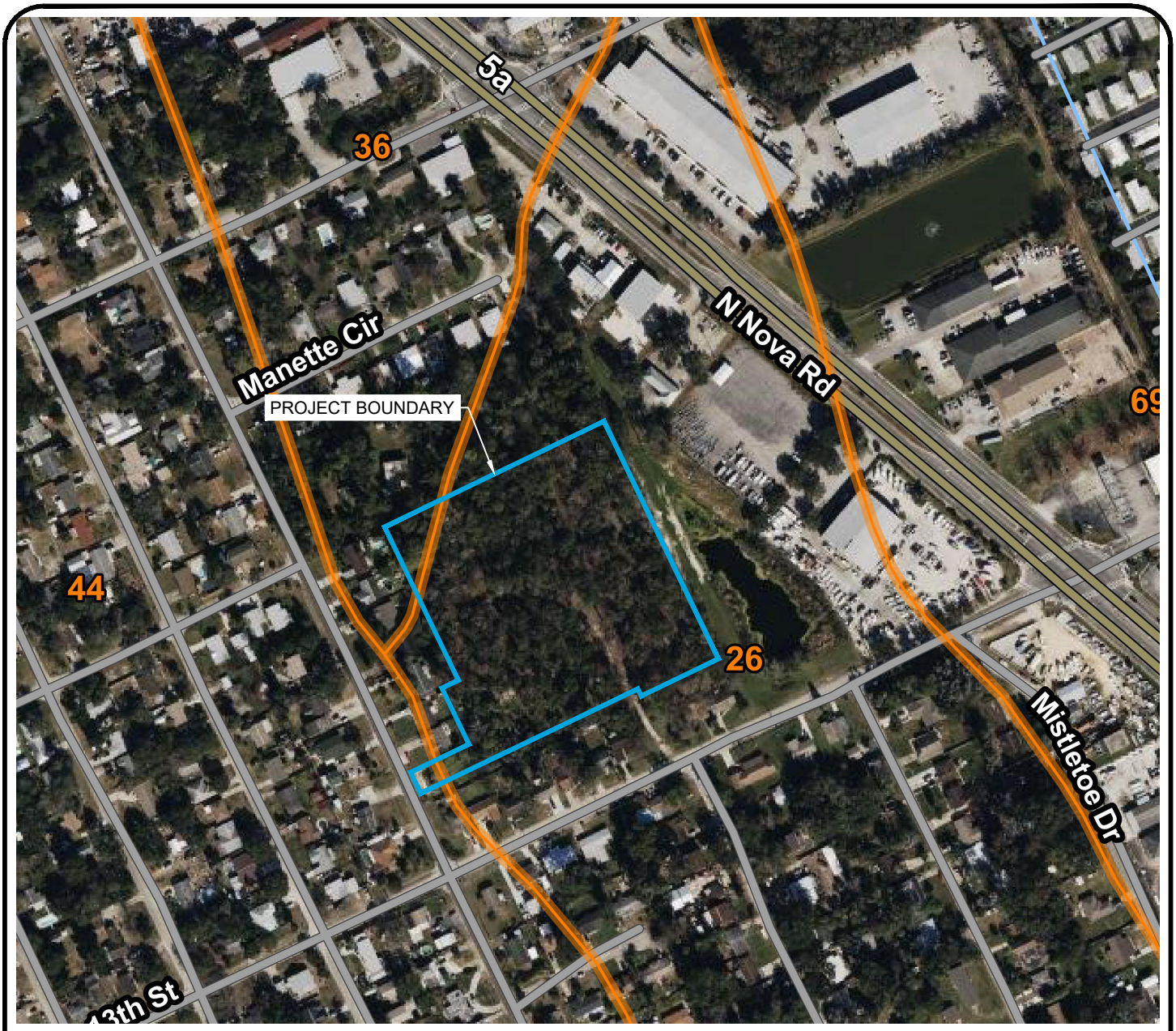
Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

There is one (1) hydric soil mapped on this site, Holopaw Sand (26). The other soils types either indicated upland characteristics, or field review verified upland species were the dominant vegetation indicating non-hydric conditions. The soils mapping may be inaccurate for a portion of the project area that is mapped as having hydric soils, as the field review verified non-hydric soils in some areas.

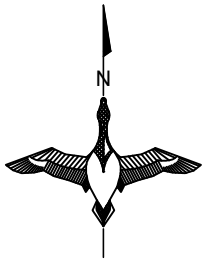
The depth to water table attribute and Gopher Tortoise Burrowing Suitability of the soils were analyzed using the Natural Resource Conservation Service Web Soil Survey for this site (www.websoilsurvey.usda.nrcs.gov). The depth to water table is defined as the distance below grade that the saturated zone of the soil can be found within a specific soil type. The chart below lists the existing soils on site, the corresponding depth to water table and gopher tortoise burrowing suitability rating.

SOILS ON SITE	DEPTH TO WATER TABLE	GOPHER TORTOISE BURROWING SUITABILITY
26 – Holopaw Sand	25 cm (0’ 10”)	Less Suited
36 – Myakka Variant Fine Sand	31 cm (1’ 0”)	Less Suited
44 – Paola-Urban Land Complex	>200 cm (6’ 7”)	Highly Suited

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)



SOIL MAP - VOLUSIA COUNTY



SOIL TYPE ON SITE:	AREA:	DEPTH TO WATER TABLE:
26 Holopaw sand - hydric	5.38 Ac. (234,159 SF)	25 CM
36 Myakka variant fine sand - non-hydric	0.21 Ac. (9,132 SF)	31 CM
44 Paola-Urban land complex, 0 to 8 % slopes - non-hydric	0.06 Ac. (2,443 SF)	>200 CM

NOTES:
1 - SOILS MAPPING ADAPTED FROM INFORMATION FOUND ON THE NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY. (websoilsurvey.nrcs.usda.gov)

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job no.	23-01013

SOILS MAP

HOLLY HILL SELF STORAGE

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

4.0 FLORIDA LAND COVER CLASSIFICATION SYSTEM

The vegetative communities and land uses found within the project boundary were field verified, and the site was mapped utilizing the Florida Land Cover Classification System (FWC, September 2018). Two (2) land cover types were identified in and around the project area. These cover types are listed below:

1120 Mesic Hammock
2233 Mixed Wetland Hardwoods

4.1 VEGETATIVE COMMUNITIES

The land use and cover classes mapped for the project area and a description of the vegetative communities encountered on the site with the dominant vegetative cover are listed below:

1120 - Mesic Hammock: Flatland with sand/organic soil; mesic; primarily central peninsula; occasional or rare fire; live oak, cabbage palm, southern magnolia, pignut hickory, saw palmetto. (FNAI) This classification is for the upland area observed on site.

2233 - Mixed Wetland Hardwoods: Wetland hardwood communities which are composed of a large variety of hardwood species tolerant of hydric conditions yet exhibit an ill-defined mixture of species. (FLUCCS) This classification is for the wetland areas observed on site.

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

FLORIDA LAND COVER CLASSIFICATION SYSTEM (F.L.C.C.S.)

1120 - MESIC HAMMOCK	4.45 Ac. (193,845 SF)
2233 - MIXED WETLAND HARDWOODS	1.19 Ac. (51,990 SF)

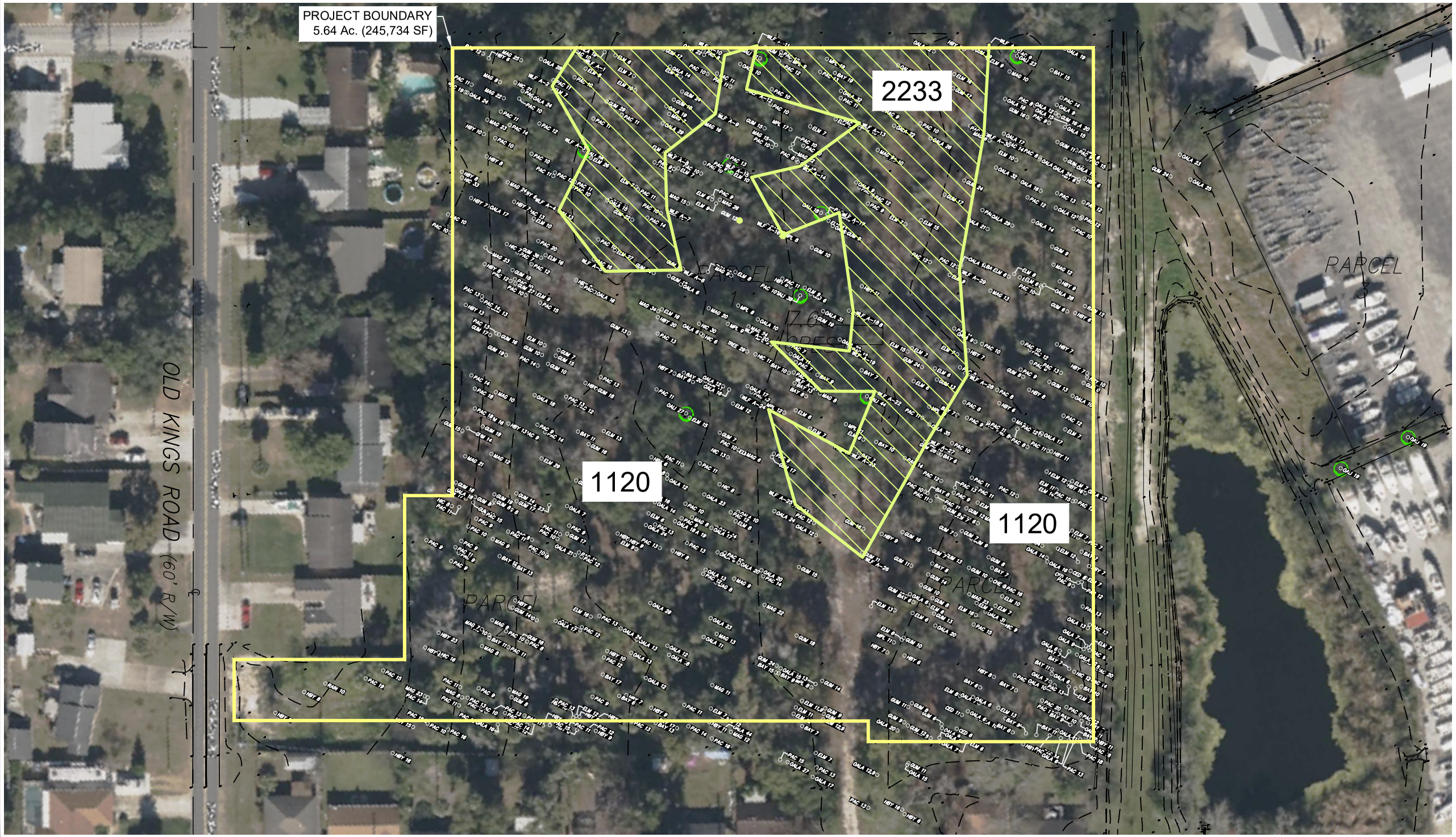
SITE ACREAGE BREAKDOWN

WETLANDS ON SITE
1.19 Ac. (51,990 SF)

UPLANDS ON SITE
4.45 Ac. (193,845 SF)

TOTAL SITE AREA: 5.64 Ac. (245,734 SF)

NOTES:
1 - BOUNDARY AND SURVEY INFORMATION ADAPTED FROM AUTOCAD FILES PRODUCED BY MARK DOWST & ASSOCIATES INC



drawing name: F.L.C.C.S. MAP
drawing no.: 01013-01
revised:

HOLLY HILL SELF STORAGE

-

drawn: LC
date: 03/27/23
scale (size B): 1"= 60'
job no.: 23-01013

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BIOLOGICAL CONSULTING SERVICES, INC.

N

SCALE: 1" = 60'

0 15' 30' 60'
GRAPHIC SCALE

5.0 POTENTIAL ENDANGERED AND THREATENED SPECIES DISTRIBUTION

Site reviews were conducted on February 9, 14, and 16, and March 9, 2023, by BCS, Inc. staff to determine the potential occurrence of endangered and threatened species listed by the Florida Fish and Wildlife Conservation Commission (FFWCC) and the U.S. Fish and Wildlife Service (USFWS). The vegetative composition on site consists of Mesic Hammock (FLCCS 1120) and Mixed Wetland Hardwoods (FLCCS 2233) communities. Major emphasis was given to the protected species that might inhabit these vegetative cover types.

A list of species with the potential for occurrence on-site (and directly adjacent to the site) which are afforded protection by the Florida Fish and Wildlife Conservation Commission (FFWCC) and the U.S. Fish and Wildlife Service (USFWS) was compiled prior to the protected species survey, based on a literature review of geographic range and preferred habitat. The protected species distribution chart contains the designated status of protected wildlife species with the potential for occurrence on this project.

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

5.1 VOLUSIA COUNTY PROTECTED SPECIES DISTRIBUTION CHART

The following protected species could potentially utilize the site:

COMMON NAME	*SCIENTIFIC NAME*	STATUS	POTENTIAL OF OCCURANCE
MAMMALS			
Florida Black Bear	*Ursus americanus floridanus*	delisted	Minor habitat available not observed on site
Florida Panther	*Felis concolor coryi*	FE	Minor habitat available not observed on site
BIRDS			
Bald Eagle	*Haliaeetus leucocephalus*	delisted	Minor habitat available not observed on site
Southeastern American Kestrel	*Falco sparverius paulus*	ST	Minor habitat available not observed on site
Tricolored Heron	*Egretta tricolor*	ST	Minor habitat available not observed on site
Wood Stork	*Mycteria americana*	FT	Minor habitat available not observed on site
AMPHIBIANS & REPTILES			
American Alligator	*Alligator mississippiensis*	FT (S/A)	Minor habitat available not observed on site
Eastern Indigo Snake	*Drymarchon corais couperi*	FT	Minor habitat available not observed on site
Gopher Tortoise	*Gopherus polyphemus*	ST	No habitat observed on site
PLANTS			
American chaffseed	*Schwalbea americana*	E	Minor habitat available not observed on site
Angle-pod	*Matelea gonocarpos*	T	Minor habitat available not observed on site
Auricled spleenwort	*Asplenium erosum*	E	Minor habitat available not observed on site
Bird's nest spleenwort	*Asplenium serratum*	E	Minor habitat available not observed on site
Brittle maidenhair fern	*Adiantum tenerum*	E	Minor habitat available not observed on site
Celestial lily	*Nemastylis floridana*	E	Minor habitat available not observed on site
Chapman's sedge	*Carex chapmannii*	T	Minor habitat available not observed on site
Cinnamon Fern	*Osmunda cinnamomea*	CE	Minor habitat available not observed on site
Common wild pine	*Tillandsia fasciculata*	E	Minor habitat available not observed on site
Coontie (all native species)	*Zamia spp.*	CE	Minor habitat available not observed on site

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

COMMON NAME	*SCIENTIFIC NAME*	STATUS	POTENTIAL OF OCCURANCE
PLANTS			
Dwarf spleenwort	*Asplenium pumilum*	E	Minor habitat available not observed on site
Florida butterfly orchid	*Encyclia tampensis*	CE	Minor habitat available not observed on site
Florida mountain-mint	*Pycnanthemum floridanum*	T	Minor habitat available not observed on site
Godfrey's sandwort	*Minuartia godfreyi*	E	Minor habitat available not observed on site
Great wild pine	*Tillandsia utriculata*	E	Minor habitat available not observed on site
Green-fly orchid	*Epidendrum conopseum*	CE	Minor habitat available not observed on site
Hand Fern	*Ophioglossum palmatum*	E	Minor habitat available not observed on site
Hartwrightia	*Hartwrightia floridana*	T	Minor habitat available not observed on site
Hooded pitcherplant	*Sarracenia minor*	T	Minor habitat available not observed on site
Indian plantain	*Arnoglossum diversifolium*	T	Minor habitat available not observed on site
Indian pumpkin (Okeechobee gourd)	*Cucurbita okeechobeensis*	E	Minor habitat available not observed on site
Leafless beaked orchid	*Stenorrhynchos lanceolatus (Spiranthes lanceolata)*	T	Minor habitat available not observed on site
Low pepperomia	*Peperomia humilis*	E	Minor habitat available not observed on site
Naked wood	*Myrcianthes fragrans*	T	Minor habitat available not observed on site
Needle Palm	*Rhapidophyllum hystrix*	CE	Minor habitat available not observed on site
Nodding club-moss	*Lycopodium cernuum (Lycopodiella cernua)*	CE	Minor habitat available not observed on site
Pigmy-pipes	*Monotropsis oderata*	E	Minor habitat available not observed on site
Plume polypody	*Pecluma plumula*	E	Minor habitat available not observed on site
Rainlily	*Zephyranthes atamasca*	T	Minor habitat available not observed on site
Rose pogonia	*Pogonia ophioglossoides*	T	Minor habitat available not observed on site
Royal fern	*Osmunda regalis*	CE	Minor habitat available not observed on site
Simpson zephyr lily	*Zephyranthes simpsonii*	T	Minor habitat available not observed on site
Snowy orchid	*Platanthera nivea (Habenaria nivea)*	T	Minor habitat available not observed on site

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

COMMON NAME	*SCIENTIFIC NAME*	STATUS	POTENTIAL OF OCCURANCE
PLANTS			
Southern tubercled orchid	*Platanthera flava*	T	Minor habitat available not observed on site
Swamp plume polypody	*Pecluma ptilodon*	E	Minor habitat available not observed on site
Tampa vervain	*Verbena tampensis (Glandularia tampensis)*	E	Minor habitat available not observed on site
Widespread polypody	*Pecluma dispersa*	E	Minor habitat available not observed on site
Yellow fringed orchid	*Platanthera ciliaris*	T	Minor habitat available not observed on site
Yellow star anise	*Illicium parviflorum*	E	Minor habitat available not observed on site

LEGAL STATUS LEGEND

STATE AND FEDERAL STATUS (FAUNA ONLY)

CODE	DEFINITION
FE	Federally-designated Endangered
FT	Federally-designated Threatened
FXN	Federally-designated Threatened Nonessential Experimental Population
FT(S/A)	Federally-designated Threatened species due to similarity of appearance
ST	State-designated Threatened
SSC	State-designated Species of Special Concern

FDA STATUS (FLORA ONLY)

CODE	DEFINITION
E	Endangered
T	Threatened
CE	Commercially Exploited

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

6.0 ENDANGERED AND THREATENED SPECIES

6.1 Mammals

The endangered **Florida Panther** *(Felis concolor coryi)* is found in a wide variety of habitat types, but requires a large range and substantial food source to survive. This site may offer food sources but is close to development so may be out of the range for the panther. The **Florida Black Bear** (*Ursus americanus floridanus*) is known to inhabit community types that occur on-site, but they require a large range to support the necessary food supply. Given the amount of development and activity in the area, the potential for utilization is moderately low for both of these species.

Neither of these species nor any signs of their utilization were observed during the site reviews.

6.2 Birds

There are a moderate number of birds that could potentially utilize the habitats available on site. The upland communities could provide foraging habitat for the **Bald Eagle** *(Haliaeetus leucocephalus),* and the threatened **Southeastern American Kestrel** (*Falco sparverius paulus*).

The wetland communities on site could provide foraging habitat for the threatened **Tricolored Heron** *(Egretta tricolor)*, and the threatened **Wood Stork** (*Mycteria americana)*.

The Bald eagle is no longer listed or protected under the Endangered and Threatened Species Act of 1973 and was removed from the Florida's Endangered and Threatened Species List. However, Bald Eagles and Bald Eagle nests are protected by state (68A-16.002, F.A.C.) and federal laws (Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act). Known bald eagle nesting territories within the state of Florida were surveyed by the Florida Fish and Wildlife Conservation Commission (FWC) during the 2016 nesting season. Nest locations were determined with the use of aircraft-based Global Positioning System (GPS) units. A review of the FWC mapping for documented bald eagle nests and a review of the Audubon Florida EagleWatch mapping of non-documented nests revealed that there are no Eagle nests located within 660' of the project site. Additionally, no eagle nest was observed during the reviews of the site.

A review of the U.S. Fish and Wildlife Service Wood Stork Nesting Colonies and Core Foraging Areas Data (2008-2019) revealed that the project site does not contain a documented nesting Wood Stork colony and falls outside of documented Wood Stork Core Foraging Areas.

No protected birds or signs of their utilization of the site were observed on site.

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

6.3 Amphibians and Reptiles

Some of the site could potentially provide habitat for the threatened **Gopher Tortoise** (*Gopherus polyphemus*). The site was reviewed extensively through the transect methodology outlined in the Florida Fish and Wildlife Conservation Commission (FFWCC) Gopher Tortoise Permitting Guidelines (April 2008, Revised July 2020). Per the Guidelines, a burrow survey covering a minimum of 15% of the potential gopher tortoise habitat to be impacted by development activities (including staging areas for heavy equipment) is required in order to apply for a relocation permit.

No gopher tortoise burrows were found throughout the property. There is no suitable gopher tortoise habitat on site.

The threatened **Eastern Indigo Snake** (*Drymarchon corais couperi*) is found in a variety of habitats throughout Florida and is also known to inhabit Gopher Tortoise burrows. The wetlands on site could provide habitat for the threatened **American Alligator** *(Alligator mississippiensis).*

No state or federally listed amphibians or reptiles or signs of their utilization were noted on the during the site reviews.

6.4 Invertebrates

Very few invertebrates are listed by the State of Florida as Endangered or Threatened, and of the species listed, none occur within the habitat found on this project site.

6.5 Fish

No protected fish species were observed on the site in the area of proposed impact due to the lack of their specific habitat type.

6.6 Plants

The vegetative communities on site could provide habitat for a number of protected plants. This plant listing can be found in the Protected Species Distribution List. According to Section 581.185 (8), Florida Statutes, certain exemptions apply to the clearing and removal of protected plant species on lands that will be utilized for silvicultural or agricultural uses, fire control measures, or required mining assessment work. The clearing or removal of regulated plants from canals, ditches, survey lines, building sites or roads or other right-of-ways by the landowner or his or her agent is also exempt on privately owned lands. On utility areas, the clearing of land by a public agency or a publicly or privately owned utility when acting in the performance of its obligation to provide a service to the public is also exempt. Listed plant species found on this site (if any) fall under one of the exemptions listed above and may be removed if needed.

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

7.0 PROCESS OF REVIEW

Literature research utilizing the previously listed references was conducted to determine potential species distribution. Utilization of aerials, soils maps, and topographical surveys (USGS quadrangle) were combined to assess the physical parameters of the site for habitat evaluation. The site was reviewed by pedestrian field surveys on February 9, 14, and 16, and March 9, 2023, for the purpose of reviewing all aspects of the project and observations were made in reference to the potential presence of protected species.

The site was reviewed extensively through the transect review methodology outlined in the Florida Fish and Wildlife Conservation Commission (FFWCC) Gopher Tortoise Permitting Guidelines (April 2008, Revised July 2020). Per the Guidelines, a burrow survey covering a minimum of 15% of the potential gopher tortoise habitat to be impacted by development activities (including staging areas for heavy equipment) is required in order to apply for a relocation permit. This project site has no areas of suitable gopher tortoise habitat, and this was field verified during the site reviews. The method of evaluation for all potential species was accomplished by pedestrian observation.

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

LEGEND

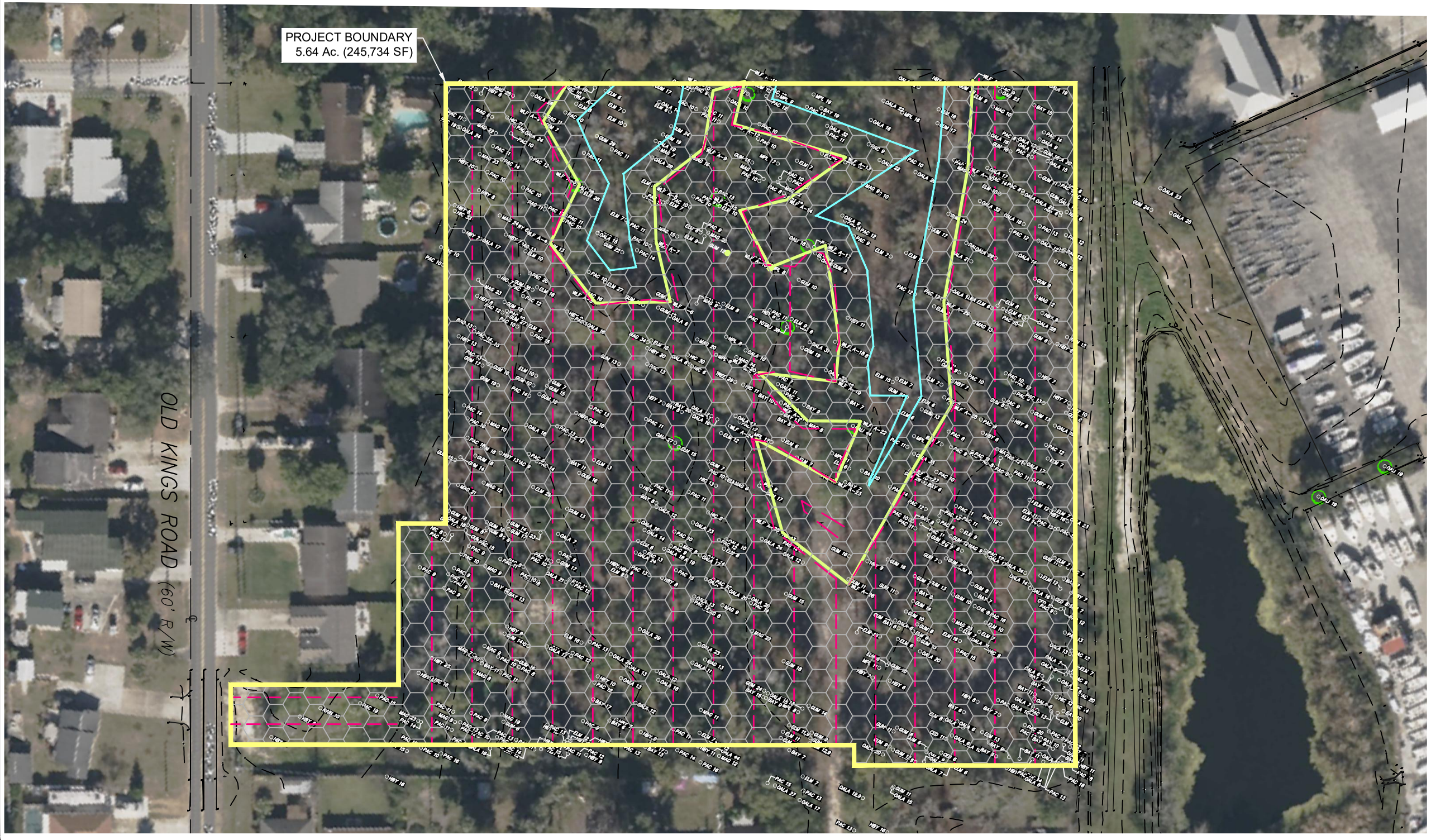
REVIEW AREAS
TOTAL: 5.23 Ac. (227,987 SF)

WETLANDS AREA

TRANSECT LINE

TOTAL PROJECT AREA: 5.64 Ac. (245,734 SF)

NOTES:
1 - BOUNDARY ADAPTED FROM AUTOCAD FILES PROVIDED BY MARK DOWST & ASSOCIATES INC
2- AERIAL IMAGERY OBTAINED FROM BING MAPS



N

SCALE: 1" = 60'

0 15' 30' 60'
GRAPHIC SCALE

drawing name: REVIEW AREAS MAP
revised:
drawing no. 01013-01

drawn LC
date 04/06/23
scale (size B) 1"= 60'
job no. 23-01013

-

HOLLY HILL SELF STORAGE

Joe H. Young III
Estuarine Field Biologist
208 Rush Street
New Smyrna Beach, FL 32168
386-423-3402
biocon@bellsouth.net

BIOLOGICAL CONSULTING SERVICES, INC.

8.0 CONCLUSIONS AND RECOMMENDATIONS

In conclusion, a transect review for endangered and threatened species and a transect gopher tortoise burrow survey was conducted on the site. Emphasis was given for presence of the gopher tortoise burrows and any potential burrow occupants. There is no potentially suitable gopher tortoise habitat on site and no gopher tortoise burrows or other protected species or signs of utilization were observed on site during the review.

The results of the most recent transect burrow survey conducted on March 9, 2023, by FFWCC Authorized Gopher Tortoise Agents Joe H. Young III (GTA-09-00127H) and Matthew Marconi (GTA-20-00075A), are valid for 90 days, due to the mobility of the species and per the FFWCC requirement that gopher tortoise surveys be conducted no more than 90 days prior to submittal of an application for gopher tortoise relocation. However, the potential for gopher tortoise utilization of the site is low due to the dense canopy cover, high water table, amount of development and lack of donor population in the surrounding area.

Biological Consulting Services has one FFWCC Authorized Gopher Tortoise Agent on staff, Joe H. Young III (GTA-09-00127H), who is authorized to conduct gopher tortoise burrow surveys, gopher tortoise relocation permitting and gopher tortoise relocations.

No impacts are expected to occur to the other listed faunal species included in the protected species distribution chart (located within Section 5.1 of this report). While habitat is available on site for these species, no individuals or signs of their utilization were observed on site.

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

9.0 REGULATIONS AND ENFORCEMENT OF TAKING OF GOPHER TORTOISE BY DEVELOPMENT ACTIVITIES UNDER EXISTING RULES OF THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION

The gopher tortoise (Gopherus polyphemus) is declared to be State-designated Threatened Species per Chapter 68A-27.003 Florida Endangered and Threatened Species List; Prohibitions.

Subparagraph 68A-27.003 (2)(f)5 F.A.C. states:

> *The gopher tortoise shall be afforded the protective provisions specified in this subparagraph. No person shall take, attempt to take, pursue, hunt, harass, capture, possess, sell or transport any gopher tortoise or parts thereof or their eggs, or molest, damage, or destroy gopher tortoise burrows, except as authorized by Commission permit or when complying with the Gopher Tortoise Management Plan effective September 2012 herein incorporated by reference (http://www.flrules.org/Gateway/reference.asp?No=Ref-12192). A gopher tortoise burrow is a tunnel with a cross-section that closely approximates the shape of a gopher tortoise. Permits will be issued based upon whether issuance would further goals and objectives of the Management Plan and the Gopher Tortoise Permitting Guidelines effective July 2020, herein incorporated by reference (http://www.flrules.org/Gateway/reference.asp?No=Ref-12193).*

There are four available options to address the presence of gopher tortoises on lands slated for development:

1. Avoid developing in the area occupied by tortoises;
2. Develop as to avoid gopher tortoise burrows by avoiding concentrations of burrows altogether and/or staying at least 25 feet from entrances of individual burrows, provided that such activities do not harm gopher tortoise or violate rules protecting gopher tortoises;
3. Relocate tortoises on-site (permit required); or
4. Relocate tortoises off-site (permit required).

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

10.0 REFERENCES

1. Florida's Endangered Species, Threatened Species, and Species of Special Concern, Updated June 2021, Florida Game and Fresh Water Fish Commission
2. 26 Ecological Communities of Florida, Soil Conservation Service
3. Web Soil Survey, United States Department of Agriculture, National Resources Conservation Service, http://websoilsurvey.nrcs.usda.gov
4. Ecology and Habitat Protection Needs of Gopher Tortoise Populations, James Cox, et al., December 1987.
5. Rare and Endangered Biota of Florida, Volume I., Mammals, Edited by Stephen R. Humphrey, Ray E. Ashton, Jr., SERIES EDITOR
6. Rare and Endangered Biota of Florida, III., Amphibians and Reptiles, Edited by Paul E. Moler, Ray E Ashton, Jr., SERIES EDITOR
7. Rare and Endangered Biota of Florida, Volume IV, Invertebrates, Edited by Mark Deyrup and Richard Franz, Ray E. Ashton, Jr., SERIES EDITOR
8. Rare and Endangered Biota of Florida, Volume V, Birds, Edited by James A. Rogders, Jr., Herbert W. Kale II and Henry T. Smith, Ray E. Ashton, Jr., SERIES EDITOR
9. Rare and Endangered Biota of Florida, Volume Five, Plants, Edited by Daniel B. Ward, Peter C.H. Pritchard, SERIES EDITOR
10. Ecology and Development-Related Habitat Requirements of the Florida Scrub Jay, John W. Fitzpatrick, Glen E. Woolfender, Mark T. Kopeny.
11. Florida Land Cover Classification System, Florida Fish and Wildlife Conservation Commission, September 2018.
12. County Distribution and Habitats of Rare and Endangered Species in Florida, Florida Natural Areas Inventory, March 1997.
13. Notes on Florida's Endangered and Threatened Plants, Florida Department of Agriculture and Consumer Services, Division of Plant Industry, Nancy Coile and Mark A. Garland, 2003.
14. Gopher Tortoise Permitting Guidelines, Florida Fish and Wildlife Conservation Commission, April 2008 (Revised July 2020).
15. Atlas of Florida Vascular Plants, University of South Florida, Institute for Systemic Botany, http://www.plantatlas.usf.edu.

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

APPENDIX

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)



The photo above shows the edge of the wetland area.



The photo above shows the typical upland area on site with maintained groundcover.

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)



The photo above shows the edge of the wetlands.



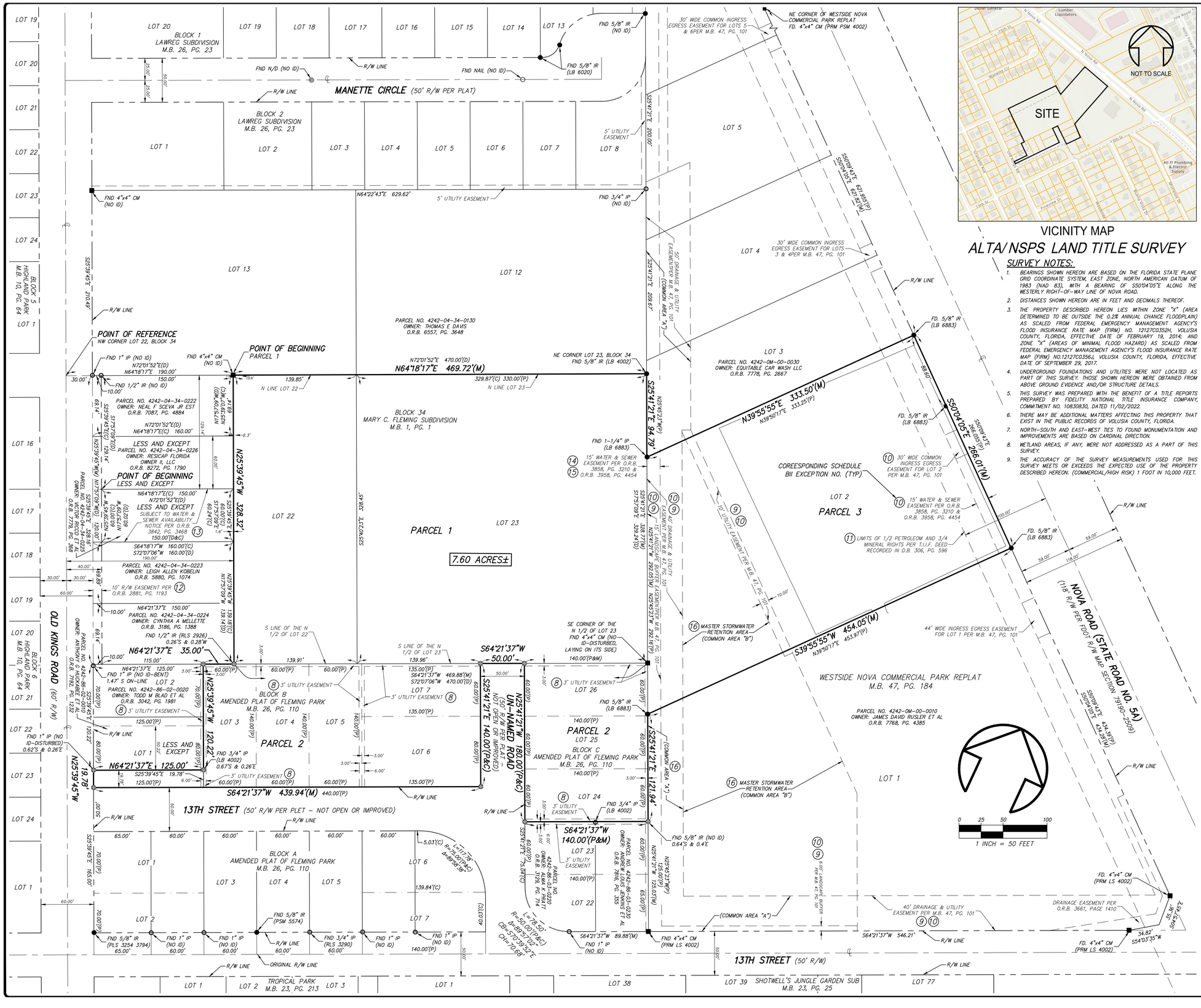
The photo above shows the edge of the wetlands.

Attachment: Applicant Submittal (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

LIST OF PARCELS INCLUDED

4242-0M-00-0020	4242-04-34-0220	4242-86-03-0260	4242-86-03-0250
4242-86-03-0240	4242-86-02-0070	4242-86-02-0060	4242-86-02-0050
4242-86-02-0040	4242-86-02-0030	4242-26-02-0011	

Attachment: List of Included Parcels (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)


MANETTE CIRCLE (50' R/W PER PLAT)
BLOCK 1 LAWREG SUBDIVISION M.B. 26, PG. 23
BLOCK 2 LAWREG SUBDIVISION M.B. 26, PG. 23
BLOCK 5 HIGHLAND PARK M.B. 10, PG. 64
POINT OF REFERENCE
NW CORNER LOT 22, BLOCK 34
POINT OF BEGINNING
PARCEL 1
LESS AND EXCEPT
PARCEL NO. 4242-04-34-0222
OWNER: NEAL F SCEVA JR EST
O.R.B. 7087, PG. 4884
LESS AND EXCEPT
PARCEL NO. 4242-04-34-0226
OWNER: RESICAP FLORIDA OWNER II, LLC
O.R.B. 8272, PG. 1790
POINT OF BEGINNING
LESS AND EXCEPT
PARCEL NO. 4242-04-34-0223
OWNER: VICTOR RICCO ET AL
O.R.B. 7776, PG. 958
PARCEL NO. 4242-04-34-0223
OWNER: LEIGH ALLEN KOBELIN
O.R.B. 5880, PG. 1074
PARCEL NO. 4242-04-34-0224
OWNER: CYNTHIA A MELLETTE
O.R.B. 3186, PG. 1388
PARCEL NO. 4242-86-02-0010
OWNER: ANTHONY G MUCHABEE ET AL
O.R.B. 7792, PG. 1232
PARCEL NO. 4242-86-02-0020
OWNER: TODD M BLAD ET AL
O.R.B. 3042, PG. 1981
PARCEL NO. 4242-04-34-0130
OWNER: THOMAS E DAVIS
O.R.B. 6557, PG. 3648
PARCEL NO. 4242-0M-00-0030
OWNER: EQUITABLE CAR WASH LLC
O.R.B. 7778, PG. 2667
PARCEL NO. 4242-0M-00-0010
OWNER: JAMES DAVID RUSLER ET AL
O.R.B. 7768, PG. 4385
PARCEL NO. 4242-86-03-0220
OWNER: ALMA K PRATT
O.R.B. 1912, PG. 714
PARCEL NO. 4242-86-03-0230
OWNER: DONALD E ANDRUS ET AL
O.R.B. 1910, PG. 355
PARCEL 2
7.60 ACRES±
PARCEL 3
BLOCK B AMENDED PLAT OF FLEMING PARK M.B. 26, PG. 110
BLOCK C AMENDED PLAT OF FLEMING PARK M.B. 26, PG. 110
BLOCK A AMENDED PLAT OF FLEMING PARK M.B. 26, PG. 110
BLOCK 34 MARY C. FLEMING SUBDIVISION M.B. 1, PG. 1
WESTSIDE NOVA COMMERCIAL PARK REPLAT M.B. 47, PG. 184
NE CORNER OF WESTSIDE NOVA COMMERCIAL PARK REPLAT
FD. 4"x4" CM (PRM PSM 4002)
OLD KINGS ROAD (60' R/W)
13TH STREET (50' R/W PER PLET – NOT OPEN OR IMPROVED)
13TH STREET (50' R/W)
NOVA ROAD (STATE ROAD NO. 5A)
(118' R/W PER FDOT R/W MAP SECTION 79100-2559)
TROPICAL PARK M.B. 23, PG. 213
SHOTWELL'S JUNGLE GARDEN SUB M.B. 23, PG. 25
COREESPONDING SCHEDULE BII EXCEPTION NO. (TYP)
N64°18'17"E 469.72'(M)
S25°41'21"E 946.52'
N39°55'55"E 333.50'(M)
S50°04'05"E 266.01'(M)
S39°55'55"W 454.05'(M)
S64°21'37"W 439.94'(M)
N25°41'21"W 1801.00'(P&C)
S25°41'21"E 1121.94'
S64°21'37"W 140.00'(P&M)
S64°21'37"W 50.00'
N25°39'45"W 328.32'
S25°39'45"E 210.49'
N25°39'45"W 120.22'
S25°39'45"E 19.78'
N64°21'37"E 35.00'
N64°21'37"E 125.00'
S64°21'37"W 89.88'(M)
S64°21'37"W 546.21'
N64°22'43"E 629.62'
S25°41'21"E 209.82'
S25°41'21"E 200.00'
S50°04'05"E 621.85'(P)
621.82'(M)
S50°08'43"E 266.01'(P)
S50°04'05"E 434.39'(P)
434.26'(M)
N25°41'21"W 282.19'(P&C)
N25°41'21"W 125.03'(M)
N25°41'21"W 125.00'(P)
S25°41'21"E 125.03'(M)
S25°41'21"E 125.00'(P)
S25°41'21"E 328.45'
S25°41'21"E 328.45'(M)
S25°41'21"E 328.45'(P)
S25°41'21"E 165.00'
S25°41'21"E 60.00'(P&C)
S25°41'21"E 75.00'(P)
N25°41'21"W 60.00'(P)
N25°41'21"W 125.00'(P)
N25°41'21"W 125.03'(M)
S25°41'21"E 125.03'(M)
S25°41'21"E 125.00'(P)
S25°41'21"E 140.00'(P&C)
S25°41'21"E 140.00'(P)
N25°41'21"W 180.00'(P&C)
N25°41'21"W 180.00'(P)
S25°41'21"E 180.00'(P)
S25°41'21"E 180.00'(P&C)
N25°39'45"W 328.45'
N25°39'45"W 120.00'(M)
N25°39'45"W 120.00'(P)
N25°39'45"W 120.00'(D)
N25°39'45"W 120.00'(C)
N25°39'45"W 139.91'(M)
N25°39'45"W 139.91'(D)
N25°39'45"W 139.91'(C)
N25°39'45"W 139.91'(P)
N25°39'45"W 139.96'(M)
N25°39'45"W 139.96'(P)
N25°39'45"W 139.96'(D)
N25°39'45"W 139.96'(C)
N25°39'45"W 139.96'(P&C

POINT OF REFERENCE
NW CORNER LOT 22, BLOCK 34

POINT OF BEGINNING
PARCEL 1

POINT OF BEGINNING
LESS AND EXCEPT

LESS AND EXCEPT

LESS AND EXCEPT

PARCEL 1

7.60 ACRES±

PARCEL 2

PARCEL 3

BLOCK 34
MARY C. FLEMING SUBDIVISION
M.B. 1, PG. 1

BLOCK A
AMENDED PLAT
OF FLEMING PARK
M.B. 26, PG. 110

BLOCK B
AMENDED PLAT
OF FLEMING PARK
M.B. 26, PG. 110

BLOCK C
AMENDED PLAT OF FLEMING PARK
M.B. 26, PG. 110

WESTSIDE NOVA
COMMERCIAL PARK REPLAT
M.B. 47, PG. 184
LOT 1

TROPICAL PARK
M.B. 23, PG. 213

SHOTWELL'S JUNGLE
GARDEN SUB
M.B. 23, PG. 25

OLD KINGS ROAD (60' R/W)

13TH STREET (50' R/W PER PLET – NOT OPEN OR IMPROVED)

UN-NAMED ROAD
(50' R/W PER PLAT – NOT OPEN OR IMPROVED)

13TH STREET (50' R/W)

NOVA ROAD (STATE ROAD NO. 5A)
(118' R/W PER FDOT R/W MAP SECTION 79190-2509)

N64°18'17"E 469.72'(M)
N72°01'52"E 470.00'(D)

S25°41'21"E 994.76'

N25°39'45"W 328.32'

N64°21'37"E 35.00'

S64°21'37"W 50.00'

N25°41'21"W 180.00'(P&C)

S25°41'21"E 140.00'(P&C)

S64°21'37"W 439.94'(M) 440.00'(P)

N64°21'37"E 125.00'

N25°39'45"W 120.22'

S64°21'37"W 140.00'(P&M)

S25°41'21"E 1121.94'

N39°55'55"E 333.50'(M)
N39°50'17"E 333.25'(P)

S50°04'05"E 266.01'(M)

S39°55'55"W 454.05'(M)
N39°50'17"E 453.97'(P)

N25°39'45"W 19.78'

S64°21'37"W 35.00'

S64°21'37"W 50.00'

S25°41'21"E 140.00'(P&C)

S64°21'37"W 140.00'(P&M)

S25°41'21"E 1121.94'

S39°55'55"W 454.05'(M)
N39°50'17"E 453.97'(P)

S50°04'05"E 266.01'(M)

S25°41'21"E 994.76'

N25°39'45"W 328.32'

N25°39'45"W 120.22'

N25°39'45"W 19.78'

0 20 40 80
1 INCH = 40 FEET

LEGEND AND ABBREVIATIONS:

( )	PLAT/DEED	T/B	APPROXIMATE TOP OF BANK
±	MORE OR LESS	T/S	APPROXIMATE TOE OF SLOPE
AC	ACRES	(TYP)	TYPICAL
C&G	CURB & GUTTER	WF	WOOD FENCE
CB	CHORD BEARING	W/	WITH
CH	CHORD DISTANCE		WATER VALVE
℄	CENTER LINE		SANITARY SEWER VALVE
CLF	CHAIN-LINK FENCE		CLEAN OUT
CM	CONCRETE MONUMENT		GAS VALVE
CMP	CORRUGATED METAL PIPE		WATER SPIGOT
CONC.	CONCRETE		BACK FLOW PREVENTOR
E/P	EDGE OF PAVEMENT		FIRE HYDRANT
E/W	APPROXIMATE EDGE OF WATER		SINGLE POLE SIGN
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION		CENTRAL ANGLE
FFE	FINISHED FLOOR		BREAK LINE
FIRM	FLOOD (FLORIDA) INSURANCE RATE MAP		FOUND 4"x4" CM (AS NOTED)
FNC	FENCE		SET N/D (LB 4335)
FD.	FOUND		FOUND N/D (AS NOTED)
ID	IDENTIFICATION		SET 5/8" IRC (LB 4335)
IP	IRON PIPE		FOUND IRON ROD (AS NOTED)
IR	IRON ROD		FOUND IRON PIPE (AS NOTED)
L	ARC LENGTH		CABLE TELEVISION RISER BOX
LB	LICENSED BUSINESS		ELECTRIC METER
M.B.	MAP BOOK		ELECTRIC JUNCTION BOX
MES	MITERED END SECTION		FIBER-OPTIC JUNCTION BOX
N/D	NAIL & DISK		GAS METER
NO.	NUMBER		TELEPHONE JUNCTION BOX
O.R.B.	OFFICIAL RECORDS BOOK		TRAFFIC SIGNAL BOX
OHU	OVER-HEAD UTILITIES		WATER METER
P.B.	PLAT BOOK		WOOD UTILITY POLE
PC	POINT OF CURVATURE		CONCRETE UTILITY POLE
PCP	PERMANENT CONTROL POINT		GUY ANCHOR
PG(S).	PAGE/PAGES		LIGHT POLE
PLS	PROFESSIONAL LAND SURVEYOR		CATCH BASIN/YARD DRAIN
PRM	PERMANENT REFERENCE MONUMENT		STORM MANHOLE
PSM	PROFESSIONAL SURVEYOR MAPPER		SANITARY MANHOLE
PT	POINT OF TANGENCY		WELL
R	RADIUS		FIBER-OPTIC CABLE MARKER
R/W	RIGHT OF WAY		GAS LINE MARKER
RCP	REINFORCED CONCRETE PIPE		POTABLE WATER LINE MARKER

MARK DOWST & ASSOCIATES, INC.
* ENGINEERS PLANNERS SURVEYORS LB#4335 *
536 NORTH HALIFAX AVENUE, SUITE 100, DAYTONA BEACH, FLORIDA 32118 PH:386-258-7999

ALTA/NSPS LAND TITLE SURVEY						PROJECT #	1257
DRAWN BY: LAT	DRAW DATE: 09/14/21	CHECKED BY: LHD	SCALE: 1" = 40'	FILE NAME: 1257_suralta.dwg			
CREW: SC,JB,BT	FIELD DATE: 09/10/21	F.B./PG.: 231/76-78;232/4-8,21-32			SHEET	2 OF 2	

Attachment: Survey (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)
Drawing name: V:\DWGS\1257 NOVA ROAD PARKING LOT_Survey\Civil 3D\DWGS\1257_suralta.dwg Feb 09, 2023 2:43pm

11-2022

Exhibit to Ordinance No. _____

DEVELOPMENT AGREEMENT for the project known as Nova Road Storage Planned Unit Development (PUD) located along Nova Road in Holly Hill, Florida (hereinafter referred to as the "Subject Property").

THIS DEVELOPMENT AGREEMENT (hereinafter referred to as the "Agreement") is entered into and made as of the ___ day of _____, 2023, by and between the CITY OF HOLLY HILL, a Florida municipal corporation, with a mailing address of 1065 Ridgewood Ave. Holly Hill, FL 32117 (hereinafter referred to as the "City"), and NISBETT PROPERTIES, LLC (hereinafter referred to as the "Owner" or "Owner/Developer") with a mailing address of 332 John Anderson Drive, Ormond Beach, FL 32176.

W I T N E S S E T H

WHEREAS, the Owner warrants that it holds legal title to the lands located in Volusia County, Florida, and within the corporate limits of the City of Holly Hill, said lands being more particularly described in **Exhibit "A"**, Legal Description for the Subject Property, attached hereto and by this reference made a part hereof; and that the holders of any and all liens and encumbrances affecting such property will subordinate their interests to this Agreement; and

WHEREAS, the Owner/Developer has clear title of the Subject Property or the Developer is currently under contract to purchase the Subject Property and intends to develop such property; and

WHEREAS the Owner/Developer or Developer desires to facilitate the orderly development of the Subject Property in compliance with the laws and regulations of the City and of other governmental authorities, and the Owner/Developer desires to ensure that its development is compatible with other properties in the area and planned traffic patterns; and

WHEREAS the development permitted or proposed under this Development Agreement is consistent with the City's Comprehensive Plan, concurrency management system, and all land development regulations; and

WHEREAS it is the purpose of this Agreement to clearly set forth the understanding and agreement of the parties concerning the matters contained herein; and

WHEREAS the Owner/Developer has sought the City's approval to develop the Subject Property, and the City approved **Ordinance No**. _____, through rezoning the Subject Property to a form of Planned Unit Development (PUD), as defined under the City's Land Development Code; and

Attachment: Development Agreement - Braintree - Nova Storage (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

WHEREAS, the PUD shall consist of this Agreement as the Written Development Agreement of the PUD, and a Preliminary Plan aka the Preliminary Development Plan, attached hereto as **Exhibit, "B"**, subject to the covenants, restrictions, and easements offered by the Owner/Developer and contained herein, (hereinafter the "Master Development Plan"). Where more detailed criteria for City required submittals exceed the criteria required for a Master Development Plan, the more detailed criteria apply.

NOW THEREFORE, in consideration of the mutual covenants and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. **Recitals and Definitions.** The recitals herein contained are true and correct and are incorporated herein by reference. All capitalized terms not otherwise defined herein shall be as defined or described in the City's Land Development Code as it may be amended from time to time, unless otherwise indicated.

2. **Title Opinion/Certification.** The Developer will provide to the City, in advance of the City's execution and recordation of this Agreement, a title opinion from a licensed attorney in the state of Florida, or a certification by an abstractor or title company authorized to do business in the state of Florida, verifying marketable title to the Subject Property to be in the name of the Owner/Developer and any and all liens, mortgages, and other encumbrances that are either satisfied or not satisfied or released of record.

3. **Subordination/Joinder.** Unless otherwise agreed to by the City and if applicable, all liens, mortgages, and other encumbrances that are not satisfied or released of record, must be subordinated to the terms of this Agreement or the Lienholder join in this Agreement. It shall be the responsibility of the Owner/Developer to promptly obtain the said subordination or joinder, in a form and substance that is acceptable to the City Attorney, prior to the execution and recordation of this Agreement.

4. **Duration.** The duration of this Agreement is binding and runs with the land in perpetuity, unless amended.

5. **Development of the Subject Property**. Development of the Subject Property shall be subject to performance standards listed in this Agreement. Where a land use listed below differs from a defined use in the City of Holly Hill's Code of Ordinances, the use listed in this Agreement shall prevail.

A. **Permitted principal uses** allowable on the Subject Property within the Eastern Portion and Western Portion, as illustrated on Exhibit B:

1. Eastern Portion: Abutting Nova Road on Parcel # 4242-0M-00-0020 aka 1704 Nova Road: Three story, indoor, climate-controlled storage facility – approximately 119,000

Attachment: Development Agreement - Braintree - Nova Storage (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

square feet of total building area, as shown on the Preliminary Development/Site Plan.

2. Western Portion: Covered and uncovered RV and Boat storage on Parcel now known as 4242-04-34-0220, as shown on the Preliminary Development/Site Plan.

A. Prohibited principal uses, if any:
   1. Unless a use is specifically stated as permitted, it is prohibited.

B. Proposed minimum floor area ratio: 2.0

C. Impervious surface is not to exceed 80% of the gross square footage for the Subject Property.

D. Minimum open space shall be 20% of the subject property.

E. Minimum landscaping and buffer-yard requirements are as shown and stated on the Preliminary Plan and as follows: Minimum perimeter landscape buffer of five (5') feet.

F. Minimum lot size area (in acreage or square footage): 10,000 sq. ft.

G. Minimum lot width (in feet): 100 ft.

H. Minimum yard setbacks:
   1. Front yard: 15 ft. (Nova Road)
   2. Side yard: 10 ft.
   3. Rear yard: 15 ft.

I. Maximum building height (in feet): 45'

J. Minimum parking standards are as shown and stated on the Preliminary Plan for Eastern portion.

K. Lighting shall not exceed .5-foot candles at the property line.

M. Phases: The project shall consist of 2 phases. Phases are shown on the Preliminary Development/Site Plan and described as follows:
1. Phase 1: 3 story, indoor, climate-controlled storage facility.
2. Phase 2: Covered and uncovered RV and Boat storage.

Phase 1 (3 story, indoor, climate-controlled storage facility) shall be complete and obtain a Certificate of Occupancy prior to Phase 2 being approved and permitted for use. Under no circumstances, including Force Majeure, "acts of God," or any other unforeseen events, shall Phase 2 be approved and permitted to operate, prior to Phase 1 being complete and receiving

Attachment: Development Agreement - Braintree - Nova Storage (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

a Certificate of Occupancy. The Phase 1 and Phase 2 improvements may be constructed concurrently at Owner's discretion.

L. Architectural controls and development on the Subject Property shall follow a common architectural theme as listed in this Agreement by harmoniously coordinating the general appearance of all buildings and accessory structures.

M. Utility provision and dedication: The Owner/Developer shall connect to the City of Holly Hill's central utility systems when available, or to another approved utility provider where applicable, at their sole cost and expense. Utility fees shall be paid to City of Holly Hill or to the applicable utility provider.

N. Stormwater and environmental: Per parcel stormwater systems or master stormwater systems shall be owned and maintained by an established Homeowner's Association or Property Owner's Association, if such entities are required, or by the property owner in private ownership, and shall not be dedicated to or become the responsibility of the City of Holly Hill. All environmental permitting, mitigation, and/or soil and erosion control for the property shall conform to all federal, state, and local permits/requirements, and shall be the sole responsibility of the Homeowner's Association or Property Owner's Association, if such entities are required, or by the property owner, and shall be maintained in good condition/standing with the applicable permitting authorities. Best Management Practices and conformance to National Pollutant Discharge Elimination System (NPDES) criteria are required.

O. Transportation, site access, and traffic devices: The Owner/Developer is responsible for all transportation improvements within the Subject Property and any off-site transportation improvements required because of the proposed development, for site function, which maintains or improves the level of service for area roadways, and ensures the public health, safety, and welfare for the community. All permits shall be obtained from appropriate permitting agencies prior to development and the City shall determine the appropriate level of service per the City Comprehensive Plan and current traffic counts.

6. **Development Permits/Fees.** The Owner/Developer is responsible for obtaining permitting, and the payment of all fees for facilities and services for the Subject Property. Any site permits shall be kept current with the respective permitting agency and shall ensure the protection of the public health, safety, and welfare of the community and the development. All impact fees are applicable, and no impact fee credits shall be awarded through this Agreement; unless a cessation exists through a City moratorium that is Citywide. Proportionate fair share site improvements shall not be used in lieu of impact fees.

Attachment: Development Agreement - Braintree - Nova Storage (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

7. **Site Plan/Plat Approval.** The Master Development Plan, is the Preliminary Plan of the PUD and this Written Development Agreement. The Master Development Plan shall not replace, supersede, or absolve the Owner/Developer from approvals for any site plan, preliminary plat, and/or final plat and their respective regulations. Where more detailed criteria for City required submittals exceed the criteria required for a Master Development Plan, the more detailed criteria apply.

8. **Indemnification.** The Owner/Developer shall indemnify and hold the City harmless from any and against all claims, demands, disputes, damages, costs, expenses, (to include attorneys' fees whether or not litigation is necessary and if necessary, both at trial and on appeal), incurred by the City as a result, directly or indirectly, of the use or development of the Subject Property, except those claims or liabilities caused by or arising from the negligence or intentional acts of the City, or its employees or agents. It is specifically understood that the City is not guaranteeing the appropriateness, efficiency, quality or legality of the use or development of the Subject Property, including but not limited to, drainage or water/sewer plans, fire safety, or quality of construction, whether inspected, approved, or permitted by the City.

9. **Compliance.** The Owner/Developer agrees that it, and their successors and assigns, will abide by the provisions of this Agreement, the City's Comprehensive Plan and the City's Code of Ordinances, including but not limited to, the site plan regulations of the City as amended from time to time, which are incorporated herein by reference and such subsequent amendments hereto as may be applicable. Further, all required improvements, including landscaping, shall be continuously maintained by the Owner/Developer, or their successors and assigns, in accordance with the City's Code of Ordinances. The City may, without prejudice to any other legal or equitable right or remedy it may have, withhold permits, Certificates of Occupancy, or plan/plat approvals to the Subject Property, should the Owner/Developer fail to comply with the terms of this Agreement. In the event of a conflict between this Development Agreement and the City's Land Development Code, the more restrictive regulations shall govern the development of the Subject Property.

10. **Obligations for Improvements.** Any surface improvement as described and required hereunder included, but not limited to such as signalization, walls, stormwater management facilities, medians, and utilities, or any other surface improvement shall be performed prior to the issuance of the first Certificate of Occupancy on that portion of the Subject Property that the surface improvement(s) relates or is otherwise scheduled in this Agreement. Should the Owner/Developer fail to undertake and complete its obligations as described in this Agreement and to the City's specifications, then the City shall give the Owner/Developer thirty (30) days written notice to commence and ninety (90) days to complete said required obligation at the sole expense of the Owner/Developer. If the Owner/Developer fails to complete the obligations within the ninety (90) day period, then the City, without further notice to the Owner/Developer and their successors and assigns in interest, may but shall not be required to, perform such obligations at the

Attachment: Development Agreement - Braintree - Nova Storage (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

expense of the Owner/Developer or their successors and assigns in interest, without prejudice to any other rights or remedies the City may have under this Agreement. Further, the City is hereby authorized to immediately recover the actual and verified cost of completing the obligations required under this Agreement and any legal fees from the Owner/Developer in an action at law for damages, as well as record a lien against the Subject Property in that amount. The lien of such assessments shall be superior to all others, and all existing lienholders and mortgagees. Notice to the Owner/Developer and their successors and assigns in interest shall be deemed to have been given upon the mailing of notice as provided in **paragraph (16)** of this Agreement.

11. **Environmental and Tree Preservation.** The Owner/Developer is responsible to obtain all site related permits and approval prior to any development activity on or for the Subject Property. This may involve mitigation for habitat of threatened or endangered flora and fauna or species identified for protection (i.e., tree preservation). This Agreement does not vest or exempt the Owner/Developer from any permitting and mitigation obligations needed to develop a Subject Property.

12. **Homeowners Association or Property Owners Association.** The charter and by-laws of any Homeowner's Association ("HOA") or Property Owner's Association ("POA") for the Subject Property and any deed restrictions related thereto shall be furnished to the City for approval by the City Attorney prior to the recording thereof in the Public Records of Volusia County, Florida. Such recording shall take place before a Certificate of Occupancy is issued for the first development project on land covered by this Agreement. The HOA or POA shall at a minimum be responsible for maintaining the common open space, any common utility systems, such as for irrigation and site lighting, and project signage. The Owner/Developer shall be responsible for establishing the HOA or POA and recording said information in the Public Records of Volusia County, Florida. The City is not responsible for the enforcement of any agreements or deed restrictions entered into between property owners or occupiers of the Subject Property. If maintenance for the Subject Property is not maintained following issuance of a Certificate of Occupancy, the property owner shall be subject to code enforcement.

13. **Enforcement.** Both parties may seek specific performance of this Agreement and/or bring an action for damages in a court within Volusia County, Florida, if either party breaches this Agreement. If enforcement of this Agreement by the City becomes necessary, and the City is successful in such enforcement, the Owner/Developer shall be responsible for the payment of all the City's costs and expenses, including attorney fees, whether or not litigation is necessary and, if necessary, both at trial and on appeal. Such costs, expenses and fees shall also be a lien upon the Subject Property superior to all others. Should this Agreement require the payment of any monies to the City, the recording of this Agreement shall constitute a lien upon the Subject Property for said monies, until said are paid, in addition to such other obligations as this Agreement may impose upon the Subject Property and the Owner/Developer. Interest on unpaid overdue sums shall accrue at the rate of the lesser of eighteen percent (18%) compounded annually or at the maximum rate allowed by law.

Attachment: Development Agreement - Braintree - Nova Storage (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

14. **Utility Easements.** For any easement not established on a plat for the Subject Property, the Owner/Developer shall provide to the City such easements and other legal documentation, in a form mutually acceptable to the City Attorney and the Owner/Developer, as the City may deem reasonably necessary or appropriate for the installation and maintenance of the utility and other services, including but not limited to, sanitary sewer, potable water, and reclaimed water services, electric, cable, gas, fire protection and telecommunications.

15. **Periodic Review.** The City reserves the right to review the Subject Property in relation to this Agreement periodically to determine if there has been demonstrated good faith compliance with the terms of this Agreement. If the City finds that based on substantial competent evidence that there has been a failure to comply with the terms of this Agreement, the City may not issue development orders or permits until compliance with this Agreement has been established.

16. **Notices.** Where notice is herein required to be given, it shall be by certified mail return receipt requested, hand delivery or nationally recognized courier, such as Federal Express or UPS. E-mail delivery of documents shall not replace or be in lieu of the aforementioned process. Said notice shall be sent to the following, as applicable:

OWNER/DEVELOPER'S REPRESENTATIVES:

Nisbett Properties, LLC
Richard Nisbett
332 John Anderson Drive
Ormond Beach, FL 32176

With copy to:

Robert A. Merrell III, Esquire
Cobb Cole
149 S. Ridgewood Avenue, Suite 700
Daytona Beach, FL 32114

CITY'S REPRESENTATIVES:
City Manager
City of Holly Hill
1065 Ridgewood Ave.
Holly Hill, Florida 32117

Attachment: Development Agreement - Braintree - Nova Storage (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

With copy to:

Director
Community Development
City of Holly Hill
1065 Ridgewood Ave.
Holly Hill, Florida 32725

Should any party identified above change, it shall be said party's obligation to notify the remaining parties of the change in a fashion as is required for notices herein. It shall be the Owner/Developer's obligation to identify its lender(s) to all parties in a fashion as is required for notices herein.

17. **Compliance with the Law.** The failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve the Owner/Developer of the Subject Property from the necessity of complying with the law governing said permitting requirements, conditions, terms, or restrictions.

18. **Captions.** The captions used herein are for convenience only and shall not be relied upon in construing this Agreement.

19. **Binding Effect.** This Agreement shall run with the land, and shall be binding upon and inure to the benefit of the Owner/Developer and their successors and assigns in interest, and the City and their successor and assigns in interest. This Agreement shall become effective upon its execution and recordation with the Public Records of Volusia County, Florida. This Agreement does not, and is not intended to, prevent, or impede the City from exercising its legislative authority as the same may affect the Subject Property.

20. **Subsequently Enacted State or Federal Law.** If either state of federal law is enacted after the effective date of this Agreement that is applicable to and precludes the parties' compliance with the terms of this Agreement, this Agreement and correlating zoning amendment shall be modified or revoked, as is necessary, to comply with the relevant state or federal law.

21. **Severability.** If any part of this Development Agreement is found invalid or unenforceable in any court, such invalidity or unenforceability shall not affect the other parts of this Development Agreement if the rights and obligations of the parties contained herein are not materially prejudiced and if the intentions of the parties can be affected. To that end, this Development Agreement is declared severable.

Attachment: Development Agreement - Braintree - Nova Storage (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

22. **Covenant Running with the Land.** This Agreement shall run with the Subject Property and inure to and be for the benefit of the parties hereto and their respective successors and assigns and any person, firm, corporation, or entity who may become the successor in interest to the Subject Property or any portion thereof.

23. **Recordation of Agreement.** The parties hereto agree that an executed original of this Agreement shall be recorded by the City, at the Developer's expense, in the Public Records of Volusia County, Florida.

24. **Applicable Law/Venue.** This Agreement and the provisions contained herein shall be construed, controlled, and interpreted according to the laws of the State of Florida. Venue of any litigation relating to this Agreement shall be in the courts of Volusia County, Florida.

25. **Time of the Essence.** Time is hereby declared of the essence to the lawful performance of the duties and obligations contained in this Agreement. The Owner/Developer shall execute this Agreement within ten (10) business days of City Commission adoption and agrees to pay the cost of recording this document in the Public Records of Volusia County, Florida. Failure to execute this Agreement within ten (10) business days of this ordinance adoption may result in the City not issuing development orders or permits until execution and recordation of this Agreement has occurred.

26. **Agreement; Amendment.** This Agreement constitutes the entire agreement between the parties, and supersedes all previous discussions, understandings, and agreements, with respect to the subject matter hereof; provided however, that it is agreed that this Agreement is supplemental to the City's Comprehensive Plan and does not in any way rescind or modify any provisions of the City's Comprehensive Plan. Amendments to and waivers of the provisions of this Agreement shall be made by the parties only in writing by formal amendment.

27. **Amendments.** Amendments to the Master Development Plan (MDP) shall be subject to the requirements of Section 114-771(g)(4) of the City of Holly Hill Land Development Regulations, which state that minor amendments to the Preliminary Plan not violating any terms of the written development agreement and not altering the intent and purpose of the MDP may be approved by the Development Code Administrator after such departmental comment as he/she deems appropriate. Minor changes shall be limited to items such as small adjustments to building footprints, allocation of uses within a defined parcel such as retention areas, parking etc. Major amendments will require full review and shall include relocation of uses on the site, except as permitted by the MDP, changes to building styles, changes to landscaping requirements, etc.

Attachment: Development Agreement - Braintree - Nova Storage (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

Decisions as to whether modifications are Major or Minor shall be at the sole discretion of the Development Code Administrator.

28. **Effective Date.** The Effective Date of this Agreement shall be the day this Agreement is recorded in the Public Records of Volusia County, Florida.

IN WITNESS WHEREOF, the Owner, the Developer and the City have executed this Agreement.

OWNER/DEVELOPER

By:

_____
Signature of Witness # 1

_____
Signature

_____
Print or type name

_____
Print or type name

As:

_____
Signature of Witness #2

_____
Print or type

ATTEST:

_____
Print or type name

_____
Signature

_____
Print or Type Name

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me, **by means of ☐ physical presence or ☐ online notarization,** this ____ day of _____, _____ (year), by _____, who is personally known to me or produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

_____
Notary Signature

Attachment: Development Agreement - Braintree - Nova Storage (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

_____
Printed Name

Commission No.: _____
My Commission Expires: _____

CITY OF HOLLY HILL:

By: _____

Date: _____

ATTEST:

_____

Date: _____

Mailing Address:
City of Holly Hill
1065 Ridgewood Ave.
Holly Hill, Florida 32117

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me, **by means of ☐ physical presence or ☐ online notarization,** this ____ day of _____, _____ (year), by _____, who is personally known to me or produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

_____
Notary Signature

_____
Printed Name

Attachment: Development Agreement - Braintree - Nova Storage (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

Commission No.: _____
My Commission Expires: _____

Approved as to form and legality for use and reliance by the City of Holly Hill, Florida

_____
Scott Simpson, City Attorney

EXHIBIT A

LEGAL DESCRIPTION:
(NO. 4 - NEW OVERALL PUD BOUNDARY)

PART OF THE NORTH 1/2 OF LOTS 22 AND 23, BLOCK 34, MARY C. FLEMING SUBDIVISION OF THE THOMAS FITCH GRANT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 1, PAGE 1, AND PART OF LOT 1, AND ALL OF LOTS 2-7, BLOCK B, AND ALL OF LOTS 24-26, BLOCK C, AND A PORTION OF 13TH STREET AND THE UN-NAMED STREET, AMENDED PLAT OF FLEMING PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 19, PAGE 140, ALL OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 23, BLOCK 34, MARY C. FLEMING SUBDIVISION OF THE THOMAS FITCH GRANT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 1, PAGE 1, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, THENCE S25°41'21"E ALONG THE EAST LINE OF SAID LOT 23, AND THE EAST LINE OF BLOCK C, AMENDED PLAT OF FLEMING PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 19, PAGE 140, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, A DISTANCE OF 508.77 FEET TO THE NORTHEAST CORNER OF LOT 23, BLOCK C, SAID AMENDED PLAT OF FLEMING PARK; THENCE S64°21'37"W ALONG THE NORTH LINE OF SAID LOT 23 AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 165.00 FEET TO THE CENTER LINE OF AN UN-NAMED STREET AS SHOWN ON SAID AMENDED PLAT OF FLEMING PARK;, THENCE N25°41'21"W ALONG SAID CENTERLINE, A DISTANCE OF 15.00 FEET TO THE CENTERLINE OF 13TH STREET AS SHOWN ON SAID AMENDED PLAT OF FLEMING PARK; THENCE S64°21'37" ALONG SAID CENTERLINE, A DISTANCE OF 464.95 FEET TO THE EAST RIGHT-OF-WAY LINE OF OLD KINGS ROAD, HAVING A 60.00 FOOT RIGHT-OF-WAY; THENCE N25°39'45"W ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 44.78 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 50.22 FEET OF LOT 1, BLOCK B, SAID AMENDED PLAT OF FLEMING PARK; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, RUN N64°21'37"E ALONG SAID SOUTH LINE, A DISTANCE OF 125.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1; THENCE N25°39'45"W ALONG THE EAST LINE OF SAID LOT 1 AND LOT 2, BLOCK B, A DISTANCE OF 120.22 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE N64°21'37"E, ALONG THE NORTH LINE OF LOT 3, BLOCK B, SAID AMENDED PLAT OF FLEMING PARK, A DISTANCE OF 35.00 FEET TO A POINT ON THE EAST LINE OF THE WEST 190.00 FEET OF LOT 22, AFORESAID MARY C. FLEMING SUBDIVISION OF THE THOMAS FITCH GRANT; THENCE N25°39'45"W, A DISTANCE OF 328.32 FEET TO A POINT ON THE SOUTH LINE OF LOT 13, SAID MARY C. FLEMING SUBDIVISION OF THE THOMAS FITCH GRANT; THENCE N64°18'17"E ALONG THE SOUTH LINE OF SAID LOT 13 AND LOT 12, SAID MARY C. FLEMING SUBDIVISION OF THE THOMAS FITCH GRANT, A DISTANCE OF 469.72 FEET TO THE POINT OF BEGINNING.

AND

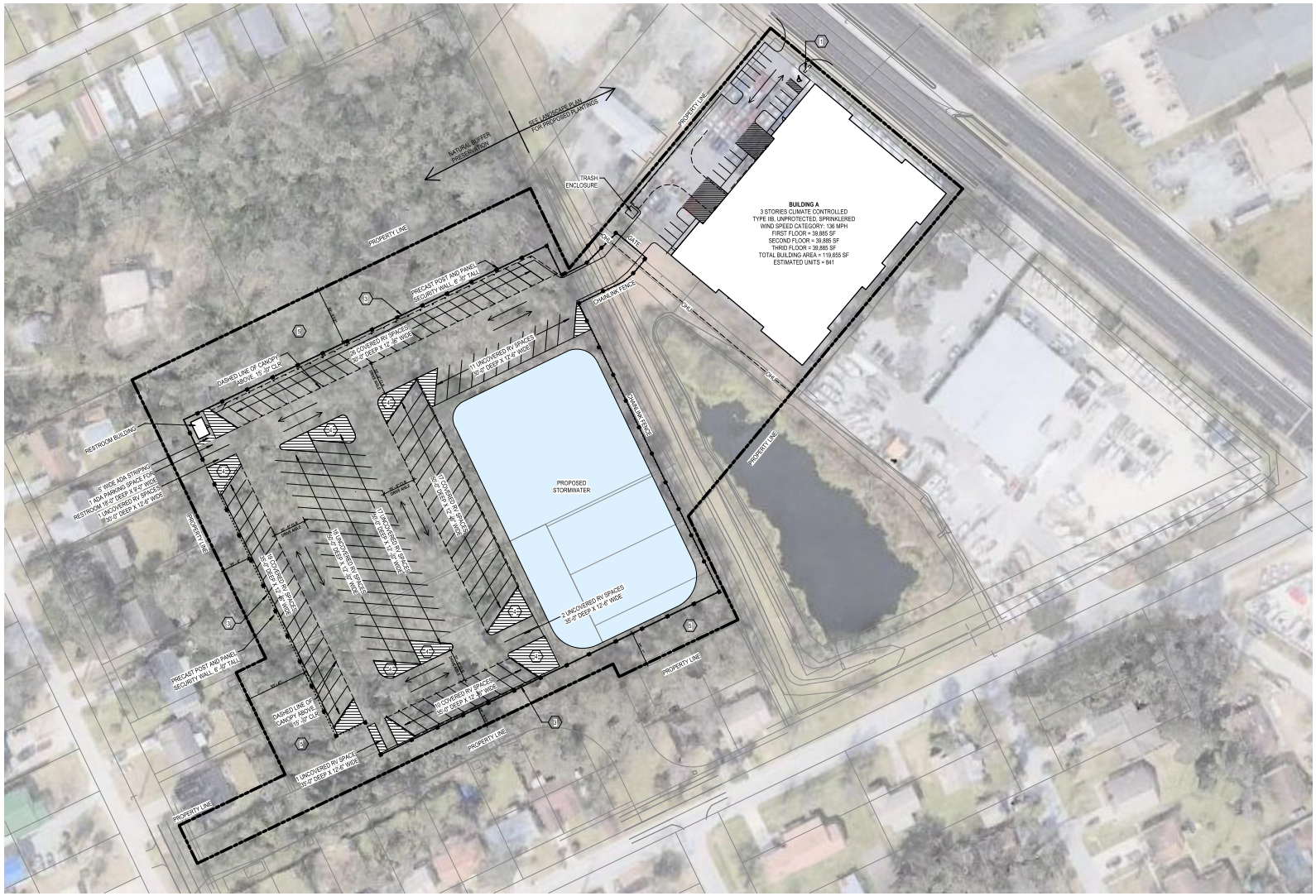
LOT 2, WESTSIDE NOVA COMMERCIAL PARK REPLAT, ACCORDING THE PLAT THEREOF, RECORDED IN MAP BOOK 47, PAGE 184, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

SAID LANDS CONTAINING 8.05 ACRES, MORE OR LESS.

Attachment: Development Agreement - Braintree - Nova Storage (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

Exhibit B
Preliminary Development Plan

Attachment: Development Agreement - Braintree - Nova Storage (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)



RV STORAGE SPACE COUNTS:

30' SPACES COVERED: 26
30' SPACES UNCOVERED: 13
35' SPACES COVERED: 29
35' SPACES UNCOVERED: 3
50' SPACES COVERED: 17
50' SPACES UNCOVERED: 35

TOTAL SPACES: 123

SITE PLAN LEGEND

- CHAINLINK FENCE
- PRECAST CONCRETE SECURITY WALL
- PROPERTY LINE

SITE PLAN KEYNOTES

1. DIRECTIONAL SITE SIGNAGE
2. WALL MOUNTED SIGNAGE
3. SCREEN WALL. RE: VISIBILITY EXHIBIT FOR PROPOSED AESTHETICS
4. PAVED ISLANDS
5. EXISTING NATURAL VEGETATION TO REMAIN

PRELIMINARY SITE PLAN - RV SPACES OPTION 1

SCALE: 1" = 50'-0"

HOLLY HILL STORAGE

BRAINTREE PROPERTIES

PRELIMINARY SITE PLAN

04/25/2023

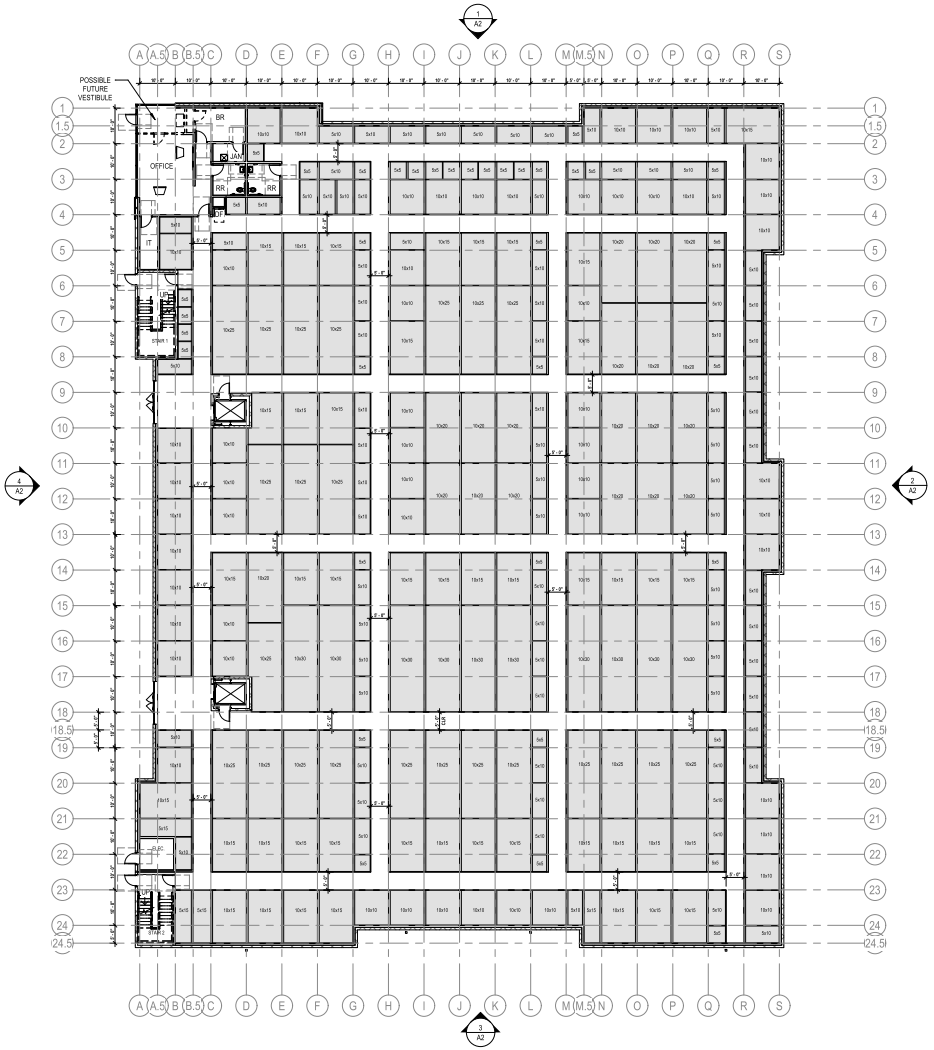
This information is copyrighted by Galloway & Company, Inc. All rights reserved.

0' 20' 40' 100'

SCALE: 1" = 50'-0"

N

Attachment: Preliminary Development Plan - Exhibit B to the Development Agreement (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova



1 CONCEPTUAL UNIT MIX - LEVEL 1
SCALE: 1/16" = 1'-0"

HOLLY HILL STORAGE UNIT SCHEDULE

	BUILDING AREA (SF)	LOCKER	5x5	5x7	5x10	5x12	10x10	5x15	7x10	7.5x10	8x12.5	10x12	10x15	10x20	10x25	15x20	10x30	TOTAL BY FLOOR
FIRST LEVEL	39,885	0	37	0	83	0	55	4	0	0	0	0	44	19	23	0	10	275
SECOND LEVEL	39,885	0	19	4	82	1	51	5	6	0	2	1	70	36	0	0	0	277
THIRD LEVEL	39,885	0	25	4	69	1	64	5	6	2	2	1	89	21	0	0	0	289
TOTAL BY TYPE:		**0**	**81**	**8**	**234**	**2**	**170**	**14**	**12**	**2**	**4**	**2**	**203**	**76**	**23**	**0**	**10**	**841**
SF		25	25	35	50	60	100	75	70	75	100	120	150	200	250	300	300	TOTAL UNITS
TOTAL SF	**119,655**	0	2,025	280	11,700	120	17,000	1,050	840	150	400	240	30,450	15,200	5,750	0	3,000	88,205 NET RENTABLE
% UNITS (#)		0%	10%	1%	28%	0%	20%	1.7%	1.4%	0.2%	0.5%	0.2%	24%	9%	3%	0%	1%	100%
% UNITS (SF)		0%	2%	0%	13%	0%	19%	1.2%	1.0%	0.2%	0.5%	0.3%	35%	17%	7%	0%	3%	104.88 AVERAGE UNIT
																		73.7% EFFICIENCY

ACCESSIBLE STORAGE

CLASS	SMALL					MEDIUM											
	LOCKER	5x5	5x7	5x10	5x12	10x10	5x15	7x10	7.5x10	8x12.5	10x12	10x15	10x20	10x25	15X20	10x30
UNITS	0	81	8	234	2	170	14	12	2	4	2	203	76	23	0	10
CLASS TOTAL	325					407							109			
% TOTAL	39%					48%							13%			

ADA UNITS REQUIRED:

	5% of 1st 200	=	10
2% of Remaining	641	=	17
	841		27

ADA UNIT DISPERSAL

Small	38.64%	=	10
Medium	48.39%	=	13
Large	12.96%	=	3

Galloway

HOLLY HILL STORAGE

BRAINTREE PROPERTIES

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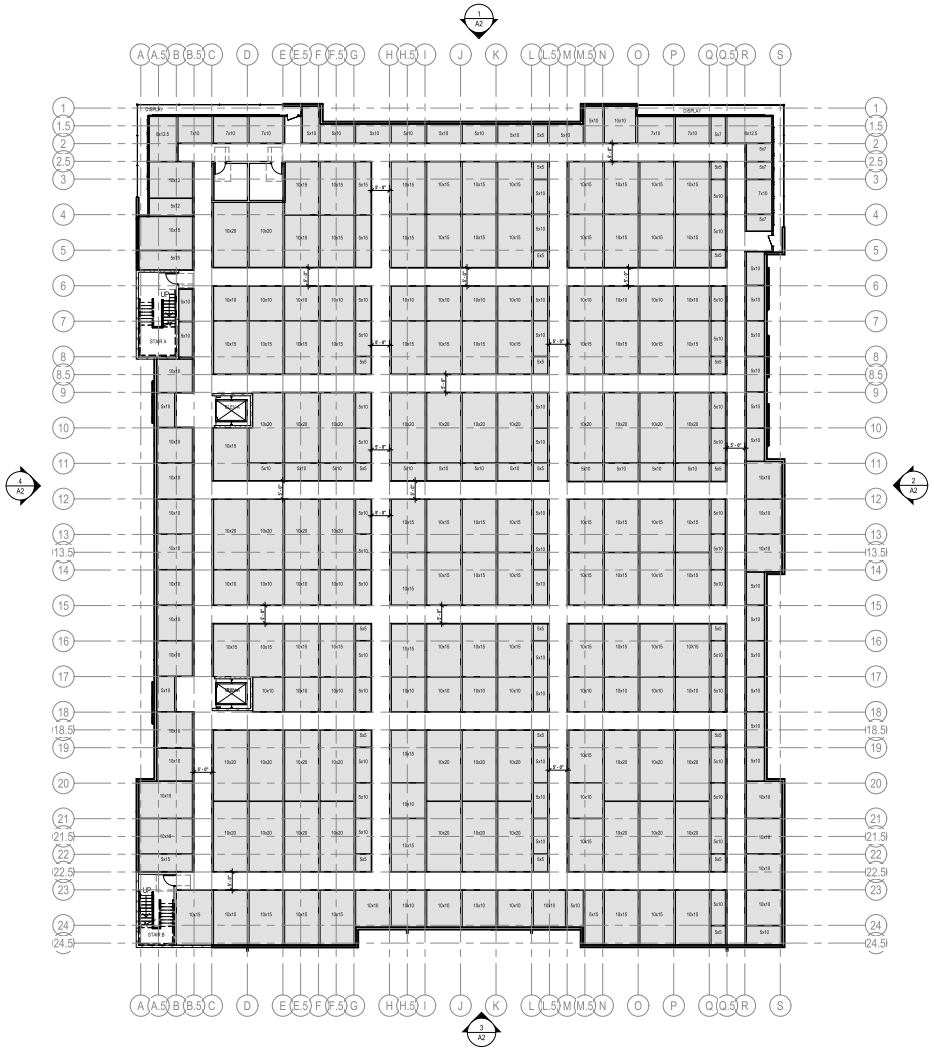
CONCEPTUAL UNIT MIX - LEVEL 1

04/25/2023

0' 20' 40' 100'

SCALE: 1/16" = 1'-0"

N



1 CONCEPTUAL UNIT MIX - LEVEL 2
SCALE: 1/16" = 1'-0"

HOLLY HILL STORAGE UNIT SCHEDULE

	BUILDING AREA (SF)	LOCKER	5x5	5x7	5x10	5x12	10x10	5x15	7x10	7.5x10	8x12.5	10x12	10x15	10x20	10x25	15x20	10x30	TOTAL BY FLOOR
FIRST LEVEL	39,885	0	37	0	83	0	55	4	0	0	0	0	44	19	23	0	10	275
SECOND LEVEL	39,885	0	19	4	82	1	51	5	6	0	2	1	70	36	0	0	0	277
THIRD LEVEL	39,885	0	25	4	69	1	64	5	6	2	2	1	89	21	0	0	0	289
TOTAL BY TYPE:		**0**	**81**	**8**	**234**	**2**	**170**	**14**	**12**	**2**	**4**	**2**	**203**	**76**	**23**	**0**	**10**	**841**

																		TOTAL UNITS	
SF		25	25	35	50	60	100	75	70	75	100	120	150	200	250	300	300		
TOTAL SF	**119,655**	0	2,025	280	11,700	120	17,000	1,050	840	150	400	240	30,450	15,200	5,750	0	3,000	88,205	NET RENTABLE
% UNITS (#)		0%	10%	1%	28%	0%	20%	1.7%	1.4%	0.2%	0.5%	0.2%	24%	9%	3%	0%	1%	100%	
% UNITS (SF)		0%	2%	0%	13%	0%	19%	1.2%	1.0%	0.2%	0.5%	0.3%	35%	17%	7%	0%	3%	104.88	AVERAGE UNIT EFFICENCY
																		73.7%	

ACCESSIBLE STORAGE

CLASS	SMALL					MEDIUM											
	LOCKER	5x5	5x7	5x10	5x12	10x10	5x15	7x10	7.5x10	8x12.5	10x12	10x15	10x20	10x25	15X20	10x30
UNITS	0	81	8	234	2	170	14	12	2	4	2	203	76	23	0	10
CLASS TOTAL		325				407							109			
% TOTAL		39%				48%							13%			

ADA UNITS REQUIRED:

	5% of 1st 200	=	10
2% of Remaining	641	=	17
	841		27

ADA UNIT DISPERSAL

Small	38.64%	=	10
Medium	48.39%	=	13
Large	12.96%	=	3

Galloway

HOLLY HILL STORAGE

BRAINTREE PROPERTIES

CONCEPTUAL UNIT MIX - LEVEL 2

04/25/2023

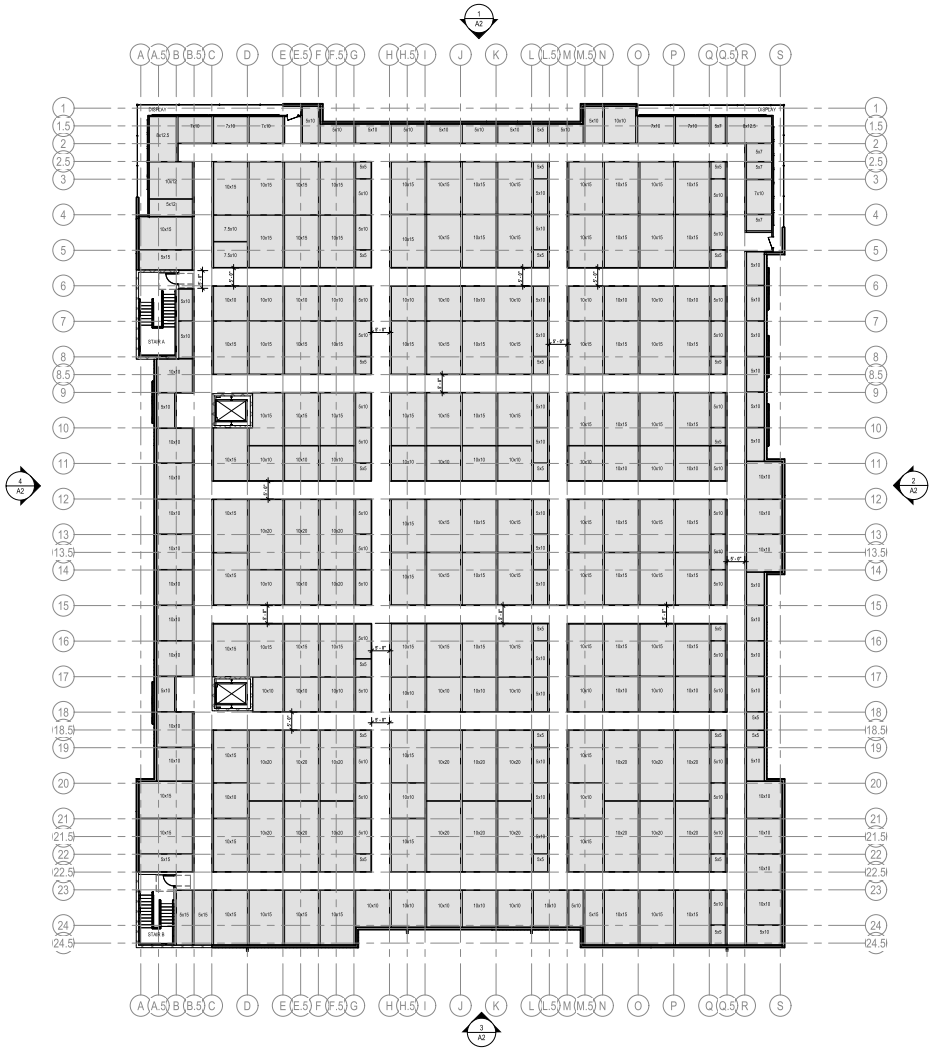
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0' 20' 40' 100'

SCALE: 1/16" = 1'-0"

N

Attachment: Preliminary Development Plan - Exhibit B to the Development Agreement (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova



1 CONCEPTUAL UNIT MIX - LEVEL 3
SCALE: 1/16" = 1'-0"

HOLLY HILL STORAGE UNIT SCHEDULE

	BUILDING AREA (SF)	LOCKER	5x5	5x7	5x10	5x12	10x10	5x15	7x10	7.5x10	8x12.5	10x12	10x15	10x20	10x25	15x20	10x30	TOTAL BY FLOOR
FIRST LEVEL	39,885	0	37	0	83	0	55	4	0	0	0	0	44	19	23	0	10	275
SECOND LEVEL	39,885	0	19	4	82	1	51	5	6	0	2	1	70	36	0	0	0	277
THIRD LEVEL	39,885	0	25	4	69	1	64	5	6	2	2	1	89	21	0	0	0	289
TOTAL BY TYPE:		**0**	**81**	**8**	**234**	**2**	**170**	**14**	**12**	**2**	**4**	**2**	**203**	**76**	**23**	**0**	**10**	**841**

TOTAL UNITS

SF		25	25	35	50	60	100	75	70	75	100	120	150	200	250	300	300		
TOTAL SF	**119,655**	0	2,025	280	11,700	120	17,000	1,050	840	150	400	240	30,450	15,200	5,750	0	3,000	88,205	NET RENTABLE
% UNITS (#)		0%	10%	1%	28%	0%	20%	1.7%	1.4%	0.2%	0.5%	0.2%	24%	9%	3%	0%	1%	100%	
% UNITS (SF)		0%	2%	0%	13%	0%	19%	1.2%	1.0%	0.2%	0.5%	0.3%	35%	17%	7%	0%	3%	104.88	AVERAGE UNIT
																		73.7%	EFFICENCY

ACCESSIBLE STORAGE

CLASS	SMALL					MEDIUM											
	LOCKER	5x5	5x7	5x10	5x12	10x10	5x15	7x10	7.5x10	8x12.5	10x12	10x15	10x20	10x25	15X20	10x30
UNITS	0	81	8	234	2	170	14	12	2	4	2	203	76	23	0	10
CLASS TOTAL	325					407							109				
% TOTAL	39%					48%							13%				

ADA UNITS REQUIRED:

	5% of 1st 200	=	10
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	841		27

ADA UNIT DISPERSAL

Small	38.64%	=	10
Medium	48.39%	=	13
Large	12.96%	=	3

Galloway

HOLLY HILL STORAGE

BRAINTREE PROPERTIES

CONCEPTUAL UNIT MIX - LEVEL 3

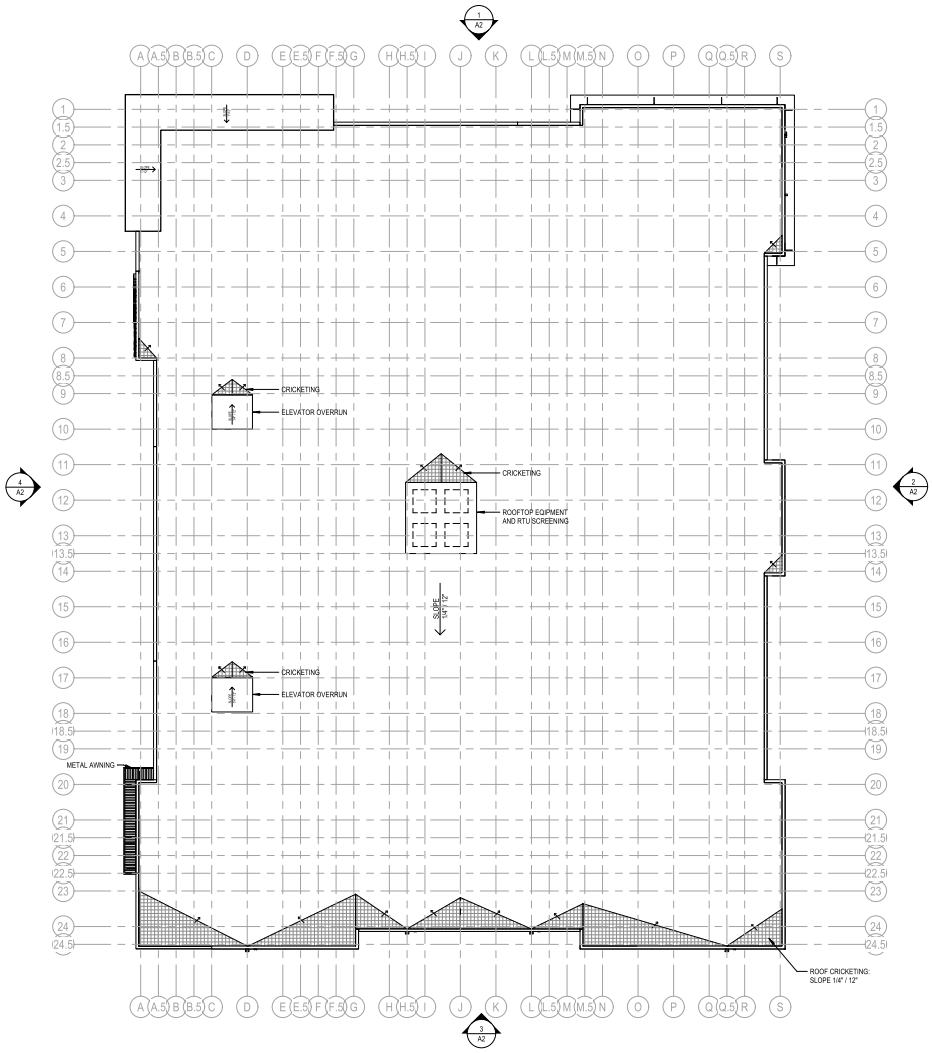
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04/25/2023

0' 20' 40' 100'

SCALE: 1/16" = 1'-0"

N



1 ROOF PLAN
SCALE: 1/16" = 1'-0"

HOLLY HILL STORAGE

BRAINTREE PROPERTIES

ROOF PLAN

04/25/2023

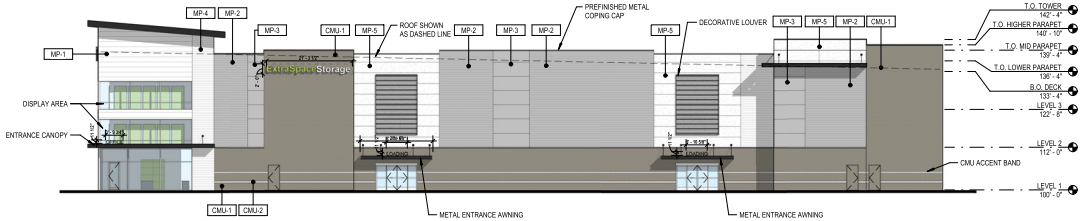
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0' 20' 40' 100'

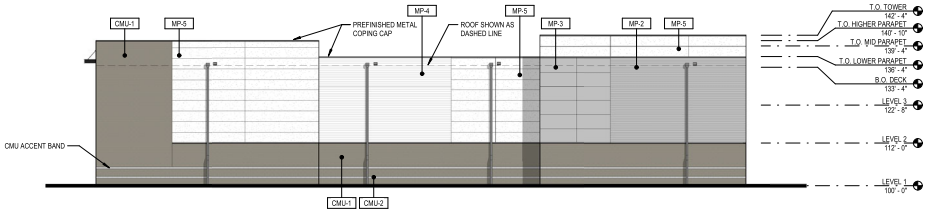
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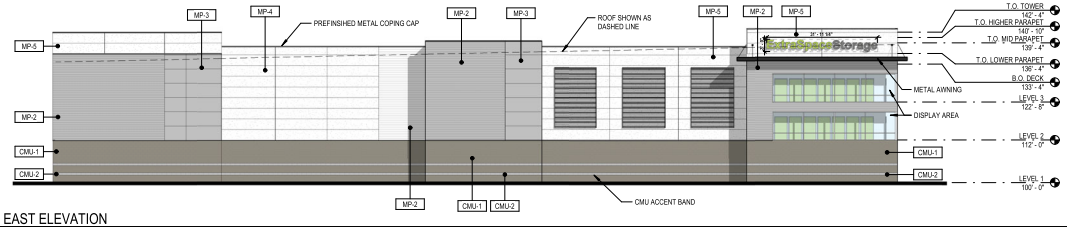
Attachment: Preliminary Development Plan - Exhibit B to the Development Agreement (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova



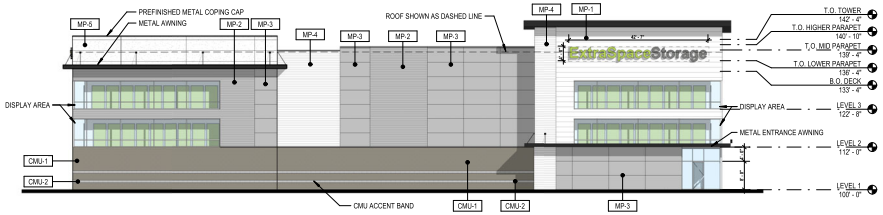
4 WEST ELEVATION
SCALE: 1/16" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



2 EAST ELEVATION
SCALE: 1/16" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/16" = 1'-0"

EXTERIOR MATERIALS LEGEND		
LABEL	**MATERIAL**	**COLOR**
MP-1	INSULATED METAL PANEL, HORIZONTAL - WIDE	COLOR MATCH SW 'SHASTA WHITE'
MP-2	INSULATED METAL PANEL, HORIZONTAL - CORRUGATED	COLOR MATCH SW 'SILVERSMITH'
MP-3	INSULATED METAL PANEL, SMOOTH	COLOR MATCH SW 'SILVERSMITH'
MP-4	INSULATED METAL PANEL, HORIZONTAL - CORRUGATED	COLOR MATCH SW 'SHASTA WHITE'
MP-5	INSULATED METAL PANEL, GRANITSTONE	COLOR TO MATCH SW 'SHASTA WHITE'
CMU-1	SPLIT FACE CMU BLOCK	TAUPE 'BSWR'
CMU-2	SPLIT FACE CMU BLOCK	LIGHT GRAY
FC-1	FLASHING CAP	COLOR TO MATCH EXTERIOR WALL
MA-1	METAL AWNING	IRON ORE, SW 7069
G-1	1" INSULATED VISION GLAZING	CLEAR LOW-E
AL-1	ALUMINUM WINDOWS AND ENTRY SYSTEMS	ANODIZED ALUMINUM
SSR-1	STANDING SEAM ROOF	BLACK
EP-1	DISPLAY DOORS	PAINT TO MATCH 'WASABI'

Galloway

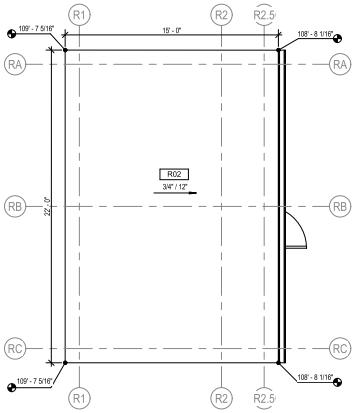
HOLLY HILL STORAGE

BRAINTREE PROPERTIES

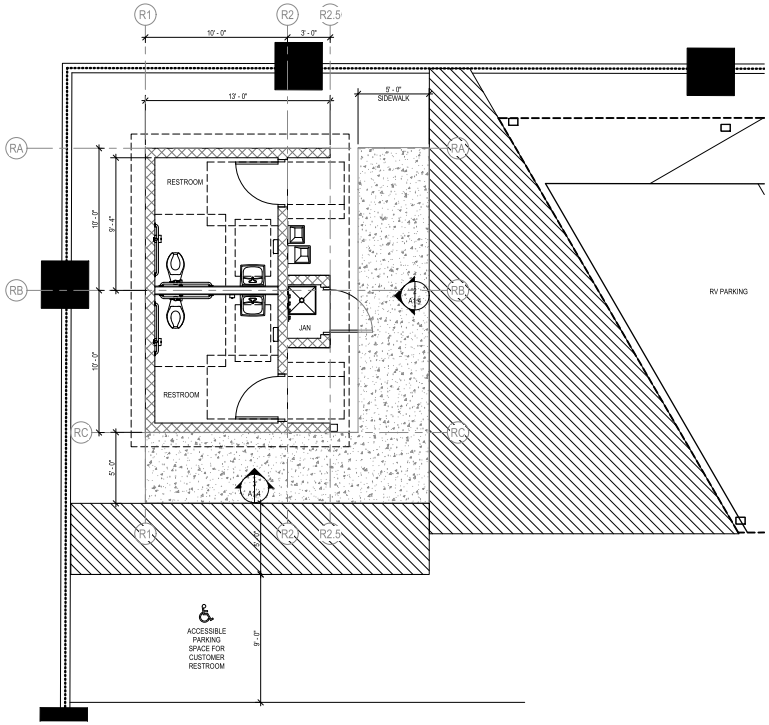
PLANNING ELEVATIONS

04/25/2023

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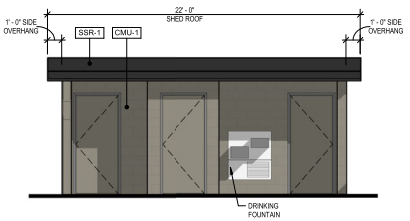


4 RV RESTROOM ROOF PLAN
SCALE: 1/4" = 1'-0"

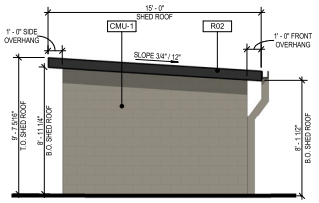


1 RV RESTROOM FLOOR PLAN
SCALE: 1/4" = 1'-0"

EXTERIOR MATERIALS LEGEND		
LABEL	MATERIAL	COLOR
MP-1	INSULATED METAL PANEL, HORIZONTAL - WIDE	COLOR MATCH SW 'SHASTA WHITE'
MP-2	INSULATED METAL PANEL, HORIZONTAL - CORRUGATED	COLOR MATCH SW 'SILVERSMITH'
MP-3	INSULATED METAL PANEL, SMOOTH	COLOR MATCH SW 'SILVERSMITH'
MP-4	INSULATED METAL PANEL, HORIZONTAL - CORRUGATED	COLOR MATCH SW 'SHASTA WHITE'
MP-5	INSULATED METAL PANEL, GRANITSTONE	COLOR TO MATCH SW 'SHASTA WHITE'
CMU-1	SPLIT FACE CMU BLOCK	TAUPE 90WR
CMU-2	SPLIT FACE CMU BLOCK	LIGHT GRAY
FC-1	FLASHING CAP	COLOR TO MATCH EXTERIOR WALL
MA-1	METAL AWNING	IRON ORE, SW 7069
G-1	1" INSULATED VISION GLAZING	CLEAR LOW-E
AL-1	ALUMINUM WINDOWS AND ENTRY SYSTEMS	ANODIZED ALUMINUM
SSR-1	STANDING SEAM ROOF	BLACK
EP-1	DISPLAY DOORS	PAINT TO MATCH 'WASABI'



2 RV RESTROOM ELEVATION FRONT
SCALE: 1/4" = 1'-0"



3 RV RESTROOM ELEVATION SIDE
SCALE: 1/4" = 1'-0"

HOLLY HILL STORAGE

BRAINTREE PROPERTIES

CONCEPTUAL RV RESTROOM PLAN

04/25/2023

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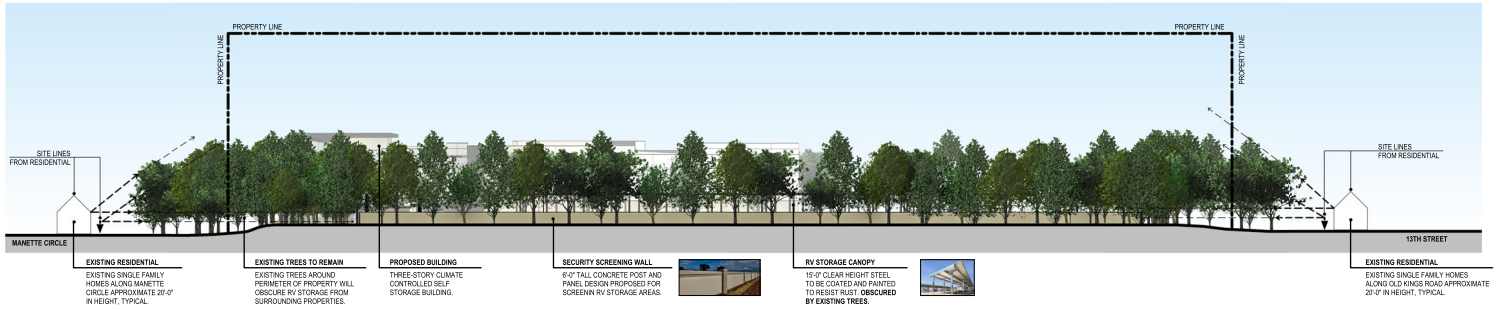
0' 20' 40' 100'

SCALE: 1/4" = 1'-0"

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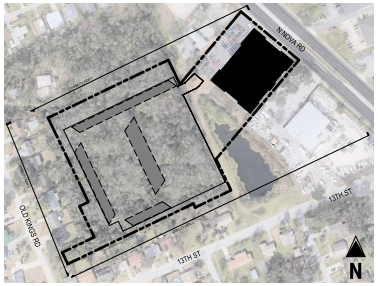
Galloway

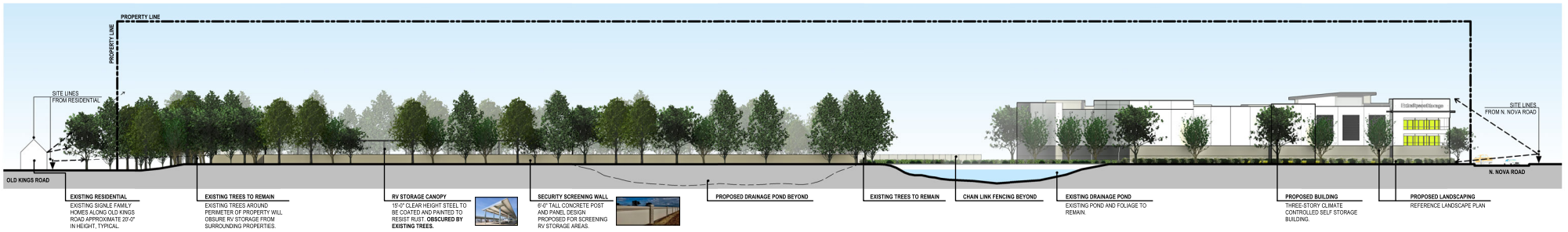
Attachment: Preliminary Development Plan - Exhibit B to the Development Agreement (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova



VISIBILITY EXHIBIT 3

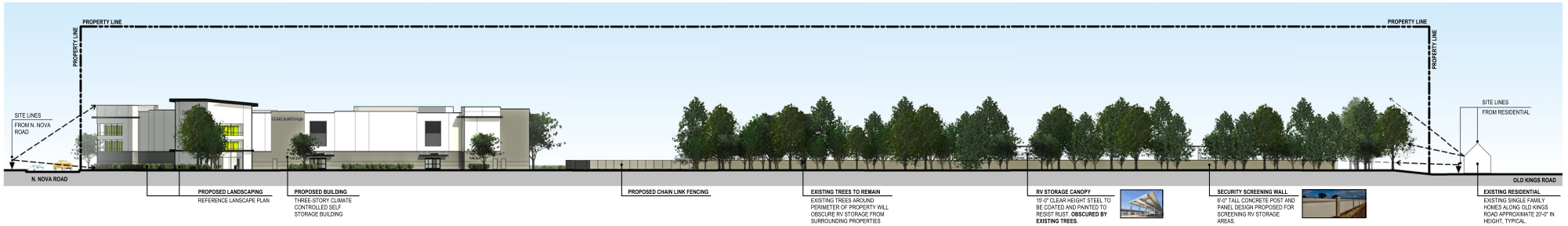
SCALE: 1" = 30'-0"





VISIBILITY EXHIBIT 2

SCALE: 1" = 30'-0"



VISIBILITY EXHIBIT 1

SCALE: 1" = 30'-0"

Galloway

HOLLY HILL STORAGE

BRAINTREE PROPERTIES

VISIBILITY EXHIBIT

04/25/2023

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Attachment: Preliminary Development Plan - Exhibit B to the Development Agreement (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova



CONCEPTUAL SKETCH | AERIAL VIEW FROM NORTHEAST

Galloway

Mike Carter CONSTRUCTION · INC

BRAINTREE GROUP

Holly Hill Storage
Conceptual Design

BrainTree Properties

APRIL 29, 2023

Attachment: Renderings (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)



CONCEPTUAL SKETCH | AERIAL VIEW FROM NORTHWEST

Galloway

Mike Carter Construction · Inc.

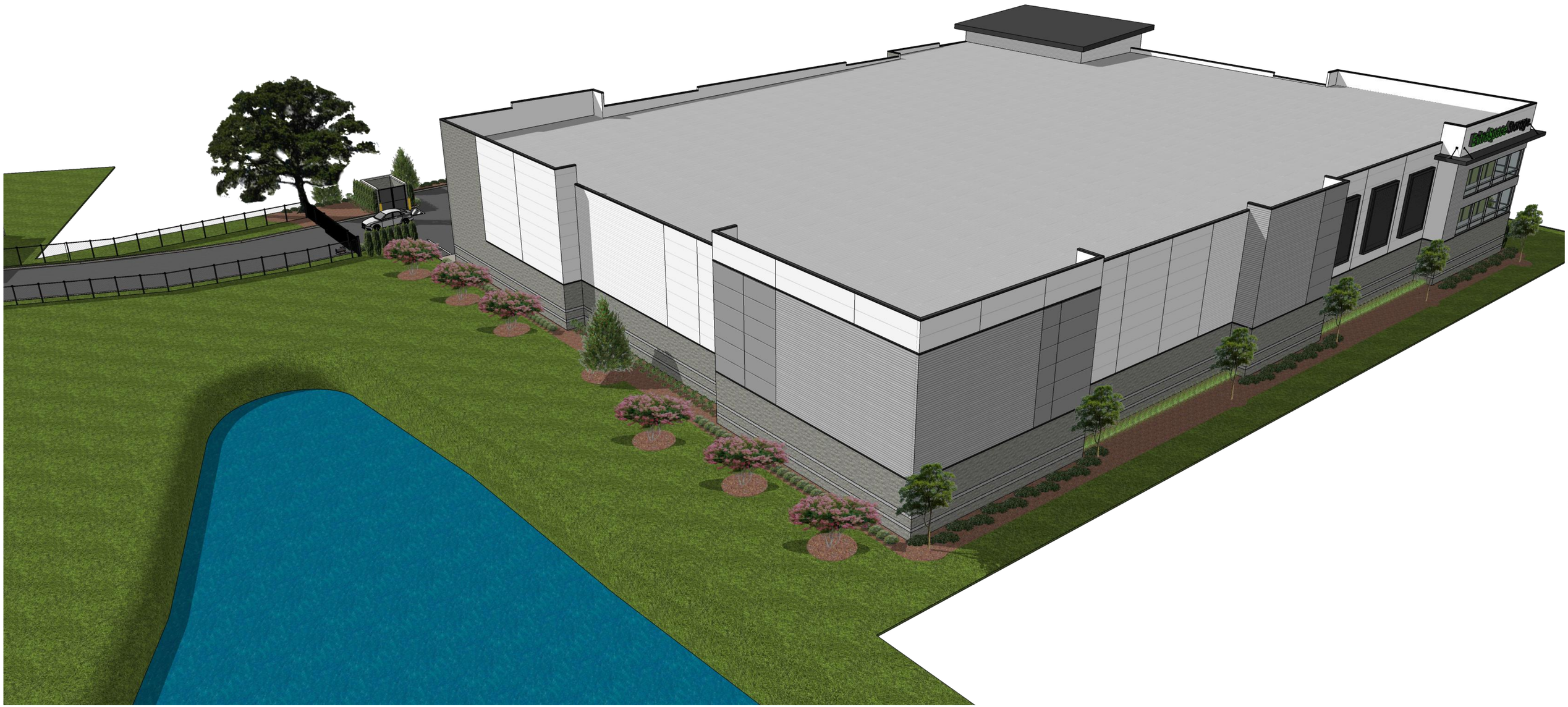
BRAINTREE GROUP

Holly Hill Storage Conceptual Design

BrainTree Properties

APRIL 29, 2023

Attachment: Renderings (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)



CONCEPTUAL SKETCH | AERIAL VIEW FROM SOUTHEAST

Galloway

Mike Carter CONSTRUCTION · INC

BRAINTREE GROUP

Holly Hill Storage Conceptual Design

BrainTree Properties

APRIL 29, 2023

Attachment: Renderings (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)



CONCEPTUAL SKETCH | AERIAL VIEW FROM SOUTHWEST

Galloway

Mike Carter CONSTRUCTION · INC

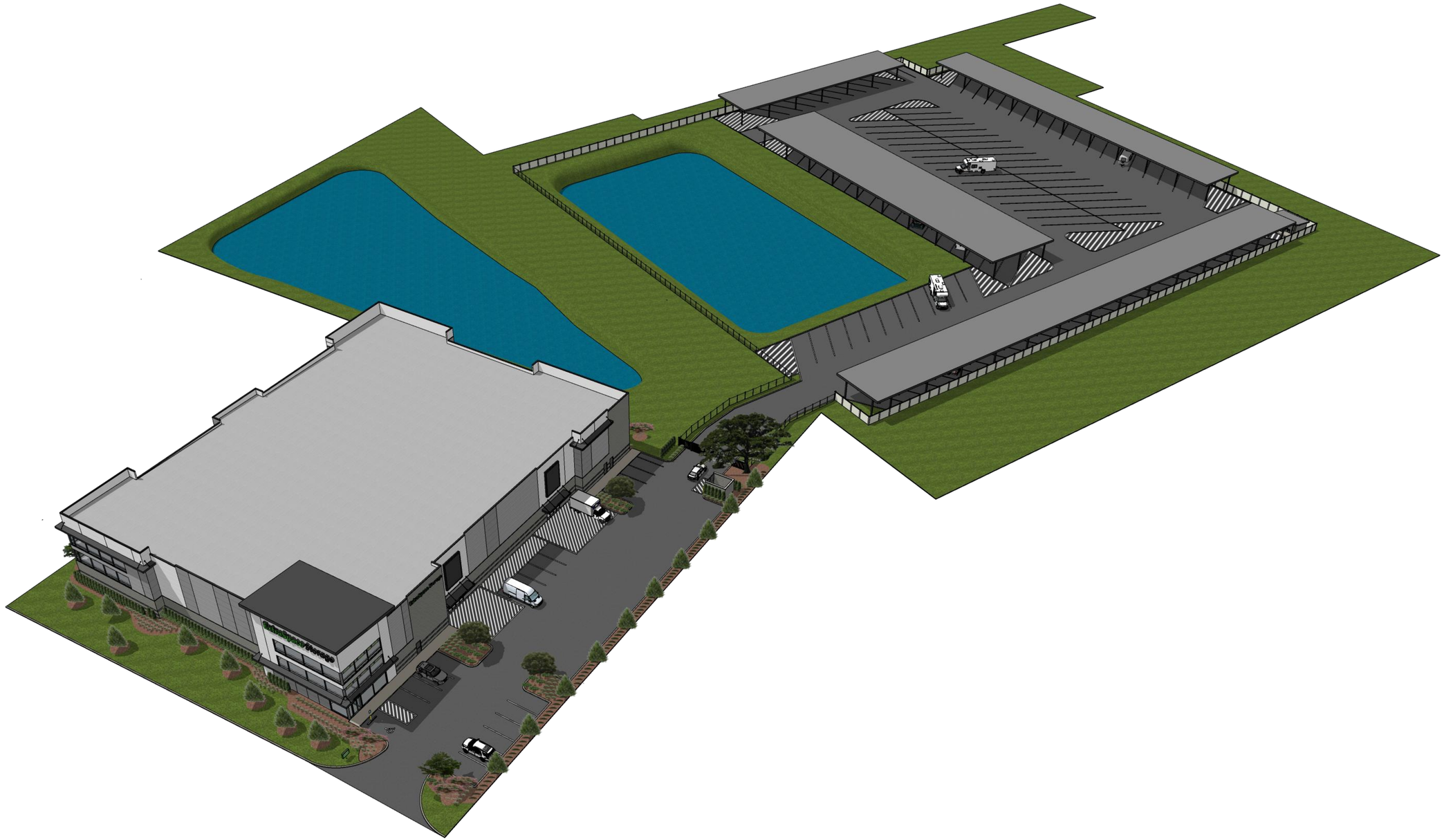
BRAINTREE GROUP

Holly Hill Storage Conceptual Design

BrainTree Properties

APRIL 29, 2023

Attachment: Renderings (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)



CONCEPTUAL SKETCH | FULL SITE AERIAL VIEW FROM NORTHWEST

Galloway

Mike Carter CONSTRUCTION · INC

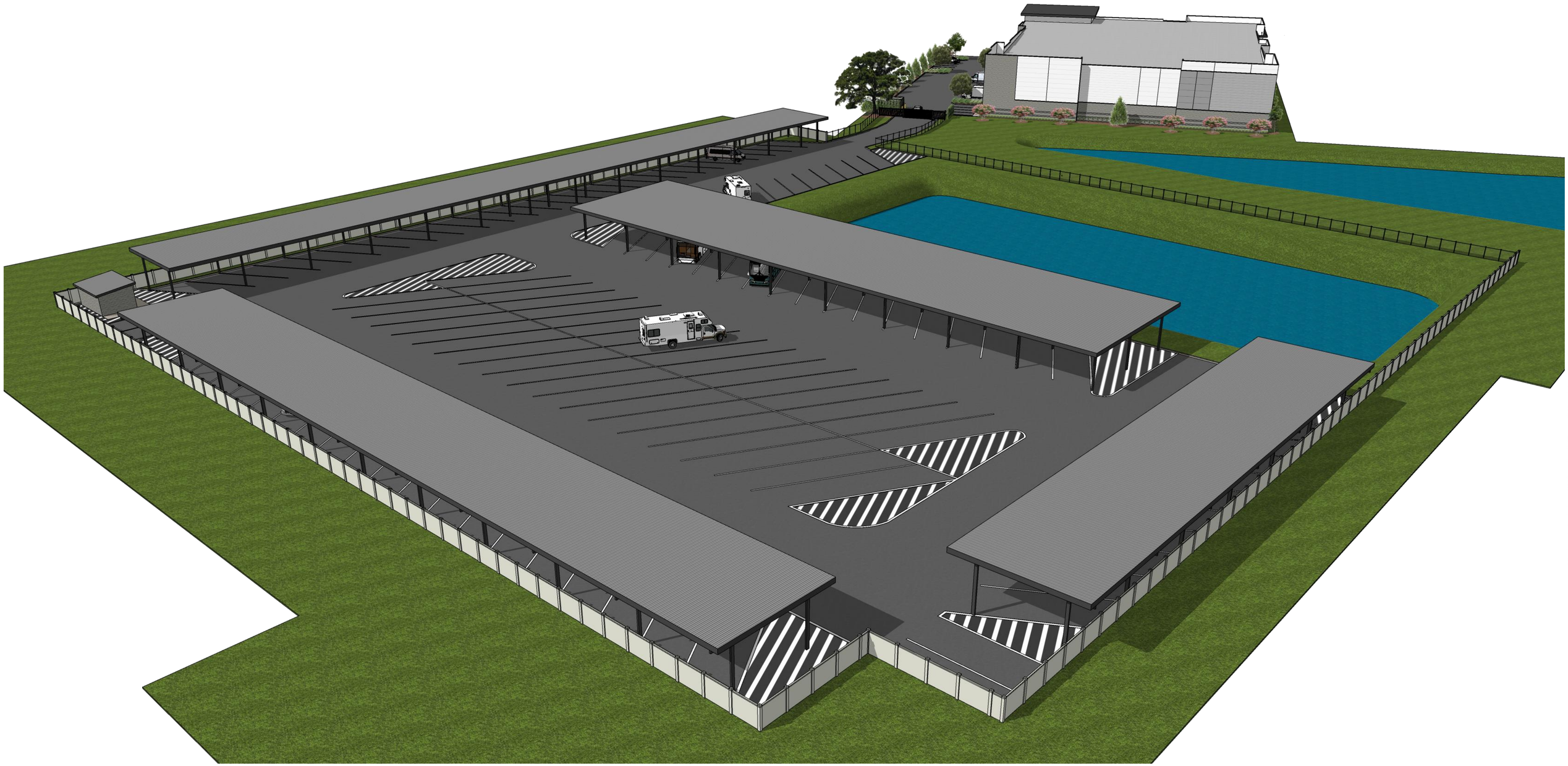
BRAINTREE GROUP

Holly Hill Storage Conceptual Design

BrainTree Properties

APRIL 29, 2023

Attachment: Renderings (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)



CONCEPTUAL SKETCH | FULL SITE AERIAL VIEW FROM SOUTHEAST

Galloway

Mike Carter CONSTRUCTION · INC ·

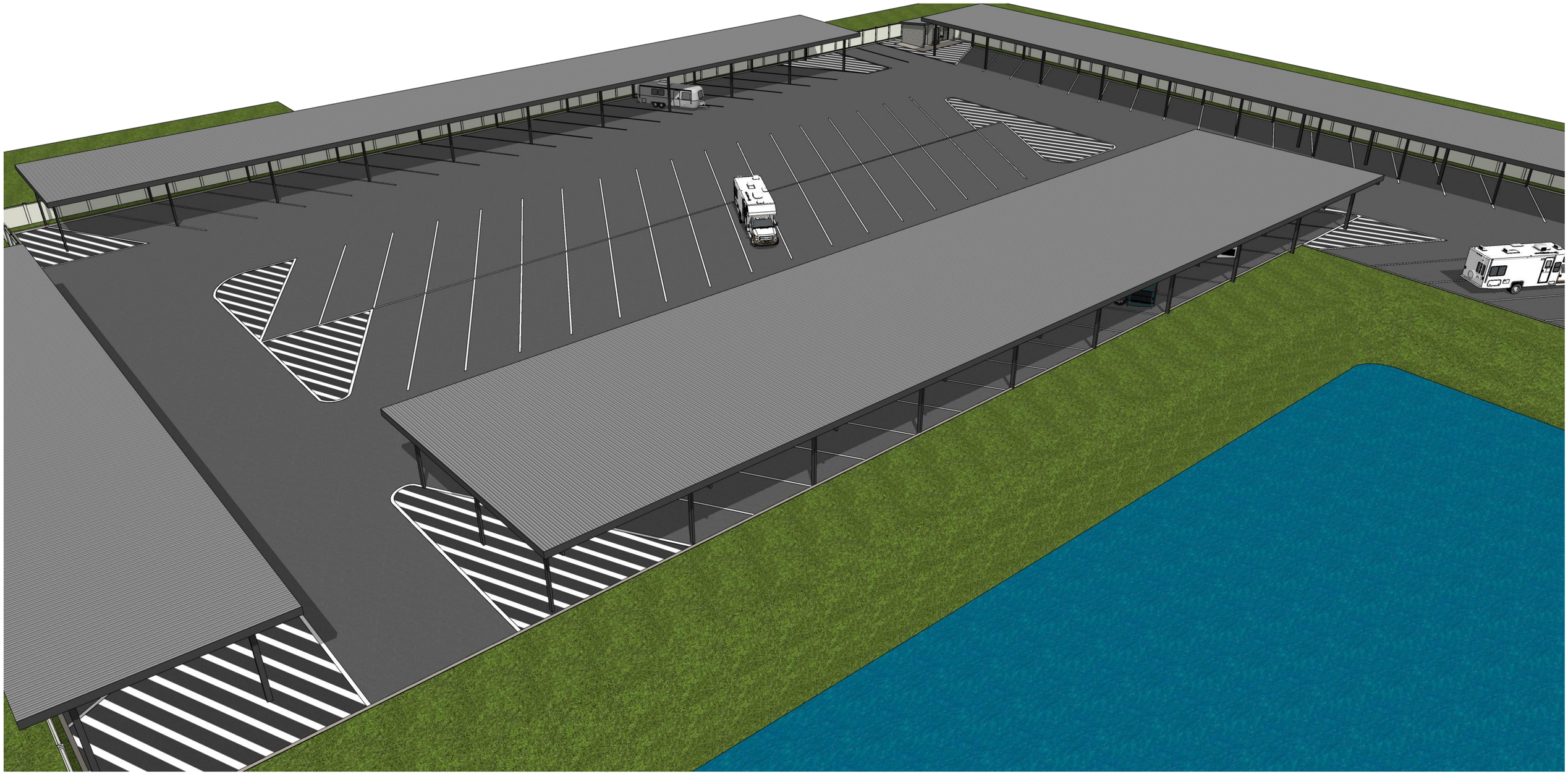
BRAINTREE GROUP

Holly Hill Storage Conceptual Design

BrainTree Properties

APRIL 29, 2023

Attachment: Renderings (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)



CONCEPTUAL SKETCH | AERIAL VIEW OF RV PARKING WITH RESTROOM BUILDING

Galloway

Mike Carter CONSTRUCTION · INC

BRAINTREE GROUP

Holly Hill Storage Conceptual Design

BrainTree Properties

APRIL 29, 2023

Attachment: Renderings (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)



CONCEPTUAL SKETCH | NORTHEAST CORNER

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Mike Carter CONSTRUCTION · INC ·

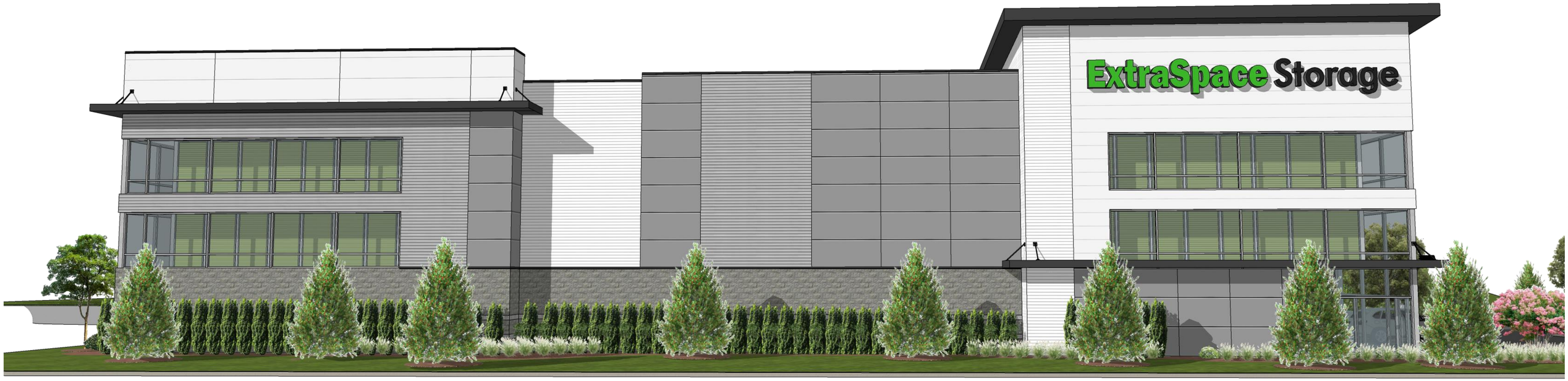
BRAINTREE GROUP

Holly Hill Storage Conceptual Design

BrainTree Properties

APRIL 29, 2023

Attachment: Renderings (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)



CONCEPTUAL SKETCH | NORTH ELEVATION

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Mike Carter CONSTRUCTION · INC

BRAINTREE GROUP

Holly Hill Storage Conceptual Design

BrainTree Properties

APRIL 29, 2023

Attachment: Renderings (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)



CONCEPTUAL SKETCH | NORTHWEST CORNER

Galloway

Mike Carter Construction · Inc.

BRAINTREE GROUP

Holly Hill Storage Conceptual Design

BrainTree Properties

APRIL 29, 2023

Attachment: Renderings (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)



CONCEPTUAL SKETCH | LOADING ZONE

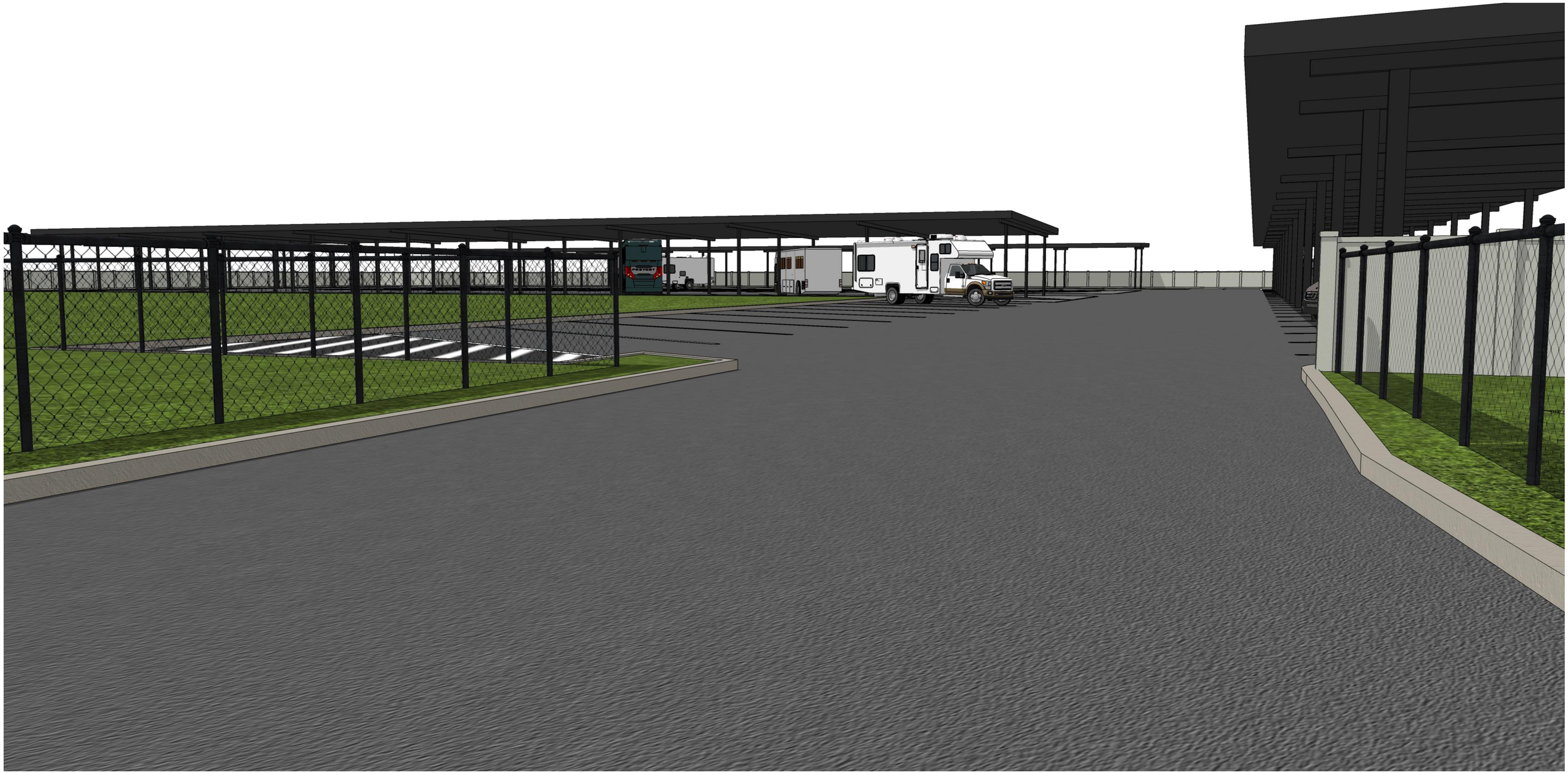
Galloway | Mike Carter Construction · Inc. | BRAINTREE GROUP

Holly Hill Storage
Conceptual Design

BrainTree Properties

APRIL 29, 2023

Attachment: Renderings (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)



CONCEPTUAL SKETCH | RV PARKING AREA

Galloway

Mike Carter Construction · Inc.

BRAINTREE GROUP

Holly Hill Storage Conceptual Design

BrainTree Properties

APRIL 29, 2023

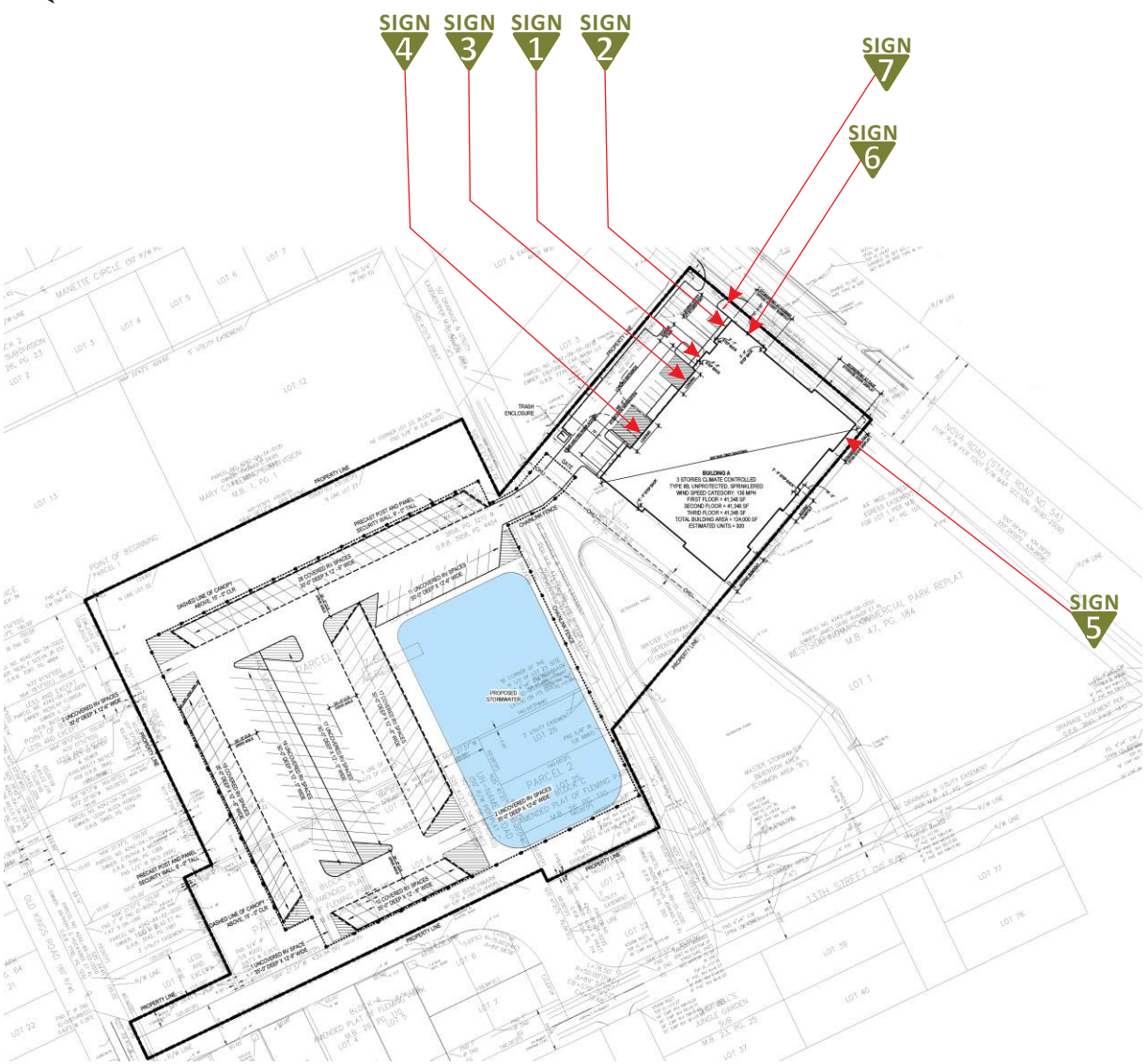
Attachment: Renderings (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

ESS Holly Hill FL
Nova Road & 13th Street
Holly Hill, FL 32117

VIXXO

SITE

N



		SQUARE FEET
SIGN 1	ExtraSpaceStorage	43
SIGN 2	OFFICE	3.6
SIGN 3	LOADING	5.6
SIGN 4	LOADING	5.6
SIGN 5	ExtraSpaceStorage	96
SIGN 6	ExtraSpaceStorage	170
SIGN 7	ExtraSpace Storage. and RV Parking	

RV STORAGE SPACE COUNTS:

30' SPACES COVERED: 26
30' SPACES UNCOVERED: 13
35' SPACES COVERED: 29
35' SPACES UNCOVERED: 3
50' SPACES COVERED: 17
50' SPACES UNCOVERED: 35

TOTAL SPACES: 123

SITE PLAN LEGEND

- CHAINLINK FENCE
- PRECAST CONCRETE SECURITY WALL
- PROPERTY LINE

ExtraSpace Storage

Address Holly

Nova Road & 13th

City Hol

State FL

Account Representative:
Mike Ng

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Notes
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Designer
Design # Vx11040
Original Date 04/
Revision Date 04/

All electrical scope to be completed in a U. method and shall meet current N.E.C. stan

UL LISTED

* All electrical components shall be
* Sign shall be grounded per N.E.C.
* Insulated conductors as per N.E.C.
type to be used - metallic insulate
*Disconnect switch as per N.E.C.

VIXX

sign & light

The purchaser agrees to hold the seller harmless against any cause for action for damages which may occur as a

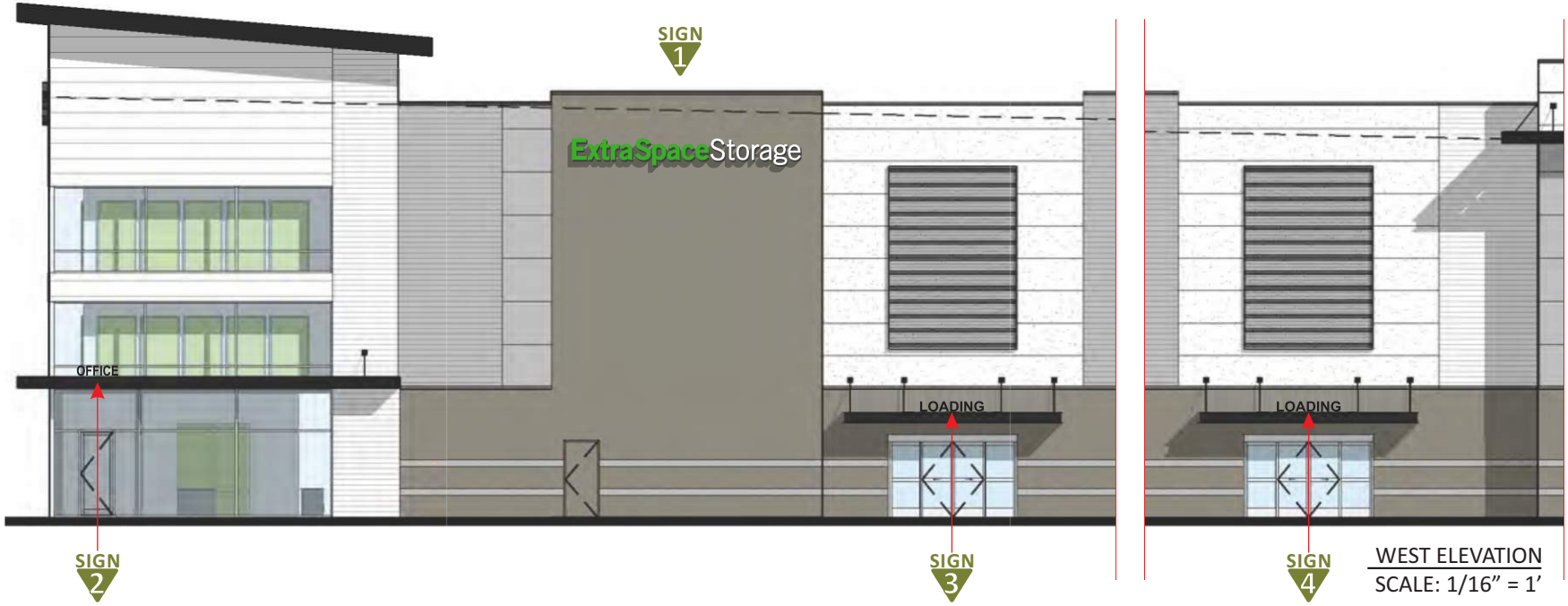
Attachment: Proposed Signage Plan (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

WEST ELEVATION

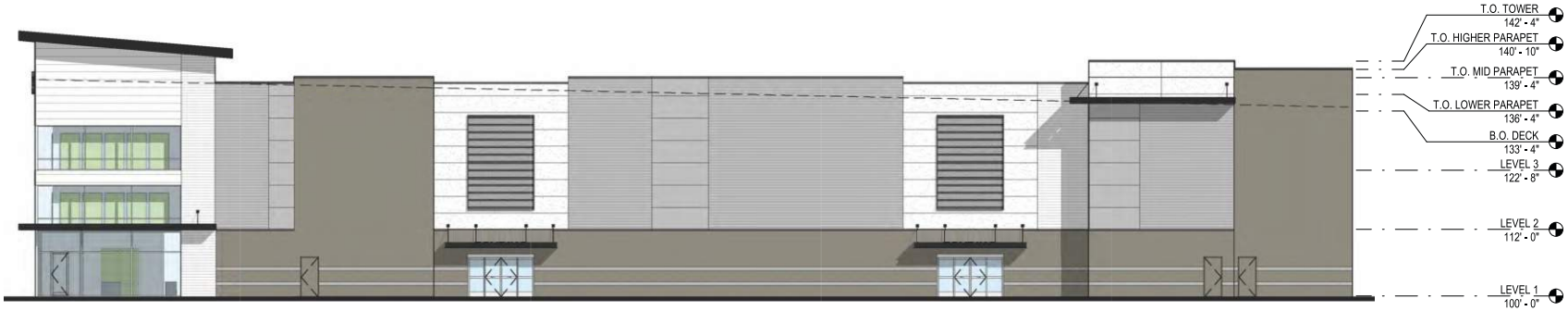
SIGN 1 SCOPE OF WORK:
Manufacture and install 1 set
of raceway mounted channel letters.

SIGN 2 SCOPE OF WORK:
Manufacture and install 1 set
of canopy mounted Office letters.

SIGN 3 SIGN 4 SCOPE OF WORK:
Manufacture and install 1 set
of canopy mounted Loading letters.



WEST ELEVATION
SCALE: 1/16” = 1’



WEST ELEVATION
SCALE: 1/32” = 1’

ExtraSpace Storage

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VIXX
sign & light

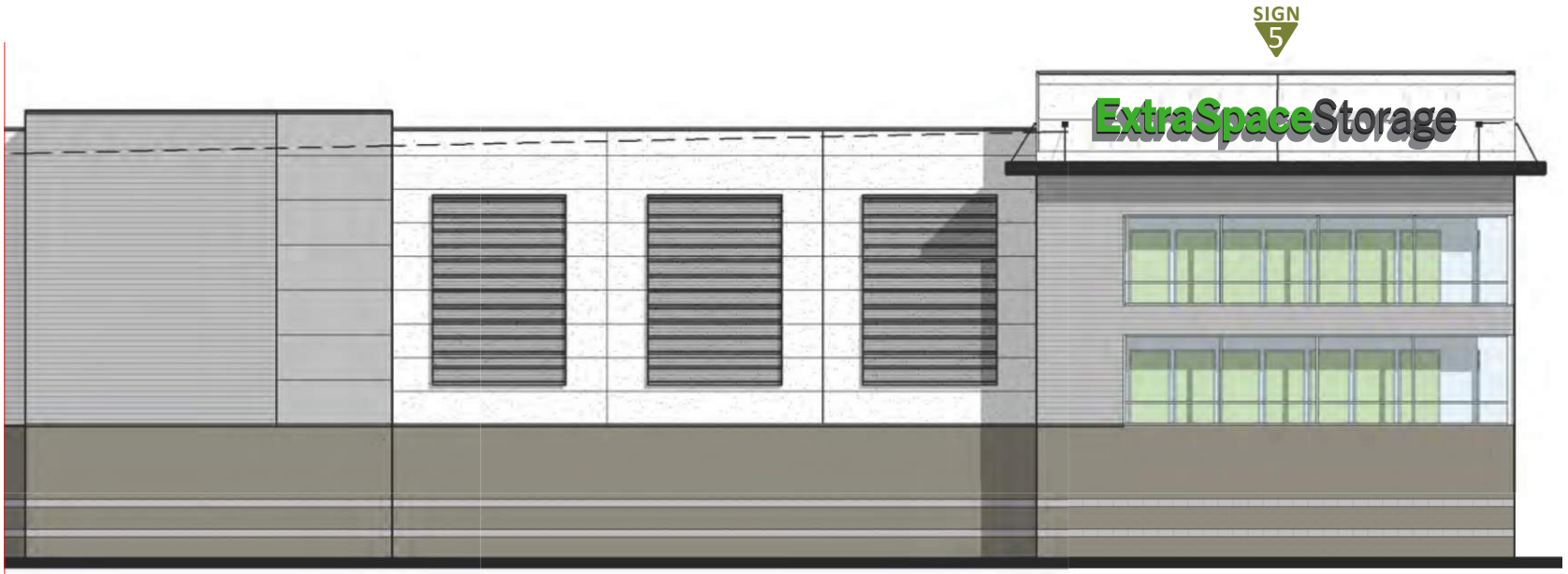
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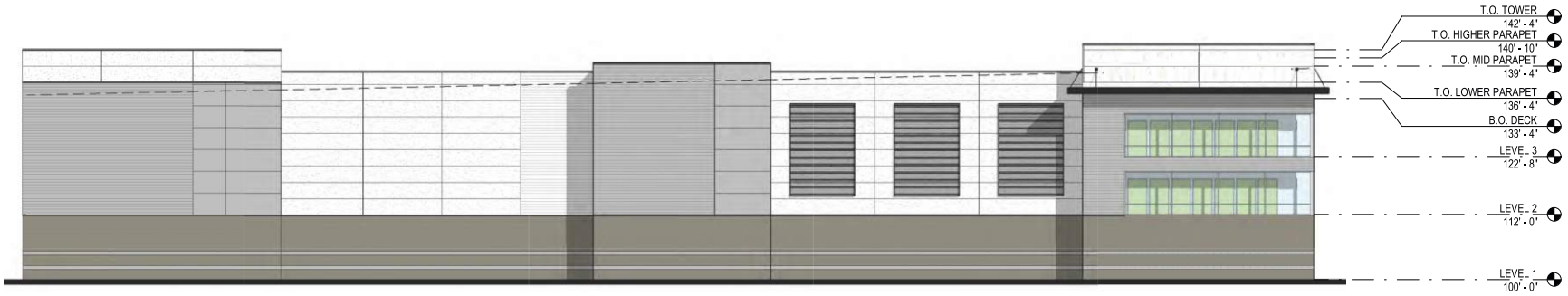
EAST ELEVATION

SIGN 5

SCOPE OF WORK:
Manufacture and install 1 set
of raceway mounted channel letters.



EAST ELEVATION
SCALE: 1/16” = 1’



EAST ELEVATION
SCALE: 1/32” = 1’

ExtraSpace Storage

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type to be used - metallic insulate
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VIXX
sign & light

page 4

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Attachment: Proposed Signage Plan (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

NORTH ELEVATION

SIGN 6

SCOPE OF WORK:
Manufacture and install 1 set
of raceway mounted channel letters.

SIGN 6



NORTH ELEVATION
SCALE: 1/16” = 1’



NORTH ELEVATION
SCALE: 1/32” = 1’

ExtraSpace Storage

Address Holly

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City Hol

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VIXX

sign & light

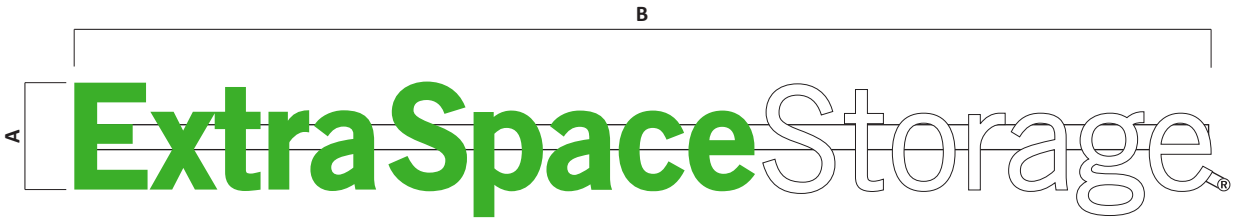
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RACEWAY MOUNT CHANNEL LETTERS

SIGN 1

A	B	SQUARE FEET
2'-0"	21'-3 ½"	43

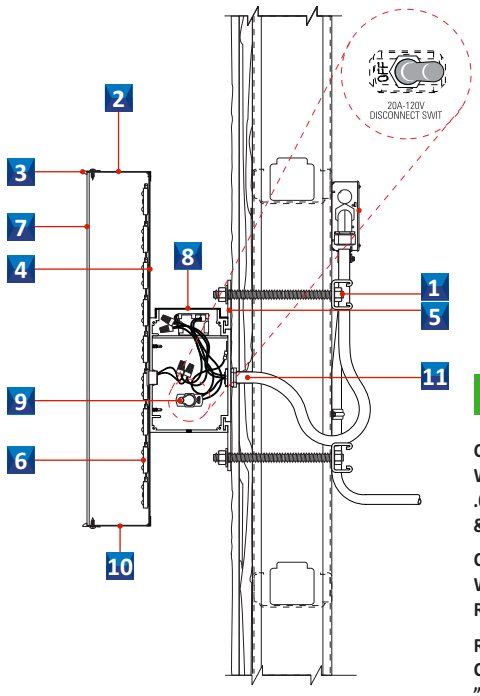




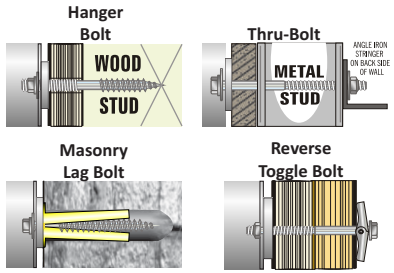
SPECIFICATION

1. NON-CORROSIVE INSTALLATION HARDWARE: GALVANIZED
2. 5" FABRICATED ALUMINUM LETTER RETURNS PRE-PAINTED GLOSS BLACK SEE MFG. NOTE FOR GUAGE.
3. TRIM CAP RETAINER DOVE GRAY
4. FLAT ALUMINUM BACK
5. ¼" THICK METAL FLAT BAR FOR A SECURE INSTALLATION
6. ESS APPROVED WHITE LED
7. 3/16" #7328 ACRYLIC FACE WHITE WITH 1ST SURFACE TRANSLUCENT VINYL AS SHOWN
8. LOW VOLTAGE ELECTRONIC POWER SUPPLY MOUNTED IN A 7 ¼" X 7 ¼" EXTRUDED .050 ALUM. RACEWAY SUPPORT/WIRING BOX PAINTED TAUPE 900WR
9. VISIBLE CUT-OFF SWITCH WITH FLIP-UP COVER
10. ¼" WEEP HOLES (2) TWO PER LETTER
11. GROUNDED WALL PASS-THRU SEALED WATER TIGHT. WHIP ON LEFT SIDE.

SECTION DETAIL



MOUNTING DETAILS



*All Hardware to be Galvanized and Non Corrosive

COLOR SCHEDULE

GREEN
3M™ Scotchcal™ - 3630-106 Brilliant Green - Translucent Vinyl
3M™ Scotchcal™ - 3660M Matte Overlaminate

WHITE
3/16" White Acrylic

GREY
Dove Grey Trimcap

BLACK
Black Pre-painted Coil

MANUFACTURING NOTES

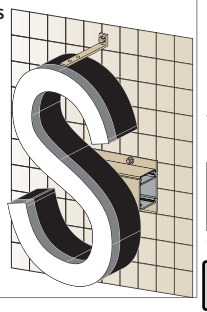
CHANNEL LETTER SETS SMALLER THAN 48" WILL BE CONSTRUCTED USING .040 ALUMINUM RETURNS & .063 ALUMINUM BACKS

CHANNEL LETTER SETS 48"-71" WILL BE CONSTRUCTED USING .063 ALUMINUM RETURNS & .090 ALUMINUM BACKS

REGISTRATION MARK TO BE BLACK VINYL ON CLEAR ACRYLIC TAB ATTACHED TO BACK OF "e" CHANNEL LETTER.

BRACING DETAIL

WHEN NEEDED SUPPORTS TO BE .090" ALUMINUM PAINTED TO MATCH RW POP-RIVITED TO RETURN (FACING UP TO HIDE FROM SIGHT)



ExtraSpace Storage

Address Holly

Nova Road & 13th

City Ho

State FL

Account Representative: Mike Ng

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Designer
Design # Vx11040
Original Date 04/
Revision Date 04/

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type to be used - metallic insulate
*Disconnect switch as per N.E.C.

VIXX sign & light

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Attachment: Proposed Signage Plan (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

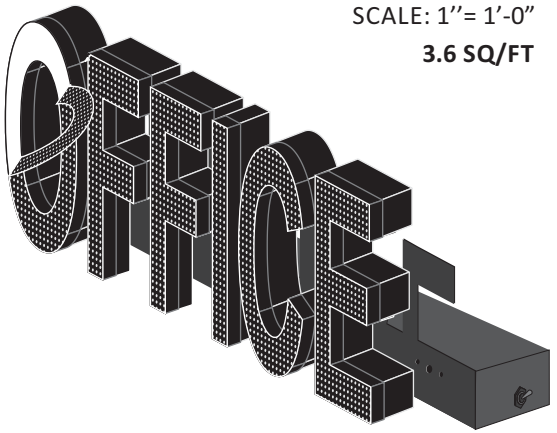
CANOPY OFFICE SIGN

SIGN 2

SCALE: 1''= 1'-0"

3.6 SQ/FT

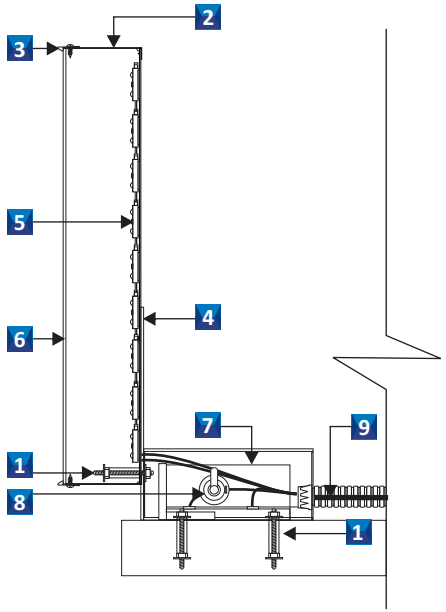




SPECIFICATIONS

1. NON-CORROSIVE #10 ¼" PITCH SCREW GALVANIZED
2. 3" FABRICATED ALUMINUM LETTER RETURNS SEE MFG. NOTE FOR GAGE. GLOSS BLACK PAINT INTERIOR WITH LIGHT ENHANCING PAINT
3. TRIM CAP RETAINER - BLACK
4. FLAT ALUMINUM BACK MOUNTED TO 1/2 HEIGHT ALUMINUM PLATE ATTACHED BY NON-CORROSIVE #10 ¼" PITCH SCREW - GALVANIZED
5. WHITE CLIENT APPROVED LED
6. 3/16" #2447 ACRYLIC FACE WITH 1ST SURFACE BLACK PERFORATED VINYL
7. LOW VOLTAGE ELECTRONIC POWER SUPPLY MOUNTED IN A 0.063" ALUM. RACEWAY SUPPORT / WIRING BOX (3" X 7" X 45 3/4") PAINTED SW7069 – IRON ORE
8. VISIBLE DISCONNECT SWITCH
9. DEDICATED ELECTRICAL IN FLEX CONDUIT SEALED WATER TIGHT AT WALL PENITRATIONS.

SECTION



COLOR SCHEDULE

BLACK
3M™ 3635 Dual-Color Film Black
3M™ Scotchcal™ 3660M Matte-Overlaminate – Environmental/UV Protectant

GREY
SW 7069 Iron Ore

WHITE
3/16" White Acrylic

BLACK
Black Pre-painted Coil
Black 1" Trimcap

Extra Space Storage

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VIXX
sign & light

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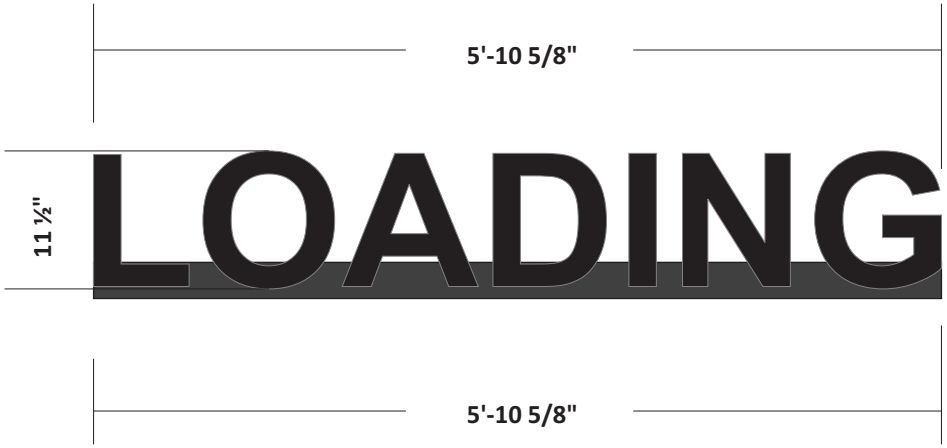
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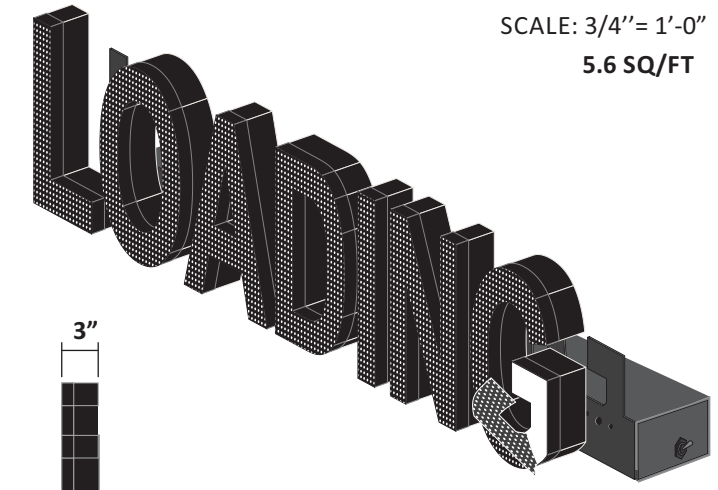
CANOPY LOADING SIGN

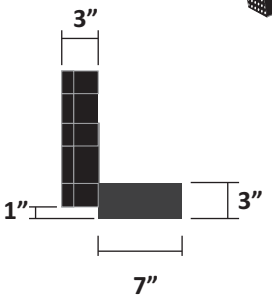
SIGN 3 SIGN 4

SCALE: 3/4''= 1'-0"

5.6 SQ/FT



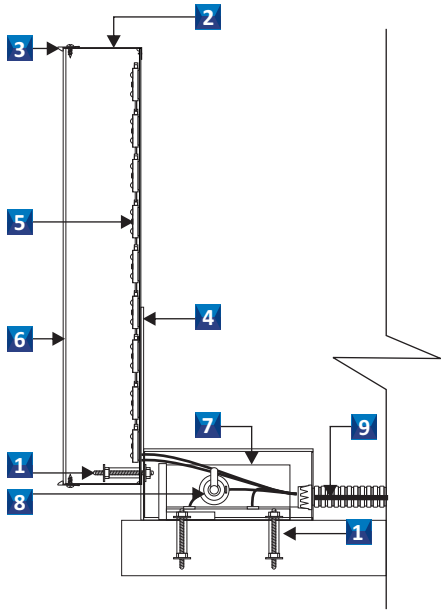




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SECTION



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GREY
SW 7069 Iron Ore

WHITE
3/16" White Acrylic

BLACK
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Black 1" Trimcap

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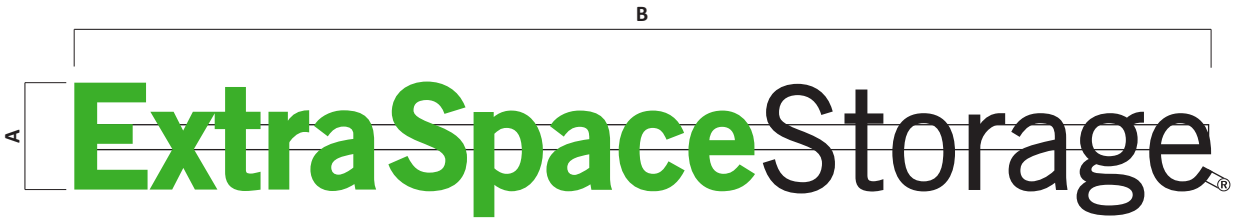
VIXX
sign & light

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RACEWAY MOUNT CHANNEL LETTERS

	A	B	SQUARE FEET
SIGN 5	3'-0"	31'-11 1/4"	96

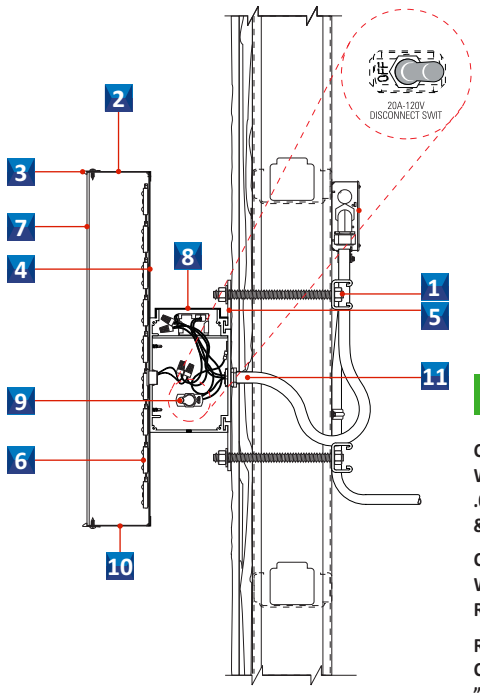




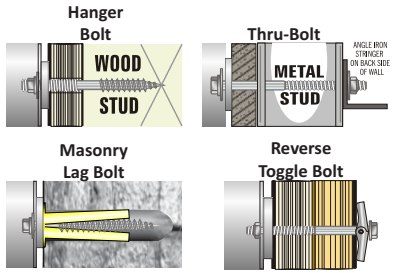
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SECTION DETAIL



MOUNTING DETAILS



*All Hardware to be Galvanized and Non Corrosive

COLOR SCHEDULE

GREEN
3M™ Scotchcal™ - 3630-106 Brilliant Green - Translucent Vinyl
3M™ Scotchcal™ - 3660M Matte Overlaminate

WHITE
3/16" White Acrylic

BLACK
3M™ 3635 Dual-Color Film Black
3M™ Scotchcal™ 3660M Matte-Overlaminate – Environmental/UV Protectant

BLACK
Black Pre-painted Coil

GREY
Dove Grey Trimcap

MANUFACTURING NOTES

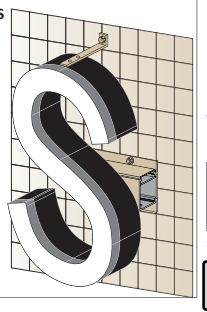
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BRACING DETAIL

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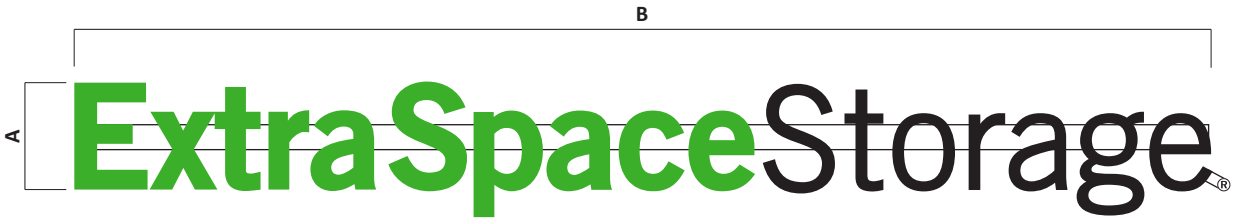
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Attachment: Proposed Signage Plan (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

RACEWAY MOUNT CHANNEL LETTERS

A	B	SQUARE FEET
4’-0”	42’-7”	170

SIGN 6

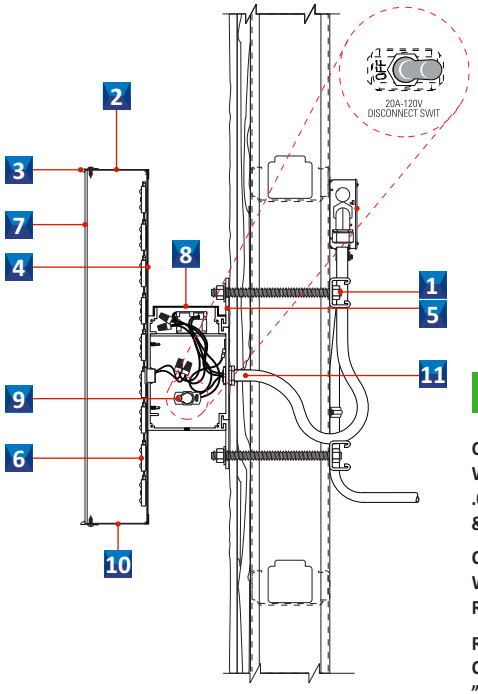




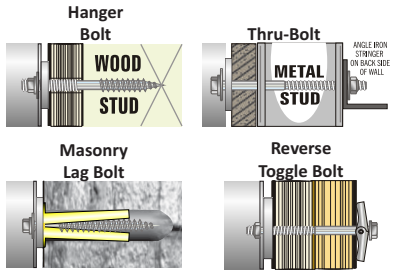
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SECTION DETAIL



MOUNTING DETAILS



*All Hardware to be Galvanized and Non Corrosive

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3M™ Scotchcal™ - 3660M Matte Overlaminate

WHITE
3/16” White Acrylic

BLACK
3M™ 3635 Dual-Color Film Black
3M™ Scotchcal™ 3660M Matte-Overlaminate – Environmental/UV Protectant

BLACK
Black Pre-painted Coil

GREY
Dove Grey Trimcap

MANUFACTURING NOTES

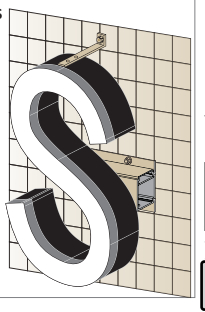
CHANNEL LETTER SETS SMALLER THAN 48” WILL BE CONSTRUCTED USING .040 ALUMINUM RETURNS & .063 ALUMINUM BACKS

CHANNEL LETTER SETS 48”-71” WILL BE CONSTRUCTED USING .063 ALUMINUM RETURNS & .090 ALUMINUM BACKS

REGISTRATION MARK TO BE BLACK VINYL ON CLEAR ACRYLIC TAB ATTACHED TO BACK OF ”e” CHANNEL LETTER.

BRACING DETAIL

WHEN NEEDED SUPPORTS TO BE .090” ALUMINUM PAINTED TO MATCH RW POP-RIVITED TO RETURN (FACING UP TO HIDE FROM SIGHT)



ExtraSpace Storage

Address Holly

Nova Road & 13th

City Ho

State FL

Account Representative: Mike Ng

This design and engineer submitted as our proposa the right to use or exhibit form, is not authorized wi written permission by

Notes
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*
*
*

Designer
Design # Vx11040
Original Date 04/
Revision Date 04/

All electrical scope to be completed in a U. method and shall meet current N.E.C. stan

UL LISTED

* All electrical components shall be
* Sign shall be grounded per N.E.C.
* Insulated conductors as per N.E.C.
type to be used - metallic insulate
*Disconnect switch as per N.E.C.

VIXX sign & light

page 10

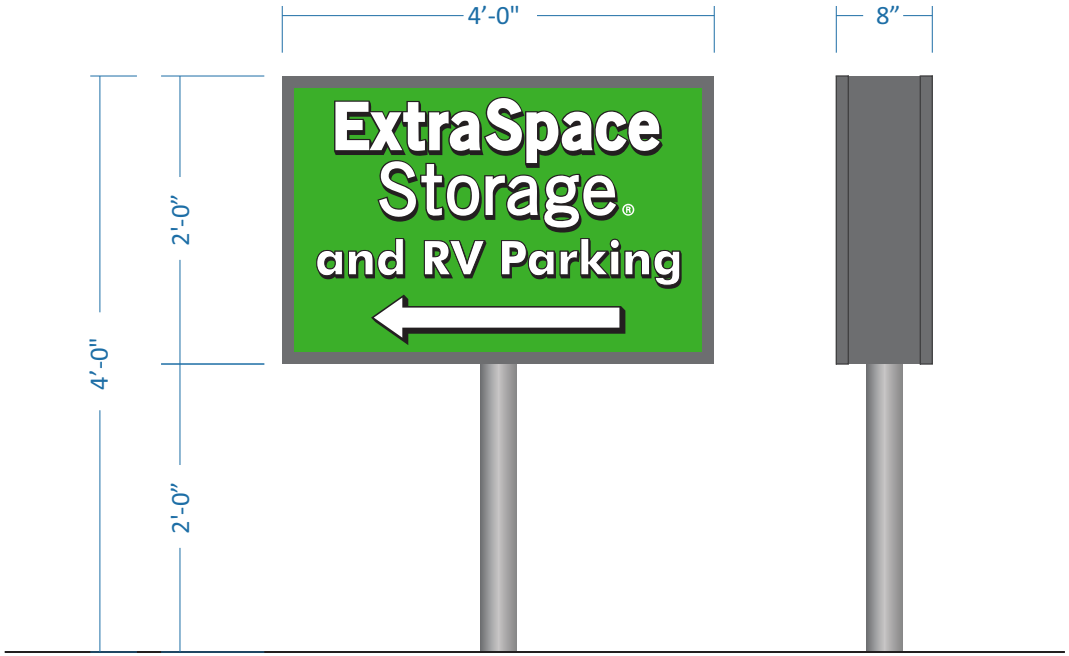
The purchaser agrees to hold the seller harmless against any cause for action for damages which may occur as a

Attachment: Proposed Signage Plan (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

DOUBLE FACE ILLUMINATED DIRECTIONAL SIGN

SIGN 7

SCALE 3/4”=1’

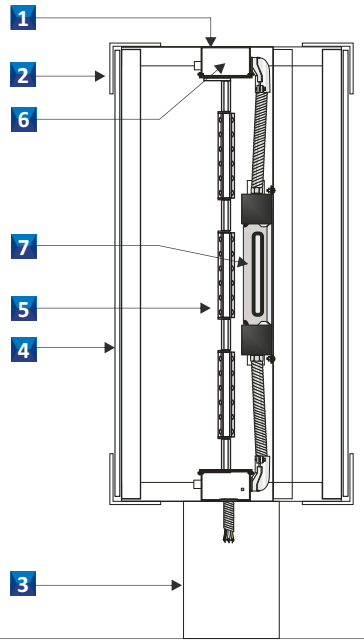


OPPOSITE SIDE
(ARROW IS NOT A MIRROR IMAGE)

SPECIFICATIONS

1. .080” ALUMINUM CABINET PAINTED SW 7067 CITY SCAPE
2. ALUMINUM RETAINER SYSTEM PAINTED TO MATCH CABINET (ADDITIONAL CLIPS AS NEEDED TO ENSURE SMOOTH)
3. POLE PAINTED SW 7067 CITY SCAPE
4. WHITE LEXAN FACE WITH APPLIED VINYL GRAPHICS (SEE SCHEDULE) OVER LAMINATE GRAFFITI PROOF VINYL
5. VIXXO APPROVED LED LIGHTING SYSTEM.
6. STRUCTURE SUPPORT BRACKET W/WIREWAY
7. ELECTRONIC POWER SUPPLY

SIDE SECTION VIEW



COLOR SCHEDULE

GREEN
3M™ Scotchcal™ 3630-106 Brilliant Green Translucent Vinyl
3M™ Scotchcal™ 3660M Matte Overlaminate

BLACK
3M™ Scotchcal™ 3630-22 Black Vinyl

GREY
SW 7067 City Scape

WHITE
3/16” White Lexan

CLEAR
Clear graffiti proof vinyl

ExtraSpace Storage

Address Holly

Nova Road & 13th

City Hol

State FL

Account Representative:
Mike Ng

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Notes
*
*
*
*

Designer
Design # Vx11040
Original Date 04/
Revision Date 04/

All electrical scope to be completed in a U. method and shall meet current N.E.C. stan

UL LISTED

* All electrical components shall be
* Sign shall be grounded per N.E.C.
* Insulated conductors as per N.E.C. C type to be used - metallic insulate
*Disconnect switch as per N.E.C. Co

VIXXO
sign & light

The purchaser agrees to hold the seller harmless against any cause for action for damages which may occur as a

Attachment: Proposed Signage Plan (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

Table 1: Land Use and Zoning Table

Holly Hill Storage Facility

	Existing Development	Future Land Use Designation	Zoning Classification
Site	**Vacant Land**	**Commercial and Low Medium-Density Residential**	**CC-1 and R-7**
North	**Commercial and County Residential**	**Commercial and County Residential**	**CC-1 and County (Residential)**
South	**Commercial and County Residential**	**Commercial and County Residential**	**CC-1 and County (Residential)**
East	**Commercial Development and Nova Road**	**Commercial**	**CC-1, B-4, B-5 and Nova Road**
West	**County Residential Development**	**County (Residential)**	**County (Residential)**

Attachment: Zoning and Land Use Table (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

Legal Description of Parcels with Commercial Use Limitation.

Parcels

4242-86-03-0240, 4242-86-02-0040, 4242-04-34-0220, 4242-86-02-0070, 4242-86-02-0030 4242-86-03-0260, 4242-86-02-0060, 4242-86-03-0250, 4242-86-02-0050, 4242-86-02-0011

LEGAL DESCRIPTION:

(NO. 1 - ORIGINAL OWNERSHIP OF REAR PARCEL.)

PARCEL 1:

PART OF THE NORTH 1/2 OF LOTS 22 AND 23, BLOCK 34, MARY C. FLEMING SUBDIVISION OF THE THOMAS FITCH GRANT PER MAP BOOK 1, PAGE 1, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 22, BLOCK 34, MARY C. FLEMING SUBDIVISION OF THE THOMAS FITCH GRANT AS PER MAP BOOK 1, PAGE 1, THENCE N 72 DEGREES 01 MINUTES 52 SECONDS E ALONG THE NORTH LINE OF SAID LOT 22, A DISTANCE OF 190.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 72 DEGREES 01 MINUTES 52 SECONDS E ALONG SAID NORTH LINE OF LOTS 22 AND 23, A DISTANCE OF 470.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 23, THENCE S 17 DEGREES 57 MINUTES 09 SECONDS E ALONG THE EAST LINE OF THE NORTH 1/2 OF LOT 23, A DISTANCE OF 329.24 FEET TO THE SOUTHEAST COMER OF THE NORTH 1/2 OF LOT 23;

THENCE S 72 DEGREES 07 MINUTES 06 SECONDS W ALONG THE SOUTH LINE OF THE NORTH 1/2 OF SAID LOTS 22 AND 23, A DISTANCE OF 470.00 FEET; THENCE N 17 DEGREES 57 MINUTES 09 SECONDS W A DISTANCE OF 139.14 FEET; THENCE S 72 DEGREES 07 MINUTES 06 SECONDS W TO THE EAST RIGHT-OF-WAY LINE OF OLD KINGS ROAD A DISTANCE OF 160.00 FEET; THENCE N 17 DEGREES 57 MINUTES 09 SECONDS W ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 120.00 FEET; THENCE N 72 DEGREES 01 MINUTES 52 SECONDS E, A DISTANCE OF 160.00 FEET; THENCE N 17 DEGREES 57 MINUTES 09 SECONDS W, A DISTANCE OF 69.14 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING:

PART OF THE NORTH ONE-HALF OF LOT 22, BLOCK 34, MARY C. FLEMING SUBDIVISION OF THE THOMAS FITCH GRANT, OF RECORD IN MAP BOOK 1, PAGE 1, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 22; THENCE NORTH 72 DEGREES 01 MINUTES 52 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 22, A DISTANCE OF 40.00 FEET TO A POINT IN THE EAST RIGHT-OF-WAY EASEMENT LINE OF OLD KINGS ROAD PER OFFICIAL RECORDS BOOK 2881, PAGES 1193 AND 1194, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE SOUTH 17 DEGREES 57 MINUTES 09 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 129.14 FEET TO THE POINT OF BEGINNING; THENCE NORTH 72 DEGREES 01 MINUTES 52 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTHERLY 129.14 FEET OF SAID LOT 22, A DISTANCE OF 150.00 FEET; THENCE SOUTH 17 DEGREES 57 MINUTES 09 SECONDS EAST, PARALLEL WITH THE EAST RIGHT- OF-WAY EASEMENT LINE OF SAID OLD KINGS ROAD, A DISTANCE OF 60.24 FEET; THENCE SOUTH 72 DEGREES 07 MINUTES 06 SECONDS WEST A DISTANCE OF 150 FEET TO A POINT IN THE EAST RIGHT-OF-WAY EASEMENT LINE OF SAID OLD KINGS ROAD; THENCE NORTH 17 DEGREES 57 MINUTES 09 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 60.02 FEET TO THE POINT OF BEGINNING.

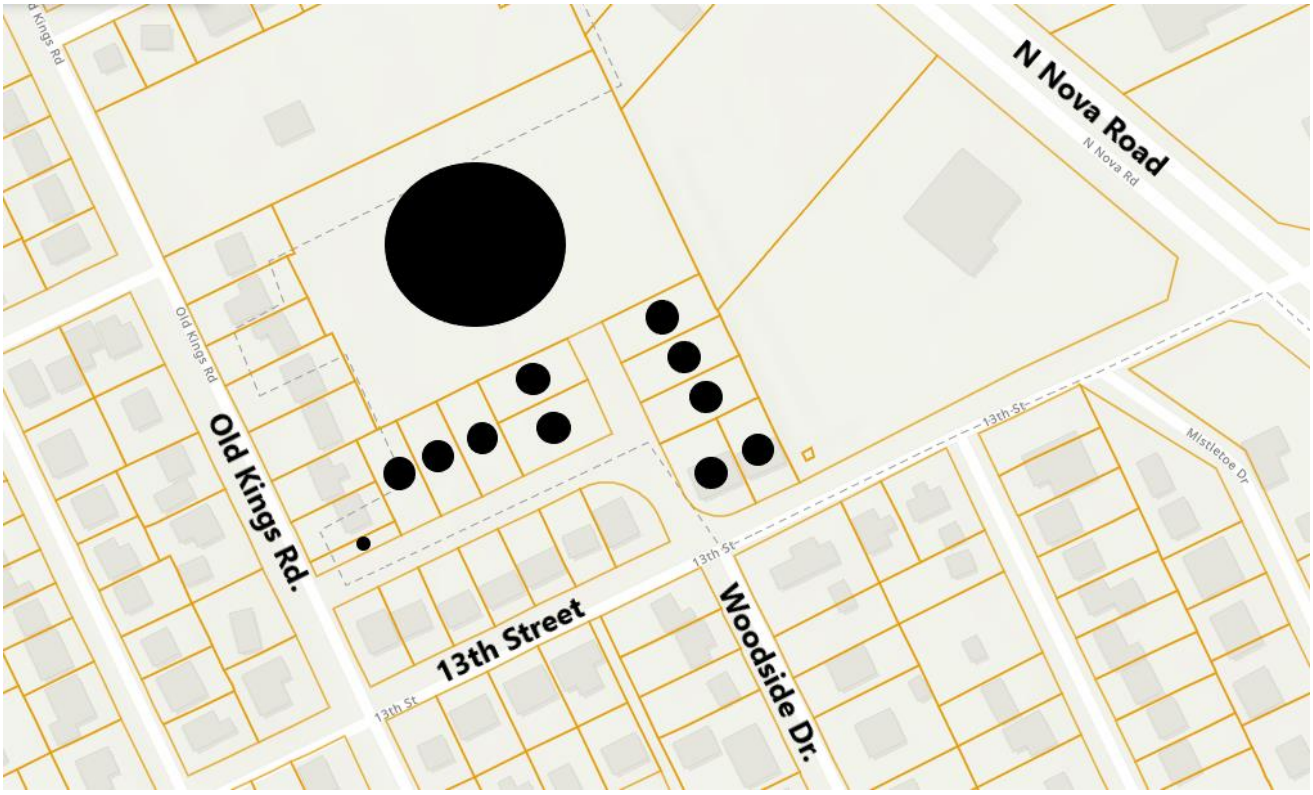
AND LESS AND EXCEPT:

THE SOUTHERLY 60 FEET OF THE NORTHERLY 129.14 FEET OF THE WESTERLY 190.00 FEET OF LOT 22, BLOCK 34, MARY C. FLEMING SUBDIVISION OF THE THOMAS FITCH GRANT OF RECORD IN MAP BOOK 1, PAGE 1, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, EXCEPTING THEREFROM THE WESTERLY 40.00 FEET THEREOF NOW A PART OF THAT RIGHT-OF-WAY EASEMENT PER OFFICIAL RECORDS BOOK 2881, PAGES 1193 AND 1194, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

PARCEL 2:

LOT 1, EXCEPT THE NORTH 50.22 FEET, AND ALL OF LOTS 3, 4, 5, 6 AND 7, BLOCK B, AND LOTS 24, 25 AND 26, BLOCK C, AMENDED PLAN OF FLEMING PARK, AS RECORDED IN MAP BOOK 26, PAGE 110, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. ALL CONTAINING 5.19 ACRES, MORE OR LESS.

PARCELS WITH "BLACK DOT" ARE DESCRIBED ABOVE AND SUBJECT TO A COMMERCIAL DEVELOPMENT RESTRICTION OF STORAGE USES CONSISTING OF MINI-WAREHOUSE, VEHICLE/TRAILER, AND OUTDOOR COVERED STORAGE USES, LIMITED TO THE TRAFFIC GENERATING EQUIVALENT OF 700 PERSONAL STORAGE UNITS.



LEGAL DESCRIPTION:

(NO. 4 - NEW OVERALL PUD BOUNDARY)

PART OF THE NORTH 1/2 OF LOTS 22 AND 23, BLOCK 34, MARY C. FLEMING SUBDIVISION OF THE THOMAS FITCH GRANT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 1, PAGE 1, AND PART OF LOT 1, AND ALL OF LOTS 2-7, BLOCK B, AND ALL OF LOTS 24-26, BLOCK C, AND A PORTION OF 13TH STREET AND THE UN-NAMED STREET, AMENDED PLAT OF FLEMING PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 19, PAGE 140, ALL OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 23, BLOCK 34, MARY C. FLEMING SUBDIVISION OF THE THOMAS FITCH GRANT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 1, PAGE 1, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, THENCE S25°41'21"E ALONG THE EAST LINE OF SAID LOT 23, AND THE EAST LINE OF BLOCK C, AMENDED PLAT OF FLEMING PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 19, PAGE 140, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, A DISTANCE OF 508.77 FEET TO THE NORTHEAST CORNER OF LOT 23, BLOCK C, SAID AMENDED PLAT OF FLEMING PARK; THENCE S64°21'37"W ALONG THE NORTH LINE OF SAID LOT 23 AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 165.00 FEET TO THE CENTER LINE OF AN UN-NAMED STREET AS SHOWN ON SAID AMENDED PLAT OF FLEMING PARK;, THENCE N25°41'21"W ALONG SAID CENTERLINE, A DISTANCE OF 15.00 FEET TO THE CENTERLINE OF 13TH STREET AS SHOWN ON SAID AMENDED PLAT OF FLEMING PARK; THENCE S64°21'37" ALONG SAID CENTERLINE, A DISTANCE OF 464.95 FEET TO THE EAST RIGHT-OF-WAY LINE OF OLD KINGS ROAD, HAVING A 60.00 FOOT RIGHT-OF-WAY; THENCE N25°39'45"W ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 44.78 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 50.22 FEET OF LOT 1, BLOCK B, SAID AMENDED PLAT OF FLEMING PARK; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, RUN N64°21'37"E ALONG SAID SOUTH LINE, A DISTANCE OF 125.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1; THENCE N25°39'45"W ALONG THE EAST LINE OF SAID LOT 1 AND LOT 2, BLOCK B, A DISTANCE OF 120.22 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE N64°21'37"E, ALONG THE NORTH LINE OF LOT 3, BLOCK B, SAID AMENDED PLAT OF FLEMING PARK, A DISTANCE OF 35.00 FEET TO A POINT ON THE EAST LINE OF THE WEST 190.00 FEET OF LOT 22, AFORESAID MARY C. FLEMING SUBDIVISION OF THE THOMAS FITCH GRANT; THENCE N25°39'45"W, A DISTANCE OF 328.32 FEET TO A POINT ON THE SOUTH LINE OF LOT 13, SAID MARY C. FLEMING SUBDIVISION OF THE THOMAS FITCH GRANT; THENCE N64°18'17"E ALONG THE SOUTH LINE OF SAID LOT 13 AND LOT 12, SAID MARY C. FLEMING SUBDIVISION OF THE THOMAS FITCH GRANT, A DISTANCE OF 469.72 FEET TO THE POINT OF BEGINNING.

AND

LOT 2, WESTSIDE NOVA COMMERCIAL PARK REPLAT, ACCORDING THE PLAT THEREOF, RECORDED IN MAP BOOK 47, PAGE 184, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

SAID LANDS CONTAINING 8.05 ACRES, MORE OR LESS.

Attachment: Exhibit A - Legal Description (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

VOLUSIA COUNTY PROPERTY APPRAISER
LARRY BARTLETT, JD, CFA
WE VALUE VOLUSIA

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

AltKey: 5951243 **Parcel ID: 42420M000020**
NISBETT PROPERTIES LLC **1704 NOVA RD, HOLLY HILL, FL**

Parcel Summary

Alternate Key:	5951243
Parcel ID:	42420M000020
Township-Range-Section:	14 - 32 - 42
Subdivision-Block-Lot:	0M - 00 - 0020
Owner(s):	NISBETT PROPERTIES LLC - FS - Fee Simple - 100%
Mailing Address On File:	332 JOHN ANDERSON DR ORMOND BEACH FL 32176
Physical Address:	1704 NOVA RD, HOLLY HILL 32117
Property Use:	1000 - VACANT COMM
Tax District:	203-HOLLY HILL
2022 Final Millage Rate:	18.7895
Neighborhood:	7250
Business Name:	
Subdivision Name:	WESTSIDE NOVA COMMERCIAL PARK REPLAT
Homestead Property:	No

Attachment: Exhibit B - Property Appraiser Info Sheets (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

VOLUSIA COUNTY PROPERTY APPRAISER
LARRY BARTLETT, JD, CFA
WE VALUE VOLUSIA

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

AltKey: 4969489 **Parcel ID: 424286020011**
NISBETT PROPERTIES LLC **OLD KINGS RD, ORMOND BEACH, FL**

Parcel Summary

Alternate Key:	4969489
Parcel ID:	424286020011
Township-Range-Section:	14 - 32 - 42
Subdivision-Block-Lot:	86 - 02 - 0011
Owner(s):	NISBETT PROPERTIES LLC - FS - Fee Simple - 100%
Mailing Address On File:	332 JOHN ANDERSON ORMOND BEACH FL 32176
Physical Address:	OLD KINGS RD, ORMOND BEACH 32117
Property Use:	0000 - VACANT RES
Tax District:	203-HOLLY HILL
2022 Final Millage Rate:	18.7895
Neighborhood:	2741
Business Name:	
Subdivision Name:	
Homestead Property:	No

Attachment: Exhibit B - Property Appraiser Info Sheets (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)



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

AltKey: 3169824 **Parcel ID: 424204340220**
NISBETT PROPERTIES LLC **13TH ST, HOLLY HILL, FL**

Parcel Summary

Alternate Key:	3169824
Parcel ID:	424204340220
Township-Range-Section:	14 - 32 - 42
Subdivision-Block-Lot:	04 - 34 - 0220
Owner(s):	NISBETT PROPERTIES LLC - FS - Fee Simple - 100%
Mailing Address On File:	332 JOHN ANDERSON ORMOND BEACH FL 32176
Physical Address:	13TH ST, HOLLY HILL 32117
Property Use:	0000 - VACANT RES
Tax District:	203-HOLLY HILL
2022 Final Millage Rate:	18.7895
Neighborhood:	2741
Business Name:	
Subdivision Name:	
Homestead Property:	No

Attachment: Exhibit B - Property Appraiser Info Sheets (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

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

AltKey: 4670076 **Parcel ID: 424286030260**
NISBETT PROPERTIES LLC **OLD KINGS RD, ORMOND BEACH, FL**

Parcel Summary

Alternate Key:	4670076
Parcel ID:	424286030260
Township-Range-Section:	14 - 32 - 42
Subdivision-Block-Lot:	86 - 03 - 0260
Owner(s):	NISBETT PROPERTIES LLC - FS - Fee Simple - 100%
Mailing Address On File:	332 JOHN ANDERSON ORMOND BEACH FL 32176
Physical Address:	OLD KINGS RD, ORMOND BEACH 32117
Property Use:	0000 - VACANT RES
Tax District:	203-HOLLY HILL
2022 Final Millage Rate:	18.7895
Neighborhood:	2741
Business Name:	
Subdivision Name:	
Homestead Property:	No

Attachment: Exhibit B - Property Appraiser Info Sheets (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

VOLUSIA COUNTY PROPERTY APPRAISER
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WE VALUE VOLUSIA

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

AltKey: 4670068 **Parcel ID: 424286030250**
NISBETT PROPERTIES LLC **OLD KINGS RD, ORMOND BEACH, FL**

Parcel Summary

Alternate Key:	4670068
Parcel ID:	424286030250
Township-Range-Section:	14 - 32 - 42
Subdivision-Block-Lot:	86 - 03 - 0250
Owner(s):	NISBETT PROPERTIES LLC - FS - Fee Simple - 100%
Mailing Address On File:	332 JOHN ANDERSON ORMOND BEACH FL 32176
Physical Address:	OLD KINGS RD, ORMOND BEACH 32117
Property Use:	0000 - VACANT RES
Tax District:	203-HOLLY HILL
2022 Final Millage Rate:	18.7895
Neighborhood:	2741
Business Name:	
Subdivision Name:	
Homestead Property:	No

Attachment: Exhibit B - Property Appraiser Info Sheets (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

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

AltKey: 4670050 **Parcel ID: 424286030240**
NISBETT PROPERTIES LLC **OLD KINGS RD, ORMOND BEACH, FL**

Parcel Summary

Alternate Key:	4670050
Parcel ID:	424286030240
Township-Range-Section:	14 - 32 - 42
Subdivision-Block-Lot:	86 - 03 - 0240
Owner(s):	NISBETT PROPERTIES LLC - FS - Fee Simple - 100%
Mailing Address On File:	332 JOHN ANDERSON ORMOND BEACH FL 32176
Physical Address:	OLD KINGS RD, ORMOND BEACH 32117
Property Use:	0000 - VACANT RES
Tax District:	203-HOLLY HILL
2022 Final Millage Rate:	18.7895
Neighborhood:	2741
Business Name:	
Subdivision Name:	
Homestead Property:	No

Attachment: Exhibit B - Property Appraiser Info Sheets (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

VOLUSIA COUNTY PROPERTY APPRAISER
LARRY BARTLETT, JD, CFA
WE VALUE VOLUSIA

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

AltKey: 4669868 **Parcel ID: 424286020070**
NISBETT PROPERTIES LLC **OLD KINGS RD, ORMOND BEACH, FL**

Parcel Summary

Alternate Key:	4669868
Parcel ID:	424286020070
Township-Range-Section:	14 - 32 - 42
Subdivision-Block-Lot:	86 - 02 - 0070
Owner(s):	NISBETT PROPERTIES LLC - FS - Fee Simple - 100%
Mailing Address On File:	332 JOHN ANDERSON ORMOND BEACH FL 32176
Physical Address:	OLD KINGS RD, ORMOND BEACH 32117
Property Use:	0000 - VACANT RES
Tax District:	203-HOLLY HILL
2022 Final Millage Rate:	18.7895
Neighborhood:	2741
Business Name:	
Subdivision Name:	
Homestead Property:	No

Attachment: Exhibit B - Property Appraiser Info Sheets (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

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

AltKey: 4669850 **Parcel ID: 424286020060**
NISBETT PROPERTIES LLC **OLD KINGS RD, ORMOND BEACH, FL**

Parcel Summary

Alternate Key:	4669850
Parcel ID:	424286020060
Township-Range-Section:	14 - 32 - 42
Subdivision-Block-Lot:	86 - 02 - 0060
Owner(s):	NISBETT PROPERTIES LLC - FS - Fee Simple - 100%
Mailing Address On File:	332 JOHN ANDERSON ORMOND BEACH FL 32176
Physical Address:	OLD KINGS RD, ORMOND BEACH 32117
Property Use:	0000 - VACANT RES
Tax District:	203-HOLLY HILL
2022 Final Millage Rate:	18.7895
Neighborhood:	2741
Business Name:	
Subdivision Name:	
Homestead Property:	No

Attachment: Exhibit B - Property Appraiser Info Sheets (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

Volusia County Property Appraiser
LARRY BARTLETT, JD, CFA
WE VALUE VOLUSIA

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

AltKey: 4669841 **Parcel ID: 424286020050**
NISBETT PROPERTIES LLC **OLD KINGS RD, ORMOND BEACH, FL**

Parcel Summary

Alternate Key:	4669841
Parcel ID:	424286020050
Township-Range-Section:	14 - 32 - 42
Subdivision-Block-Lot:	86 - 02 - 0050
Owner(s):	NISBETT PROPERTIES LLC - FS - Fee Simple - 100%
Mailing Address On File:	332 JOHN ANDERSON ORMOND BEACH FL 32176
Physical Address:	OLD KINGS RD, ORMOND BEACH 32117
Property Use:	0000 - VACANT RES
Tax District:	203-HOLLY HILL
2022 Final Millage Rate:	18.7895
Neighborhood:	2741
Business Name:	
Subdivision Name:	
Homestead Property:	No

Attachment: Exhibit B - Property Appraiser Info Sheets (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

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WE VALUE VOLUSIA

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

AltKey: 4669833 **Parcel ID: 424286020040**
NISBETT PROPERTIES LLC **OLD KINGS RD, ORMOND BEACH, FL**

Parcel Summary

Alternate Key:	4669833
Parcel ID:	424286020040
Township-Range-Section:	14 - 32 - 42
Subdivision-Block-Lot:	86 - 02 - 0040
Owner(s):	NISBETT PROPERTIES LLC - FS - Fee Simple - 100%
Mailing Address On File:	332 JOHN ANDERSON ORMOND BEACH FL 32176
Physical Address:	OLD KINGS RD, ORMOND BEACH 32117
Property Use:	0000 - VACANT RES
Tax District:	203-HOLLY HILL
2022 Final Millage Rate:	18.7895
Neighborhood:	2741
Business Name:	
Subdivision Name:	
Homestead Property:	No

Attachment: Exhibit B - Property Appraiser Info Sheets (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

VOLUSIA COUNTY PROPERTY APPRAISER
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WE VALUE VOLUSIA

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

AltKey: 4669825 **Parcel ID: 424286020030**
NISBETT PROPERTIES LLC **OLD KINGS RD, ORMOND BEACH, FL**

Parcel Summary

Alternate Key:	4669825
Parcel ID:	424286020030
Township-Range-Section:	14 - 32 - 42
Subdivision-Block-Lot:	86 - 02 - 0030
Owner(s):	NISBETT PROPERTIES LLC - FS - Fee Simple - 100%
Mailing Address On File:	332 JOHN ANDERSON ORMOND BEACH FL 32176
Physical Address:	OLD KINGS RD, ORMOND BEACH 32117
Property Use:	0000 - VACANT RES
Tax District:	203-HOLLY HILL
2022 Final Millage Rate:	18.7895
Neighborhood:	2741
Business Name:	
Subdivision Name:	
Homestead Property:	No

Attachment: Exhibit B - Property Appraiser Info Sheets (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

EXHIBIT C

LOCATION MAP



Attachment: Exhibit C - Location Map (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

EXHIBIT D

AERIAL MAP



EXHIBIT E

CURRENT FLU – LOW MEDIUM DENSITY RESIDENTIAL



PROPOSED FLU - COMMERCIAL



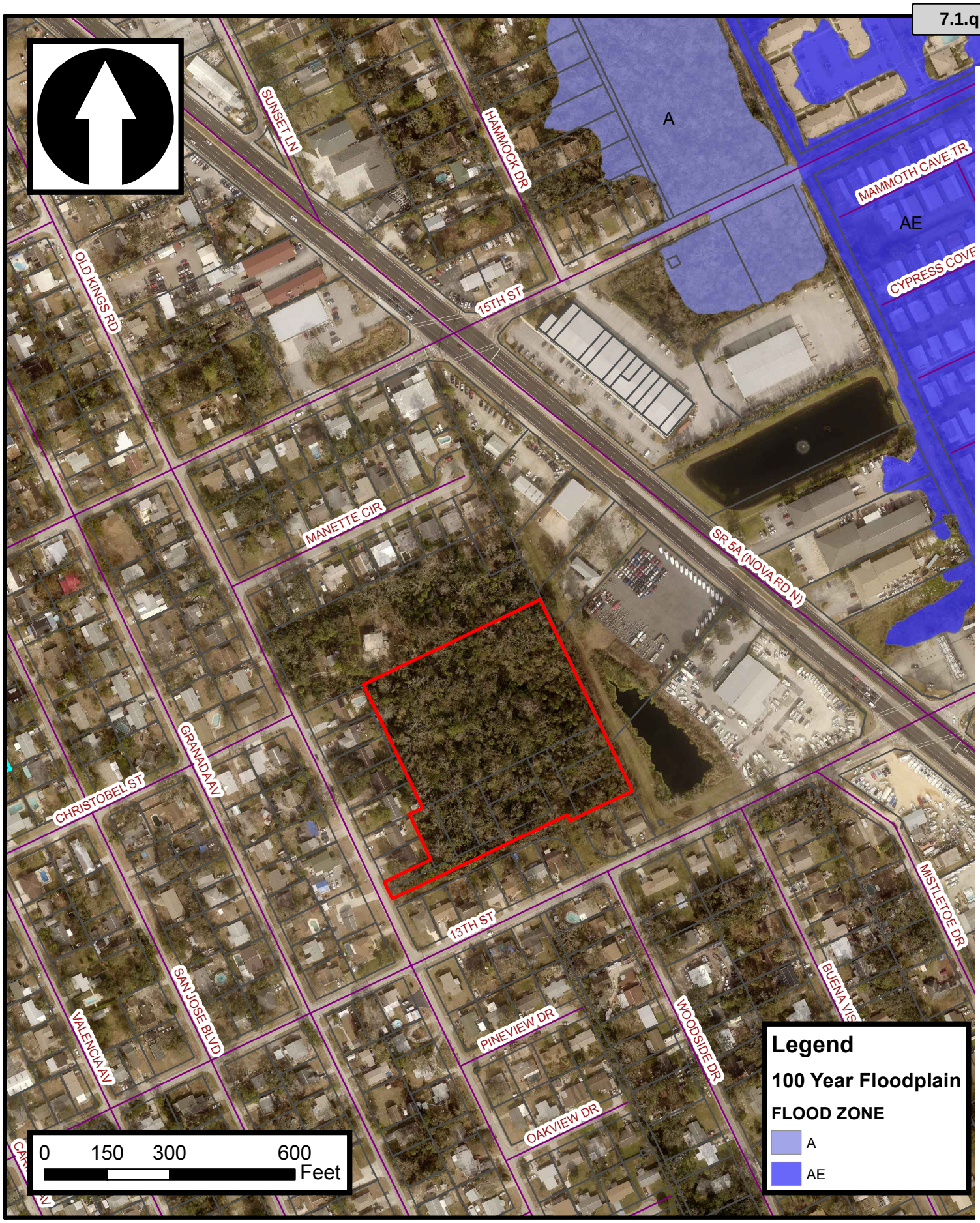
EXHIBIT F

CURRENT ZONING – R-7 AND CC-1



PROPOSED ZONING – PLANNED DEVELOPMENT (Brown Area on map)





Attachment: Exhibit G - Flood Map (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

Legend

SITE BOUNDARY

HOLLY HILL CPA
FLOOD MAP

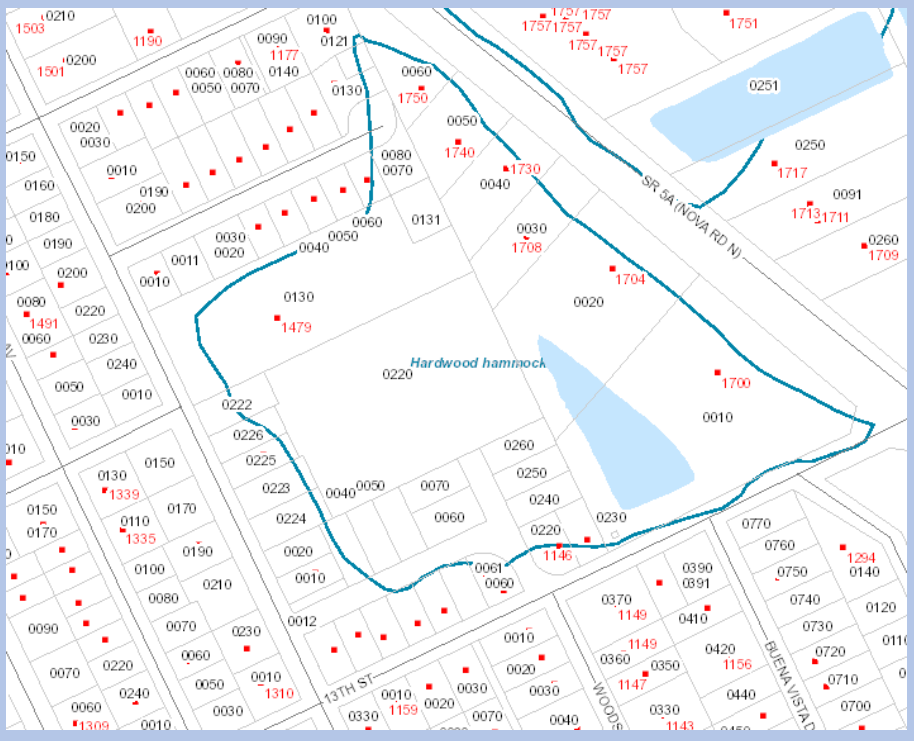
MARK DOWST & ASSOCIATES, INC.
CIVIL ENGINEERS • LAND SURVEYORS • LAND PLANNERS
536 N. Halifax Ave., Suite # 100 Daytona Beach

Document Path: C:\Users\WorkStation\Desktop\GIS Reports\1257 COMP PLAN\SHEET FLOOD(Letter).mxd

EXHIBIT H

WETLAND MAPS





Existing and Proposed Utility Generation

Utility Comparison

Water Demand

	Land Use	Quanity	Equavalent SF	Water Demand	**Total**
Existing FLU	Multi-Family Mid-Rise	56 DU	n/a	250 gpd/unit	**14,000 gpd**
Proposed FLU	Mini-Warehouse	700 storage units	140,000 SF	0.1 gpd/sf	**14,000 gpd**

Sewer Demand

	Land Use	Quanity	Equavalent SF	Water Demand	**Total**
Existing FLU	Multi-Family Mid-Rise	56 DU	n/a	250 gpd/unit	**14,000 gpd**
Proposed FLU	Mini-Warehouse	700 storage units	140,000 SF	0.1 gpd/sf	**14,000 gpd**

Attachment: Exhibit I - Utility Impact Analysis (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

LTG Engineering & Planning

Via email: (mikeadams@mcconst.com)

Ref: 5945.01

TECHNICAL MEMORANDUM

To: Mike Adams, Mike Carter Construction, Inc.

From: Matthew West, AICP

Subject: Holly Hill Storage – Comprehensive Plan Amendment (CPA)
Holly Hill, FL

Date: April 20, 2023

INTRODUCTION

LTG, Inc. (LTG) has been retained by Mike Carter Construction, Inc, (the CLIENT) to conduct traffic engineering and transportation planning services on behalf of the proposed future land use change for Holly Hill Storage (the PROJECT). The proposed future land use Comprehensive Plan Amendment (CPA) will change the future land use designation of a 5.65-acre property from Low Medium Density Residential to General Retail Commercial. The CLIENT has agreed to limit trip generation of the development program on the site to an equivalent of 700 storage units/boat RV parking spaces, which equates to 128 daily trips, 8 AM peak hour trips, and 12 PM peak hour trips. The proposed CPA is accompanied by a related rezoning application which is addressed in a separate technical memorandum. The subject property is located north of 13th Street and east of Old Kings Road in Holly Hill, Florida (the CITY). Figure 1 shows the location of the property in relation to the surrounding roadway network.

The methodology and procedures used in this analysis are consistent with the guidelines for the CITY, the Florida Department of Economic Opportunity (FDEO), and the Florida Department of Transportation (FDOT).

TRIP GENERATION FOR THE EXISTING VS PROPOSED FLU DESIGNATION

The trip generation was determined using the Institute of Transportation Engineers (ITE) document, Trip Generation Manual, 11th Edition. The total daily, AM peak hour, and PM peak hour trips for the existing and proposed future land use (FLU) designations are shown in Table 1.

First, the existing future land use designation, Low Medium Residential (LMR), was examined. Based on LMR, the maximum allowable density is ten (10) dwelling units per acre which would yield a maximum of 56 multifamily dwelling units. Multifamily Mid-Rise (ITE Land Use Code (LUC) 221) was utilized as the highest trip-generating use. As indicated in Table 1, the existing FLU would generate 221 daily, 13 AM peak hour, and 22 PM peak hour trips.

Next, the proposed General Retail Commercial designation was examined using a proposed trip cap equivalent of 700 personal storage units. Mini-warehouse (ITE LUC 151) was utilized as the highest trip-generating use that would be permitted as found in ITE. As indicated in Table 1, this development program would generate 128 daily, 8 AM peak hour, and 12 PM peak hour trips.

Attachment: Exhibit J - Traffic Impact Analysis (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

TECHNICAL MEMORANDUM

Table 1
Existing and Proposed FLU Trip Generation
Holly Hill Storage – CPA

	Time Period	Land Use	ITE LUC	Trip Rate Equation	Quantity (X)		Percent Entering	Percent Exiting	Trips Entering	Trips Exiting	Total Trips
Existing FLU	Daily	Multifamily Mid-Rise	221	T = 4.77(X) - 46.46	56	DU	50%	50%	110	111	221
	AM Peak Hour			T = 0.44(X) - 11.61			23%	77%	3	10	13
	PM Peak Hour			T = 0.39(X) + 0.34			61%	39%	13	9	22
	Time Period	**Land Use**	**ITE LUC**	**Trip Rate Equation**	**Quantity (X)**		**Percent Entering**	**Percent Exiting**	**Trips Entering**	**Trips Exiting**	**Total Trips**
Proposed FLU	Daily	Mini-Warehouse	151	T = 18.86(X) - 4.09	7.00	100 Storage Units	50%	50%	64	64	128
	AM Peak Hour			T = 1.21(X)			51%	49%	4	4	8
	PM Peak Hour			T = 1.68(X)			50%	50%	6	6	12

TRIP GENERATION DIFFERENCE BETWEEN EXISTING & PROPOSED FLU DESIGNATION

The trip difference between the existing FLU and the proposed FLU designations is determined by subtracting trips generated by the proposed designation from the trips generated by the existing designation. The results displayed in Table 2 show a potential trip reduction if the comprehensive plan amendment is approved.

Table 2
Difference in Trip Generation
Holly Hill Storage – CPA

	Daily	AM Peak Hour	PM Peak Hour
Existing FLU	221	13	22
Proposed FLU	128	8	12
Decrease	93	5	10

CONCLUSION

The study was conducted to evaluate the potential impact the proposed CPA would have on area roadways. Based on this analysis, there would be a net decrease in potential trip generation. Concurrency and any required mitigation to support a proposed development plan will be assessed in greater detail during the final development permitting process.

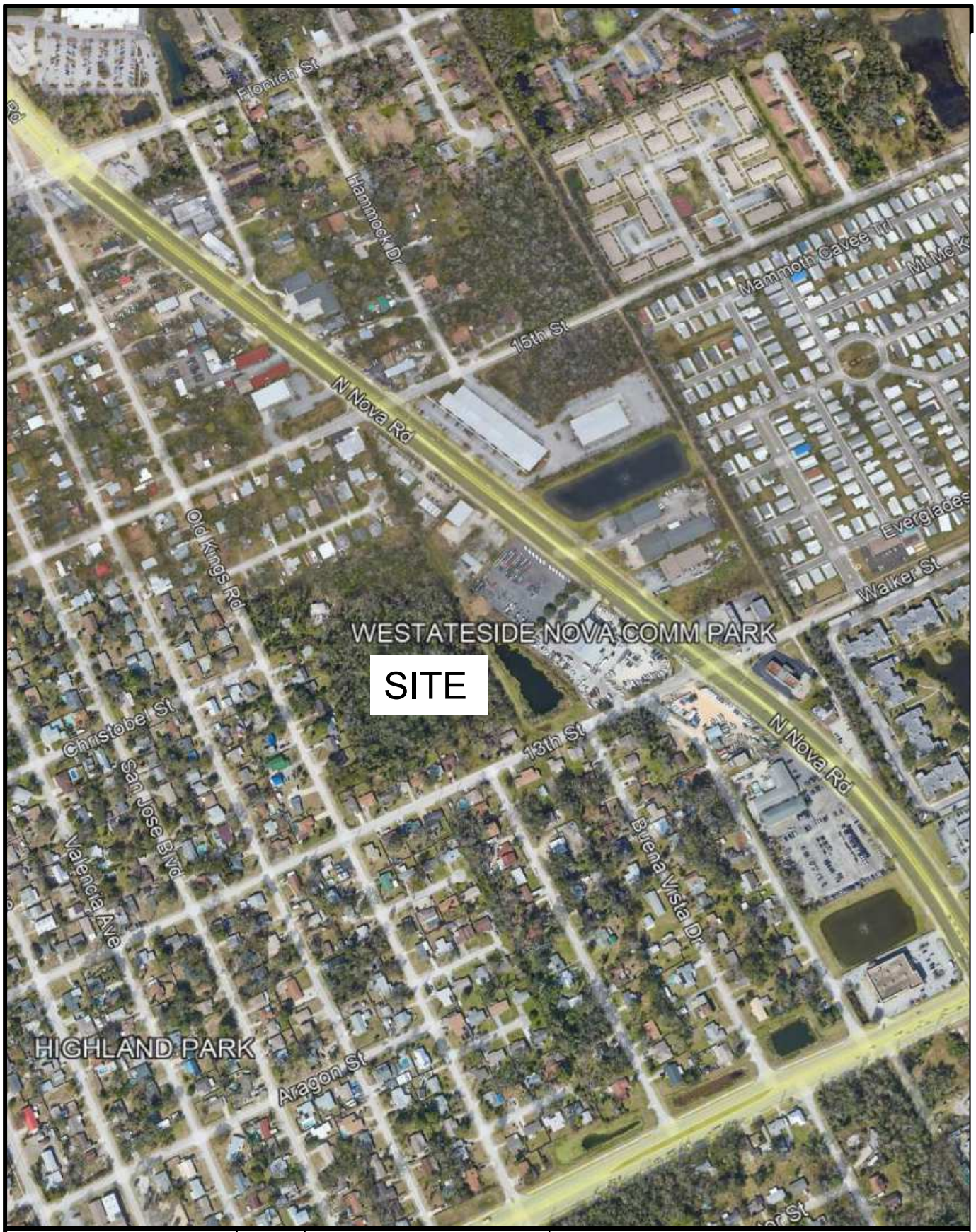
I affirm, by affixing my signature below, that the findings contained herein are, to my knowledge, accurate and truthful and were developed using current procedures standard to the practice of professional planning.

Name: Matthew West

Signature: _____

Date: April 20, 2023

Attachment: Exhibit J - Traffic Impact Analysis (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)



Holly Hill Storage	N NTS	**Location Map**		LTG Engineering & Planning
		Project No.:5945.01	Figure: 1	1450 West Granada Blvd., Suite 2 – Daytona Beach, Florida 32174 Telephone: 386.257.2571 Fax: 386.257.6996 EB# 0009227

Attachment: Exhibit J - Traffic Impact Analysis (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

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(1881-1939)
Thomas T. Cobb
(1916-2004)
W. Warren Cole, Jr.
(1926-2008)

May 8, 2023

VIA HAND DELIVERY

Brian Walker
Community Development Director
City of Holly Hill
1065 Ridgewood Avenue
Holly Hill, FL 32117

Re: Holly Hill Self Storage
Planned Unit Development Rezoning

Dear Brian:

As you know, it is this Firm's pleasure to represent Nisbett Properties, LLC (Owner) and their contract purchaser in connection with their application for Planned Unit Development Rezoning on property located west of Nova Road in Holly Hill, FL. The Applicant intends to develop the property for a phased storage project that will provide support uses for existing residential in the vicinity of the property and allow for greater commercial activity along the Nova Road corridor.

Pursuant to our Pre-Application meetings, please find enclosed the following:

1. Rezone/Future Land Use Amendment Application (Rev. 1/23);
2. Planned Unit Development Rezoning Application Fee in the amount of $2,000.00;
3. Notarized Authorization of Owner;
4. Sunbiz Information;
5. List of Parcels Included;
6. Property Appraiser Information Cards;

Attachment: Exhibit K - Appropriateness Requested Zoning (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

City of Holly Hill
May 8, 2023

7. Copies of Deeds;
8. Proof of Taxes Paid;
9. Survey;
10. Our proposed Nova Road Storage Planned Unit Development Agreement/Ordinance;
11. Preliminary Site Plan prepared by Galloway;
12. Architectural Renderings; and
13. Sign Plan.

Overview of Rezoning Review Standards:

1. Is it consistent with all adopted elements of the comprehensive plan?
   Yes, as amended by the concurrent application for a change to the applicable land use over a portion of the property and subject to a site-specific policy limited commercial activity on the rear of the site to storage type uses.

2. What is its impact upon the environment or natural resources?
   The proposed redevelopment allows for commercial uses along a major thoroughfare where public services are available and away from environmentally sensitive areas. The rear half of the site, which has not been historically developed, has been reviewed under an environmental analysis and no species of concern are listed as present on the site.

3. What is its impact upon the economy of any affected area?
   The proposed redevelopment of the site will allow for greater commercial uses in the area, which may result in a higher property value for the site and surrounding areas, contributing additional ad valorem taxation to the corridor. The proposed redevelopment will include additional job creation within the site.

4. What is its impact upon any existing necessary governmental services such as schools, sewage disposal, solid waste or transportation systems?
   The front portion of the redevelopment is not expected to modify existing demands on these services. The redevelopment plan for the rear of the site will result in a decrease in potential demand, as the area will be transitioned away from residential development and limited to storage activities, which have a very low demand on governmental services. An overview of the water and sewer demand for the rear portion of the site was completed and is included in the concurrent land use amendment being processed with this proposed rezoning.

Attachment: Exhibit K - Appropriateness Requested Zoning (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

City of Holly Hill
May 8, 2023

5. Are there any changes in circumstances or conditions affecting the area?
   The proposed rezoning allows for the creation of supporting retail uses to accompany the residential homes in the vicinity of the project, while directing such uses through major roadway facilities. The build out of residential homes in the vicinity lends itself to redevelopment for neighborhood support uses such as the proposed storage use.

6. Are there any mistakes in the original classification?
   While we do not believe there is a mistake in the original classification, we believe the rezoning is appropriate based on the changed nature of the area. The build out of residential homes in the vicinity lends itself to redevelopment for neighborhood support uses such as the proposed storage use, which will not result in an increase to proposed impacts to traffic and public utilities.

7. What is its effect upon the use or value of the affected area?
   The proposed redevelopment of the site will allow for greater commercial uses in the area, which may result in a higher property value for the site and surrounding areas, contributing additional ad valorem taxation to the corridor. The proposed redevelopment will include additional job creation within the site.

8. What is its impact upon the public health, welfare, safety or morals?
   The proposed redevelopment is not contemplated to result in an impact upon the public health, welfare, safety, or morals. The project located storage uses in close proximity to existing residential uses benefited by the proposed use, and allows for a transition from residential to commercial uses along Nova Road.

We look forward to working with you and your staff on this Amendment. Please don't hesitate to contact me if you have any questions regarding this request or this Application package.

Sincerely,

Robert A. Merrell III
Direct Dial (386) 323-9263
Email Rob.Merrell@CobbCole.com
Fax (386) 944-7955

RAM:JLG/ddl
Enclosures
cc: Mr. Richard Nisbett
Mike Carter Construction, Inc.
Mark Dowst & Associates, Inc.

Attachment: Exhibit K - Appropriateness Requested Zoning (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)

EXHIBIT L

Parcels

4242-86-03-0240, 4242-86-02-0040, 4242-04-34-0220, 4242-86-02-0070, 4242-86-02-0030 4242-86-03-0260, 4242-86-02-0060, 4242-86-03-0250, 4242-86-02-0050, 4242-86-02-0011

LEGAL DESCRIPTION:

(NO. 1 - ORIGINAL OWNERSHIP OF REAR PARCEL.)

PARCEL 1:

PART OF THE NORTH 1/2 OF LOTS 22 AND 23, BLOCK 34, MARY C. FLEMING SUBDIVISION OF THE THOMAS FITCH GRANT PER MAP BOOK 1, PAGE 1, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 22, BLOCK 34, MARY C. FLEMING SUBDIVISION OF THE THOMAS FITCH GRANT AS PER MAP BOOK 1, PAGE 1, THENCE N 72 DEGREES 01 MINUTES 52 SECONDS E ALONG THE NORTH LINE OF SAID LOT 22, A DISTANCE OF 190.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 72 DEGREES 01 MINUTES 52 SECONDS E ALONG SAID NORTH LINE OF LOTS 22 AND 23, A DISTANCE OF 470.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 23, THENCE S 17 DEGREES 57 MINUTES 09 SECONDS E ALONG THE EAST LINE OF THE NORTH 1/2 OF LOT 23, A DISTANCE OF 329.24 FEET TO THE SOUTHEAST COMER OF THE NORTH 1/2 OF LOT 23;

THENCE S 72 DEGREES 07 MINUTES 06 SECONDS W ALONG THE SOUTH LINE OF THE NORTH 1/2 OF SAID LOTS 22 AND 23, A DISTANCE OF 470.00 FEET; THENCE N 17 DEGREES 57 MINUTES 09 SECONDS W A DISTANCE OF 139.14 FEET; THENCE S 72 DEGREES 07 MINUTES 06 SECONDS W TO THE EAST RIGHT-OF-WAY LINE OF OLD KINGS ROAD A DISTANCE OF 160.00 FEET; THENCE N 17 DEGREES 57 MINUTES 09 SECONDS W ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 120.00 FEET; THENCE N 72 DEGREES 01 MINUTES 52 SECONDS E, A DISTANCE OF 160.00 FEET; THENCE N 17 DEGREES 57 MINUTES 09 SECONDS W, A DISTANCE OF 69.14 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING:

PART OF THE NORTH ONE-HALF OF LOT 22, BLOCK 34, MARY C. FLEMING SUBDIVISION OF THE THOMAS FITCH GRANT, OF RECORD IN MAP BOOK 1, PAGE 1, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 22; THENCE NORTH 72 DEGREES 01 MINUTES 52 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 22, A DISTANCE OF 40.00 FEET TO A POINT IN THE EAST RIGHT-OF-WAY EASEMENT LINE OF OLD KINGS ROAD PER OFFICIAL RECORDS BOOK 2881, PAGES 1193 AND 1194, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE SOUTH 17 DEGREES 57 MINUTES 09 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 129.14 FEET TO THE POINT OF BEGINNING; THENCE NORTH 72 DEGREES 01 MINUTES 52 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTHERLY 129.14 FEET OF SAID LOT 22, A DISTANCE OF 150.00 FEET; THENCE SOUTH 17 DEGREES 57 MINUTES 09 SECONDS EAST, PARALLEL WITH THE EAST RIGHT- OF-WAY EASEMENT LINE OF SAID OLD KINGS ROAD, A DISTANCE OF 60.24 FEET; THENCE SOUTH 72 DEGREES 07 MINUTES 06 SECONDS WEST A DISTANCE OF 150 FEET TO A POINT IN THE EAST RIGHT-OF-WAY EASEMENT LINE OF SAID OLD KINGS ROAD; THENCE NORTH 17 DEGREES 57 MINUTES 09 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 60.02 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT:

THE SOUTHERLY 60 FEET OF THE NORTHERLY 129.14 FEET OF THE WESTERLY 190.00 FEET OF LOT 22, BLOCK 34, MARY C. FLEMING SUBDIVISION OF THE THOMAS FITCH GRANT OF RECORD IN MAP BOOK 1, PAGE 1, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, EXCEPTING THEREFROM THE WESTERLY 40.00 FEET THEREOF NOW A PART OF THAT RIGHT-OF-WAY EASEMENT PER OFFICIAL RECORDS BOOK 2881, PAGES 1193 AND 1194, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

PARCEL 2:

LOT 1, EXCEPT THE NORTH 50.22 FEET, AND ALL OF LOTS 3, 4, 5, 6 AND 7, BLOCK B, AND LOTS 24, 25 AND 26, BLOCK C, AMENDED PLAN OF FLEMING PARK, AS RECORDED IN MAP BOOK 26, PAGE 110, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. ALL CONTAINING 5.19 ACRES, MORE OR LESS.

Attachment: Exhibit L - Comp Plan Parcels (4146 : Holly Hill Storage CPA and Rezone - 1704 Nova Road)