

CITY OF HOLLY HILL, FLORIDA

BOARD OF PLANNING AND APPEALS

AGENDA • JULY 2, 2018

City Commission Chamber

BOPA Regular Meeting

6:30 PM

CITY HALL
1065 RIDGEWOOD AVENUE
HOLLY HILL, FL 32117

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



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

PLANNING & APPEALS BOARD MEMBERS

Chairman

Mike Myer

Board Member

Arthur Cappuccio

Board Member

Jim Legary

Board Member

Arthur W. Morris

Board Member

Robin D. Hanger

CITY PLANNER

Brian Walker

Building & Zoning

Liz Nelson

1. **CALL TO ORDER**
2. **INNVOCAATION**
3. **PLEDGE OF ALLEGIANCE**
4. **BOPA MINUTES APPROVAL**
 1. Minutes of June 4, 2018 BOPA Meeting
(Requested by Brian Walker, City Planner)
5. **AGENDA ITEM(S)**
 1. Tenth Street FLU Amendment and Rezone (320)
(Requested by Brian Walker, City Planner)
6. **OLD BUSINESS**
7. **BOARD/STAFF COMMUNICATIONS**
8. **ADJOURNMENT**

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

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



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



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

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



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

**Board of Planning and Appeals
Agenda Item**

MEETING DATE: July 2, 2018
FROM: Brian Walker
SUBJECT: Minutes of June 4, 2018 BOPA Meeting
NUMBER: (ID # 2065)
APPLICANT:
PLANNER:

DISCUSSION: Approve Minutes of June 4, 2018 Meeting

FISCAL ANALYSIS: N/A

STAFF RECOMMENDATION: Approve June 4, 2018 BOPA Minutes

COMMISSION GOAL: N/A

MOTION: As determined by the Board

- June 4, 2018 BOPA Minutes (PDF)



CITY OF HOLLY HILL, FLORIDA

BOARD OF PLANNING AND APPEALS

MINUTES • JUNE 4, 2018

City Commission Chamber

BOPA Regular Meeting

6:30 PM

CITY HALL
1065 RIDGEWOOD AVENUE
HOLLY HILL, FL 32117

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

1. CALL TO ORDER

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

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. BOPA MINUTES APPROVAL

1.

Minutes of May 7, 2018 BOPA Meeting

(Requested by Brian Walker, City Planner)

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

Enacted and approved this 4th day of June, 2018, in Holly Hill



5. AGENDA ITEM(S)

1.

CIP Update - 2017-2018 through 2021-2022

(Requested by Brian Walker, City Planner)

Attachment: June 4, 2018 BOPA Minutes (2065 : Minutes of June 4, 2018 BOPA Meeting)

Brian Walker, City Planner summarized his staff report, stating that State law requires that each year the City update its five-year program for capital improvements to keep the City's Comprehensive Plan in compliance with state requirements. The Capital Improvements Plan (CIP) update must be adopted by ordinance. This report contains the proposed CIP for the five-year period covering FY 2017-18 through FY 2021-22. Projects that have been completed are deleted from the program, and additional projects and priorities that may be included in the program. Where cost estimates for scheduled projects have changed, the costs are modified as necessary. The proposed CIP is attached in a spread sheet format.

No major new projects have been added to the program this year. Primary work expected for the 2017-18 fiscal year is a continuation of the rehabilitation of the utility system, maintenance on streets and drainage and continuing upgrades to city parks and other facilities. Staff recommends the City Commission adopt the amended CIP and incorporate the revised program into the City's Comprehensive Plan.

The Board got into a lengthy discussion regarding the different projects, funding sources, in house repairs and if the Board can make recommendations as to what is funded and can the Board move some of time lines on some of the items?

The Board was informed by both Scott Simpson, City Attorney and Brian Walker, City Planner that these are long term goals that may or may not come to fruition, depending on the funding sources. These items have been discussed many times during the budgeting process and at staff level. Brian Walker, City Planner further commented that this is not a budget, it is a plan for anticipated capital projects and these projects can change as well as the time lines. Priorities and funding could also change on these items.

Brian Walker, City Planner expressed to the Board that under state law the only projects that must be done are projects that address deficiencies in the designated levels of service. The City does not currently have any project that is required to address a level of service deficiency. The projects on the proposed CIP list are service improvement projects and can be adjusted within the CIP or postponed beyond the CIP period as schedule demands and financing dictate.

Scott Simpson, City Attorney suggested to the Board that if they want to see a non-listed project added to the CIP, they can put that in the motion.

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

Enacted and approved this 4th day of June, 2018, in Holly Hill



6. OLD BUSINESS

Art Cappuccio asked for an update on the variance that was granted for the Krystal's pylon sign.

Brian Walker, City Planner informed Mr. Cappuccio that during the removal of the original sign, it was badly damaged and could not be repaired. The Krystal's restaurant wanted to build the same height sign as before but put it in a different location. They were informed that they could not do that, that the variance granted by the City of Holly Hill was for the sign to be the same size and location as the original sign. The restaurant is not sure if they are going to rebuild a new restaurant or replace the sign at this time.

The Board asked about the Halifax Media project. They were informed by Brian Walker that the matter of the parking on lot 5, which is solely within our City limits is still under discussion. The City would like to see if Halifax Media would accommodate some of the parking for lot 5 on to portions of lots 3 and 4, which are partly in both City limits, so that lot 5 would have more flexibility for building.

7. BOARD/STAFF COMMUNICATIONS

The next scheduled meeting will be on Monday July 2, 2018.

8. ADJOURNMENT

This meeting adjourned at 7:15 PM



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

**Board of Planning and Appeals
Agenda Item**

MEETING DATE: July 2, 2018
FROM: Brian Walker
SUBJECT: Tenth Street FLU Amendment and Rezone (320)
NUMBER: (ID # 2069)
APPLICANT: Robin Hanger
PLANNER: Brian Walker

Title

10th Street (320) Small Scale Future Land Use Map Amendment and Rezone -

Consider a Small Scale Future Land Use Map Amendment from Parks and Open Space to General Commercial and a Rezone from B-4 (Highway Business District) to CC-1 (Commercial Corridor District) for 0.765 acres, located on the north side of 10th Street, approximately 220 feet west of Ridgewood Avenue and more particularly known as 320 10th Street; (Z2018-01 CPA) (Z2018-02 RZ) (Robin Hanger, Applicant) District 1 - Currie (Brian Walker, City Planner).

Background

The Applicant is requesting a Small Scale Future Land Use Map Amendment from Parks and Open Space to General Retail Commercial and a Rezone from B-4 (Highway Business District) to CC-1 (Commercial Corridor District) for 0.765 acres, in order to expand his business of trailer sales, service and inventory storage. The site is currently used as a church and bible school. Prior to its current use, the site served as the location for uses such as an auto detailing facility and child daycare business and has been used for commercial purposes for approximately 40 years. Property Appraiser records indicate the property was developed with a 2000 square foot commercial structure in 1973.

The subject property is located within the city's Community Redevelopment Area (CRA) and is surrounded on the north, east and south, by properties with active commercial uses and CC-1 (Commercial Corridor) zoning designations. Although the parcel abuts Holly Land Park to the west and has a Parks and Open Space FLU, the property is not a part of the park system. Having been a commercially used property for several decades, there is no intention for the parcel ever to become part of the park system.

The Future Land Use (FLU) and zoning designations surrounding the subject property are as follows:

East - General Commercial FLU and CC-1 (Commercial Corridor District) zoning

West - Parks and Open Space FLU and R-2 (Low-Medium Density Single-Family Residential) zoning

North - Parks and Open Space FLU and CC-1 (Commercial Corridor) zoning

South - 10th Street, General Commercial FLU and CC-1 (Commercial Corridor District) zoning

The applicant is requesting a change to the future land use map and a change to the current zoning so that the future land use and corresponding zoning pattern allow the actual and proposed usage of the property. The current commercial use is permitted as a special exception in the B-4 zoning category. However, the proposed use of trailer sales, service and inventory storage is not a permitted use. Without the requested FLU amendment and rezone, the current use will continue to be legal non-conforming but the proposed use will not be permitted. The zoning cannot be changed unless the future land use map is changed as well since the zoning must be consistent with the comprehensive plan and the future land use map.

Site Analysis

Floodplain Impacts:

Based on the 2007 FIRM map, there are no floodplains on the subject property.

Wetland Impacts:

Based on preliminary aerial photo and County wetland map analysis, there are no wetlands on the subject property.

Utilities:

The site is located in the Holly Hill utility service area and is served by sanitary sewer and potable water. The site has been built-out and used commercially for over 40 years so no additional impacts to water and sewer are expected.

Transportation/Traffic:

The subject site currently accesses onto 10th Street, which is classified as a collector roadway and does not have improvements programmed in the City's five (5) year Capital Improvement Program.

Sidewalks:

There is an existing sidewalk along 10th Street.

Buffers:

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

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 these goals, objectives and policies. The proposed revision is consistent with the comprehensive plan with particular note of the following policies:

- Future Land Use Element Policy 1.1.5 requires development to be consistent with all aspects of the comprehensive plan. The subject property has been established in the area as a commercial property for over 40 years. It is served by the full range of public services and the proposed amendment will not result in any level of service impacts not already generated by the property.
- Policy 1.1.3 - the proposed CC-1 (Commercial Corridor) zoning district is consistent with the proposed future land use map designation of general commercial.
- The Future Land Use Element Policy sets a maximum development intensity level of 1.95 FAR for commercial sites not abutting Ridgewood Avenue. The subject site is developed within this intensity level.

Consistency with the Land Development Regulations

The requested CC-1 (Commercial Corridor) zoning classification will recognize the long-standing use of the property as a commercial business site and is consistent with the trend of development in the area. The CC-1 district regulations are intended to promote a relatively intense mix of uses along Ridgewood Avenue, including general retail, wholesale commercial, light industrial and limited residential uses, that are compatible and functionally related so as to enhance the economy of the area.

Staff finds the requested General Commercial future land use and CC-1 zoning classification to be consistent with the Comprehensive Plan and compatible with the trend of development in the area.

Staff Recommendation

Adopt the proposed Ordinance enacting a Small Scale Future Land Use Map Amendment from Parks and Open Space to General Retail Commercial and a Rezone from B-4 (Highway Business District) to CC-1 (Commercial Corridor District), for 0.765 acres, located on the north side of 10th Street, approximately 220 feet west of Ridgewood Avenue and more particularly known as 320 10th Street.

- Application and Related Docs (PDF)
- Maps (PDF)
- Land Use Ordinance (PDF)
- Rezone Ordinance (PDF)
- Facility Demand Comparison (PDF)
- Legal Description (PDF)
- Review Criteria (PDF)
- Survey (PDF)



REZONE/ FUTURE LAND USE AMENDMENT

1065 Ridgewood Avenue, Holly Hill, Florida 32117

Phone: (386) 248-9424 Fax: (386) 248-9498

Date Received: 1/30/18 Application ID: _____ Received By: _____

PROJECT INFORMATION:

PROJECT NAME: Car Shop Trailer Sales the Rezone & FLU Amendment
 PARCEL ID #(S): 424262050160
 LOCATION: 320 10th St.
 EXISTING USE(S): Church
 PROPOSED USE(S): Service Repair & Storage for trailers
 TOTAL ACREAGE: 0.165
 WATER PROVIDER: City SEWER PROVIDER: City
 PRIVATE WELL: N/A PRIVATE SEPTIC: N/A
 CURRENT ZONING: B-4 PROPOSED ZONING: CC-1
 CURRENT FUTURE LAND USE: Parks/Open Space PROPOSED FUTURE LAND USE: Gen. Retail Cmm

APPLICANT INFORMATION:

Name: Robin D. Hanger E-Mail: Robin@BestPriceTrailers.com
 Address: 950 Ridgewood Ave. Holly Hill, FL Phone: 386-566-1505
 Company: Car Shop Trailer Sales, LLC Fax: 386-258-2114
☒ Owner ☐ Agent for Owner ☐ Attorney for Owner

OWNER INFORMATION:

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

CONSULTANT INFORMATION:

Name: N/A E-Mail: _____
 Address: _____ Phone: _____
 Company: _____ Fax: _____

WHO SHOULD ALL COMMUNICATION BE DIRECTED TO?

_____APPLICANT ☒ OWNER _____CONSULTANT

Attachment: Application and Related Docs (2069 : Tenth Street FLU Amendment and Rezone (320))

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

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

REZONE (NON-PD)

- ☒ STRAIGHT REZONE \$1,200

REZONE (PD)

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

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

ATTACHMENT CHECKLIST**REQUIRED SUBMITTALS**

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

Applicant's Signature:

(Signature)

(Date)

(Print)

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

Attachment: Application and Related Docs (2069 : Tenth Street FLU Amendment and Rezone (320))

**CITY OF HOLLY HILL
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

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

- ☐ Individual

 ☐ Corporation

 ☐ Land Trust
☐ Limited Liability Company

 ☐ Partnership
☐ Other(describe)

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

NAME	ADDRESS	PHONE NUMBER

(Use additional sheets for more space.)

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

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space.)

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

Trust Name:

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space.)

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

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space.)

Attachment: Application and Related Docs (2069 : Tenth Street FLU Amendment and Rezone (320))

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

Name of LLC: Car Shop Trailer Sales LLC

NAME	TITLE	ADDRESS	% OF INTEREST
Robin D. Hanger	Managing Member	300 950 Ridgewood Ave. Holly Hill	100%

(Use additional sheets for more space.)

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

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST

Date of Contract: _____

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

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

1/30/18
Date

Robin D. Hanger
Owner, Agent, Applicant Signature

STATE OF FLORIDA
COUNTY OF Volusia

Sworn to (or affirmed) and subscribed before me by Robin D. Hanger on this 30th day of January, 20 18.
Owner, Agent, Applicant Name

Elizabeth M. Nelson
Signature of Notary Public

ELIZABETH M NELSON
Notary Public - State of Florida
Commission # FF 201240
My Comm. Expires Feb 27, 2019
Bonded through National Notary Assn.
Print, Type or Stamp Name of Notary Public

Personally Known X OR Produced Identification _____

Type of Identification Produced _____

January 31, 2018

Property Address: 320 10th Street Holly Hill FL

Hanger Robin D Tr Land Trust Agreement 1704

Legal Description

A 51 foot (51.08 actual per plat) strip West of Block E, Avondale Park, Plat 2, as recorded in Map Book 6, Page 166, Public Records of Volusia County, Florida, being also described as the unnumbered Lot in said Avondale Park, being bounded on the East by the West line of First Street (now called State Street); on the West by the West line of said Avondale Park; (Being also the West line of Lots 7, 8, and 9, Block 8, of the Fleming map, as recorded in the Public Records in Deed Book "C", page 699); and on the North by North line of said Avondale Park.

ALSO: That vacated 40 foot strip of land formerly First Street lying West of Lots 9 to 16, Block E, Avondale Park, Plat 2, as per map in Map Book 6, page 166, Public Records of Volusia County, Florida, EXCEPT the Easterly 20 feet thereof adjacent to Lots 10 and 11.

The following is the Legal Description from Volusia County Property Appraisers Website and also shows on the property tax billing:

VACATED STREET W OF BLK E EXC THAT PORTION W OF LOTS 10 & 11 & 51 FT STRIP OF

W VAC STATE ST OF BLK 3 AVONDALE PARK HOLLY HILL PER OR 4005 PG 3763

PER OR 7417 PG 2991

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

**VOLUSIA COUNTY
REAL ESTATE ANNUAL TAX BILL**

TAX YEAR: 2017

RETURN WITH PAYMENT

Make payment to: VOLUSIA COUNTY

Mail payment to:

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

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

PARCEL: 424262050160

ALT KEY: 3207114

HANGER ROBIN D TR
LAND TRUST AGREEMENT 1704
950 RIDGEWOOD AVE
HOLLY HILL FL 32117-3520

PROPERTY ADDRESS:

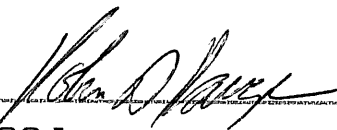
320 10TH HOLLY HILL

PLEASE PAY ONLY ONE AMOUNT

Nov 30, 2017	4%	\$201.60
Dec 31, 2017	3%	\$203.70
Jan 31, 2018	2%	\$205.80
Feb 28, 2018	1%	\$207.90
Mar 31, 2018	0%	\$210.00

TAXES BECOME DELINQUENT APRIL 1

100000000000000000000000003207114201700000021000000000000002

LAND TRUST AGREEMENT 1704		1002	
320 10TH ST		63-1403/631	
HOLLY HILL, FL 32117		139	
		Date <u>Nov 1 2017</u>	
PAY to the  Order of <u>COUNTY OF VOLUSIA</u>		<u>\$201.60</u>	
<u>TWO HUNDRED ONE DOLLARS + 60/100</u>		<u>Dollars</u> 	
 CenterState <i>prop Taxes</i>		Photo Safe Deposit® Details on back	
BANK			
ALT Key <i>Port Orange Office</i> <u>3207114</u>			
FOR SHORT PARCEL <u>424262050160</u>			
		MP	
10631140301		1127909811002	
Harland Clarke			

Thruett!
moves \$300
to cover
taxes



Volusia County Property Appraiser

Larry Bartlett, J.D.

Home Search Downloads Exemptions Agriculture Maps Tangible Links Contact

Home Search Choices Search By Alternate Key **Property Information**

Parcel Information: 4242-62-05-0160 2018 Working Tax Roll Last Updated: 01-30-2018

Owner Name and Address

Alternate Key	3207114	Parcel Status	Active Parcel (Real Estate)
Short Parcel ID	4242-62-05-0160	Mill Group	203 Holly Hill
Full Parcel ID	42-14-32-62-05-0160	2017 Final Mill Rate	21.43030
Created Date	27 DEC 1981		
Property Class	72 Private Schools & Colleges		
Ownership Type	Trust	Ownership Percent	100
Owner Name	HANGER ROBIN D TR		
Owner Name/Address 1	LAND TRUST AGREEMENT 1704		
Owner Address 2	950 RIDGEWOOD AVE		
Owner Address 3	HOLY HILL FL		
Owner Zip/Postal Code	32117		
Situs Address	320 10TH ST HOLLY HILL 32117		

Legal Description

VACATED STREET W OF BLK E EXC THAT PORTION W OF LOTS 10 & 11 & 51 FT STRIP OF W VAC STATE ST OF BLK 3 AVONDALE PARK HOLLY HILL PER OR 4005 PG 3763 PER OR 7417 PG 2991

Sales History

Book	Page	Sale Date	Sale Instrument	Qualified Unqualified	Improved	Sale Price
7417	2991	06/2017	Warranty Deed	Qualified Sale	Yes	155,000
4005	3763	05/1995	Warranty Deed	Qualified Sale	Yes	160,000
3076	1383	12/1987	Warranty Deed	Qualified Sale	Yes	130,000
1625	0507	07/1973	Quit Claim Deed	Unqualified Sale	Yes	100
1753	0083	04/1973	Warranty Deed	Qualified Sale	Yes	10,000
1537	0347	01/1973	Quit Claim Deed	Unqualified Sale	Yes	100

History of Values

Year	Land	Bldg(s)	Misc. Impr.	Just Value	School Assessed	Non-School Assessed	School Exemption	School Taxable	Non-School Exemption	Non-School Taxable
2017	100,089	43,241	1,899	145,229	145,229	145,229	145,229	0	0	0
2016	100,089	39,815	1,956	141,860	141,860	141,860	141,860	0	0	0

Display Value History

Land Data

Code	Land Use Type	Frontage	Depth	No. Units	Unit Type	Rate	Depth	Loc	Shp	Phy	Just Value
7200	SCHOOL PVT	0.0	0.0	33363.00	SQUARE_FEET	3.00	100	100	100	100	100,089
Neighborhood C2709 HOLLY HILL INDUSTRIAL I1 & I2											
Total Land Classified											0
Total Land Just											100,089

Building Characteristics

Building Number: 82219 (Building 1 of 1)

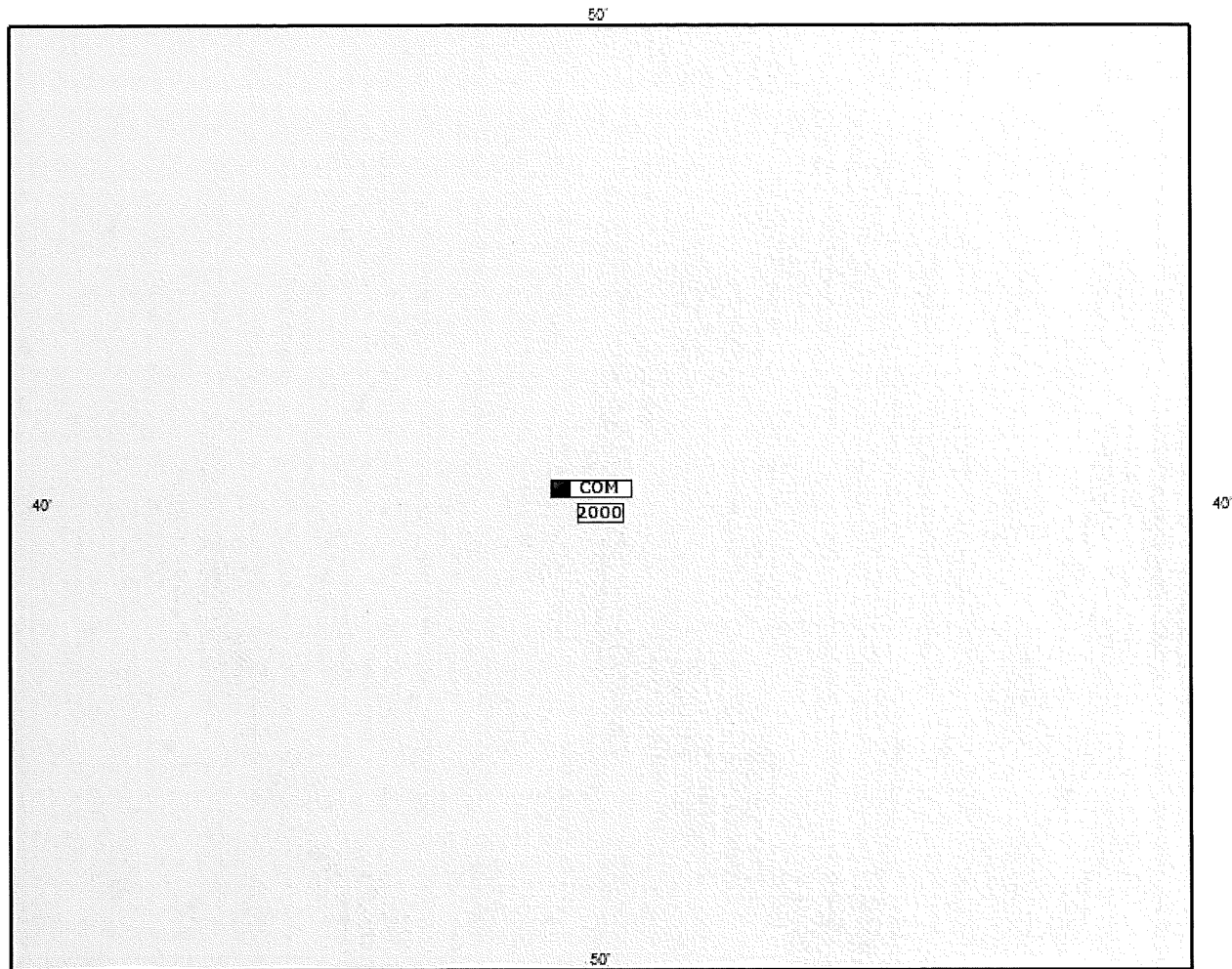
Bldg. No.	Property Type	Structure Type	Perimeter	Year Built	Quality Grade	Phys. Depr.	Func. Obs.	Loc. Obs.	Next Review
82219	Commercial	Wood, Open Steel	180	1973	300	30%	0%	0%	2999
Section Number	Avg. Wall Height	Number Stories	Year Built	Bsmnt%	Ground Floor Area	Interior Finish	Sect%	Sprinkler	A/C
001	16.00	1	1973	0.00	2000 Warehouse (48C)		100.00	No	Yes
Exterior Wall Type								Area%	100%

55 ASFM (Steel Frame Metal Bldg)

Building Refinements

Description	Number of Units	Unit Type
Baths, 3-Fixture		1 UB

Attachment: Application and Related Docs (2069 : Tenth Street FLU Amendment and Rezone (320))



Miscellaneous Improvements

Improvement Type	Number of Units	Unit Type	Life	Year In	Grade	Length	Width	Depr. Value
PVC PAVING CONCRET	440	SF	15	2008	1	0	0	567
FEN FENCE CHAIN LK	350	LF	15	1973	2	0	0	678
FEN FENCE CHAIN LK	520	LF	15	1973	1	0	0	671

Parcel Notes (Click button below to display Parcel Notes)

[Display Notes](#)

Planning and Building

Permit Number	Permit Amount	Date Issued	Date Complete	Construction Description	Occupancy Number	Occupancy Bldg
13-205	4,200	11-21-2012		DEMO EXISTING STRUCT		0
98 0062	10,000	05-20-1998		ADDITIONS/ALTERATION		0

[Display Permits](#)

Total Values

Land Value	100,089	New Construction Value	0
Building Value	44,323	City Econ Dev/Historic	0
Miscellaneous	1,916		
Just Value	146,328	Previous Just Value	145,229
School Assessed	146,328	Previous School Assessed	145,229
Non-School Assessed	146,328	Previous Non-School Assessed	145,229
Exemption Value	146,328	Previous Exemption Value	145,229
Additional Exemption Value	0	Previous Additional Exemption Value	0
School Taxable	0	Previous School Taxable	0
Non-School Taxable	0	Previous Non-School Taxable	0

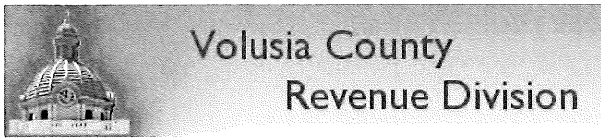
[MapIT](#) [PALMS](#) [Map Kiosk](#)

MapIT: Your basic parcel record search including lot dimensions.

PALMS: Basic parcel record searches with enhanced features.

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

[Click Here
for Tax Bill
Info](#)



The Daytona Beach Tag/Tax Office is temporarily located at the West Concourse of the Ocean Center, 101 N. Atlantic Ave, Daytona Beach, FL 32118. The DeLand, Orange City, and New Smyrna Beach Offices are open.

386-736-5938
Revenue@volusia.org

TaxSys® Search

HANGER ROBIN D TR — Real Estate at 320 10TH, HOLLY HILL

Owner address 2017 Annual bill

HANGER ROBIN D TR

LAND TRUST AGREEMENT 1704

950 RIDGEWOOD AVE

HOLLY HILL, FL 32117

PAID 2017-11-07 \$201.60

Effective 2017-11-06

Receipt #Lockbox-17-00003335

[Print Receipt](#)

Account number **424262050160** / Alternate Key 3207114

[Parcel details](#) - [Full bill history](#) - [Property Appraiser](#) - [GIS](#)





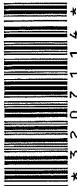
Volusia County Revenue Division
123 W Indiana Avenue Room 103
DeLand FL 32720

VOLUSIA COUNTY TAX BILL
NOTICE OF AD VALOREM AND NON-AD VALOREM ASSESSMENTS
2017 Paid Real Estate

5.1.a

PROPERTY ADDRESS: 320 10TH

LEGAL DESCRIPTION: VACATED STREET W OF BLK E EXC THAT PORTION W OF LOTS 10 & 11
& 51 FT STRIP OF W VAC STATE
See Additional Legal on Tax Roll



HANGER ROBIN D TR
LAND TRUST AGREEMENT 1704
950 RIDGEWOOD AVE
HOLY HILL, FL 32117

PARCEL:	424262050160
ALTERNATE KEY:	3207114
MILLAGE CODE:	203
TAX YEAR:	2017

Volusia County of Volusia
Paid By
11/07/2017
Effective Date 11/06/2017
Receipt # Lockbox-17-00003335
\$201.60

WALK-IN CUSTOMERS
PLEASE BRING ENTIRE NOTICE

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

PLEASE PAY ONLY ONE AMOUNT

If Postmarked By	Nov 30, 2017				
Please Pay	\$0.00				

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAX AMOUNT
COUNTY	6.65200	145,229	145,229	0	0.00
VOLUSIA FOREVER	0.09050	145,229	145,229	0	0.00
VOLUSIA ECHO	0.20000	145,229	145,229	0	0.00
VOLUSIA FOREVER I&S 2005	0.10950	145,229	145,229	0	0.00
VOLUSIA COUNTY MOSQUITO CONTROL	0.18800	145,229	145,229	0	0.00
PONCE INLET PORT AUTHORITY	0.09290	145,229	145,229	0	0.00
SCHOOL	6.52000	145,229	145,229	0	0.00
HOLLY HILL	6.89490	145,229	145,229	0	0.00
ST JOHNS WATER MANAGEMENT DIST	0.27240	145,229	145,229	0	0.00
FLORIDA INLAND NAVIGATION DIST	0.03200	145,229	145,229	0	0.00
HALIFAX HOSPITAL AUTHORITY	0.37810	145,229	145,229	0	0.00

TOTAL MILLAGE RATE:

21.43030

TOTAL TAXES:

\$0.00

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	TELEPHONE	RATE PER UNIT	AMOUNT
HOLLY HILL STORMWATER	386-248-9433		210.00

TOTAL ASSESSMENTS:

\$210.00

TOTAL COMBINED TAXES AND ASSESSMENTS:

\$210.00

For additional information please see reverse side.

Pay online at volusia.county-taxes.com

Phone: 386-736-5938

Email: Revenue@volusia.org

VOLUSIA COUNTY TAX BILL
2017 Paid Real Estate

TAX YEAR: 2017

Make payment to: VOLUSIA COUNTY

Mail payment to:

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

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

PARCEL : 424262050160

ALT KEY: 3207114

HANGER ROBIN D TR
LAND TRUST AGREEMENT 1704
950 RIDGEWOOD AVE
HOLY HILL, FL 32117

PROPERTY ADDRESS:
320 10TH, HOLLY HILL

PLEASE PAY ONLY ONE AMOUNT

If Postmarked By	Please Pay
Nov 30, 2017	\$0.00
TAXES BECOME DELINQUENT APRIL 1	



RETURN WITH PAYMENT

Public Site
Paid

11/07/2017

Receipt # Lockbox-17-00003335

\$201.60 Effective Date 11/06/2017

Packet Pg. 21

Attachment: Application and Related Docs (2069 : Tenth Street FLU Amendment and Rezone (320))

Subject Parcel - B-4 (Highway Business District) Zoning

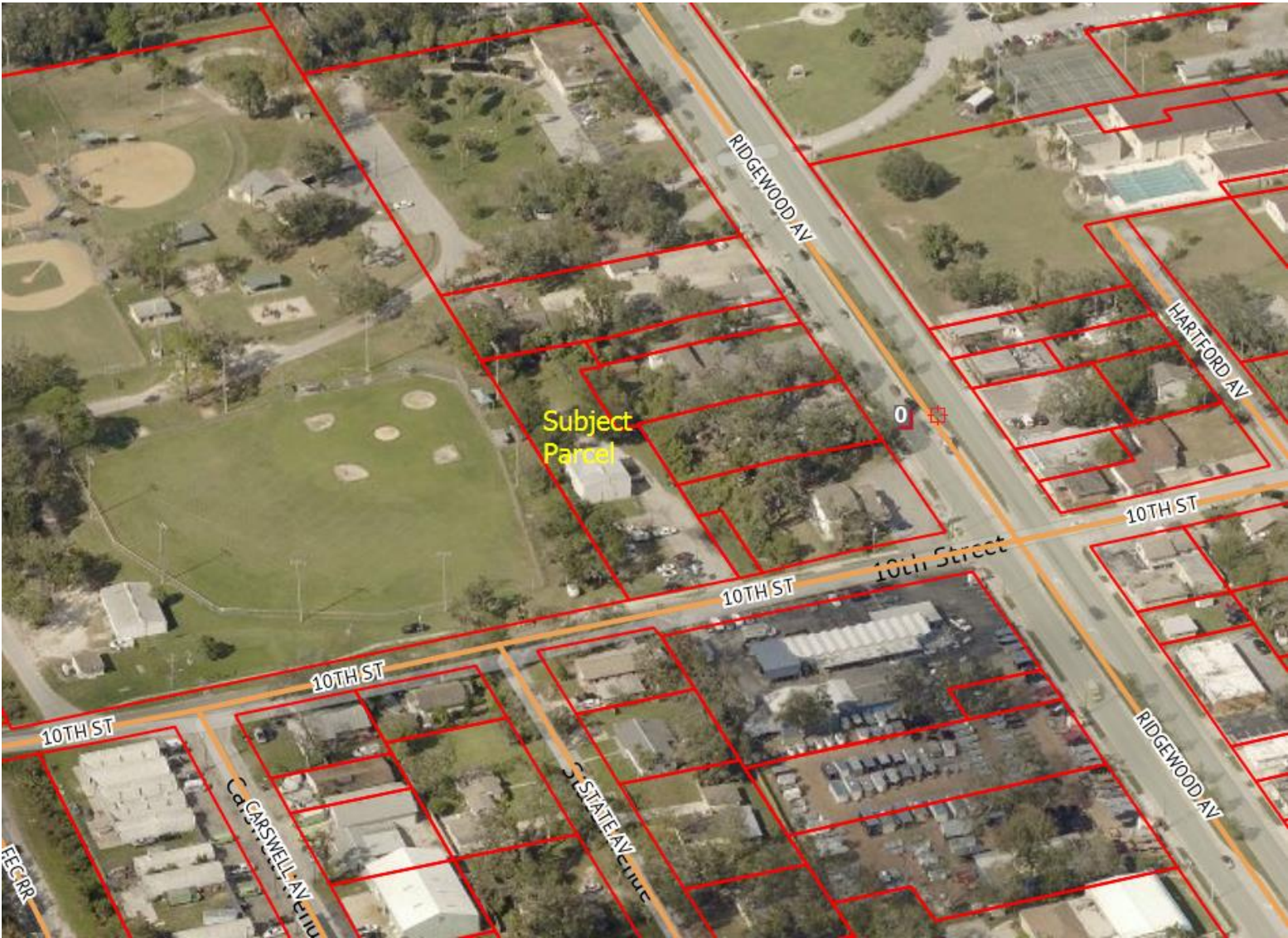


Attachment: Maps (2069 : Tenth Street FLU Amendment and Rezone (320))

Subject Parcel - Parks and Open Space Future Land Use



Aerial



Aerial



View of Property Looking North



Across the Street (south of) the Subject Property



Standing in Front of the Subject Parcel Looking West



Standing in Front of the Subject Parcel Looking East



The subject property abuts and is located behind (to the west) of these businesses on Ridgewood Avenue.



ORDINANCE NO. ____

**AN ORDINANCE OF THE CITY OF HOLLY HILL, FLORIDA
AMENDING, THE COMPREHENSIVE PLAN, BY
AMENDING THE FUTURE LAND USE MAP TO DESIGNATE
THE PARCEL IDENTIFIED AS 320 TENTH STREET AS
GENERAL COMMERCIAL; PROVIDING FOR
CONFLICTING ORDINANCES; PROVIDING FOR
SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

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

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

NOW, THEREFORE, BE IT ORDAINED BY 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 parcel at 320 Tenth Street identified as having parcel number 4242-62-05-0160 as described in Attachment A as General Commercial.

Section 2. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance, or application hereof, is for any reason held invalid or unconstitutional by any Court, such portion or application shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions or application hereof.

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

Section 4. That this Ordinance shall become effective immediately upon its adoption.

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

Section 6. That this Ordinance shall become effective upon completion of the appeal period for comprehensive plan amendments allowed by Florida law and upon issuance of the certificate of consistency by the Volusia Growth Management Commission.

ATTACHMENT A

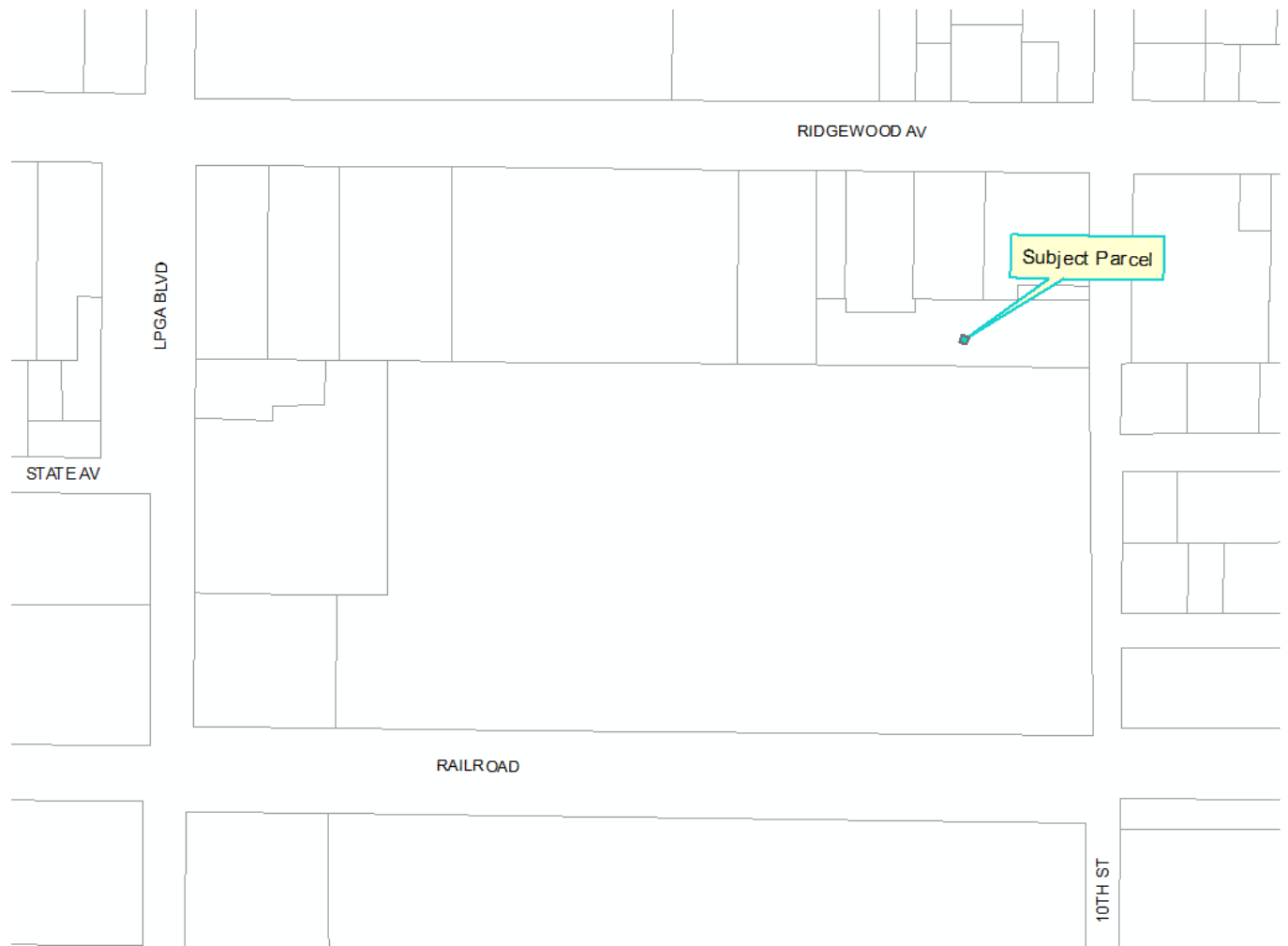
Legal Description

A 51 foot (51.08 actual per plat) strip West of Block E, Avondale Park, Plat 2, as recorded in Map Book 6, Page 166, Public Records of Volusia County, Florida, being also described as the unnumbered Lot in said Avondale Park, being bounded on the East by the West line of First Street (now called State Street): on the West by the West line of said Avondale Park; (Being also the West line of Lots 7, 8, and 9, Block 8, of the Fleming map, as recorded in the Public Records in Deed Book "C", page 699); and on the North by North line of said Avondale Park.

ALSO: That vacated 40 foot strip of land formerly First Street lying West of Lots 9 to 16, Block E, Avondale Park, Plat 2, as per map in Map Book 6, page 166, Public Records of Volusia County, Florida, EXCEPT the Easterly 20 feet thereof adjacent to Lots 10 and 11.

The following is the Legal Description from Volusia County Property Appraisers Website and also shows on the property tax billing:

VACATED STREET W OF BLK E EXC THAT PORTION W OF LOTS 10 & 11 & 51 FT STRIP OF
W VAC STATE ST OF BLK 3 AVONDALE PARK HOLLY HILL PER OR 4005 PG 3763
PER OR 7417 PG 2991



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 AT 320 TENTH STREET AS MORE SPECIFICALLY DESCRIBED IN ATTACHMENT A FROM B-4 HIGHWAY BUSINESS DISTRICT TO CC-1 COMMERCIAL COORIDOR DISTRICT; PROVIDING FOR CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the City Commission, as authorized by 163.3202, Florida Statutes, has enacted and does enforce the Land Development Regulations, based on, related to, and as a means to implement its adopted comprehensive plan; and

WHEREAS, the City Commission has determined that it is necessary to amend its Land Development Regulations as herein provided in order to more effectively implement its adopted comprehensive plan, and

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

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

Section 1. The Official Zoning Map of the City of Holly Hill is hereby amended to designate the property described in Attachment A as CC-1 Commercial Corridor District .

Section 2. Development of the property described in Attachment A shall conform to the

Land Development Regulations of Holly Hill.

Section 3 This ordinance shall become effective following approval of the future land use map amendments designated as Z-2018-01 by the Florida Department of Economic Opportunity and certification of the same amendment by the Volusia Growth Management Commission.

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

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

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

ATTACHMENT A

A 51 foot (51.08 actual per plat) strip West of Block E, Avondale Park, Plat 2, as recorded in Map Book 6, Page 166, Public Records of Volusia County, Florida, being also described as the unnumbered Lot in said Avondale Park, being bounded on the East by the West line of First Street (now called State Street): on the West by the West line of said Avondale Park; (Being also the West line of Lots 7, 8, and 9, Block 8, of the Fleming map, as recorded in the Public Records in Deed Book "C", page 699); and on the North by North line of said Avondale Park.

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W VAC STATE ST OF BLK 3 AVONDALE PARK HOLLY HILL PER OR 4005 PG 3763

PER OR 7417 PG 2991

Facility Demand Comparison

The following summarizes the difference in the demand for services based on the currently adopted future land use and the proposed amendment. Keep in mind that the property has served as a commercial property for over 40 years and the use has been consistent with that expected in a general commercial FLU rather than the adopted parks and open space FLU.

Public Facility / Service	Current Adopted FLU Demand	Proposed FLU Demand
Potable Water	268 gallons	268 gallons
Sanitary Sewer	321 gallons	321 gallons
Storm-water	Maintain 1 st inch on-site	1 st inch on-site with 10% of pre-development flow rate and volume, pre-post development for 100 yr. flood
Transportation	0.145 avg. daily trips	7 average daily trips
Solid Waste Collection	19 lbs.	19 lbs.

The City has adequately served the commercial uses on the site for over 40 years. There is adequate capacity.

Legal Description

A 51 foot (51.08 actual per plat) strip West of Block E, Avondale Park, Plat 2, as recorded in Map Book 6, Page 166, Public Records of Volusia County, Florida, being also described as the unnumbered Lot in said Avondale Park, being bounded on the East by the West line of First Street (now called State Street): on the West by the West line of said Avondale Park; (Being also the West line of Lots 7, 8, and 9, Block 8, of the Fleming map, as recorded in the Public Records in Deed Book "C", page 699); and on the North by North line of said Avondale Park.

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The following is the Legal Description from Volusia County Property Appraisers Website and also shows on the property tax billing:

VACATED STREET W OF BLK E EXC THAT PORTION W OF LOTS 10 & 11 & 51 FT STRIP OF

W VAC STATE ST OF BLK 3 AVONDALE PARK HOLLY HILL PER OR 4005 PG 3763

PER OR 7417 PG 2991

REZONE AND COMPREHENSIVE PLAN AMENDMENT REVIEW CRITERIA

Address: 320 10th Street

The Land Development Regulations of Holly Hill include provisions in Chapter 82, Article V, Division 5, Section 83-372 and 374 that require the Board of Planning and Appeals and City Commission to consider the following criteria in its review of each application. The following summarizes the criteria and response in support of the proposed amendment and rezone.

(1) Whether it is consistent with all adopted elements of 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 these goals, objectives and policies. The proposed revision is consistent with the comprehensive plan with particular note of the following policies:

- Future Land Use Element Policy 1.1.5 requires development to be consistent with all aspects of the comprehensive plan. The subject property has been established in the area as a commercial property for over 30 years. It is served by the full range of public services and the proposed amendment will not result in any level of service impacts not already generated by the property.
- Policy 1.1.3 - the proposed CC-1 (Commercial Corridor) zoning district is consistent with the proposed future land use map designation of general commercial.
- The Future Land Use Element Policy sets a maximum development intensity level of 1.95 FAR for commercial sites not abutting Ridgewood Avenue. The subject site is developed within this intensity level.

(2) Its impact upon the environment or natural resources.

The site has been built out for many years and has served as the location for many different types of businesses. The proposed amendment and rezone will not create any new impacts to the environment or natural resources. Based on a review of the property there are no endangered or threatened wildlife on the subject property.

(3) Its impact upon the economy of any affected area.

The proposed amendment and rezone are supportive of the economic development initiatives of the City of Holly Hill. They are being proposed in order to support the expansion of an existing business. The subject property and existing business are both located within the City's Community Redevelopment Area.

(4) Its impact upon any existing necessary governmental services such as schools, sewage disposal, solid waste or transportation systems.

The site has been built out for many years and has served as the location for many different types of businesses. The site will have no new impacts to any governmental services.

(5) Any changes in circumstances or conditions affecting the area.

The site has been built out for many years and has served as the location for many different types of businesses. The proposed land use amendment, rezone and use will not cause a change to the area.

(6) Any mistakes in the original classification.

The property owner is not aware of any mistakes in the original classification of the property.

(7) Its effect upon the use or value of the affected area.

The property will be used to expand an existing business.

(8) Its impact upon the public health, welfare, safety or morals.

The expansion of local business that has served the community for many years will benefit the overall Holly Hill community.

A 51 foot (3'10.88") deep pit, step West of Block E, Avonside Park, Fla., according to the plat thereof as recorded in Map Book 6, page 166, Public Records of Volusia County, Florida, being also described as "the intersection of the centerline of the road known as the 'Avonside Road' with the centerline of the now-unimproved lot it said Avonside Park," being bounded on the East by the West line of First Street and on the North by the North line of said Avonside Park. Also that the plat thereof was recorded in Map Book 6, page 166, Public Records of Volusia County, Florida, being also described as "the intersection of the centerline of the road known as the 'Avonside Road' with the centerline of the now-unimproved lot it said Avonside Park," being bounded on the East by the West line of First Street and on the North by the North line of said Avonside Park. Also that the plat thereof was recorded in Map Book 6, page 169, and 8 Block C of the Flamingo was recorded in the Public Records in Deed Book "C," pages 699- and on the South by North line of 16, Block E, Avonside Park. That viewed 40-foot strip of land formerly First Street West of lots 9 to 16, Block E, Avonside Park, Plat 2, according to the plat thereof as recorded in Map Book 6, page 166, Public Records of Volusia County, Florida, EXCEPT the 20-foot strip thereof adjacent to lots 10 and 11.

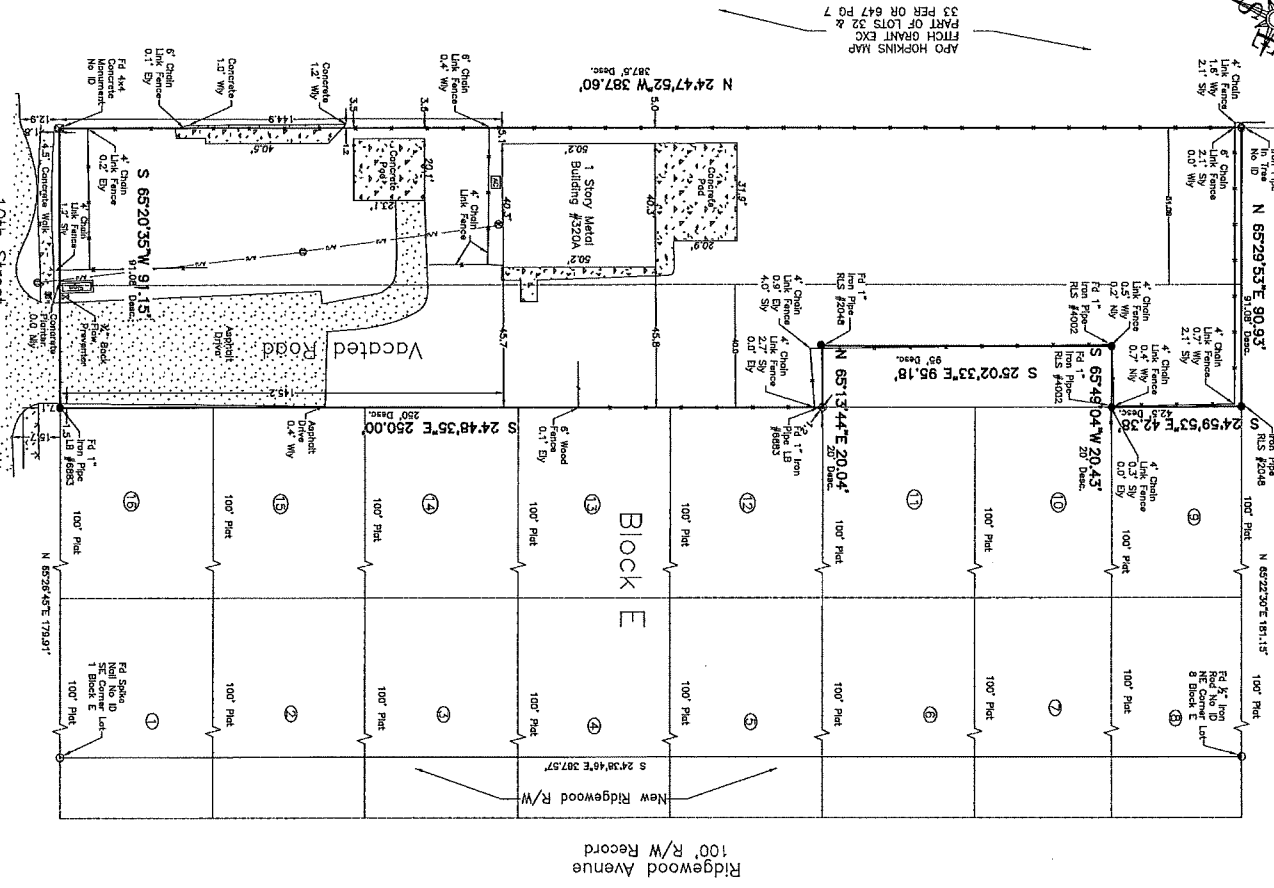
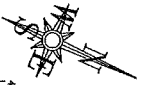
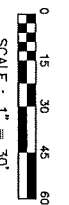
1. Field survey completed 3-5-2018.
2. Bearing basis assumed: S65°20'53"W along the northerly right of way of 10th Street.
3. Underground utilities were not located, except as shown.
4. No title search has been performed by or provided to MYER LAND SURVEYING, INC.
5. Dimensions shown are feet and decimals thereof.
6. Underground foundation, if any, not located.

A	Air freight	ND	Nail and dist.
AC	Air conditioning pad	NCVD	National Decedent Vertical Datum
AU	Aerial utilities	OR	Official Records
BM	Benchmark	P	Foot pump
CALC	Cable TV service	PC	Point of curve
C	Calculation	PEC	Point of compound curve
CA	Catch basin	PEP	Permanent control point
CL	Centerline	POB	Point of beginning
CLT	China link fence	PP	Point of commencement
CM	Concrete monument	PPC	Pinpoint pipe
CONC	Corrugated metal pipe	R	Radius
CR	Cross section	RCP	Reinforced concrete pipe
D	Ditch	REC	Recovered
DESC	Description	RLS	Registered land surveyor
E(B)	Electric meter base(s)	R/W	Right of Way
ELT	Electrical metal tubing	S	Tility services solidarily
FID	Flood	S(L)	Telephone service typical
FID	Flood	TYP	Utility pole
G	Gas meter	V	Valve
FPL	Florida Power and Light	W	Water meter
FPL	Florida Professional Land Surveyor Identification	WDLY	Wooden frame
ID	Iron pipe	WV	Wooden frame
JP	Light pole		
L	Leased business		
MAG	Magnetic		
MDL	Model		
MDL	Model		

(This survey report is a national, guildless signed, embossed with a registry's seal and accompanied by a Master Equine® Survey, JENNO, 181219)
MICHAEL M. MOSER, dsm1254006 (Copyright reserved)
Report and map of survey are exclusively prepared for the benefit of:
John B. Moser

Digitally signed by
Michael Myer
Date: 2018.03.15 16:56:00
-04'00'

BOUNDARY SURVEY
Sheet 1 of 2



APD HOPKINS MAP
PART OF LOTS 32 &
FITCH GRANT EX
33 PER OR 647 PG 7

Ridgewood Avenue
100' R/W Record

(Not valid unless accompanied by sheet 2, Survey Report)
Job Number 18129 CRD #82007
FB 325, Page 10-11

AYER LAND SURVEYING, INC. 316 RIDGEWOOD AVENUE, SUITE 100 HOLLY HILL, FLORIDA 32117 386-255-6304 Phone			
SCALE	DESIGNED	DRAWN	CHECKED
1" = 30'		AJS	MM
			DATE
			3/15/18