

CITY OF HOLLY HILL, FLORIDA

BOARD OF PLANNING AND APPEALS

AGENDA • SEPTEMBER 14, 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
Eleni Deligianis

1. CALL TO ORDER**2. INVOCATION****3. PLEDGE OF ALLEGIANCE****4. BOPA MINUTES APPROVAL**

1. Minutes - BOPA - July 6, 2020 Meeting and August 3, 2020 Meeting
(Requested by Eleni Deligianis, Board of Planning and Appeals)

5. PUBLIC HEARING

1. Ordinance An Ordinance of the City of Holly Hill, Volusia County, Florida Annexing by Voluntary Petition Approximately 9.7 Acres Identified as Parcel Number 4244-01-04-0080 Contiguous to the City of Holly Hill
(Requested by Brian Walker, City Planner)

6. OLD BUSINESS**7. BOARD/STAFF COMMUNICATIONS****8. ADJOURNMENT**

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

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



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



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

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



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

**Board of Planning and Appeals
Agenda Item**

MEETING DATE: September 14, 2020
FROM: Eleni Deligianis
SUBJECT: Minutes - BOPA - July 6, 2020 Meeting and August 3, 2020 Meeting
NUMBER: (ID # 2986)
APPLICANT:
PLANNER:

DISCUSSION:

Minutes from BOPA's meetings July 6th and August 3rd.

MOTION:

Approve as submitted by staff.

- JULY 2020 MINUTES (PDF)
- AUGUST 2020 MINUTES (PDF)



CITY OF HOLLY HILL, FLORIDA

BOARD OF PLANNING AND APPEALS

MINUTES • 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

1. CALL TO ORDER

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

2. INVOCATION

Given by Robin Hanger

3. PLEDGE OF ALLEGIANCE

Arthur Brynes led us in the Pledge of Allegiance

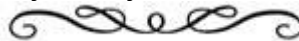
4. BOPA MINUTES APPROVAL

1. Minutes - June 1, 2020 Meeting

(Requested by Brian Walker, City Planner)

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

Enacted and approved this 6th day of July, 2020, in Holly Hill



5. AGENDA ITEM(S)

1. Riverside Drive (224) PD Rezone

(Requested by Brian Walker, City Planner)

Brian Walker, Community Development Director/City Planner summarized his staff report. 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. 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.

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.

Brian Walker, stated for the record that a BPUD typically has a proposed master development agreement that specifies principal uses and prohibited principal uses. Usually when a BPUD is done, you have the developers agreement, you also have a development (site) plan where you see what is going to be proposed for the site. For this specific property, we don't have a buyer yet, so we don't have a development plan. When the property is purchased they would submit their development (site) plan, which would show us exactly what they are planning.

Brian Walker, stated for the record that this would be considered a minor amendment to be approved at the staff level as long as they comply with all the stated conditions within the master development agreement.

Discussion was had about a potential buyer and container-type development referred to as "Container-minium".

Brian Walker, stated for the record that containers would not currently be allowed under the written development and that written modifications would need to be added to the development agreement to specifically allow them.

Robin Hanger, stated that these exist in Texas, "Container-miniums" and "Barn-dominiums", they are metal buildings with landscaping to beautify it, this is a new way that people are looking to build. This is a resource that is readily available. He stated that his only concern is the location in the area across from the Marina Grande. He thinks there is a lot of ground work to be done before we can incorporate this in our city.

Dennis Smith, questioned what would be going inside of it.

Brian Walker, stated that the uses are listed in the developers agreement.

Robin Hanger, questioned what the possibility of doing container development is for homes for other adjacent properties in Holly Hill.

Brian Walker, stated that we don't have a straight zoning category that would allow them, we would have to write a portion into the development code that speaks to these that has standards to them, or do BPUD. We also would need to make sure that each would follow the Florida Building Code.

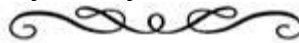
Arthur Byrnes, requests that of the principal uses - Elevated Boat Storage, New Automobile Sales, New Recreational Vehicles, and Veterinary clinics be removed from this list. Tony Cassata seconds this request. 4 votes to remove these.

Adams Cameron Realtor, Marta Pascal, stated that she had several interested buyers, her personal opinion is that a container-based building would be great on Riverside Drive because it would be so unique to that area.

Robin Hanger moved, seconded by Dennis Smith to approve the Rezone WITH the conditions of those 4 principal uses being removed and to allow the container development as stated and shown in the written development agreement.

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

Enacted and approved this 6th day of July, 2020, in Holly Hill



6. OLD BUSINESS

None

7. BOARD/STAFF COMMUNICATIONS

Discuss September BOPA Meeting date. Regularly scheduled for September 7th, this is Labor Day.

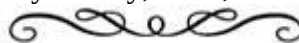
1. Discuss September BOPA Meeting Date

(Requested by Brian Walker, City Planner)

After a small discussion, the Board decided that if there is a meeting in September, September 14, 2020 would work for all.

RESULT:	INFORMATION ONLY
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Enacted and approved this 6th day of July, 2020, in Holly Hill



8. ADJOURNMENT

Attachment: JULY 2020 MINUTES (2986 : Minutes - BOPA)



CITY OF HOLLY HILL, FLORIDA

BOARD OF PLANNING AND APPEALS

MINUTES • AUGUST 3, 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

This meeting was called to order by Chairman Arthur J. Byrnes.

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

2. INVOCATION

Invocation was given by Chairman Michael Myer.

3. PLEDGE OF ALLEGIANCE

Pledge of Allegiance was led by Chairman Michael Myer.

4. BOPA MINUTES APPROVAL - NONE

5. AGENDA ITEM

1. 1620 Moravia Avenue - Request for a Side Yard Setback Variance from the Requirements of Section 114-765 of the Land Development Regulations Titled, "Schedule of Dimensional Requirements." Variance from the Required Side Yard Setback of 10 Feet to 2 Feet for a Parcel in the R-1 (Single-Family) Zoning District

(Requested by Brian Walker, City Planner)

Brian Walker, Community Development Director/City Planner summarized his staff report. Request for a side yard setback variance from the requirements of Section 114-765 of the Land Development Regulations titled, "Schedule of Dimensional Requirements." Variance from the required side yard setback of 10 feet to 2 feet for a parcel in the R-1 (Single-Family) zoning district, located on the west side of Moravia Avenue, approximately 100 feet south of Scituate Lane and more particularly known as 1620 Moravia Avenue.

The lot at 1620 Moravia Avenue came from a parent parcel that was created in 1901. At the time it was created, the parent parcel was 100 feet wide. Sometime after 1901, but prior to the adoption of our zoning regulations in 1993, the parent parcel was subdivided

into two parcels each being 50 feet wide.

Current zoning regulations require that lots in the R-1 zoning district be a minimum of 90 feet wide. Although the subject parcel does not meet the current required minimum lot width, because it was created prior to the adoption of our zoning regulations, it is considered legal non-conforming.

The request is for a variance from Section 114-765 of the Land Development Regulations of Holly Hill. (1) Variance from the required side yard setback on the north side of the property from 10 feet to 2 feet.

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

Brian Walker, stated that the applicant does meet all six criteria for the variance (82-317) in the staff's opinion.

The applicant, Scott Lucas, spoke and stated that they had built a deck without a permit that didn't meet setbacks. A picture of the structure was shown.

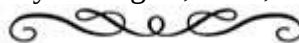
Scott Lucas, stated that the structure in the picture was taken down, he then applied for the variance, so that he can put the structure back up.

Staff recommends approval of the request for a side yard setback variance from the requirements of Section 114-765 of the Land Development Regulations titled, "Schedule of Dimensional Requirements." Variance from the required side yard setback on the north side of the property from 10 feet to 2 feet for a parcel in the R-1 (Single-Family) zoning district, located on the west side of Moravia Avenue, approximately 100 feet south of Scituate Lane and more particularly known as 1620 Moravia Avenue.

Robin Hanger moved, seconded by Tony Cassata that they would approve the request for a side yard setback variance from the requirements of Section 114-765 of the Land Development Regulations titled, "Schedule of Dimensional Requirements." Variance from the required side yard setback on the north side of the property from 10 feet to 2 feet for a parcel in the R-1 (Single-Family) zoning district, located on the west side of Moravia Avenue, approximately 100 feet south of Scituate Lane and more particularly known as 1620 Moravia Avenue.

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

Enacted and approved this 3rd day of August, 2020, in Holly Hill



6. OLD BUSINESS

None.

7. BOARD/STAFF COMMUNICATIONS

Confirmation of Monday, September 14th, 2020 for the rescheduled BOPA meeting.

8. ADJOURNMENT

This meeting was adjourned at approximately 6:15pm.



STAFF REPORT
CITY OF HOLLY HILL, FLORIDA

Board of Planning and Appeals
Ordinance

MEETING DATE: September 14, 2020
FROM: Brian Walker
SUBJECT: An Ordinance of the City of Holly Hill, Volusia County, Florida
Annexing by Voluntary Petition Approximately 9.7 Acres
Identified as Parcel Number 4244-01-04-0080 Contiguous to
the City of Holly Hill
NUMBER: (ID # 3053)
APPLICANT: Brian Walker
PLANNER:

INTRODUCTION: This request is to annex approximately 9.7 acres of property on the northeast corner of the intersection of 10th and Vine Streets and that is more specifically known as 1088 10th Street. This application precedes a comprehensive plan amendment (CPA-2020-01) and a Rezone (Z-2020-02).

BACKGROUND: The parcel is located entirely within unincorporated Volusia County and currently contains a single family home built in 1958. The applicant purchased the property in 1997 and recently submitted a petition for voluntary annexation.

DISCUSSION: Florida Statutes Section 171.044 presents the requirements for voluntary annexation. The subject property is contiguous to city limits on the east side, and the annexation will result in a city limit that is reasonably compact. Therefore, the request meets the statutory requirements.

This request precedes a request for a comprehensive plan amendment and a Rezone. The proposed comprehensive plan map amendment will request Medium Density Residential (Holly Hill) which is reasonably consistent with the property's current future land use of Urban Medium Intensity (Volusia County). The proposed rezone request will be to R-6 which allows a slightly higher density per acre (4 additional dupa) than is currently permitted. The property's current zoning is R-5.

RECOMMENDATION: Recommend the City Commission annex approximately 9.7 acres of property on the northeast corner of the intersection of 10th and Vine Streets and that is more specifically known as 1088 10th Street.

ATTACHMENTS:

- Exhibit B - Aerial and Location Maps (PDF)
- Specific Purpose Survey of Property (PDF)
- Completed Application Form (PDF)
- Property Card 1088 10th Street (PDF)

Ordinance (ID # 3053)

Meeting of September 14, 2020

- Property Deed (PDF)
- Proof of Payment for Taxes (PDF)

Ordinance No. (ID # 3053)**AN ORDINANCE OF THE CITY OF HOLLY HILL, VOLUSIA COUNTY, FLORIDA ANNEXING BY VOLUNTARY PETITION APPROXIMATELY 9.7 ACRES IDENTIFIED AS PARCEL NUMBER 4244-01-04-0080 CONTIGUOUS TO THE CITY OF HOLLY HILL****ORDINANCE 3030**

AN ORDINANCE OF THE CITY OF HOLLY HILL, VOLUSIA COUNTY, FLORIDA ANNEXING BY VOLUNTARY PETITION APPROXIMATELY 9.7 ACRES IDENTIFIED AS PARCEL NUMBER 4244-01-04-0080 CONTIGUOUS TO THE CITY OF HOLLY HILL; REDEFINING BOUNDARIES OF THE CITY OF HOLLY HILL TO INCLUDE SAID PROPERTY AND THE ADJACENT RIGHT-OF-WAY OF 10TH STREET; 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, Glenn D. Storch of Storch Law Firm, as the agent for the owner of the real property described herein; and

WHEREAS, the agent has filed, pursuant to Florida Statue 171.044, a petition for voluntary annexation of said property as described in Attachment 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:

(Tax Parcel Number 4244-01-04-0080 and the adjacent right-of-way of 10TH Street)

LEGAL DESCRIPTION: See Attached Exhibit A.

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.

ATTACHMENT A
LEGAL DESCRIPTION

LEGAL DESCRIPTION - Being that land described and recorded in Official Records Book 4245, Page 2512, Public Records of Volusia County, Florida.

Lot 8, Block 4, MASON AND CARSWELLS HOLLY HILL, as per map recorded in Map Book 2, Page 90, of the Public Records of Volusia County, Florida.

Also being described as:

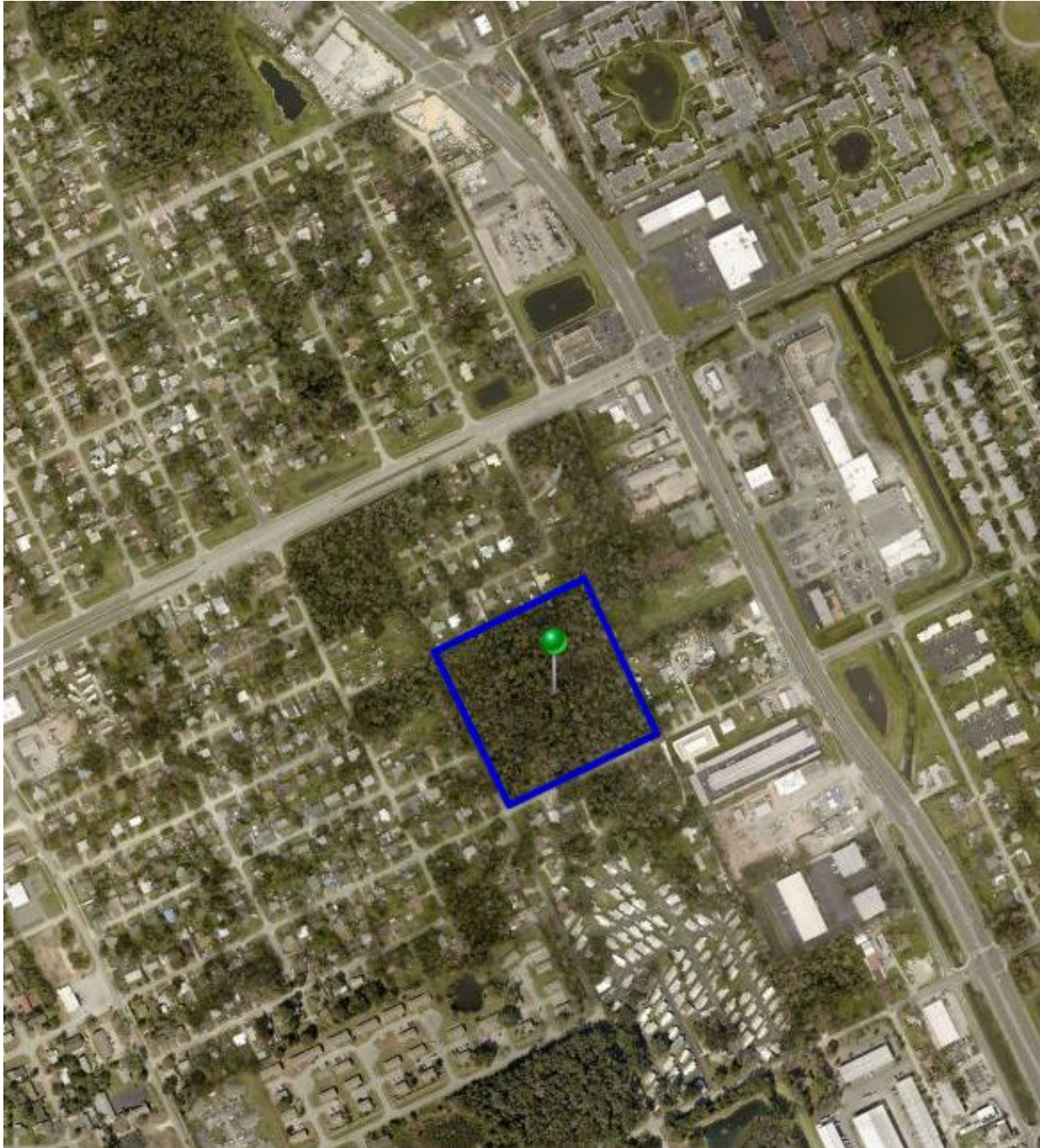
Begin at the Southwesterly corner of Lot 8, Block 4, MASON AND CARSWELLS HOLLY HILL, as per map recorded in Map Book 2, Page 90, of the Public Records of Volusia County, Florida, said Point of Beginning also being the intersection of the Northerly Right of Way of Tenth Street with the Easterly Right of Way of Vine Street; thence N 19°50'20" W, along the Westerly line of said Lot 8 and the Easterly Right of Way of Vine Street, a distance of 649.86 feet to the Northwesterly corner of said Lot 8; thence N 70°25'27" E along the Northerly line of said Lot 8, also being the Southerly line of WILKERSON REPLAT, as recorded in Map Book 23, Page 112, of the Public Records of Volusia County, Florida, a distance of 650.85 feet to the Northeasterly corner of said Lot 8; thence S 19°52'32" E along the Easterly line of said Lot 8, a distance of 649.03 feet to the Southeasterly corner of said Lot 8 and a point on the aforesaid Tenth Street Right of Way; thence S 70°21'05" W along the Southerly line of said Lot 8 and the Northerly Right of Way of Tenth Street, a distance of 651.26 feet to the Point of Beginning.

Containing 422,819.56 square feet (9.707 ± acres)

AERIAL MAP

1088 10th Street

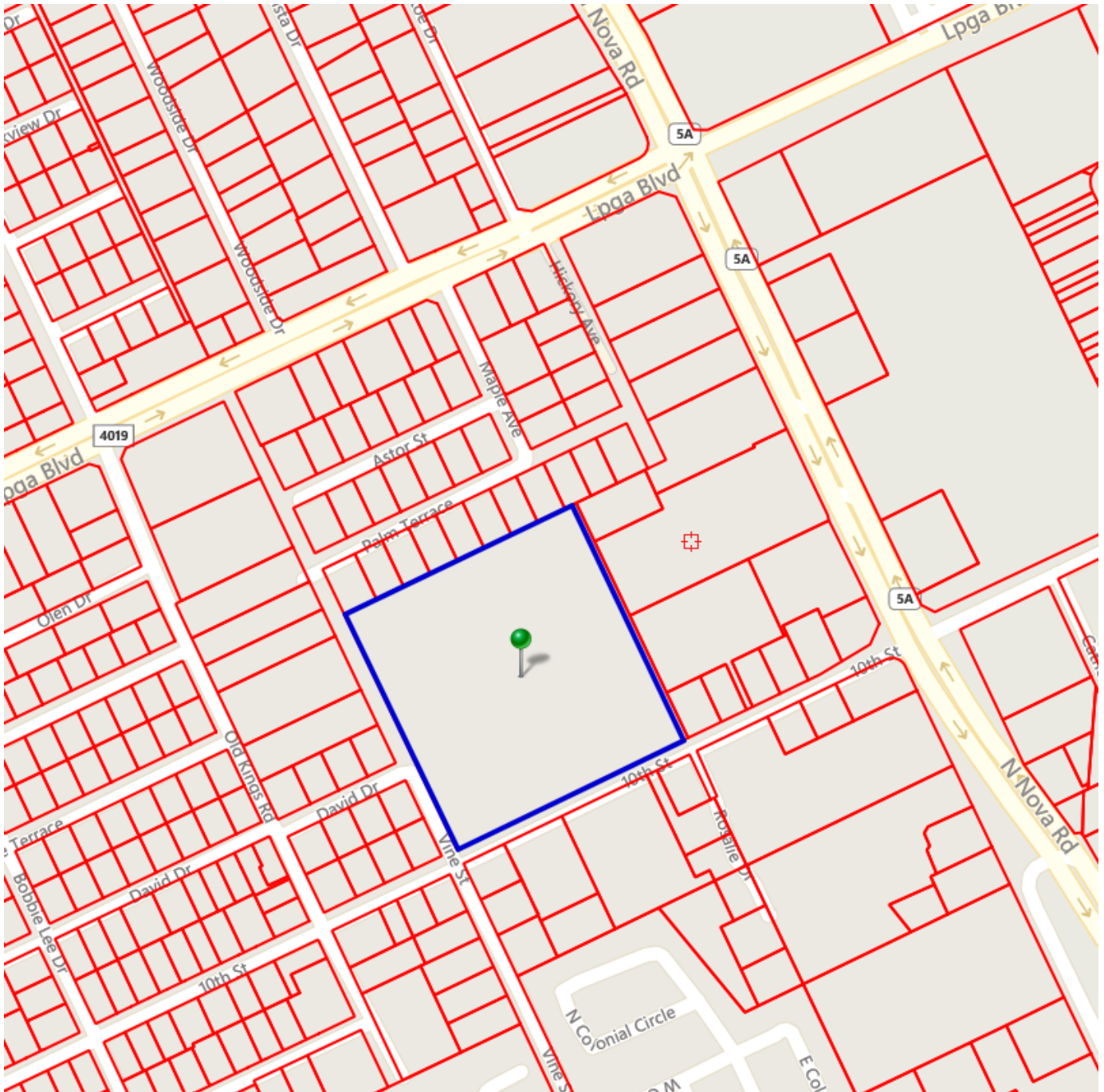
North ↑



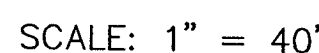
Attachment: Exhibit B - Aerial and Location Maps (3053 : Annexation 1088 10Th Street)

LOCATION MAP

North ↑



Attachment: Exhibit B - Aerial and Location Maps (3053 : Annexation 1088 10Th Street)

VINE STREET (33' R/W)

LOT 9
BLOCK 4, MASON & CARSWELL'S
HOLLY HILL M.B. 2, PG. 90

SURFACE WATER

□S

SURFACE WATER

10th STREET (33' R/W)

LOT 8, BLOCK 4, MASON AND CARSWELLS HOLLY HILL, AS PER MAP
RECORDED IN MAP BOOK 2, PAGE 90, PUBLIC RECORDS OF VOLUSIA
COUNTY, FLORIDA.

1. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR OTHER MATTERS NOT SHOWN ON THIS DRAWING, SKETCH, PLAT OR MAP THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. THIS DRAWING, SKETCH, PLAT OR MAP PREPARED WITHOUT BENEFIT OF AN ABSTRACT OR TITLE OPINION. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH.
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF AND ARE DERIVED FROM FIELD MEASURED DATA UNLESS SHOWN OTHERWISE.
4. NO UNDERGROUND FOUNDATIONS, INSTALLATIONS OR IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED, EXCEPT AS SHOWN.
5. THE CERTIFICATION SHOWN ON THIS SURVEY APPLIES TO THE LAST DATE OF FIELD WORK ONLY.
6. BEARING STRAIGHT LINE IS ASSUMED, WITH THE BEARING ON THE NORTH RIGHT OF WAY LINE OF 10th STREET BEING S70°05'N.
7. BOUNDARY INFORMATION, DESCRIPTION AND LOCATION OF BUILDINGS PER BOUNDARY SURVEY PREPARED BY PHILLIPS SURVEYING, INC. DATED 2-20-98, PROJECT NO. 98042.
8. WETLAND POINTS FIELD LOCATED AS DELINEATED BY BIOLOGICAL CONSULTING SERVICES, INC.
9. WETLAND LINE REVIEWED AND APPROVED BY THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT REPRESENTATIVES, LANCE HART AND DAR GUAM CHENG ON AUGUST 2, 2006.
10. AREA TABULATION: WETLAND = 2.7339 ACRES
SURFACE WATER = 0.2511 ACRE

SPECIFIC PURPOSE SURVEY TO
SHOW WETLAND LOCATION
NOT A BOUNDARY SURVEY

536 NORTH HALIFAX AVENUE, SUITE 100, DAYTONA BEACH, FLORIDA 32118				386-258-7999	
SPECIFIC PURPOSE SURVEY RE: BALBOA 10th STREET PROPERTY				SCALE: 1"=40'	
FIELD BOOK: 141		PAGE(S): 9		DC FILE: 863WET	
DRAWN BY: JRP	CREW: BW, CW, MS	CHECKED BY: JRP	DRAW DATE: 8-24-06	FIELD DATE: 8-11-06	

863

863WET

ET 1 OF

LEGEND	Q = CENTERLINE +00.00 = EXISTING ELEVATION 5/8" = ROAD WIDTH WITH CAP 1/2" = ROAD WIDTH CONTROL POINT 4" x 4" = CONCRETE CURB C = NAEL WITH CAP Δ = CENTRAL ANGLE Q = ROAD OR CONDITION BL = BOOK CM = CONCRETE MONUMENT	C = CALCULATED CMF = COMPOUNDED METAL PIPE CR = COUNTY ROAD FL = FLORIDA CH = CHAIR C = CONCRETE Δ = CENTRAL ANGLE Q = CORNER FL = FLORIDA ADMINISTRATIVE CODE DESC = DATA PER DESCRIPTION DL = ELEVATION	ELC = ELEVATION ESWT. = EASEMENT F.H. = FREE HYDRANT IN = INCH L = ARC LENGTH LS = LAND SURVEYOR BUSINESS TRANSPORTATION M.B. = MAP BOOK FAC = FLORIDA ADMINISTRATIVE CODE FD = FOUND GOVT = GOVERNMENT	LP = IRON PIPE IR = IRON ROD IN = INCH L = ARC LENGTH LS = LAND SURVEYOR BUSINESS LS = LAND SURVEYOR M.B. = MAP BOOK Q = DEED DATA N = NAIL W = WASHER N# = NUMBER	N.S.V.D. = NATIONAL GEODETIC VERTICAL DATA (NITS) = NOT TO SCALE (N/A) = NON-APPLICABLE OE = OVERHEAD ELECTRIC (P) = OFFICIAL RECORDS PL = PLAT DATA PR = PRESTIGE PT = POINT OF BEGINNING PT = POINT OF TANGENCY	PCC = POINT OF CURVATURE PCURVATURE PC = POINT ON CURVE P = PAGE P.R.M. = PERMANENT REFERENCE MONUMENT P.C. = PERMANENT CONTROL P = POINT PRC = POINT OF REVERSE CURVATURE	PC = POINT OF CURVATURE P.L.S. = PROFESSIONAL LAND SURVEYOR P.B. = PLAT BOOK R.S. = RESIDENCE Q = QUANTITY OF WAY (R) = RADIAL RNG. = RANGE R = RADIIUS RCF = REINFORCED CONCRETE PIPE SAN. = SANITARY	SUB. = SUBDIVISION SR = STATE ROAD SEC. = SECTION TEL = TELEPHONE TP = TOWNSHIP T = TANGENT TRANS. = TRANSFER TV = TELEVISION U.S. = UNITED STATES W.V. = WATER W.M.V.
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THIS SURVEY DRAWING IS THE PROFESSIONAL OPINION OF THIS SURVEYOR AND FIRM WHICH WAS PREPARED UTILIZING THE BEST AVAILABLE INFORMATION AND AS SUCH DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. FURTHERMORE, THIS SURVEYOR AND FIRM DOES NOT ASSUME RESPONSIBILITY AND SHALL NOT BE HELD LIABLE FOR CLAIMS ARISING FROM ERRONEOUS OR INCORRECT INFORMATION FURNISHED TO THE SURVEYOR, WHICH WAS USED AS A BASIS IN THE PREPARATION OF THIS SURVEY DRAWING.

VALID WITH
SIGNATURE &
EMBOSSSED SEAL
ONLY

I HEREBY CERTIFY THAT THIS PLAT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, F.A.C., PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

J. R. Smith

11-21-02

Packet Pg. 18



1065 Ridgewood Avenue, Holly Hill, FL 32117

Phone: (386) 248-9424 Fax: (386) 248-9498 Permitdesk@hollyhillfl.org

REZONE/ FUTURE LAND USE AMENDMENT

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

PROJECT INFORMATION:

PROJECT NAME: Balboa Annexation, Rezoning and Future Land Use Amendent
 PARCEL ID #(S): 4244-01-04-0080
 LOCATION: 1088 10th Street, Daytona Beach, FL 32117
 EXISTING USE(S): Vacant Property
 PROPOSED USE(S): Future Residential
 TOTAL ACREAGE: +/- 10.1
 WATER PROVIDER: _____ SEWER PROVIDER: _____
 PRIVATE WELL _____ PRIVATE SEPTIC _____
 CURRENT ZONING: County R-5 PROPOSED ZONING: City R-8
 CURRENT FUTURE LAND USE: County UMI PROPOSED FUTURE LAND USE: City MDR

APPLICANT INFORMATION:

Name: Glenn D. Storch, Storch Law Firm E-Mail: glenn@storchlawfirm.com
 Address: 420 South Nova Road, Daytona Beach Phone: 386-238-8383
 Company: Storch Law Firm Fax: 386-238-098
☐ Owner ☐ Agent for Owner ☒ Attorney for Owner

OWNER INFORMATION:

Name: Adolph Balboa E-Mail: Same as Applicant
 Address: Same as Applicant Phone: Same as Applicant
 Fax: Same as Applicant

CONSULTANT INFORMATION:

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

Attachment: Completed Application Form (3053 : Annexation 1088 10Th Street)



1065 Ridgewood Avenue, Holly Hill, FL 32117

Phone: (386) 248-9424 Fax: (386) 248-9498 Permitdesk@hollyhillfl.org

WHO SHOULD ALL COMMUNICATION BE DIRECTED TO?

☒ APPLICANT ☐ OWNER ☐ CONSULTANT

APPLICATION TYPE(S)/FEE(S)*

LAND USE AMENDMENT

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

REZONE (NON-PD)

- ☒ STRAIGHT REZONE / LDR TEXT AMENDMENT \$1,200

REZONE (PD)

- ☐ PD REZONE \$2,000
☐ PD AMENDMENT \$1,250 (This does not mean changes in items such as uses or density but means minor changes in items such as layout and landscaping.)

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

ATTACHMENT CHECKLIST

REQUIRED SUBMITTALS

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



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- ☐ DRAFT DEVELOPMENT ORDER IN MS WORD FORMAT (*PD REZONE ONLY – CONTACT THE CITY PLANNER*)
- ☐ PRELIMINARY DEVELOPMENT PLAN (*PD REZONE ONLY - SEE CODE SEC. 114-771*)

Applicant's Signature: _____

(Signature)

(Date)

(Print)

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



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Phone: (386) 248-9424 Fax: (386) 248-9498 Permitdesk@hollyhillfl.org

CITY OF HOLLY HILL APPLICANT AUTHORIZATION FORM
(ORIGINAL ONLY)

An authorized applicant is:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchaser (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, Adolph Balboa, the owner of record for the following described property (Legal Description or Tax/Parcel ID Number) 4244-01-04-0080 hereby affirm that Storch Law Firm is hereby designated to act as my authorized agent for the filing of the attached application for a: (CHECK ONE)

- ☐ Arbor Permit
 ☐ Special Exception
 ☐ Variance
 ☐ Development Plan
☐ Special Event Permit
 ☐ Vacate
 ☐ Sign
 ☒ Rezone/Comp Plan Amendment
☒ Other Annexation

and make binding statements and commitments regarding the request. I certify that I have examined the attached application and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments and fees become part of the Official Records of City of Holly Hill, Florida and are not returnable.

March 10, 2020
Date

Adolph Balboa
Owner's Signature

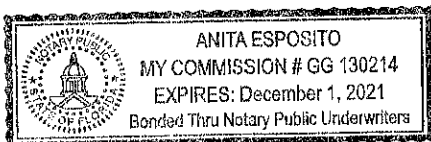
Adolfo Balboa
Owner's Name

STATE OF FLORIDA

COUNTY OF Volusia

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, personally appeared Adolph Balboa, who is personally known to me or who has produced a _____ as identification and who executed the foregoing instrument and sworn an oath on this 10th day of March, 2020.

Anita Esposito
NOTARY PUBLIC



Altkey: 3218361
BALBOA ADOLPH & LAURA-JEAN

Parcel ID: 424401040080
1088 10TH ST , DAYTONA BEACH

Parcel

Short Parcel Id 424401040080
Property Location 1088 10TH ST, DAYTONA BEACH, 32117
PC Code 0100 - SINGLE FAMILY
Total Bldgs 1
Neighborhood 2716 - M & C BLKS 5 & 6
Business Name
Homestead Property No

Primary Owner

Owner BALBOA ADOLPH & LAURA-JEAN

In Care Of
Mailing Address PO BOX 250951

HOLLY HILL FL 32125

All Owners

#	Owner 1	Owner 2	Owner %	Owner Type(s)
0	BALBOA ADOLPH & LAURA-JEAN		100	O - O

Legal

Millage Group 200-UNINCORPORATED - NORTHEAST
Legal Description LOT 8 BLK 4 M & C HOLLY HILL MB 2 PG 90 PER OR 4245 PG 2512
Map TWP-RNG-SEC 14 - 32 - 44
Subdivision-Block-Lot 01 - 04 - 0080
Date Created 27-DEC-81
Year Annexed

Special Assessment

Project #	Description	Units	Rate	Amount
5030	VOLUSIA COUNTY STORMWATER	1.00	\$72.00	\$72.00
5050	VOLUSIA COUNTY GARBAGE	1.00	\$255.00	\$255.00

Sales

Book/Page	Instr Type	Inst #	Sale Date	V/I	Sale Price
4245 / 2512	WD-WARRANTY DEED	1997177024	10/15/1997	I	\$98,900
4138 / 2370	WD-WARRANTY DEED	1996155938	09/15/1996	I	\$100,000
4019 / 3019	QC-QUIT CLAIM DEED	1995098450	06/15/1995	I	\$100

County Links

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

Attachment: Property Card 1088 10th Street (3053 : Annexation 1088 10Th Street)

Other Links

Google Street Address
Bing Maps

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

Attachment: Property Card 1088 10th Street (3053 : Annexation 1088 10Th Street)

10/22/1997 16:10
 Doc stamps 985.95
 (Transfer Amt \$ 98900)
 Instrument # 97177024
Book: 4245
Page: 2512
 Diane M. Matousek
 Volusia County, Clerk of Court

Parcel ID Number: 4244-01-04-0080

Grantee #1 TIN: [REDACTED]

Grantee #2 TIN: [REDACTED]

Warranty Deed

This Indenture, Made this 21st day of
 Walter S. Albright,

October, 1997 A.D., Between

of the County of Volusia, State of Florida, , grantor, and
 Adolph Balboa and Laura-Jean Balboa, husband and wife,

whose address is: P.O. Box 250951, Holly Hill 32125
~~2461 Palm Drive, Daytona Beach, Florida 32114~~

of the County of Volusia, State of Florida, , grantees.

Witnesseth that the GRANTOR, for and in consideration of the sum of - - - - -
 - - - - - TEN & NO/100 (\$10.00) - - - - - DOLLARS,

and other good and valuable consideration to GRANTOR in hand paid by GRANTEEES, the receipt whereof is hereby acknowledged, has
 granted, bargained and sold to the said GRANTEEES and GRANTEEES' heirs and assigns forever, the following described land, situate,
 lying and being in the County of Volusia State of Florida to wit:

Lot 8, Block 4, MASON AND CARSWELLS HOLLY HILL, as per map
 recorded in Map Book 2, Page 90, Public Records of Volusia
 County, Florida.

Subject to restrictions, reservations and easements of record,
 if any, which are not reimposed hereby, and taxes subsequent to
 December 31st, 1996.

The subject property is not the constitutional homestead of
 the Grantors.

Subject to a mortgage in favor of Roger C. Willis, dated September 11, 1996
 and recorded on September 12, 1996 in Official Records Book 4138, Page 2372,
 Public Records of Volusia County, Florida, which has a current principal
 balance of \$83,882.50, which the grantees assume and agree to pay.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Rosalee C. Wiggins
 Printed Name: Rosalee C. Wiggins
 Witness

Diane E. Helvey
 Printed Name: Diane E. Helvey
 Witness

Walter S. Albright (Seal)
 Walter S. Albright
 P.O. Address 124 Pine Woods Road, Ormond Beach, FL 32174

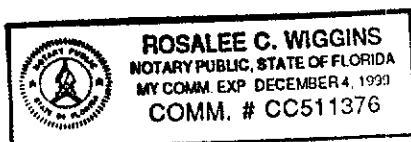
STATE OF Florida
 COUNTY OF Volusia

The foregoing instrument was acknowledged before me this 21st day of October, 1997 by
 Walter S. Albright,

who is personally known to me or who has produced his Florida driver's license as identification.

This Document Prepared By:

R. Catherine Wiggins
 Waterside Title Co.
 1092 Ridgewood Avenue
 Holly Hill, FL 32117



Rosalee C. Wiggins
 Printed Name: _____
 NOTARY PUBLIC
 My Commission Expires: _____

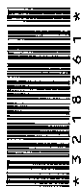


VOLUSIA COUNTY TAX BILL
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
2019 Paid Real Estate

5.1.f

PROPERTY ADDRESS: 1088 10TH ST, DAYTONA BEACH, 32117
LEGAL DESCRIPTION: LOT 8 BLK 4 M & C HOLLY HILL MB 2 PG 90 PER OR 4245 PG 2512

County of Volusia
Paid By Al Laura Balboa
11/20/2019
\$1,783.66
Receipt # WWW-19-0007807



BALBOA ADOLPH, BALBOA LAURA-JEAN
PO BOX 250951
HOLLY HILL, FL 32125

PARCEL: 424401040080
ALTERNATE KEY : 3218361
MILLAGE CODE: 200
TAX YEAR: 2019

ADDRESS CHANGE

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

WALK-IN CUSTOMERS PLEASE BRING ENTIRE NOTICE

TAXES BECOME DELINQUENT APRIL 1

If Postmarked By	Nov 30, 2019				
Please Pay	\$0.00				

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAX AMOUNT
COUNTY	6.14200	75,196	0	75,196	461.86
VOLUSIA FOREVER	0.11220	75,196	0	75,196	8.44
VOLUSIA ECHO	0.20000	75,196	0	75,196	15.04
VOLUSIA FOREVER I&S 2005	0.08780	75,196	0	75,196	6.60
VOLUSIA COUNTY MSD	2.23990	75,196	0	75,196	168.43
VOLUSIA COUNTY FIRE DISTRICT	4.08150	75,196	0	75,196	306.91
VOLUSIA COUNTY MOSQUITO CONTROL	0.18800	75,196	0	75,196	14.14
PONCE INLET PORT AUTHORITY	0.09290	75,196	0	75,196	6.99
SCHOOL	6.08100	81,459	0	81,459	495.35
ST JOHNS WATER MANAGEMENT DIST	0.24140	75,196	0	75,196	18.15
FLORIDA INLAND NAVIGATION DIST	0.03200	75,196	0	75,196	2.41
HALIFAX HOSPITAL AUTHORITY	0.35460	75,196	0	75,196	26.66
TOTAL MILLAGE RATE:	19.85330			TOTAL TAXES:	\$1,530.98

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	TELEPHONE	RATE PER UNIT	AMOUNT
VOLUSIA COUNTY STORMWATER	386-822-6422	72.00	72.00
VOLUSIA COUNTY GARBAGE	386-943-7889	255.00	255.00
TOTAL ASSESSMENTS:			\$327.00
TOTAL COMBINED TAXES AND ASSESSMENTS:			\$1,857.98

For additional information see reverse side.

Pay online at volusia.county-taxes.com

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

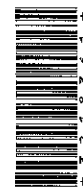
RETURN WITH PAYMENT

VOLUSIA COUNTY TAX BILL
2019 Paid Real Estate

Make payment to:
COUNTY OF VOLUSIA
Mail payment to:
County of Volusia-Revenue Division
123 W Indiana Ave Room 103
DeLand FL 32720

NOTE: In order to avoid a rejected payment,
please verify that the legal written line of your
check matches the exact amount due based
on the "IF POSTMARKED BY" date.

PARCEL: 424401040080
ALTERNATE KEY : 3218361
TAX YEAR: 2019



PAY IN U.S. DOLLARS DRAWN ON A U.S. BANK
BALBOA ADOLPH, BALBOA LAURA-JEAN
PO BOX 250951
HOLLY HILL, FL 32125

PROPERTY ADDRESS:
1088 10TH ST, DAYTONA BEACH, 32117

Please do not staple, tape, or paperclip your payment to this stub.

TAXES BECOME DELINQUENT APRIL 1

If Postmarked By	Nov 30, 2019				
Please Pay	\$0.00				

Public Site



PLEASE DO NOT WRITE ON THIS STUB

Receipt # WWW-19-0007807

\$1,783.66

Paid 11/20/2019

Packet Pg. 26

Attachment: Proof of Payment for Taxes (3053 : Annexation 1088 10Th Street)

Mail payments to:

County of Volusia-Revenue Division
123 W. Indiana Avenue
Room 103
DeLand, FL 32720

BillExpress™

Have your bill sent directly to your inbox! Visit
volusia.county-taxes.com to sign up today.

For location information, please visit volusia.org/revenue or
see the enclosed Property Tax Information Flyer

Contact us:

Phone: (386) 736-5938
Email: revenue@volusia.org

Important Information—Please Read Carefully

Please read the enclosed flyer carefully for additional important payment information.

The statement, "**Prior year taxes are due. Please call (386) 736-5938.**" indicates that the parcel has delinquent prior year taxes. Certified funds are required.

Current year taxes become delinquent on April 1. On April 1, all delinquent parcels are assessed a minimum charge of 3% in accordance with Florida Statute. Delinquent real estate parcels will incur an advertising fee and auction listing fee, and a **tax certificate (lien) will be sold by June 1.** Payment must be made in **certified funds** after a tax certificate is issued. Delinquent tangible parcels will incur an advertising fee, the cost of collection will be assessed, and a **warrant will be issued by June 1.** If the tangible bill remains unpaid, the property will become **subject to seizure and sale at public auction.**

If this parcel or tangible personal property has been sold, please send this bill to the new owner or return it to the Volusia County Revenue Division. For tangible personal property, **if you were the owner as of January 1 of the tax year**, you may be responsible for paying the taxes, **even if you have closed the business.**

Notice to taxpayers entitled to homestead exemption: If your income is low enough to meet certain conditions, and the total mortgages and liens against the parcel are low enough, **you may qualify for a deferred tax payment plan** on homestead property. Deferral of taxes does not excuse the debt, and the deferred amount will earn interest, and **must be paid at a later date.** Information and application to determine eligibility are available at any Revenue Division location.

Prepayment of estimated tax by installment method: Under certain conditions, taxes may be prepaid for the **future tax year** by quarterly installments billed in June, September, December, and March. If interested, please submit an application to the Volusia County Revenue Division **by April 30.** Installment applications can be found online at volusia.county-taxes.com. To obtain a paper application, please visit volusia.org/revenue and select Forms, or visit any Volusia County Revenue Division office location. It is not necessary to reapply if you participated in the plan during the previous tax year and made timely payments.

The **taxing authorities** are responsible for setting the ad valorem millage rates. The **levying authorities** are responsible for setting non-ad valorem assessments.

The **Volusia County Property Appraiser** is responsible for the preparation of the current ad valorem tax roll, including the assessed value, exemptions, taxable value, assessed owner(s) name and mailing address, property address, and legal description. You may reach the appraiser's office by dialing (386) 736-5901 or by emailing vcpa@volusia.org.

The **Volusia County Revenue Division** is responsible for the preparation and mailing of tax notices based on the information contained on the current tax roll certified by the Volusia County Property Appraiser and non-ad valorem assessments provided by the levying authorities, and for the collection and distribution of tax dollars to the various taxing authorities. You may reach the Revenue Division by dialing (386) 736-5938 or by emailing revenue@volusia.org.

Important dates to remember:

- | | |
|----------|--|
| March 1 | Deadline to file for exemptions for the next tax year. The application is filed with the Volusia County Property Appraiser's office. |
| March 31 | Deadline for Working Waterfront, Affordable Rental Housing, or Homestead Tax Deferral applications for the current tax year. The application is filed with the Volusia County Revenue Division. |
| March 31 | Last day for full payment without penalty. This is also the final day for making partial payments. Unpaid balances become delinquent April 1. |
| April 30 | Deadline for new quarterly installment plan applications for the next tax year. The application is filed with the Volusia County Revenue Division. It is not necessary to reapply if you participated in the plan during the previous tax year and made timely payments. |

Important Payment Information

Please do not staple, tape, or paperclip your payment to this stub.

Verify that the legal written line and the numerical amount of your check match and reflect the exact amount due for the period in which you are paying.

Verify that you have signed the check and that it is made payable to the County of Volusia.

Please use the enclosed return envelope if you choose to mail your payment. If the envelope is not available, please mail to:

County of Volusia—Revenue Division
123 W. Indiana Avenue
Room 103
DeLand, FL 32720

Save time, pay online at volusia.county-taxes.com

Online payments are supported through the use of a third-party vendor. The vendor charges and retains a service fee; please visit the website for details.

Using an Online Bill Pay Service

Create a payee for "County of Volusia"

Use the alternate key from the front of the bill for the account number.

Mail payment to:

County of Volusia—Revenue Division
123 W. Indiana Avenue
Room 103
DeLand, FL 32720