

CITY OF HOLLY HILL, FLORIDA

BOARD OF PLANNING AND APPEALS

AGENDA • AUGUST 7, 2023

City Commission Chamber

BOPA Regular Meeting

6:00 PM

CITY HALL
1065 RIDGEWOOD AVENUE
HOLLY HILL, FL 32117

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



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

PLANNING & APPEALS BOARD MEMBERS

Chairman
Mike Myer

Board Member
Robin D. Hanger

Board Member
Tony Cassata

Board Member
Dennis Smith

Board Member
Loretta Arthur

CITY PLANNER
Brian Walker

Building & Zoning
Peg Collier

1. CALL TO ORDER**2. ROLL CALL****3. INVOCATION****4. PLEDGE OF ALLEGIANCE****5. MINUTES****1. Minutes - June 5, 2023 BOPA Meeting**

(Requested by Leslie Montgomery, Board of Planning and Appeals)

6. AGENDA ITEM(S)

1. **VARIANCE** – 1438 Riverside Drive - Request a Variance from the Requirements of Sec. 114-765 – Schedule of Dimensional Requirements, Requiring that Principal Structures in the R-1 (Single-Family) Zoning District be a Minimum of Ten-Foot (10') from the Side Property Line. Such Request is Made in Order to Build a New Home on a Lot that is Substandard with Regard to Width. the Applicant is Also Requesting a Height Variance from 30 Feet to 35 Feet. the Property is Located on the West Side of Riverside Drive Approximately 130 Feet South of 15Th Street and More Specifically Known as 1438 Riverside Drive.

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

7. ORDINANCES

1. Ordinance An Ordinance of the City of Holly Hill, Volusia County Florida, Annexing by Voluntary Petition Approximately .83 Acres Identified as Parcel Numbers 4242-31-01-0291 and 4242-31-01-0290 Contiguous to the City of Holly Hill; Redefining Boundaries of the City of Holly Hill to Include Said Property and the Adjacent Rights-Of-Way of N Nova Road and Old Kings Road; Directing the City Clerk to File the Ordinance with the Clerk of the Circuit Court, with the Chief Administrative Officer of Volusia County and with the Department of State; Providing for Conflicting Ordinances; Providing for Severability; and Providing an Effective Date.

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

8. OLD BUSINESS**9. BOARD / STAFF COMMUNICATIONS****10. ADJOURNMENT**

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

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



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



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

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



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

5.1

**Board of Planning and Appeals
Agenda Item**

MEETING DATE: August 7, 2023
FROM: Leslie Montgomery
SUBJECT: Minutes - June 5, 2023 BOPA Meeting
NUMBER: (ID # 4206)
APPLICANT:
PLANNER:

DISCUSSION:

Minutes from June 5, 2023 BOPA meeting.

MOTION:

Approve the minutes as submitted by staff.

- BOPA Minutes - June 5, 2023 (PDF)



CITY OF HOLLY HILL, FLORIDA

BOARD OF PLANNING AND APPEALS

MINUTES • JUNE 5, 2023

City Commission Chamber

BOPA Regular Meeting

6:00 PM

CITY HALL
1065 RIDGEWOOD AVENUE
HOLLY HILL, FL 32117

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

1. CALL TO ORDER

2. ROLL CALL

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

3. INVOCATION

Mr. Myer led the invocation.

4. PLEDGE OF ALLEGIANCE

Ms. Arthur led the Pledge of Allegiance to the Flag.

Mr. Myer informed the board members that he just received a text from Mr. Cassata who said he is at the ER with his grandchild and won't be able to attend the meeting tonight.

*Ms. Arthur made a motion to **EXCUSE MR. CASSATA FROM THE BOPA MEETING TONIGHT**, seconded by Mr. Smith.*

Mr. Myer opened public participation. No one spoke.

PASSED, 3-0.

5. MINUTES

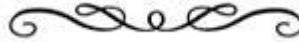
- Minutes - August 22, 2022 - BOPA Meeting and January 9, 2023 BOPA Meeting

(Requested by Valerie Manning, City Clerk)

Attachment: BOPA Minutes - June 5, 2023 (4206 : Minutes)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Loretta Arthur, Board Member
SECONDER:	Dennis Smith, Board Member
AYES:	Myer, Smith, Arthur
ABSENT:	Hanger
EXCUSED:	Cassata

Enacted and approved this 5th day of June, 2023, in Holly Hill



6. AGENDA ITEM(S)

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

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

Mr. Walker went through his staff report with the board members and asked if the City Clerk can show the aerial view of the property, 317 Flomich Street. Mr. Walker mentioned the home was built in 1956 on a 5,900 square foot corner lot. Because corner lots front on two roads, the property lines abutting the roads are considered to be front yard property lines for zoning purposes. The two remaining property lines are considered side yard property lines. Therefore, the home has two front yard property lines, and two side yard property lines, and is not considered to have a rear property line. The home is currently setback approximately 19.8 linear feet from the western property line on Ridge Avenue, and varies between approximately 30 to 34.6 linear feet from the northern property line on Flomich Street. Both of these property lines are front yard property lines and require a 30-foot setback. The two remaining property lines on the east and south require an 8-foot set-back. The home is approximately 5 feet from the east side property line, and 7 feet from the south side property line. Mr. Walker stated the property owner desires to install a pool and screen enclosure on the west side of the property. This is the most logical proposed location for the pool since it is functionally the side yard of the home and contains a 40-foot grassed ROW buffer between the road and property line. However, the applicant is unable to meet the required 30-foot front-yard setback as required and for this reason has applied for a front-yard setback variance. Should the variance request be granted, the applicant will be permitted to place a pool and enclosure, along with a 6 foot fence, on the west property line along Ridge Avenue. Mr. Walker informed the board members that this request meets the variance criteria's according to Section 82-317, which is included in their packet. Mr. Walker stated the variance shall begin to serve the purpose for which it was granted within 18 months following the granting action by the City Commission and shall otherwise become void. However, a shorter period of time may be stipulated by the City Commission in an individual case

as a condition imposed pursuant to Section 82-316. Therefore, it is staff's recommendation of the approval of a front-yard setback variance from the requirements of Sec. 11-765, Schedule of Dimensional Requirements, from thirty (30) feet to zero (0) feet on the west property line only and to allow the construction of an up to 300 square foot pool and an enclosure and 6-foot fence at the home located on the southeast corner of Ridge Avenue and Flomich Street, particularly known as 317 Flomich Street.

Mr. Myer opened public participation.

The following individuals spoke to the Board members: Mary Ann Trussell, Holly Hill and Heidi Heller, Holly Hill.

Mr. Myer closed public participation.

*Mr. Smith made a motion to **APPROVE STAFF'S RECOMMENDATION OF THE APPROVAL OF A FRONT-YARD SETBACK VARIANCE FROM THE REQUIREMENTS OF SEC. 11-765, SCHEDULE OF DIMENSIONAL REQUIREMENTS, FROM THIRTY (30) FEET TO ZERO (0) FEET ON THE WEST PROPERTY LINE ONLY AND TO ALLOW THE CONSTRUCTION OF AN UP TO 300 SQUARE FOOT POOL AND AN ENCLOSURE AND 6-FOOT FENCE AT THE HOME LOCATED ON THE SOUTHEAST CORNER OF RIDGE AVENUE AND FLOMICH STREET, PARTICULARLY KNOWN AS 317 FLOMICH STREET**, Ms. Arthur.*

PASSED, 3-0.

RESULT:	RECOMMEND APPROVAL TO CITY COMMISSION [UNANIMOUS]
MOVER:	Dennis Smith, Board Member
SECONDER:	Loretta Arthur, Board Member
AYES:	Myer, Smith, Arthur
ABSENT:	Hanger
EXCUSED:	Cassata

Enacted and approved this 5th day of June, 2023, in Holly Hill



7. ORDINANCE - PUBLIC HEARING

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

(Business Planned Unit Development); Providing for Conflicting Ordinances; Providing for Severability; and Providing an Effective Date.

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

Mr. Walker went through these two Ordinances and staff report with the board members and asked the City Clerk to pull up Exhibit “D”, which is the aerial map for the board members and audience. Mr. Walker mentioned that this property fronts on Nova Road and is asking the board to consider an Ordinance enacting a Small Scale Future Land Use Map Amendment from Low Medium-Density Residential (LMDR) to Commercial, and a separate Ordinance enacting a Rezone from CC-1 (Commercial Corridor District) and R-7 (Medium-Density Multi-Family Residential) to BPUD (Business Planned Unit Development), together totaling approximately 8.05 acres, located in the general area of the northeast corner of 13th Street and Old Kings Road with a parcel touching N Nova Road addressed as 1704 N Nova Road. Mr. Walker mentioned that the applicant is requesting an amendment and rezone in order to develop a 3 story, indoor climate-controlled storage facility on N Nova Road with covered and uncovered vehicle, boat and RV parking to the west, in back of the facility. The overall project area consists of a commercial parcel used as a parking lot on N Nova Road that is approximately 2.4 acres in size, and a vacant, wooded residential area to the west that, is approximately 5.65 acres in size. The applicant has submitted renderings and a proposed signage plan. The vacant wooded property abuts residential homes on 3 sides and commercial on the east, while the commercial portion abuts commercial on three sides and residential to the west. While the wooded residential area proposed for boat and RV storage is primarily surrounded by homes in unincorporated Volusia County, it can currently be developed as an apartment community. The applicant feels that boat and RV storage would be a quieter, and less intense use. The boat and RV storage area will be a paved area with carport type structures. The applicant is tying the boat and RV storage use on the west to a more robust storage development project along Nova Road. The proposed BPUD will require that the indoor storage building on Nova Road obtain a certificate of occupancy prior to the boat and RV storage area being approved and opened for use. However, both projects may be built simultaneously. Mr. Walker stated there’s a Comprehensive Plan text amendment is also proposed to limit the commercial use on the parcels for which a FLU map amendment is proposed. The text amendment shall be allowed for parcels, 424204340220, 424286030260, 424286030250, 424286030240, 424286020060, 424286020070, 424286020050, 424286020040, 424286020030, 424286020011, to change the future land use from Low Medium-Density Residential (LMDR) to the General Retail Commercial designation, subject to a limitation on development of the site for mini warehouses, vehicle/trailer, and outdoor covered storage uses, limited to the traffic generating equivalent of 700 personal storage units. In addition to criteria established in the Comprehensive Plan, the amendment has been analyzed in terms of its infrastructure impacts. For considering a change of land use, an analysis comparing the maximum development potential under each land use and available capacity is required. Impacts to traffic, potable water and waste water is shown in Exhibit “I” and Exhibit “J” titled, Utility Impact Analysis and Traffic Impact Analysis respectively. The change in land use will not result in any increased utility or traffic impacts. Mr. Walker informed the board that a review of the goals, objectives and policies of the comprehensive plan

was conducted to determine if the proposed amendment to the future land use map is consistent with the comprehensive plan, which is in their packet along with the consistency with the Urban Sprawl Rule as required by Florida Statutes. In reviewing the appropriateness of the requested BPUD zoning designation, the Board of Planning and Appeals and City Commission, must consider the 8 specific criteria listed in Sec. 82-372 of the Land Development Regulations. The applicant has reviewed the criteria and provided a narrative in attachment Exhibit “K” in their staff report within the packet. It is staff’s opinion that the requested rezone from R-7 and CC-1 to BPUD is justified and appropriate for the area. Mr. Walker mentioned that staff is recommending approval for two different Ordinances as presented tonight. The first Ordinance would be to adopt an Ordinance of the City of Holly Hill Florida, amending the comprehensive plan by amending the future land use map designation of certain properties totaling 5.19 acres, listed and legally described in Exhibit “L” titled; Comprehensive Plan Properties, by virtue of a small scale future land use map amendment; changing the future land use map designation from low medium density residential to Commercial and to further limit permitted commercial activity on such parcels to miniwarehouse storage, covered and uncovered vehicle, boat and RV storage, via a comprehensive plan text amendment; providing for conflicting ordinances; providing for severability; and providing an effective date. The second Ordinance would be to adopt the proposed Ordinance enacting a Rezone from CC-1 (Commercial Corridor District) and R-7 (Medium-Density Multi-Family Residential) to BPUD (Business Planned Unit Development) for parcels and the area legally described in Exhibit “A”, titled; Legal Description, together totaling approximately 8.05 acres.

Rob Merrell, Cobb Cole Law Firm, 149 S. Ridgewood Avenue was present and spoke briefly about the storage facility; gave a brief overview of the storage facility to the board members and was available for questions. Mr. Merrell mentioned that Mr. Walker covered everything in great detail and hit all of the high marks.

Mark Dowst and Associates, Inc., 536 N. Halifax Avenue, was present and spoke briefly about the storage facility and the buffering on the property.

Mr. Myer opened public participation.

The following individual spoke to the board members: Steve Sweeny, Holly Hill.

Mr. Myer closed public participation.

Ms. Arthur made a motion to ***ADOPT AN ORDINANCE OF THE CITY OF HOLLY HILL FLORIDA, AMENDING THE COMPREHENSIVE PLAN BY AMENDING THE FUTURE LAND USE MAP DESIGNATION OF CERTAIN PROPERTIES TOTALING 5.19 ACRES, LISTED AND LEGALLY DESCRIBED IN EXHIBIT L TITLED; COMPREHENSIVE PLAN PROPERTIES, BY VIRTUE OF A SMALL SCALE FUTURE LAND USE MAP AMENDMENT; CHANGING THE FUTURE LAND USE MAP DESIGNATION FROM LOW MEDIUM DENSITY RESIDENTIAL TO COMMERCIAL AND TO FURTHER LIMIT PERMITTED COMMERCIAL ACTIVITY ON SUCH PARCELS TO MINIWAREHOUSE***

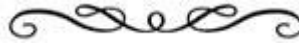
STORAGE, COVERED AND UNCOVERED VEHICLE, BOAT AND RV STORAGE, VIA A COMPREHENSIVE PLAN TEXT AMENDMENT, seconded by Mr. Smith.

PASSED, 3-0.

*Mr. Smith made a motion to **ADOPT THE PROPOSED ORDINANCE ENACTING A REZONE FROM CC-1 (COMMERCIAL CORRIDOR DISTRICT) AND R-7 (MEDIUM-DENSITY MULTI-FAMILY RESIDENTIAL) TO BPUD (BUSINESS PLANNED UNIT DEVELOPMENT) FOR PARCELS AND THE AREA LEGALLY DESCRIBED IN EXHIBIT A, TITLED; LEGAL DESCRIPTION, TOGETHER TOTALING APPROXIMATELY 8.05 ACRES**, seconded by Ms. Arthur.*

PASSED, 3-0.

RESULT:	RECOMMEND APPROVAL TO CITY COMMISSION [UNANIMOUS]
MOVER:	Loretta Arthur, Board Member
SECONDER:	Dennis Smith, Board Member
AYES:	Myer, Smith, Arthur
ABSENT:	Hanger
EXCUSED:	Cassata



8. **OLD BUSINESS**

Mr. Myer asked Mr. Walker if he has had a chance to work on the administrative write-off up to 10% that he brought up at the last meeting.

Mr. Walker stated he has not started on that yet but he doesn't see a problem with staff supporting that. He will work on it for the board.

9. **BOARD / STAFF COMMUNICATIONS**

None

10. **ADJOURNMENT**

The meeting adjourned at approximately 6:45 PM.



STAFF REPORT
CITY OF HOLLY HILL, FLORIDA

Board of Planning and Appeals
Agenda Item

MEETING DATE: August 7, 2023
FROM: Brian Walker
SUBJECT: **VARIANCE – 1438 Riverside Drive - Request a Variance from the Requirements of Sec. 114-765 – Schedule of Dimensional Requirements, Requiring that Principal Structures in the R-1 (Single-Family) Zoning District be a Minimum of Ten-Foot (10') from the Side Property Line. Such Request is Made in Order to Build a New Home on a Lot that is Substandard with Regard to Width. the Applicant is Also Requesting a Height Variance from 30 Feet to 35 Feet. the Property is Located on the West Side of Riverside Drive Approximately 130 Feet South of 15Th Street and More Specifically Known as 1438 Riverside Drive.**

NUMBER: (ID # 4203)
APPLICANT: Caralea Sanders
PLANNER: Brian Walker

INTRODUCTION

VARIANCE - 1438 Riverside Drive - Request a variance from the requirements of Sec. 114-765 - Schedule of dimensional requirements, requiring that principal structures in the R-1 (Single-Family) zoning district be a minimum of ten-feet (10') from the side property line. Such request is made in order to build a new home on a lot that is substandard with regard to width. The applicant is also requesting a height variance from 30 feet to 35 feet. The property is located on the west side of Riverside Drive approximately 130 feet south of 15th Street and more specifically known as 1438 Riverside Drive; V-2023-02 (Caralea Sanders, Applicant) (Brian Walker, Community Development Director).

BACKGROUND

- The parcel is part of the Elizabeth Raulerson's Subdivision Plat, approved in January of 1900 and filed in Map Book 2 Page 108 aka Book 17 Page 95.
- The lot contains a structure originally built in 1920, listed as a single-family bungalow by the Volusia County Property Appraiser.
- The property is zoned R-1 (Single-Family), and has a Low Density Single-Family Residential future land use.

DISCUSSION: The property under consideration is zoned R-1 which requires that the property be a minimum of 90 feet wide. However, the property is only 40 feet wide. Staff has researched the parcel, and spoken with the Property Appraiser's Office in an effort

to find out why the property is so narrow and when it was created. A definite answer could not be obtained. However, it is thought that the parcel was broken off of the parcel it abuts to the south sometime in the mid-1960s, creating two non-conforming parcels. It is staff's opinion that the lot was created prior to the adoption of the City's Land Development Regulations. Additionally:

1. Between Walker Street and 15th Street, the west side of Riverside Drive contains 21 parcels. Only two of these meet the 90-foot minimum lot width requirement.
2. The lots in this area of Riverside Drive, were platted at 100-foot-wide lots although very few are near that width today.

The applicant would like to remove the old structure on the property, and build a new house. Given that the parcel is undersized with respect to width, they do not feel that the side yard setbacks can be reasonably met and have applied for a variance to allow 5-foot setbacks instead of the required 10 feet. To gain some additional space on the lot, they are also requesting an additional 5 feet in height.

Should the variance be approved, the applicant will be permitted to build a 35-foot-high home with 5-foot side yard setbacks. In order to grant the variance request, the commission must find that the request meets the requirements of Sec. 82-317.

VARIANCE CRITERIA - Sec. 82-317

CRITERIA No. 1:

That special conditions and circumstances exist which are peculiar to the land, structure or building involved, as distinguished from the applicant himself, and which are not applicable to other lands, structures or buildings in the same zoning district:

FINDINGS OF FACT No. 1:

The parcel was created sometime prior to the adoption of the City's land development regulations and is substandard with regard to width.

Criteria met? Yes

CRITERIA No. 2:

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

FINDINGS OF FACT No. 2:

The circumstances that make the variance request necessary, were created prior to the City adopting its Land Development Regulations in 1993, and were not the result of the applicant's actions.

Criteria met? Yes

CRITERIA No. 3:

That granting the variance requested will not confer on the applicant any special

privilege that is denied by this subpart to other lands, buildings or structures in the same zoning district:

FINDINGS OF FACT No. 3:

Granting the variance will not confer a special privilege on the applicant. The applicant requests the variance in order to build a new home which is permitted on all properties in the R-1 zoning district. All substandard properties created prior to the adoption of the City's land development regulations can apply for a variance.

Criteria met? Yes

CRITERIA No. 4:

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

FINDINGS OF FACT No. 4:

A literal interpretation of the provisions of this subpart would require that the applicant build a home not more than 20-feet wide. This would be an unnecessary and undue hardship on the applicant.

Criteria met: Yes

CRITERIA No. 5:

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

FINDINGS OF FACT No. 5:

Granting the variance will allow the applicant to build a home 30 feet wide instead of 20 feet wide. Requesting a thirty-foot-wide home with an additional 5 feet in height, is the minimum variance necessary to make possible the reasonable use of the land.

Criteria met? Yes

CRITERIA No. 6:

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

FINDINGS OF FACT No. 6:

Granting the variance is in harmony with the general intent and purpose of the Comprehensive Plan and will not be injurious to the area involved or otherwise detrimental to the public welfare.

Criteria met? Yes

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

ADDITIONAL INFORMATION:

Sec. 82-320. - Expiration.

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

STAFF RECOMMENDATION:

Staff recommends approval of a variance from the requirements of Sec. 114-765 - Schedule of dimensional requirements, requiring that principal structures in the R-1 (Single-Family) zoning district be a minimum of ten-feet (10') from the side property line together with a height variance from 30 feet to 35 feet for property located on the west side of Riverside Drive approximately 130 feet south of 15th Street and more specifically known as 1438 Riverside Drive.

- Application (PDF)
- Plat (PDF)
- Property ID Card (PDF)
- Survey (PDF)
- Maps (PDF)



1065 Ridgewood Avenue, Holly Hill, FL 32117

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

HOLLY HILL RECEIVED V# _____
 JUN - 5 2023
 COMM. DEV. DEPT.

Permit # 23-113

VARIANCE

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

PROPERTY

PARCEL ID #: 424305000053			
ADDRESS: 1438 Riverside Dr Holly Hill, FL, 32117			
TOTAL ACREAGE: 0.28 (Road side)		USE OF PROPERTY: ☒ RESIDENTIAL ☐ NON-RESIDENTIAL	
ZONING: R-1		FUTURE LAND USE: LDR	
TYPE OF STRUCTURE: ☐ SHED ☐ FENCE ☐ POOL ☐ SCREEN ENCLOSURE ☐ ADDITION ☒ SINGLE FAMILY HOME			
DESCRIPTION OF STRUCTURE: Single-family home			
TYPE OF VARIANCE:	☐ FRONT YARD SETBACK	REQUIRED: _____ FT.	PROPOSED: _____ FT.
	☒ SIDE YARD SETBACK	REQUIRED: 10 FT.	PROPOSED: 5 FT.
	☐ SIDE STREET SETBACK	REQUIRED: _____ FT.	PROPOSED: _____ FT.
	☐ REAR YARD SETBACK	REQUIRED: _____ FT.	PROPOSED: _____ FT.
	☐ MINIMUM LOT SIZE	REQUIRED: _____ SQ. FT.	ACTUAL: _____ SQ. FT.
	☐ WIDTH AT BUILDING	REQUIRED: _____ FT.	ACTUAL: _____ FT.
	☒ HEIGHT	REQUIRED: _____ FT.	PROPOSED: 35 Ft (ROOF) House
IS THIS REQUEST FOR A STRUCTURE THAT HAS ALREADY BEEN BUILT?			☐ YES ☒ NO New build.
IS THE PROPERTY AVAILABLE FOR INSPECTION WITHOUT APPOINTMENT?			☐ YES ☒ NO

Attachment: Application (4203 : 1438 Riverside Drive Variance)

OWNER

NAME: Caralea Sanders	COMPANY:
ADDRESS: 1438 Riverside dr	
CITY: Holly Hill	STATE: FL ZIP: 32117
PHONE: 386-233-8585	EMAIL: Susi.Sanders@hotmail.com

V# _____



HOLLY HILL

F L O R I D A

1065 Ridgewood Avenue, Holly Hill, FL 32117

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

AGENT/CONSULTANT

NAME:	COMPANY:		
ADDRESS:	N/A		
CITY:	STATE:	ZIP:	
PHONE:	EMAIL:		

APPLICATION TYPE/FEE

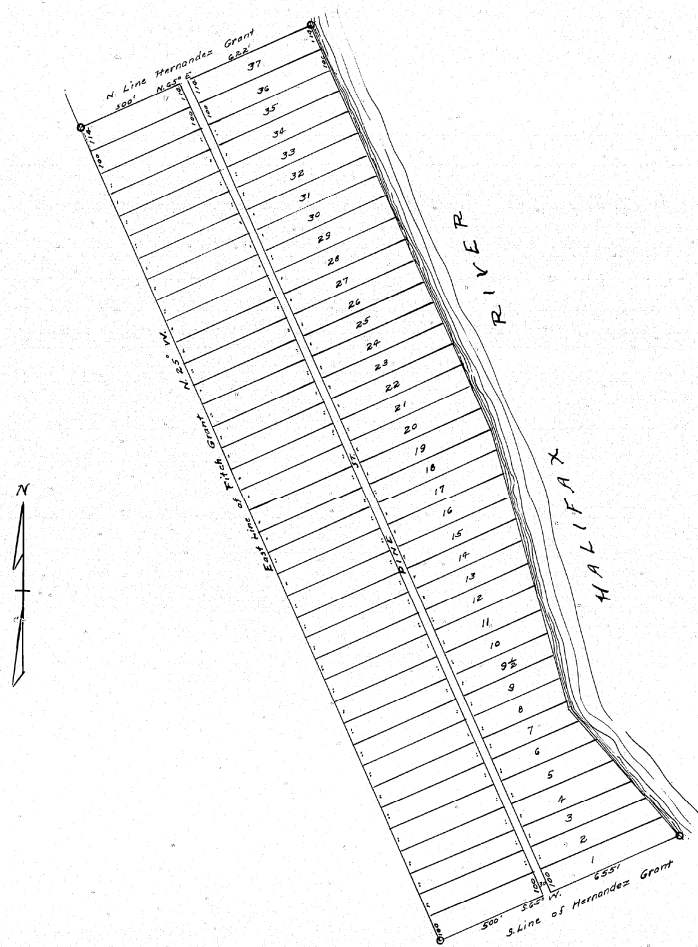
☒ VARIANCE – RESIDENTIAL	\$350.00 PER VARIANCE
☐ VARIANCE – COMMERCIAL	\$500.00 PER VARIANCE

ATTACHMENT CHECKLIST

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

Attachment: Application (4203 : 1438 Riverside Drive Variance)

BOOK 17 PAGE 25



STATE OF FLORIDA
COUNTY OF VOLusia
Filed for record in Office of
The Clerk of Circuit Court on
the 9 day of January A.D. 1901
Saml. D. Jordan
Clerk Circuit Court

ELIZABETH RAULERSON'S SUBDIVISION
OF THE J.M. HERNANDEZ GRANT SEC. 43
T. 14S. R. 32E.
ALL LOTS EXCEPT THE NORTH LOT ARE 100' WIDE AND
EXTEND FROM EAST TO WEST SIDE OF SAID GRANT.
SCALE: 5 CHAINS = 1 INCH
SAID SUBDIVISION MADE IN JANUARY 1900
By W. A. McBride
DEC. 22, 1900

A TRUE COPY OF MAP
MAP BOOK 2 PAGE 108
CIV. ENGINEER
By Wm. A. McBride
Deputy

Attachment: Plat (4203 : 1438 Riverside Drive Variance)



Volusia County Property Appraiser

123 W. Indiana Ave., Rm. 102

DeLand, FL. 32720

Phone: (386) 736-5901 Web: vcpa.vcgov.org

AltKey: 3216377

Parcel ID: 424305000053

SANDERS CARALEA

1438 RIVERSIDE DR, HOLLY HILL, FL

Parcel Summary

Alternate Key:	3216377
Parcel ID:	424305000053
Township-Range-Section:	14 - 32 - 43
Subdivision-Block-Lot:	05 - 00 - 0053
Owner(s):	SANDERS CARALEA - FS - Fee Simple - 100%
Mailing Address On File:	1438 RIVERSIDE DR HOLLY HILL FL 32117 2326
Physical Address:	1438 RIVERSIDE DR, HOLLY HILL 32117
Property Use:	0100 - SINGLE FAMILY
Tax District:	203-HOLLY HILL
2022 Final Millage Rate:	18.7895
Neighborhood:	2224
Business Name:	
Subdivision Name:	MCBRIDE HERNANDEZ GRANT
Homestead Property:	No

Attachment: Property ID Card (4203 : 1438 Riverside Drive Variance)

LEGAL DESCRIPTION

E 300 FT OF N 25 FT OF LOT 5 & S 15 FT OF LOT 6 &
RIP RIGHTS MCBRIDE SUB HERNANDEZ GRANT MB 2 PG 108
PER OR 5189 PG 1326

CONTAINING 9,996.61 S.F. MORE OR LESS (AS SURVEYED).

PROPERTY ADDRESS: 1438 RIVERSIDE DRIVE, HOLLY HILL,
FLORIDA 32117

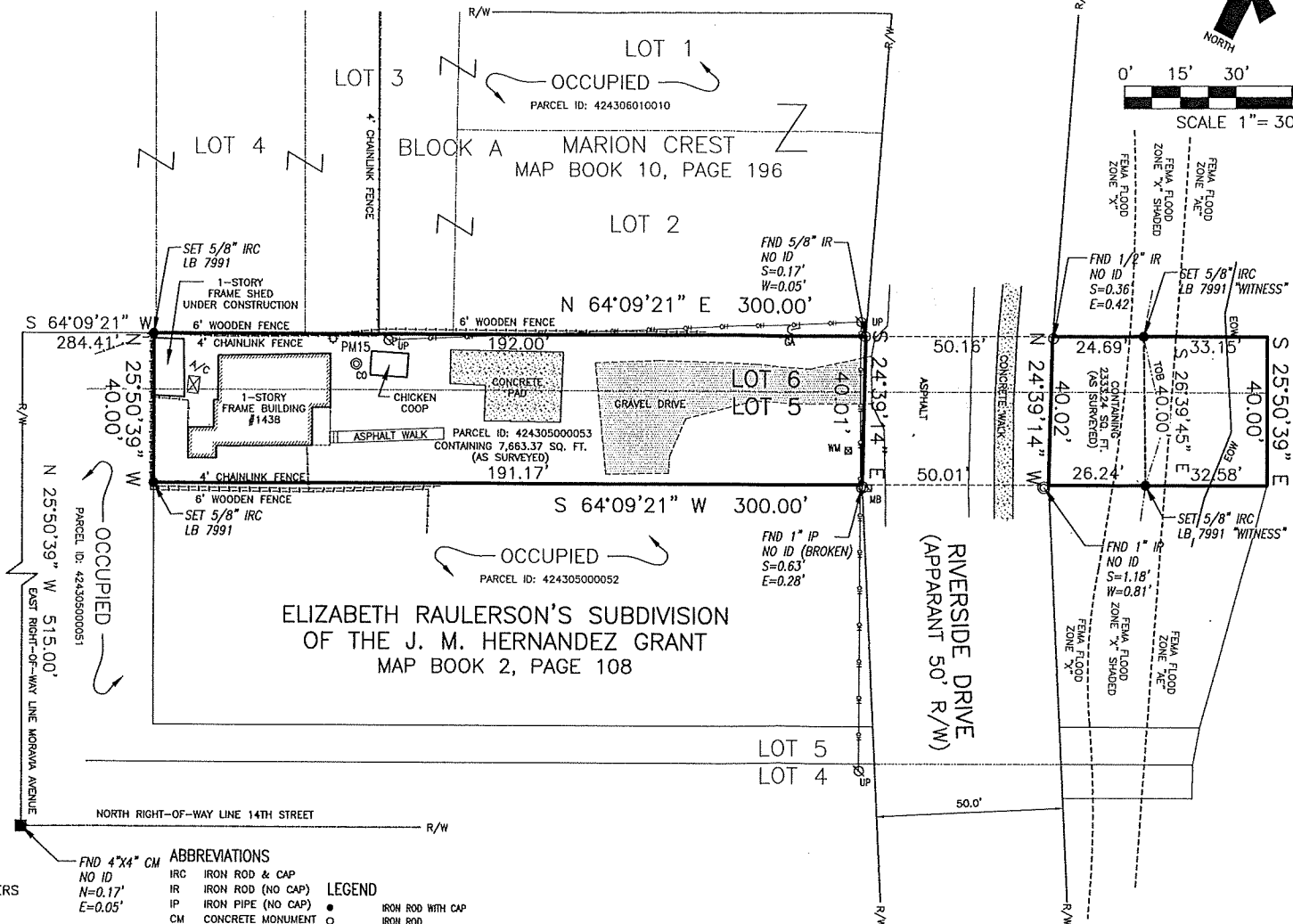
SURVEYOR'S NOTES:

1. THE LEGAL DESCRIPTION AS SHOWN HEREON WAS TAKEN
VERBATIM FROM OFFICIAL RECORDS BOOK 8331, PAGE 2768, AS
RECORDED IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
2. BEARINGS BASED ON GPS/RTK OBSERVATIONS, WITH THE BEARING
OF N 64°09'21" E BEING THE SOUTHERLY LINE OF THE MARION
CREST SUBDIVISION.
3. HORIZONTAL DATUM IS NORTH AMERICAN DATUM 1983 (NAD 83),
FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE. DISTANCES
SHOWN HEREON ARE GROUND DISTANCES.
4. VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM 1988
(NAVD88) AS REFERENCED TO A LOCAL BENCHMARK PUBLISHED BY
NATIONAL GEODETIC SURVEY.
5. THIS PROPERTY IS LOCATED IN FLOOD INSURANCE RATE MAP
(F.I.R.M.) ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), ZONE "X"
SHADED (0.2 PER CENT ANNUAL CHANCE FLOOD HAZARD) AND ZONE
"AE" (BASE FLOOD ELEVATION - 5) MAP NUMBER 12127C0218K,
EFFECTIVE DATE SEPTEMBER 29, 2017.
6. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR
OTHER MATTERS NOT SHOWN ON THIS SURVEY WHICH MAY BE FOUND
IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. NO TITLE
WORK HAS BEEN PROVIDED TO THE UNDERSIGNED FOR THIS PARCEL
OF LAND OR ADJACENT PARCELS.
7. UNDERGROUND FOUNDATIONS AND UTILITIES (IF ANY) NOT SHOWN
HEREON.
8. FIELD WORK FOR THIS SURVEY WAS COMPLETED ON MARCH 10,
2023.
9. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR/MAPPER.
10. NO LANDSCAPING AND/OR WETLANDS LOCATED OR SHOWN AS
PART OF THIS SURVEY.
11. THE PURPOSE OF THIS SURVEY WAS TO SHOW THE PROPERTY
GEOMETRY AS DEFINED BY THE LEGAL DESCRIPTION SHOWN ON THE
FACE OF THIS SURVEY, TO SHOW EXISTING CONDITIONS AND LOCATE
ON-SITE MAJOR IMPROVEMENTS RELATIVE TO THE OCCUPIED PLATTED
BOUNDARY.
12. ALL FENCES SHOWN HEREON ARE IN POOR CONDITION AND THE
LOCATIONS OF SAID FENCES SHOULD BE CONSIDERED APPROXIMATE.

I HEREBY CERTIFY THAT THIS
SURVEY MEETS THE STANDARDS OF
PRACTICE AS SET FORTH BY THE
FLORIDA BOARD OF PROFESSIONAL
LAND SURVEYORS PER CHAPTER
5J-17.050 THRU 17.053, FLORIDA
ADMINISTRATIVE CODE.

CERTIFIED TO:
CARALEA SANDERS

KENNETH J. KUJAR
FLORIDA PROFESSIONAL SURVEYOR/MAPPER #6105



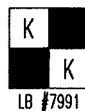
ABBREVIATIONS

IR IRON ROD & CAP
IR IRON ROD (NO CAP)
IP IRON PIPE (NO CAP)
CM CONCRETE MONUMENT
FND FOUND
ID IDENTIFICATION
LB LICENSED BUSINESS
CO CLEANOUT
WM WATER METER
GA GUY ANCHOR
R/W RIGHT OF WAY
TOB TOP OF BANK
A/C AIR CONDITIONER
EOW EDGE OF WATER

LEGEND

IRON ROD WITH CAP
IRON ROD
IRON PIPE
CONCRETE MONUMENT
WATER METER
WAL BOX
UTILITY POLE
GUY ANCHOR
CLEAN OUT
EXISTING CONCRETE
EXISTING ELEVATION

NOTE: SEE SHEET 2 FOR BOUNDARY DETAILS AND TOPOGRAPHIC INFORMATION



KUJAR SURVEYING & MAPPING, LLC

1501 RIDGEWOOD AVENUE, SUITE 205, HOLLY HILL, FLORIDA 32117
Phone: 386-672-0002 WWW.KUJARSURVEYING.COM

© 2022 KUJAR SURVEYING & MAPPING, LLC

MAP OF SURVEY

DATE: MARCH 20, 2023
PROJECT: K23024
FILE: K23024 WORKSHEET.DWG
FIELD BOOK: JS PAGE: 58
SHEET 1 OF 2 1" = 30'

6.1.d

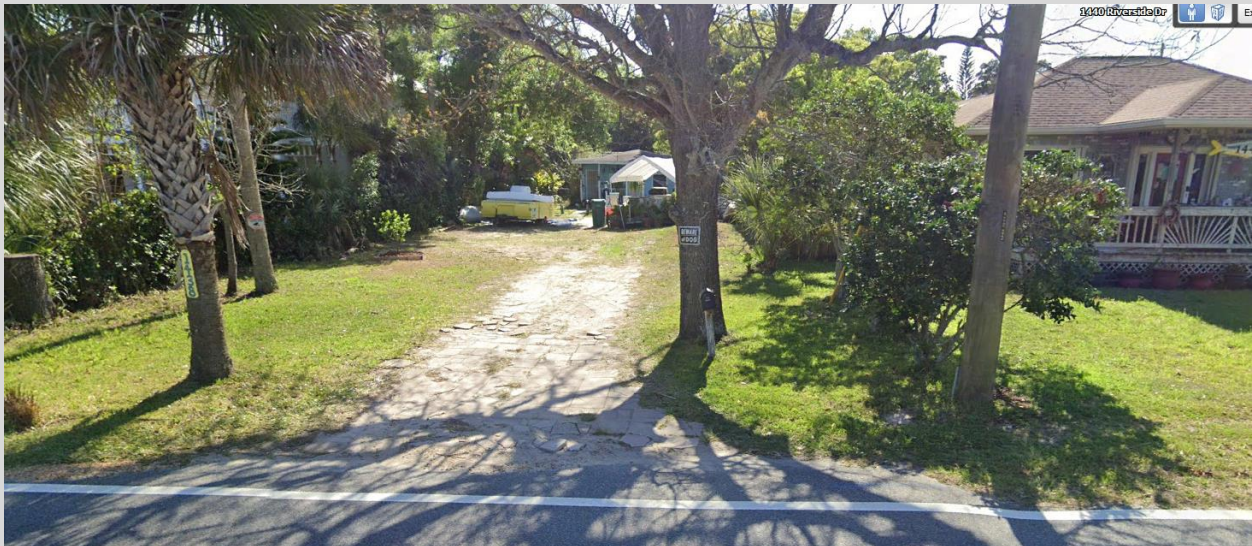
HALIFAX RIVER
Attachment: Survey (4203 : 1438 Riverside Drive Variance)

Location Map – Property is outlined in blue**Close up aerial of the property**

Blow out aerial



Looking west at front of the property.





STAFF REPORT
CITY OF HOLLY HILL, FLORIDA

Board of Planning and Appeals
Ordinance

MEETING DATE: August 7, 2023
FROM: Brian Walker
SUBJECT: An Ordinance of the City of Holly Hill, Volusia County Florida, Annexing by Voluntary Petition Approximately .83 Acres Identified as Parcel Numbers 4242-31-01-0291 and 4242-31-01-0290 Contiguous to the City of Holly Hill; Redefining Boundaries of the City of Holly Hill to Include Said Property and the Adjacent Rights-Of-Way of N Nova Road and Old Kings Road; Directing the City Clerk to File the Ordinance with the Clerk of the Circuit Court, with the Chief Administrative Officer of Volusia County and with the Department of State; Providing for Conflicting Ordinances; Providing for Severability; and Providing an Effective Date.

NUMBER: (ID # 4199)
APPLICANT: Brian Walker
PLANNER:

INTRODUCTION: This request is to annex parcels totaling approximately .83 acres, located approximately 275 feet south of Flomich St. between N Nova Road and Old Kings Road. The parcels abut one another and the City of Holly Hill and are more specifically known as 1872 N Nova Road and 1888 N Nova Road. (Refer to aerial / location map.) This application precedes a comprehensive plan amendment (CPA-2023-03) and a Rezone (RZ-2023-02).

BACKGROUND: The parcel known as 1872 N Nova Road contains a building that is approximately 1,250 square feet in size and used as an office. While 1888 N Nova Road is a vacant property. The applicant has submitted a petition for voluntary annexation into the City of Holly Hill.

DISCUSSION: Florida Statutes Section 171.044 shows the requirements for voluntary annexation. The parcels are contiguous to the City limit and are under common ownership. The annexation will result in a City limit that is reasonably compact and does not create an enclave. Therefore, the request meets the statutory requirements.

This request precedes a request for a comprehensive plan amendment and rezone. The proposed comprehensive plan map amendment requests General Commercial future land use, and the proposed rezone requests CC-1 (Corridor Commercial), which is consistent with the abutting properties in the City of Holly Hill.

FINANCIAL IMPACTS: A minor increase in taxable value is expected.

RECOMMENDATION: Recommend the City Commission annex parcels totaling approximately .83 acres, along with the adjacent rights of way, located approximately 275 feet

south of Flomich St. between N Nova Road and Old Kings Road. The parcels abut one another and are more specifically known as 1872 N Nova Road and 1888 N Nova Road.

ATTACHMENTS:

- Aerial Map (PDF)
- Survey (PDF)
- Annexation Consent and Petition (PDF)
- EXHIBIT B - Property Map (PDF)
- PA Info Card - 1872 N Nova Rd (PDF)
- PA Info Card - 1888 N Nova Rd (PDF)

Ordinance No. (ID # 4199)

AN ORDINANCE OF THE CITY OF HOLLY HILL, VOLUSIA COUNTY FLORIDA, ANNEXING BY VOLUNTARY PETITION APPROXIMATELY .83 ACRES IDENTIFIED AS PARCEL NUMBERS 4242-31-01-0291 AND 4242-31-01-0290 CONTIGUOUS TO THE CITY OF HOLLY HILL; REDEFINING BOUNDARIES OF THE CITY OF HOLLY HILL TO INCLUDE SAID PROPERTY AND THE ADJACENT RIGHTS-OF-WAY OF N NOVA ROAD AND OLD KINGS ROAD; DIRECTING THE CITY CLERK TO FILE THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT, WITH THE CHIEF ADMINISTRATIVE OFFICER OF VOLUSIA COUNTY AND WITH THE DEPARTMENT OF STATE; PROVIDING FOR CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

AN ORDINANCE OF THE CITY OF HOLLY HILL, VOLUSIA COUNTY FLORIDA, ANNEXING BY VOLUNTARY PETITION APPROXIMATELY .83 ACRES IDENTIFIED AS PARCEL NUMBERS 4242-31-01-0291 AND 4242-31-01-0290 CONTIGUOUS TO THE CITY OF HOLLY HILL; REDEFINING BOUNDARIES OF THE CITY OF HOLLY HILL TO INCLUDE SAID PROPERTY AND THE ADJACENT RIGHTS-OF-WAY OF N NOVA ROAD AND OLD KINGS ROAD; DIRECTING THE CITY CLERK TO FILE THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT, WITH THE CHIEF ADMINISTRATIVE OFFICER OF VOLUSIA COUNTY AND WITH THE DEPARTMENT OF STATE; PROVIDING FOR CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, LFC Holdings FC LLC, owner of the real property described herein; and

WHEREAS, the owner filed, pursuant to Florida Statue 171.044, a petition for voluntary annexation of said property as described in Exhibit A into the municipal limits of the City of Holly Hill; and

WHEREAS, the City Commission of the City of Holly Hill, has determined all of

the property which is proposed to be annexed into the City of Holly Hill is within an unincorporated area of Volusia County, is contiguous to the City of Holly Hill, and is reasonably compact; and

WHEREAS, the map attached hereto as Exhibit B shows the property which is proposed to be annexed into the City of Holly Hill; and

WHEREAS, Exhibit A is the legal description of the property which is proposed to be annexed into the City of Holly Hill.

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

SECTION 1. The City Commission of the City of Holly Hill, based upon the above findings, hereby annexes into the City of Holly Hill by voluntary petition the following described property:

LEGAL DESCRIPTION: See Attached Exhibit A.

(Tax Parcel Numbers 4242-31-01-0291 and 4242-31-01-0290, and the adjacent rights-of-way of N Nova Road and Old Kings Road)

SECTION 2. The City of Holly Hill city boundary is hereby amended to incorporate the above described property.

SECTION 3. That within seven (7) days of the adoption of this Ordinance, the City Clerk shall file a copy of said Ordinance with the Clerk of the Court, with the Chief Administrative Officer of Volusia County, and with the Department of State.

SECTION 4. That upon approval on first reading, the City Clerk is hereby

directed to publish the Notice of Annexation required by Section 171.044(2), Florida Statutes, at least once each week for two (2) consecutive weeks in a newspaper of general circulation in the City of Holly Hill.

SECTION 5. 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 6. That all ordinances made in conflict with this Ordinance are hereby repealed.

SECTION 7. That this Ordinance shall become effective immediately upon its adoption.

APPROVED AND AUTHENTICATED on the 7th day of AUGUST 2023.

EXHIBIT A
LEGAL DESCRIPTION

Parcel Numbers 4242-31-01-0291 and 4242-31-01-0290

THE NORTHERLY 75 FEET OF LOT 29, AND THE SOUTHERLY 20 FEET OF LOT 30, (EXCEPTING THEREFROM THAT PORTION DEEDED FOR HIGHWAY PURPOSES AND EXCEPT THAT PORTION IN ORDER OF TAKING FILED IN OFFICIAL RECORDS BOOK 3742, PAGE 550), BLOCK 1, LARSEN SUBDIVISION, ACCORDING TO THE MAP THEREOF, RECORDED IN MAP BOOK 11, PAGE 252, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

MORE PARTICULARLY DESCRIBED AS: COMMENCE AT THE NORTHWEST CORNER OF LOT 31, BLOCK 1, THENCE S25°48'33"E FOR A DISTANCE OF 180 FEET TO POINT OF BEGINNING, SAID

POINT BEING 20 FEET NORTHWESTERLY FROM THE SOUTHERLY MOST CORNER OF LOT 30, BLOCK 1; THENCE CONTINUE S25°48'33"E FOR A DISTANCE OF 95 FEET TO A POINT THAT IS 25' NORTHWESTERLY FROM THE SOUTHERLY MOST CORNER OF LOT 29, BLOCK 1; THENCE N64°14'23"E A DISTANCE OF 300 FEET TO A POINT ON THE NORTHEASTERLY BOUNDARY OF LOT 29; THENCE N25°48'33"W FOR A DISTANCE OF 75 FEET TO THE NORTHEASTERLY CORNER OF LOT 29, BLOCK 1; THENCE S64°14'23"W A DISTANCE OF 100 FEET TO THE EASTERLY MOST CORNER OF LOT 30, BLOCK 1; THENCE N25°48'33"W FOR A DISTANCE OF 20 FEET TO THE NORTH LINE OF THE SOUTH 20 FEET OF LOT 30, BLOCK 1; THENCE S64°14'23"W A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THAT PORTION DEEDED FOR HIGHWAY PURPOSES AND EXCEPT THAT PORTION IN ORDER OF TAKING FILED IN OFFICIAL RECORDS BOOK 3742, PAGE 550), BLOCK 1, LARSEN SUBDIVISION, ACCORDING TO THE MAP THEREOF, RECORDED IN MAP BOOK 11, PAGE 252, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

PARCEL NUMBER: 4242-31-01- 0291

THE SOUTH 25 FEET OF LOT 29, BLOCK 1, LARSEN SUBDIVISION, AS PER MAP IN MAP BOOK 11, PAGE 252, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, INCLUDING THE NORTH 75 FEET OF UNPLATTED PART ADJOINING SAID LOT ON THE SOUTH, EXCEPT THAT PART TAKEN FOR ROAD RIGHT OF WAY AS SHOWN IN DEED BOOK 558, PAGE 353, AND AS PER DEED RECORDED IN O.R. BOOK 3694, PAGE 1071, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

MOREPARTICULARY DESCRIBED AS: COMMENCE AT THE NORTHWEST CORNER OF LOT 31, BLOCK 1, THENCE S25°48'33"E FOR A DISTANCE OF 275 FEET TO POINT OF BEGINNING, SAID POINT BEING 25 FEET NORTHWESTERLY FROM THE SOUTHERLY MOST CORNER OF LOT 29, BLOCK 1; THENCE CONTINUE S25°48'33"E FOR A DISTANCE OF 100 FEET ALONG THE EXTENSION OF THE SOUTHWESTERLY LOT LINE OF LOT 29, BLOCK 1; THENCE N64°14'23"E A DISTANCE OF 300 FEET TO A POINT ALONG THE EXTENSION LINE OF THE NORTHEASTERLY LOT LINE OF LOT 29, BLOCK 1; THENCE N25°48'33"W FOR A DISTANCE OF 100 FEET TO THE NORTH LINE OF THE SOUTH 25 FEET OF LOT 29, BLOCK 1; S64°14'23"W A DISTANCE OF 300 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THAT PORTION DEEDED FOR HIGHWAY PURPOSES AND EXCEPT THAT PORTION IN ORDER OF TAKING FILED IN OFFICIAL RECORDS BOOK 3742, PAGE 550), BLOCK 1, LARSEN SUBDIVISION, ACCORDING TO THE MAP THEREOF, RECORDED IN MAP BOOK 11, PAGE 252, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

PARCEL NO. 4242-31-01-0290

Aerial of 1888 and 1872 N Nova Road

1888 includes the small triangular parcel on the east side of N Nova Road



LEGAL DESCRIPTION:

THE NORTHERLY 75 FEET OF LOT 29, AND THE SOUTHERLY 20 FEET OF LOT 30, (EXCEPTING THEREFROM THAT PORTION DEEDED FOR HIGHWAY PURPOSES AND EXCEPT THAT PORTION IN ORDER OF TAKING FILED IN OFFICIAL RECORDS BOOK 3742, PAGE 550), BLOCK 1, LARSEN SUBDIVISION, ACCORDING TO THE MAP THEREOF, RECORDED IN MAP BOOK 11, PAGE 252, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

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PARCEL NUMBER: 4242-31-01- 0291

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SUBDIVISION, AS PER MAP IN MAP BOOK 11, PAGE 252,
PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA,
INCLUDING THE NORTH 75 FEET OF UNPLATTED PART
ADJOINING SAID LOT ON THE SOUTH, EXCEPT THAT PART
TAKEN FOR ROAD RIGHT OF WAY AS SHOWN IN DEED
BOOK 558, PAGE 353, AND AS PER DEED RECORDED IN O.R.
BOOK 3694, PAGE 1071, OF THE PUBLIC RECORDS OF
VOLUSIA COUNTY, FLORIDA.

MOREPARTICULARY DESCRIBED AS: COMMENCE AT THE NORTHWEST CORNER OF LOT 31, BLOCK 1, THENCE S25°48'33"E FOR A DISTANCE OF 275 FEET TO POINT OF BEGINNING, SAID POINT BEING 25 FEET NORTHWESTERLY FROM THE SOUTHERLY MOST CORNER OF LOT 29, BLOCK 1; THENCE CONTINUE S25°48'33"E FOR A DISTANCE OF 100 FEET ALONG THE EXTENSION OF THE SOUTHWESTERLY LOT LINE OF LOT 29, BLOCK 1; THENCE N64°14'23"E A DISTANCE OF 300 FEET TO A POINT ALONG THE EXTENSION LINE OF THE NORTHEASTERLY LOT LINE OF LOT 29, BLOCK 1; THENCE N25°48'33"W FOR A DISTANCE OF 100 FEET TO THE NORTH LINE OF THE SOUTH 25 FEET OF LOT 29, BLOCK 1; S64°14'23"W A DISTANCE OF 300 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THAT PORTION DEEDED FOR HIGHWAY PURPOSES AND EXCEPT THAT PORTION IN ORDER OF TAKING FILED IN OFFICIAL RECORDS BOOK 3742, PAGE 550), BLOCK 1, LARSEN SUBDIVISION, ACCORDING TO THE MAP THEREOF, RECORDED IN MAP BOOK 11, PAGE 252, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

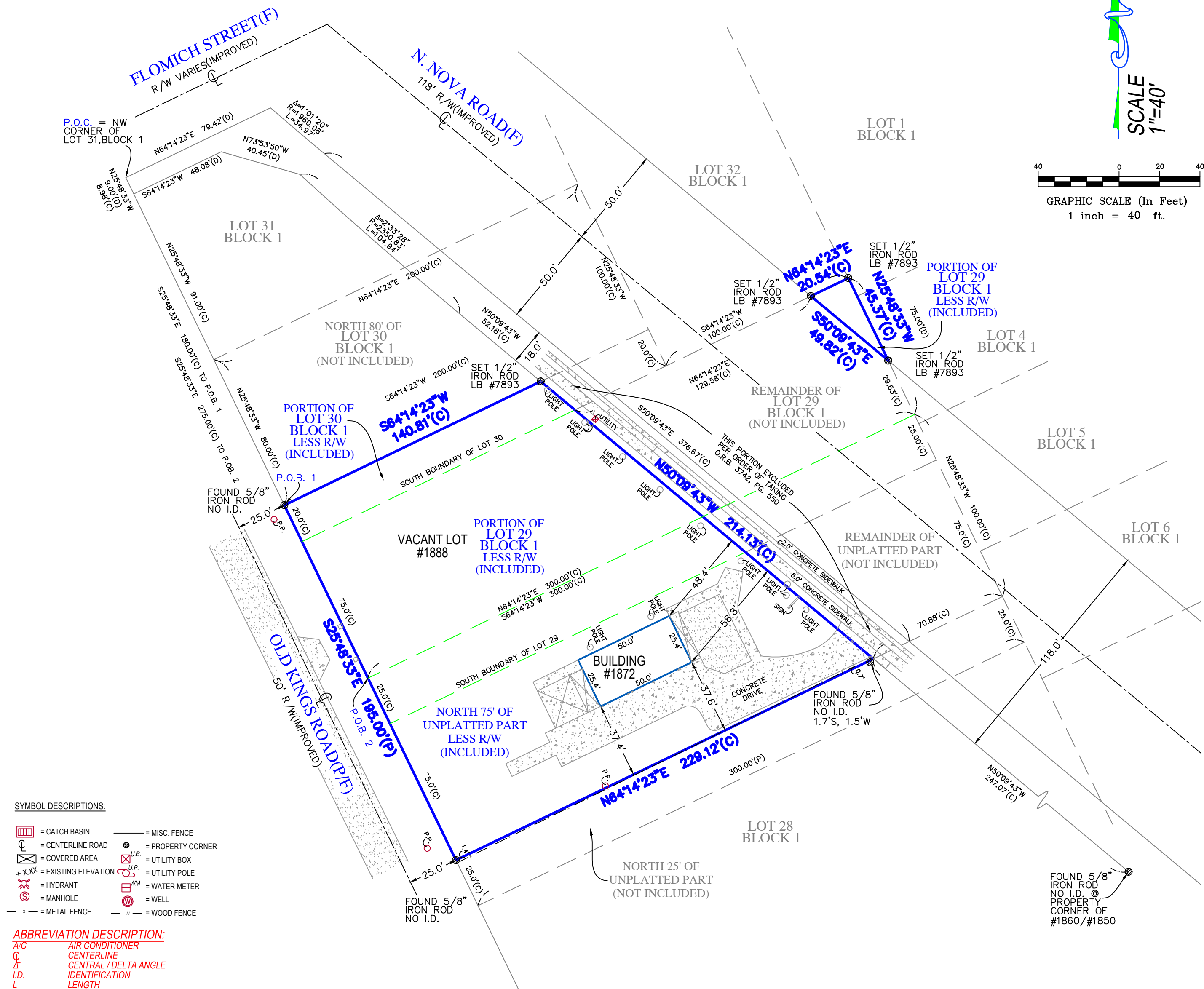
PARCEL NO. 4242-31-01-0290

CERTIFIED TO:
COVENANT CLOSING & TITLE SERVICES

REVISIONS:
4/3/23 - ADDED MEETS AND BOUNDS

PAGE 1 OF 1

BOUNDARY SURVEY



COMMUNITY NUMBER: 125099
PANEL: 12127C0352
SUFFIX: H
FLOOD ZONE: X
FIELD WORK: 10/22/2021

PROPERTY ADDRESS:
1888/1872 NORTH NOVA ROAD
DAYTONA BEACH, FL 32117

SURVEY NUMBER: 508618

SURVEYORS CERTIFICATE:
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE
AND CORRECT REPRESENTATION OF A SURVEY PREPARED
UNDER MY DIRECTION. NOT VALID WITHOUT A RAISED
EMBOSSED SEAL AND SIGNATURE.

(SIGNED) _____
KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

GENERAL NOTES:

GENERAL NOTES:

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
- 2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLANS.
- 3) ALL IMPROVEMENTS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- 5) ONLY VISIBLE ENCROACHMENTS LOCATED.

SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE
WEST PALM BEACH, FL 33411
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-
STATEWIDE FACSIMILE (800) 74
WEBSITE: <http://targetsurveying.com>



TARGET
SURVEYING, LLC

6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
7) FENCE ORATIONSHIP NOT DETERMINED.
8) ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. UNLESS OTHERWISE NOTED.
9) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF IMPROVEMENTS OVER SCALED POSITIONS.

Attachment: Survey (4199 : Annexation - 1872 and 1888 N Nova Road)

CITY OF HOLLY HILL

Community Development Department
1065 Ridgewood Avenue, Holly Hill, FL 32117

(386) 248-9442
www.hollyhillfl.org

PETITION/CONSENT FOR ANNEXATION

For Planning Department Use

Application Number

Date Submitted

APPLICANT INFORMATION

This application is being submitted by: ☐ Property Owner ☒ Agent on behalf of Property Owner*

Name Cobb Cole/Jessica L. Gow, Esquire

Full Address 149 S. Ridgewood Avenue, Suite 700 Daytona Beach, FL 32114

Telephone 386/323-9225 Email Jessica.Gow@CobbCole.com

* If this application is being submitted by a person other than the property owner, please provide the following Property Owner Information as well as a notarized letter designating you as agent.

PROPERTY OWNER INFORMATION**

Name LFC Holdings FC, LLC

Full Address 39 Audobon Lane, Flagler Beach, FL 32136

Telephone 386/323-9225 Email Jessica.Gow@CobbCole.com

** If the property owner does not reside on the property for which the application refers, please provide the following details.

PROPERTY DETAILS***

Full Address 1872 and 1888 N. Nova Road, Daytona Beach, FL 32117

Parcel ID Number 4242-31-01-0290 and 4242-31-01-0291

Subdivision

Legal Description See attached.

Total Acreage

Present Use of Property Verdego Landscape and Verdego Parking Lot

Number of Residents On Site (if applicable) N/A

Attachment: Annexation Consent and Petition (4199 : Annexation - 1872 and 1888 N Nova Road)

PROPERTY DETAILS(continued)

Existing Structures Located On Site	building on 1872 - 1888 is vacant
County Future Land Use Designation	MXZ
Assessed Property Value	See Attached Property Appraiser Cards
Taxable Value	See Attached Property Appraiser Cards

***Proof of property ownership must be included with this Petition/Consent for Annexation.

REQUEST

Reason for Request	Please see attached cover letter
--------------------	----------------------------------

CERTIFICATION

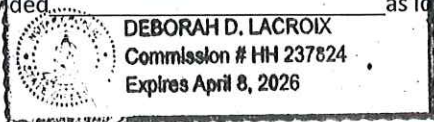
I hereby certify that the information provided above is true and correct to the best of my knowledge and that I am aware of the application submittal requirements and review process for this application. I hereby authorize the City of Holly Hill Staff to visit my property and to take pictures pertaining to my request. I am aware of the required pre-application meeting and am aware that if all of the required information is not provided, my application will be continued to the next regularly scheduled meeting.

Signature: _____

Jessica L. Gow, Esquire

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this June 20, 2023 day of June 20, 2023, by Jessica L. Gow, Esquire as Attorney (title*) for LFC Holdings FC LLC (name of corporation*), who () provided _____ as identification, or (X) who is personally known to me.



Deborah D. Lacroix
Notary Public, State of Florida
My Commission Expires:

* If you are executing this document on behalf of a corporation please complete the spaces with your title and the name of your company as indicated.

Attachment: Annexation Consent and Petition (4199 : Annexation - 1872 and 1888 N Nova Road)

**EXHIBIT B
PROPERTY MAP**



Attachment: EXHIBIT B - Property Map (4199 : Annexation - 1872 and 1888 N Nova Road)



Volusia County Property Appraiser

123 W. Indiana Ave., Rm. 102

DeLand, FL. 32720

Phone: (386) 736-5901 Web: vcpa.vcgov.org

AltKey: 3194802

Parcel ID: 424231010290

LFC HOLDINGS FC LLC

1872 N NOVA RD, DAYTONA BEACH, FL

Parcel Summary

Alternate Key:	3194802
Parcel ID:	424231010290
Township-Range-Section:	14 - 32 - 42
Subdivision-Block-Lot:	31 - 01 - 0290
Owner(s):	LFC HOLDINGS FC LLC - FS - Fee Simple - 100%
Mailing Address On File:	39 AUDOBON LN FLAGLER BEACH FL 32136
Physical Address:	1872 N NOVA RD, DAYTONA BEACH 32117
Property Use:	1700 - OFFICE 1 STORY
Tax District:	200-UNINCORPORATED - NORTHEAST
2022 Final Millage Rate:	18.2602
Neighborhood:	7060
Business Name:	VERDEGO LANDSCAPE
Subdivision Name:	
Homestead Property:	No

Attachment: PA Info Card - 1872 N Nova Rd (4199 : Annexation - 1872 and 1888 N Nova Road)



Volusia County Property Appraiser

123 W. Indiana Ave., Rm. 102

DeLand, FL. 32720

Phone: (386) 736-5901 Web: vcpa.vcgov.org

AltKey: 3194811

Parcel ID: 424231010291

LFC HOLDINGS FC LLC

1888 N NOVA RD, DAYTONA BEACH, FL

Parcel Summary

Alternate Key:	3194811
Parcel ID:	424231010291
Township-Range-Section:	14 - 32 - 42
Subdivision-Block-Lot:	31 - 01 - 0291
Owner(s):	LFC HOLDINGS FC LLC - FS - Fee Simple - 100%
Mailing Address On File:	39 AUDOBON LN FLAGLER BEACH FL 32136
Physical Address:	1888 N NOVA RD, DAYTONA BEACH 32117
Property Use:	1000 - VACANT COMM
Tax District:	200-UNINCORPORATED - NORTHEAST
2022 Final Millage Rate:	18.2602
Neighborhood:	7060
Business Name:	VERDEGO-PARKING LOT
Subdivision Name:	
Homestead Property:	No

Attachment: PA Info Card - 1888 N Nova Rd (4199 : Annexation - 1872 and 1888 N Nova Road)