

CITY OF HOLLY HILL, FLORIDA

BOARD OF PLANNING AND APPEALS

AGENDA • JULY 6, 2020

City Commission Chamber

BOPA Regular Meeting

6:00 PM

CITY HALL
1065 RIDGEWOOD AVENUE
HOLLY HILL, FL 32117

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



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

PLANNING & APPEALS BOARD MEMBERS

Chairman
Mike Myer

Board Member
Arthur J. Byrnes

Board Member
Dennis Smith

Board Member
Robin D. Hanger

Board Member
Tony Cassata

CITY PLANNER
Brian Walker

Building & Zoning
Liz Nelson

1. **CALL TO ORDER**
2. **INNVOCAATION**
3. **PLEDGE OF ALLEGIANCE**
4. **BOPA MINUTES APPROVAL**
 1. Minutes - June 1, 2020 Meeting
(Requested by Brian Walker, City Planner)
5. **AGENDA ITEM(S)**
 1. Riverside Drive (224) PD Rezone
(Requested by Brian Walker, City Planner)
6. **OLD BUSINESS**
7. **BOARD/STAFF COMMUNICATIONS**
 1. Discuss September BOPA Meeting Date
(Requested by Brian Walker, City Planner)
8. **ADJOURNMENT**

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

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



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



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

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



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

**Board of Planning and Appeals
Agenda Item**

4.1

MEETING DATE: July 6, 2020
FROM: Brian Walker
SUBJECT: Minutes - June 1, 2020 Meeting
NUMBER: (ID # 2956)
APPLICANT:
PLANNER: Brian Walker

DISCUSSION: Approve June 1, 2020 BOPA Minutes

FISCAL ANALYSIS: N/A

STAFF RECOMMENDATION: Approve June 1, 2020 BOPA Minutes

COMMISSION GOAL: N/A

MOTION: As determined by the BOPA

- June 1, 2020 Minutes (PDF)



CITY OF HOLLY HILL, FLORIDA

BOARD OF PLANNING AND APPEALS

MINUTES • JUNE 1, 2020

City Commission Chamber

BOPA Regular Meeting

6:00 PM

CITY HALL
1065 RIDGEWOOD AVENUE
HOLLY HILL, FL 32117

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

1. CALL TO ORDER

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

2. INVOCATION

Invocation was given by Chairman Mike Myer.

3. PLEDGE OF ALLEGIANCE

Chairman Mike Myer led us in the Pledge of Allegiance.

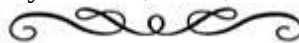
4. BOPA MINUTES APPROVAL

1. Minutes - May 4, 2020

(Requested by Brian Walker, City Planner)

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

Enacted and approved this 1st day of June, 2020, in Holly Hill



5. AGENDA ITEM(S)

1. An Amendment Request to the Waiver Granted on June 3, 2019, with Regard to the Type "A" Visual Screening Requirement in Section 98-67(A) of the LDR for Property Located at 1171 S. Nova Road

(Requested by Brian Walker, City Planner)

Brian Walker, Community Development Director/City Planner summarized his staff report. The applicant is in the process of building a 29,150 square foot building that abuts residential property on the east. Article III of the land development regulations require that a visual screen be placed between residential and commercial properties. The building is 35 feet away from the residential properties on the east, therefore a Type A visual screen consisting of a brick masonry wall and a tree every 25 feet along the wall was required. Per Section 98-69(a) of the LDR, "Waiver or reduction of requirements for the visual screens," the Board of Planning and Appeals may, upon appeal by an applicant, waive or reduce the required visual screen where such visual screen would be unreasonable and excessive. On June 3, 2019, the applicant petitioned the Board of Planning and Appeals to waive the visual screen requirements. The applicant maintained that a masonry wall was not necessary due to the natural existing vegetation and tree line on the property which screens the homes from the commercial site. Additionally, a 35' buffer in the rear contains a retention pond. The back of the building, would also be used as a visual screen, since no access or parking is provided to the back of the building. Mr. Walker summarized the five (5) conditions the BOPA put in the granted waiver request. One of the conditions was that the existing tree line and vegetation on the east be left undisturbed and that if gaps or thinning are evident, the vegetated buffer shall be supplemented with additional canopy and understory trees.

Once construction of the building got underway, it became evident that the site would need to be modified in such a way that the east property line would be affected. Per the conditions of approval for granting the waiver on June 3, 2019, because the site is being modified, the waiver request must come back to the BOPA. Some of the changes that occurred was that one of the lots to the east was purchased by the applicant for use as part of the drainage system. This means that a continuous screen of landscaping and trees along the entire eastern property line as required by the previously granted waiver, is not possible. However, since the lot is now owned by the applicant and is part of their development, it is not required to be screened from the commercial site. There is a significant drop in grade between the rear of the building and the residential homes. When the occupants of the homes look thorough the existing vegetation, they see an 8 foot painted brick wall that is part of the building. The applicant feels that this offers the same, if not more, of a visual screen, than the 6 foot wall and tree every 25 feet that the code requires.

The applicant requests that based upon the evidence presented at this meeting, the waiver to Section 98-67(a) of the LDR approved on June 3, 2019, be amended in that the 8 foot back wall of the building, along with the existing vegetation serve entirely as the required visual screen between the commercial property and residential homes. Staff has no objection to the applicant's requested waiver amendment. Staff does recommend that should the Board of Planning and Appeals approve the requested amendment, the following conditions be imposed.

That the applicant maintain the existing visual screen by replacing vegetation that dies or is destroyed or damaged on their property.

That this waiver be valid conditioned upon the site being generally developed as proposed per the approved site plan, and that if significant modifications occur in the future such as proposed parking in the rear of the building, the waiver and amendment be nullified, and that all conditions as required by code must be met. Whether or not a modification is significant shall be determined solely by the City.

That the applicant purchase ten 6 foot wooden privacy panels for an approximate total cost of \$400, for placement along the rear property line of property identified as 1716 Palm Road, Ormond Beach, and supplement the existing vegetation with shrubs, at a time agreed upon by both parties. Should this condition not be met, the applicant will be considered in violation of the waiver amendment and face code enforcement action.

Arthur Brynes expressed concerns that in the future, the building use could change and there could be parking in the rear of the property. He is requesting that a fence be placed along the entire east property line. He was informed by staff that a fence could not be constructed completely along the east property line due to the fact that the applicant owns one of the lots. Also if a fence was constructed along that property line, it would be down in a ditch and would be of no use.

Mr. Walker suggested that the Board could add a condition that if the property is sold and any changes are requested to the east side of the building, that this matter would have to come back to the Board for approval.

Scott Simpson, City Attorney informed the Board members that the property owners to the east of this building could put up a fence if they so desire.

Matt Schwarmann, applicant stated that he will be putting a fence along the property in the northeast corner of this property. He further commented that the east side of the building is being used as a dry retention pond, which includes large tanks in the ground. It will hold water for 1 day, then it dries up quickly. He is also not opposed to any conditions placed on the building as far as it being used for recreational purposes only.

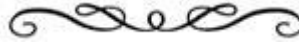
Tammy ?, 1714 Palm Road, asked if a fence could be placed around the retention pond. She was informed that it is a dry pond and there is no regulation requiring a fence.

Heidi Heller, 460 Ridgewood Avenue also stated that she would like to see a fence constructed along the east property line.

Arthur Brynes moved, seconded by Tony Cassata for approval of the waiver with the staff imposed conditions and a further condition that if there are any changes to the east side of the building the waiver would be nullified.

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

Enacted and approved this 1st day of June, 2020, in Holly Hill



2. An Ordinance of the City of Holly Hill, Florida, Approving the Seventh Amendment to Marina Grande Residential Based Mixed Use Planned Unit Development (Mpud) Development

(Requested by Brian Walker, City Planner)

Brian Walker, City Planner stated that Marina Grande is asking the Board to consider an amendment to the Marina Grande MPUD by reapproving and extending the display time, for temporary signage as approve on March 28, 2017. Over the years the initial MPUD agreement has been amended several times, to address modifications to the plan and address some procedural issues. The original agreement, provided a plan for signage, including project identification signs and signage for retail spaces, However, the agreement did not address real estate signage to be used for the sale and rental of residential and commercial units. On March 28, 2017, the City Commission approved the applicant's plan for real estate signage by approving the 6th Amendment to the Marina Grande MPUD. However, the approval was limited to a 3 year term that expired on March 27, 2020. The applicant has now submitted a 7th request for amendment of the Marina Grande MPUD asking that the plan be reapproved for an additional three (3) years from the date of the approval of this request or until such time that the owners no longer own or control greater than 3% of the total residential units, whichever occurs sooner.

Staff states the City Commission can approve the proposed amendment to the MPUD agreement if the Commission, in its opinion, finds the proposed signage program consistent with Policy 1.2.8 of the Future Land Use Element.

Robert A Merrell III, Attorney representing the applicant stated that the banner on the tower has helped with the sales of units. There were 137 units for sale when the banner was installed in 2017, there are now 95 units left.

Walter Borgin, Broker for onsite sales of the condo units was asked if there is any owner financing of the units. The Board was informed there was no owner financing available. He further stated that the temporary signs and banner have been very helpful in selling these units. When the banner was removed for repairs the sales dropped tremendously.

Robert A Merrell, applicant came back to the podium to answer questions about bulk owners and the percentage of units left before the banner would need to be removed from the side of the tower. It was the consensus of the Board that a number of units would be

better, than a percentage. He also stated that the Agreement goes with the land not the owner.

Don Durm, 241 Riverside Drive, Unit 806 and the Marina Grande on the Halifax I Condominium Association Board of Directors President, stepped to the podium, stating that Daytona Grande LLC (owner of the banner) has been a great partner to Marina Grande and that the issue of the banner was addressed at a Board Meeting of the Condo HOA. Of the comments that they received, people having to look at the banner from their condo units was expressed mostly. He suggested that Daytona Grande look at maybe placing the banner or some other type of signage around the top of the tower, instead of going down the side. Daytona Grande LLC would still have signage, and the condo owners would not have to look at the banner.

Robert Van Winkle, 231 Riverside Drive #1903, stated he can see the banner from his condominium and has been looking at it for 5 years now and would really like to see it removed. He is against this request.

Terry Wood, 231 Riverside Drive, 19th Floor, also expressed that he is against the banner on the tower.

Arthur Byrnes moved, seconded by Tony Cassata that they would approve the Seventh Amendment to Marina Grande Residential Based Mixed use Plan Unit Development with the restriction that the banner will be removed when there are 5 units or less to sell or three (3) years, which ever occurs first.

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

Enacted and approved this 1st day of June, 2020, in Holly Hill



6. OLD BUSINESS

None

7. BOARD/STAFF COMMUNICATIONS

None

8. ADJOURNMENT

7:40 PM

Liz M Nelson

Liz M Nelson, Permit/License Technician 6/1/2020

Mike Myer

Mike Myer, Chairman 6/1/2020



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

**Board of Planning and Appeals
Agenda Item**

5.1

MEETING DATE: July 6, 2020
FROM: Brian Walker
SUBJECT: Riverside Drive (224) PD Rezone
NUMBER: (ID # 2949)
APPLICANT:
PLANNER:

INTRODUCTION:

Riverside Drive (224) PD Rezone - Consider a Rezone from CC-1 (Commercial Corridor) to BPUD (Business Planned Unit Development) for approximately .46 acres, located on the west side of Riverside Drive approximately 300 feet north of 2nd Street and more specifically known as 224 Riverside Drive. (City of Holly Hill, Applicant)
District 1 - Commissioner Penny (Brian Walker, City Planner).

BACKGROUND:

The parcel at 224 Riverside Drive is owned by the City Of Holly Hill. It is zoned CC-1 (Commercial Corridor) and has a future land use of General Commercial. The City is requesting a rezone to BPUD (Business Planned Unit Development) in order to permit uses that are most appropriate for the area and that support the current trend of development along Riverside Drive.

DISCUSSION:

The parcel addressed as 224 Riverside Drive sits directly in front of Marina Grande, a luxury residential condominium community with upscale retail and office space facing west along Riverside Drive. Approximately 350 feet to the south is The Market. A facility that the City remodeled and that now contains one of the City's finest dining restaurants. The parcel is also located within the City's Redevelopment District. Among other things, part of the stated purpose of the CRA District is to enhance the City's assets.

The CC-1 zoning designation is very broad and allows uses ranging from a book store to light industrial and manufacturing. Staff has received inquiries from potential buyers of the property. General inquiries have centered on putting uses on the property, such as motorcycle repair, and others that are not compatible with this location or trend of development in this area.

At its regular meeting on May 4th, 2020, staff discussed the issue with the Board of Planning and Appeals in order to receive feedback as to whether or not it might be appropriate to rezone the property with the goal of ensuring that it be developed in a way that supports the trend of development in the area. After some discussion, the BOPA recommended that the property be rezoned to a PD in order to more specifically guide what uses are permitted on the property and ensure that it be developed following

the architectural design guidelines as presented in the CRA Master Plan.

This is the purpose of the proposed rezone.

COMPREHENSIVE PLAN (FLU) AND ZONING ANALYSIS:

Adjacent land uses and zoning are as follows:

North: FLU is General Commercial and Zoning is CC-1 and R-9

South: FLU is General Commercial and Zoning is CC-1

East: FLU is General Commercial and Zoning is MPUD (Marina Grande)

West: FLU is General Commercial and Zoning is R-9

Site Analysis

Floodplain Impacts:

Based on FIRM Map 12127C0357J revised on September 29, 2017, and the topographic survey provided by the Applicant, the property is in flood zone AE.

Wetland Impacts:

Based on preliminary wetland map analysis, there are no wetlands on the subject property.

Utilities:

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

Sidewalks:

There is an existing sidewalk along the east side of Riverside Drive.

Landscaping and Buffers:

Landscaping and buffers will be required per the Conceptual Preliminary Development Plan.

Consistency with the Land Development Code

The proposed Business Planned Unit Development (BPUD) zoning designation and the associated Conceptual Preliminary Development Plan have been evaluated for compatibility with the Land Development Regulations of Holly Hill in accordance with all applicable portions of Chapter 114, Division 13 and Section 114-771(4).

The request is consistent with the Land Development Regulations of Holly Hill and the surrounding area.

Consistency with the Comprehensive Plan

The rezone request has been evaluated for consistency with all applicable policies of the City's Comprehensive Plan. Per Policy FLU 1.1.2 the ratio of building floor area (FAR) for the General Commercial Development future land use designation shall not exceed 1.95. Future development shall not exceed the permitted F.A.R. Per Policy FLU

1.1.5, the City is compelled to review the rezone request for consistency with the uses, density, and compatibility of the Comprehensive Plan.

The uses proposed within the proposed Business Planned Unit Development (BPUD) zoning classification are compatible with the General Commercial Development future land use designation as well as with existing adjacent land uses.

STAFF RECOMMENDATION:

Recommend the City Commission adopt the Ordinance enacting a Rezone from CC-1 (Commercial Corridor) to BPUD (Business Planned Unit Development) for approximately .46 acres, located on the west side of Riverside Drive approximately 300 feet north of 2nd Street and more specifically known as 224 Riverside Drive.

- CC-1 Permitted Uses (PDF)
- Development Agreement - 224 Riverside (PDF)
- General Map Views (PDF)
- Conceptual Preliminary Development Plan (PDF)
- Zoning, FLU and Flood Map (PDF)
- Property Appraiser Information Sheet (PDF)
- The Market (PDF)

Sec. 114-593. - Permitted principal uses and structures.

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

- (1) Administrative offices.
- (2) Adult congregate living facilities not exceeding 65 clients per acre (licensed capacity).
- (3) Adult day care centers.
- (4) Banks and savings and loans.
- (5) Barbershops.
- (6) Bars and nightclubs, except when such uses are located on a parcel abutting any R-1 through R-9 zoned property.
- (7) Beauty salons.
- (8) Business services.
- (9) Carwash facilities, except when located on property adjacent to Ridgewood Avenue or LPGA Blvd., in which case such use is allowed by special exception.
- (10) Child day care centers.
- (11) Civic, fraternal and service organizations.
- (12) Clubs, private.
- (13) Convenience grocery stores.
- (14) General office uses.
- (15) Hospitals.
- (16) Hotels/motels.
- (17) Houses of worship.
- (18) Laboratories: biological, optical, medical, dental and X-ray, but not including research and development laboratories related to the manufacturing of drugs for distribution and sale.
- (19) Manufacturing (light industrial).
- (20) Marinas.
- (21) Medical and dental clinics.
- (22) Miniwarehouses.
- (23) Motor vehicle sales and rentals.
- (24) Newsstands.
- (25) Personal services.
- (26) Prescription pharmacies.
- (27) Professional services offices.
- (28) Public uses.
- (29) Public utility uses and structures.
- (30) Recreational vehicles and equipment sales (including boat sales).
- (31) Residential dwelling units (not more than ten dwelling units per acre in conjunction with a nonresidential use only).
- (32) Rest and convalescent homes.

- (33) Restaurants, type A or B, except when such uses are located on a parcel abutting any R-1 through R-9 zoned property.
- (34) Retail sales and services.
- (35) Retail specialty shops.
- (36) Self-service laundromats.
- (37) Shopping centers.
- (38) Veterinary clinics.
- (39) Warehousing and distribution.
- (40) Motor vehicle and marine sales, services, parts and repair.
- (41) Paint and body shops, except when such uses are located on a parcel abutting Ridgewood Avenue (U.S. 1/S.R. 5) or abutting any R-1 through R-9 zoned property.

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

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

Sec. 114-594. - Prohibited uses.

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

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

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

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

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

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

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

Sec. 114-596. - Special exceptions.

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

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

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

Return Recorded Document To:

Holly Hill City Clerk
 1065 Ridgewood Avenue
 Daytona Beach, FL 32117

Exhibit “A” to Ordinance No. _____

CITY OF HOLLY HILL
RIVERSIDE BUSINESS PLANNED UNIT DEVELOPMENT (BPUD)
MASTER DEVELOPMENT AGREEMENT

THIS AGREEMENT (hereinafter referred to as the “Agreement”) is entered into and made as of the ____ day of _____, 2020, by and between the CITY OF HOLLY HILL, a Florida municipal corporation, with a mailing address of 1065 Ridgewood Avenue, Florida 32771, (hereinafter referred to as the “City”), and the CITY OF HOLLY HILL, (hereinafter referred to as the “Owner/Applicant”).

W I T N E S S E T H

WHEREAS, the Owner/Applicant 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/Applicant has clear title of the Subject Property; and

WHEREAS, the Owner/Applicant has applied for a change of zoning from the present zoning classification(s) of the parcel described in Exhibit “A” from CC-1 to an BPUD; and

WHEREAS, the Owner/Applicant 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/Applicant desires to ensure that its development is compatible with other properties in the area and planned traffic patterns; and

WHEREAS, the City Commission seeks to implement the Community Redevelopment Area (CRA) Master Plan by focusing on the best utilization of vacant properties and blighted properties in the city, to encourage private investment and business retention; and

WHEREAS, upon the purchase of the PROPERTY, the Purchaser/Developer shall assume the duties, obligations, benefits and entitlements granted herein of Owner /Applicant as set out in this AGREEMENT; 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 this Agreement does not replace, supersede, or grant variances to those 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, this Agreement and the accompanying Conceptual Preliminary Plan attached as Exhibit B, shall constitute the Master Development Plan; and

WHEREAS, the Owner/Applicant 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; _____.

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. **Ownership.** The legal and equitable owner of the Subject Property is the City of Holly Hill.

3. **Title Opinion/Certification.** The Owner/Applicant 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/Applicant and any and all liens, mortgages, and other encumbrances that are either satisfied or not satisfied or released of record.

4. **Subordination/Joinder.** Unless otherwise agreed to by the City and if applicable, all liens, mortgages, and other encumbrances that is 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/Applicant to promptly obtain the said subordination or joinder, in form and substance that is acceptable to the City Attorney, prior to the execution and recordation of this Agreement.

5. **Duration.** The duration of this Agreement is binding and runs with the land in

perpetuity, unless amended.

6. **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. Comprehensive Plan Policies specific to this Subject Property.

B. Permitted principal uses allowable on the Subject Property:

1. Administrative offices.
2. Adult day care centers.
3. Bakery.
4. Banks and financial institutions.
5. Barbershops.
6. Beauty salons.
7. Bed and breakfast accommodations.
8. Brewery.
9. Business services.
10. Catering Services.
11. Child day care centers.
12. Coffee Shops.
13. Distillery.
14. Elevated boat storage.
15. General office uses.
16. Gyms and fitness studios.
17. Hotels.
18. Laboratories: biological, optical, medical, dental and X-ray, but not including research and development laboratories related to the manufacturing of drugs for distribution and sale.
19. Medical and dental clinics.
20. New automobile sales – Vehicles not more than 1 year older than the current model year and sold indoors, except that antique (over 45 years old) and vintage automobiles that are in like new condition, may be sold and displayed outdoors.
21. New recreational vehicles and equipment sales (including boat sales).
22. Prescription pharmacies.
23. Professional services (offices for real estate, engineering, consulting, marketing, accounting, architects, law, financial advisors and other professions that offer customized knowledge-based services to clients)
24. Rest and convalescent homes.
25. Restaurants (Type A) – This use will require, a 35 foot rear setback and a 10 foot vegetated strip along the rear of the property.
26. Retail sales and services.

- 27. Specialty grocery stores.
 - 28. Veterinary clinics.
- C. Prohibited principal uses:**
- 1. Used automobile sales or rental, excluding like new antique and vintage vehicles.
 - 2. Motorized vehicle and equipment services or repair, including repair of parts
 - 3. Bars and nightclubs
 - 4. Blood bank, plasm center
 - 5. Flea market and farmers market
 - 6. Gas Station
 - 7. Labor Hall and similar uses
 - 8. Manufacturing
 - 9. Pawn shop
 - 10. Tattoo parlor
- D.** Impervious surface is not to exceed 75% of the gross square footage for the Subject Property.
- E.** Required Open Space: 25% (buffers and retention systems can be used towards open space)
- F.** Minimum landscaping and buffer yard requirements are per the City's Land Development Code. Stormwater management facilities shall not be placed within buffer yards.
- G.** Minimum lot size area (in acreage or square footage): 20,000 square feet.
- H.** Minimum lot width (in feet): 100 feet
- I. Minimum yard setbacks:**
- 1. Front yard: 15 feet
 - 2. Side yard: 10 feet
 - 3. Rear yard: 15 feet
- J.** Maximum building height (in feet): 40 feet
- K.** Minimum parking standards are per the City's Land Development Code. Reductions may be granted subject to a parking study or other substantial and competent evidence showing that the parking proposed will be adequate to meet demand.
- L.** Utility provision and dedication: The Purchaser/Developer shall connect to the City of Holly Hill's central utility systems, when available, at their sole cost and expense. Utility fees shall be paid to the City of Holly Hill or service provider, before any

building permit is issued. Central utility systems are to be designed, permitted, and constructed to the respective service provider specifications and dedicated to the respective service provider upon final inspection, clearance, and acceptance by the service provider.

- M. Stormwater and environmental:** Parcel stormwater system shall be owned and maintained by the Purchaser/Developer 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, shall be the sole responsibility of the Purchaser/Developer, 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.
- N. Transportation, site access, and traffic devices:** The Purchaser/Developer is responsible for all transportation improvements within the Subject Property and any off-site transportation requirements, as a result of the proposed development, for site function, that 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.

7. **Architectural Design.** The design of buildings shall reflect the “Heritage” theme and the City’s architecture: Mediterranean, Spanish, Florida Vernacular, and Contemporary styles.

8. **Development Permits/Fees.** The Purchaser/Developer is responsible for obtaining, permitting, and the payment of all fees for facilities and services to ensure 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.

9. **Parcel Development Plan Approval.** The Final Development Plan/Site Plan shall be reviewed solely by the Development Code Administrator and other City of Holly Hill staff, who upon determination that a Final Development Plan complies with all applicable development requirements shall issue the Final Development Order. Nothing contained herein exempts future development of the BPUD from other permitting requirements established by federal, state, regional or county authorities. Appeals of the Development Code Coordinator decisions in regard to Final Development Plans shall abide by the requirements established in Chapter 82, Article V, Division 2.

10. **Amendments.** Amendments to the MDP shall be subject to the requirements of Section 114-771(g) (4) of the City of Holly Hill Land Development Regulations, which states 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 deems appropriate.” Decisions as to whether modifications are Major or Minor shall be at the sole discretion of the Development Code Administrator. All amendments not qualifying as a minor amendment shall be deemed a major amendment which shall be reviewed and approved with a rezoning ordinance with review and recommendation by the Board of Planning and Appeals and two readings before the City Commission. Specific to this BPUD, if the Final Development Plan/Site Plan meets all requirements of this Agreement, the accompanying Conceptual Preliminary Plan, and the City’s land development regulations, then the development may be approved by the Development Code Administrator.

11. **Obligations.** Should the Purchaser/Developer fail to undertake and complete its obligations as described in this Agreement to the City's specifications, then the City shall give the Purchaser/Developer thirty (30) days written notice to commence and ninety (90) days to complete said required obligation. If the Purchaser/Developer fails to complete the obligations within the ninety (90) day period, then the City, without further notice to the Purchaser/Developer, or its successors in interest, may, without prejudice to any other rights or remedies it may have, place liens and take enforcement action on the Subject Property. A lien of such assessments shall be superior to all others, and all existing lienholders and mortgagees, by their execution of the subordination or joinder documents, agree to subordinate their liens or mortgages to the City’s said liens or assessments. Notice to the Purchaser/Developer and its successors in interest shall be deemed to have been given upon the mailing of notice to the Primary Owner address listed with the Volusia County Property Appraiser.

12. **Indemnification.** The Purchaser/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 or not inspected, approved, or permitted by the City.

13. **Compliance.** The Purchaser/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 Purchaser/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 Purchaser/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.

14. **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 Purchaser/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 Purchaser/Developer thirty (30) days written notice to commence and ninety (90) days to complete said required obligation at the sole expense of the Purchaser/Developer. If the Purchaser/Developer fails to complete the obligations within the ninety (90) day period, then the City, without further notice to the Purchaser/Developer and their successors and assigns in interest, may but shall not be required to, perform such obligations at the expense of the Purchaser/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 Purchaser/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, by their execution of the subordination or joinder documents, agree to subordinate their liens or mortgages to the City's said liens or assessments. Notice to the Purchaser/Developer and their successors and assigns in interest shall be deemed to have been given upon the mailing of notice to the Primary Owner address listed with the Volusia County Property Appraiser.

15. **Concurrency and Vested Rights.** The Purchaser/Developer acknowledges and agrees that prior to the issuance of any development orders for the Property, the Purchaser/Developer must have received and be in the possession of a valid unexpired certificate of capacity/concurrency management system approval consistent with the City's Land Development Code. The capacity certificate/approval verifies the availability of infrastructure and service capacity sufficient to permit the proposed development of the Subject Property without causing a reduction in the levels of service adopted in the City's Comprehensive Plan. The certificate of capacity/approval shall be effective for a term, as defined in the City's Code of Ordinances. This Agreement shall not create or result in a vested right or rights to develop the Subject Property.

16. **Environmental and Tree Preservation.** The Purchaser/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 for species identified for protection (i.e. tree preservation). This Agreement does not vest or exempt the Purchaser/Developer from any permitting and mitigation obligations needed to develop a Subject Property.

17. **Homeowners Association or Property Owners Association.** The charter and by-laws of any Homeowners Association (“HOA”) or Property Owners 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 Purchaser/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 City has Code Enforcement services.

18. **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 this Agreement is breached by either party. In the event that enforcement of this Agreement by the City becomes necessary, and the City is successful in such enforcement, the Purchaser/Developer shall be responsible for the payment of all of 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 Purchaser/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.

19. **Utility Easements.** For any easement not established on a plat for the Subject Property, the Purchaser/Developer shall provide to the City such easements and other legal documentation, in form mutually acceptable to the City Attorney and the Purchaser/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.

20. **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 on the basis of 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.

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

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

23. **Binding Effect.** This Agreement shall run with the land, shall be binding upon and inure to the benefit of the Purchaser/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.

24. **Subsequently Enacted State or Federal Law.** If either state or 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.

25. **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.

26. **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.

27. **Recordation of Agreement.** An executed original of this Agreement shall be recorded by the City, at the Applicant's expense, in the Public Records of Volusia County, Florida.

28. **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.

29. **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/Applicant shall execute this Agreement within ten (10) business days of City Commission adoption of Ordinance No. ____; 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.

30. **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.

31. **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/Applicant, and the City have executed this Agreement.

OWNER/APPLICANT

By:

Signature of Witness # 1

Signature

Print or type name

Print or type name

Signature of Witness #2

Print or type name

As:

Print or type

ATTEST:

Signature

Print or Type Name

As:

Mailing Address: _____

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: _____

Attachment: Development Agreement - 224 Riverside - 224 Riverside Drive (224) PD Rezone)

CITY OF HOLLY HILL:**By:** _____**Date:** _____**ATTEST:****Date:** _____

Mailing Address:
 City of Holly Hill
 1065 Ridgewood Avenue
 Holly Hill, FL 32771

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

Map Views

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



Street view of the property looking west



Attachment: General Map Views (2949 : Riverside Drive (224) PD Rezone)

View directly across the street from 224 Riverside looking east



Attachment: General Map Views (2949 : Riverside Drive (224) PD Rezone)

224 Riverside Drive

EXHIBIT A – Conceptual Preliminary Plan

NORTH ↑



Parcel Size: 20,079.8 square feet (Approx. 200 X 100)

Required Setbacks: 15 Feet - Front & Rear
10 Feet - Sides

Buffers: 10 Foot landscaped buffer required along Riverside Drive
5 Foot landscaped buffers required along the side and rear property lines

Open Space: Minimum of 25% open space shall be required. Buffers may count toward open space requirement. Stormwater pond may count towards the open space requirement if amenitized.

Building Height: Maximum of 40 feet.

Parking Requirements: Reductions may be granted subject to a parking study or other substantial competent evidence showing that the parking proposed will be adequate to meet demand.

Building Placement: All principal structures shall be orientated toward the street. Loading docks and service areas shall be located at the rear of the buildings.

Fencing: A six foot vinyl privacy fence will be required along the entire rear property line.

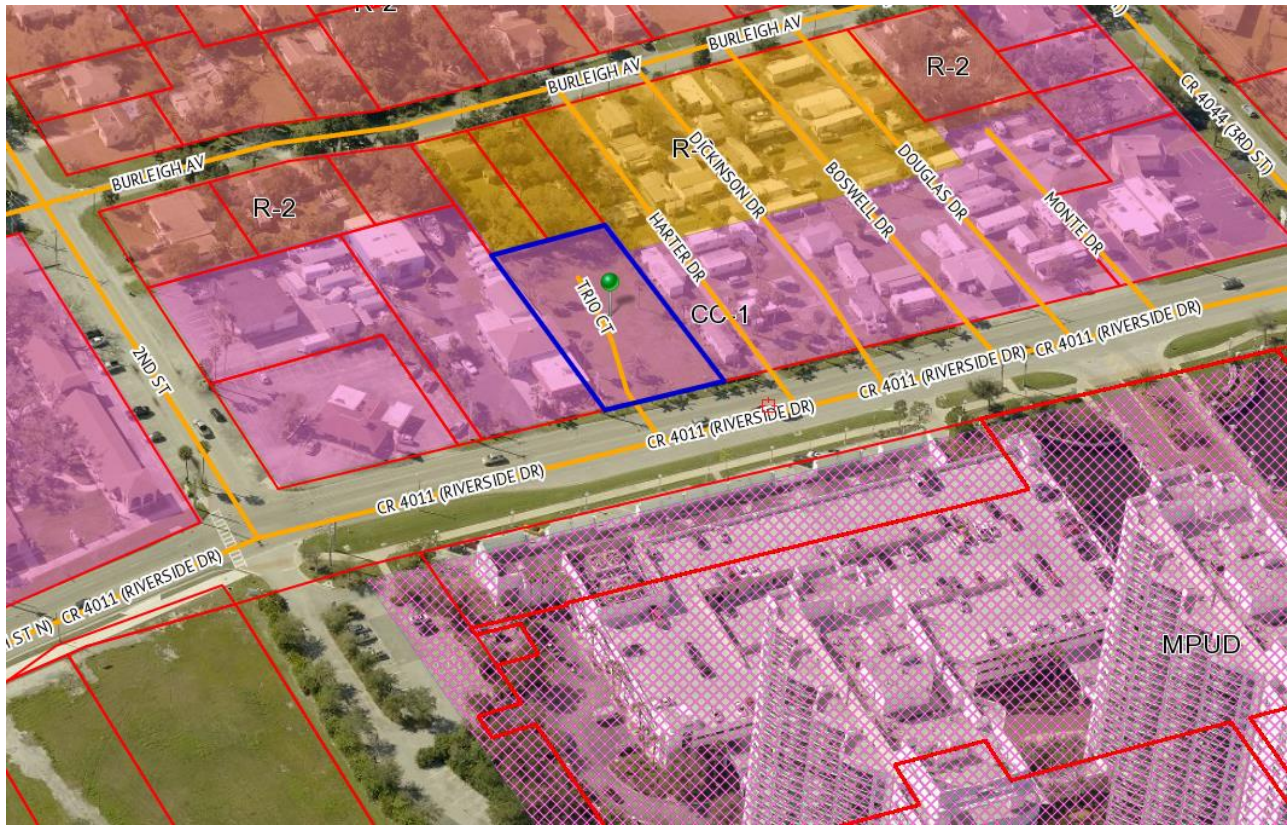
Outdoor Storage: Outdoor storage shall be located behind the principal building and effectively screened by a solid wall or fence that in no case is lower in height than the material being stored.

FEMA Flood Zone: AE

Stormwater: On-site stormwater retention/compensating storage will be required.



CC-1 Zoning



Commercial Future Land Use

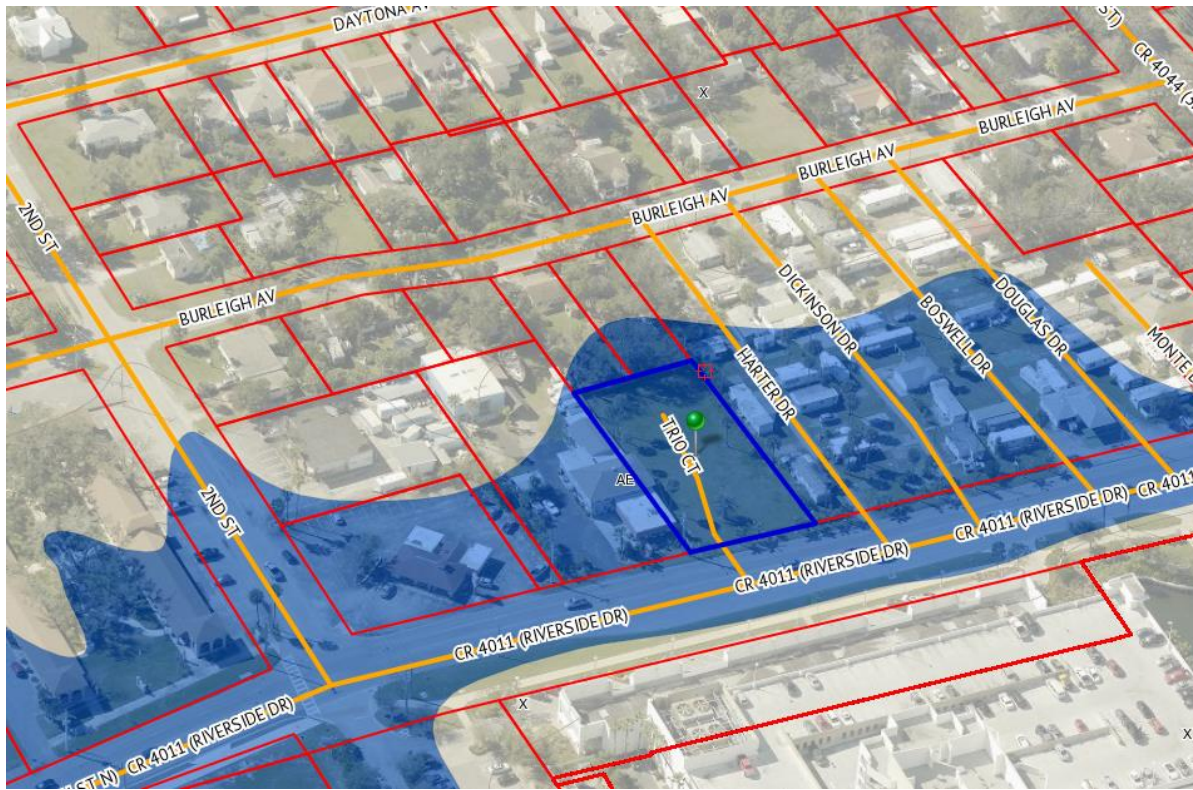


Attachment: Zoning, FLU and Flood Map (2949 : Riverside Drive (224) PD Rezone)

Area Aerial



Flood Map



Altkey: 3478282
CITY OF HOLLY HILL

Parcel ID: 533743000132
224 RIVERSIDE DR , HOLLY HILL

Parcel

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

Primary Owner

Owner CITY OF HOLLY HILL

In Care Of
Mailing Address 1065 RIDGEWOOD AVE

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

All Owners

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

Legal

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

Special Assessment

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

Sales

Book/Page	Instr Type	Inst #	Sale Date	V/I	Sale Price
6935 / 4383	WD-WARRANTY DEED	2013232189	11/25/2013	I	\$275,000
6589 / 1308	WD-WARRANTY DEED	2011074234	04/29/2011	I	\$100,000
6413 / 0202	CT-CERTIFICATE OF TITLE	2009204351	10/26/2009	I	\$100
5744 / 3085	WD-WARRANTY DEED	2006008487	01/04/2006	I	\$520,000
5418 / 3042	WD-WARRANTY DEED	2004259265	09/30/2004	I	\$217,000
3957 / 4470	WD-WARRANTY DEED	1994156580	10/15/1994	I	\$140,000
2414 / 1017	WD-WARRANTY DEED		01/15/1983	I	\$120,000

Community Redevelopment Areas

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

County Links

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

Other Links

Google Street Address
Bing Maps

[CLICK HERE](#)
[CLICK HERE](#)

Land & Agriculture

#	Land Code	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	8089-VAC GOV - MUNICIPAL	UNIT	9.00					10,000.00	\$90,000
2	8089-VAC GOV - MUNICIPAL	UNIT	1.00					10,000.00	\$6,500

Land Summary

1 of 2

Land Code	8089-VAC GOV - MUNICIPAL
Total Land Value	\$90,000
Value/Square Feet	
Value/Acre	
Depth Factor	1.00
Location Factor	100
Influence 1	-
Influence 2	-

Total Land Value

Total Land Value

\$96,500

AGVAL Summary

AG Value
Appraised Value
Non AG Just Value
Total Land Value

Working Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	HX Savings
2020	\$96,500	\$0	\$96,500	\$96,500	\$0

Working Tax Roll Taxable Values by Authority

Auth	Authority Name	Exemption/10Cap	Taxable
0011	REQ LOCAL EFFORT	\$96,500	\$0
0012	DISCRETIONARY	\$96,500	\$0
0017	CAPITAL IMPROVEMENT	\$96,500	\$0
0050	GENERAL FUND	\$96,500	\$0
0055	LIBRARY	\$96,500	\$0
0057	VOLUSIA FOREVER	\$96,500	\$0
0058	VOLUSIA ECHO	\$96,500	\$0
0059	VOLUSIA FOREVER I&S 2005	\$96,500	\$0
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	\$96,500	\$0
0065	FLORIDA INLAND NAVIGATION DISTRICT	\$96,500	\$0
0100	HALIFAX HOSPITAL AUTHORITY	\$96,500	\$0
0200	HOLLY HILL	\$96,500	\$0
0520	MOSQUITO CONTROL	\$96,500	\$0
0530	PONCE INLET PORT AUTHORITY	\$96,500	\$0

Final Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Non-Sch Exemptions	Non-Sch Taxable	HX Savings
2019	\$96,500	\$0	\$96,500	\$96,500	\$96,500	\$0	\$0
2018	\$96,500	\$0	\$96,500	\$96,500	\$96,500	\$0	\$0

2017	\$96,500	\$0	\$96,500	\$96,500	\$96,500	\$0	\$0
2016	\$96,500	\$0	\$96,500	\$96,500	\$96,500	\$0	\$0
2015	\$96,500	\$0	\$96,500	\$96,500	\$96,500	\$0	\$0
2014	\$96,500	\$8,253	\$104,753	\$104,753	\$104,753	\$0	\$0
2013	\$96,500	\$7,712	\$104,212	\$104,212	\$0	\$104,212	\$0
2012	\$96,500	\$7,192	\$103,692	\$103,692	\$0	\$103,692	\$0
2011	\$96,500	\$7,192	\$103,692	\$103,692	\$0	\$103,692	\$0

Permit Summary

Date	Number	Description	Amount	Open/Closed
02/26/2014	14-594	REMOVE 3 MH & 1 COMM BLDG	\$0	C



Sorry, no sketch available
for this record

Item	Area

The Market



Attachment: The Market (2949 : Riverside Drive (224) PD Rezone)



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

**Board of Planning and Appeals
Agenda Item**

7.1

MEETING DATE: July 6, 2020
FROM: Brian Walker
SUBJECT: Discuss September BOPA Meeting Date
NUMBER: (ID # 2957)
APPLICANT:
PLANNER: Brian Walker

DISCUSSION: - Select a new date for the September 2020 Meeting.

FISCAL ANALYSIS: N/A

STAFF RECOMMENDATION: N/A

COMMISSION GOAL: N/A

MOTION: N/A