



CITY OF HOLLY HILL, FLORIDA

CITY COMMISSION

MINUTES • MAY 13, 2025

City Commission Chamber

Regular City Commission 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

a. Roll Call

Attendee Name	Title	Status	Arrived
John Penny	Mayor	Present	
Debra Snow	City Commissioner	Present	
Penny Currie	City Commissioner	Present	
Jeffrey DeLanoy	City Commissioner	Present	
Roy Johnson	City Commissioner	Present	

b. Invocation by Mayor John Penny Mayor Penny led the invocation.

c. Pledge of Allegiance Mayor Penny led the Pledge of Allegiance to the Flag.

2. PRESENTATIONS

A. Retirement Proclamation - Antoine Khoury - 7 Years of Service to the Public Works Department

1.

Retirement Proclamation - Antoine Khoury - Recognizing and Honoring 7 Years of Service to the City of Holly Hill

(Requested by Josef Grusauskas, Public Works)

RESULT: NO VOTE NEEDED



B. Retirement Proclamation - Michael Ballentine - 10 Years of Service to the Holly Hill Police Department

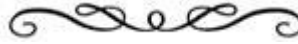
1. -DOC-2025-3

Retirement Proclamation - Michael Ballentine - 10 Years of Service to the HHPD

(Requested by Valerie Manning, City Clerk)

RESULT:	PRESENTATION
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Enacted and approved this 13th day of May, 2025, in Holly Hill



3. PUBLIC COMMENTS

The following individual spoke to the Mayor and City Commissioners:

Ray Plate, Holly Hill.

4. APPROVAL OF MINUTES

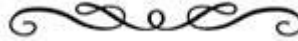
1.

Minutes - April 22, 2025 Regular City Commission and CRA Meeting

(Requested by Valerie Manning, City Clerk)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Penny Currie, City Commissioner
SECONDER:	Debra Snow, City Commissioner
AYES:	Penny, Snow, Currie, DeLanoy, Johnson

Enacted and approved this 13th day of May, 2025, in Holly Hill



5. CONSENT AGENDA - ITEMS (1 - 3)

Mayor Penny asked if there was anyone from the audience that wished to speak to any item on the Consent Agenda or if any member of the City Commission wished to pull an item for further discussion. Mayor Penny stated he would like to pull Item No. 2 for discussion.

1. -2025-R-37 Resolution

A Resolution of the City Commission of the City of Holly Hill, Florida, Authorizing the City Manager to Execute the Second of the (1) One-Year Extensions to Agreement RFP 19-PW-16 with Phillips & Jordan, Inc., Crowder Gulf Joint Venture, Inc., and Ceres Environmental Services, Inc., for Emergency Debris Hauling with an Increase of 2.8% to Their Respective Rate Schedules and Authorizing the City Manager to Execute the Second of the (1) One-Year Extensions to Agreement RFP 19-PW-15 with Tetra Tech, Inc., Rostan Solutions, LLC and Thompson Consulting Services, LLC for Emergency Debris Monitoring at Their Current Rates; Providing for Severability; and Providing for an Effective Date.

(Requested by Josef Grusauskas, Public Works)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Penny Currie, City Commissioner
SECONDER:	Debra Snow, City Commissioner
AYES:	Penny, Snow, Currie, DeLanoy, Johnson

RESOLUTION**2025-R-37**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLY HILL, FLORIDA, AUTHORIZING THE CITY MANAGER TO EXECUTE THE SECOND OF THE (1) ONE-YEAR EXTENSIONS TO AGREEMENT RFP 19-PW-16 WITH PHILLIPS & JORDAN, INC., CROWDER GULF JOINT VENTURE, INC., AND CERES ENVIRONMENTAL SERVICES, INC., FOR EMERGENCY DEBRIS HAULING WITH AN INCREASE OF 2.8% TO THEIR RESPECTIVE RATE SCHEDULES AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE SECOND OF THE (1) ONE-YEAR EXTENSIONS TO AGREEMENT RFP 19-PW-15 WITH TETRA TECH, INC., ROSTAN SOLUTIONS, LLC AND THOMPSON CONSULTING SERVICES, LLC FOR EMERGENCY DEBRIS MONITORING AT THEIR CURRENT RATES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLY HILL, FLORIDA, AUTHORIZING THE CITY MANAGER TO EXECUTE THE SECOND OF THE (1) ONE-YEAR EXTENSIONS TO AGREEMENT RFP 19-PW-16 WITH PHILLIPS & JORDAN, INC., CROWDER GULF JOINT VENTURE, INC., AND CERES ENVIRONMENTAL SERVICES, INC., FOR EMERGENCY DEBRIS HAULING WITH AN INCREASE OF 2.8% TO THEIR RESPECTIVE RATE SCHEDULES AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE SECOND OF THE (1) ONE-YEAR EXTENSIONS TO AGREEMENT RFP 19-PW-15 WITH TETRA TECH, INC., ROSTAN SOLUTIONS, LLC AND THOMPSON CONSULTING SERVICES, LLC FOR EMERGENCY DEBRIS MONITORING AT THEIR CURRENT RATES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the first extension of current agreements for emergency debris hauling and emergency debris monitoring are set to expire on June 11, 2025; and

WHEREAS, it is of paramount importance to have debris hauling and monitoring agreements in place in the event that disaster strikes; and

WHEREAS, the City of Holly Hill retains the sole right to determine whether renewal options should be granted; and

WHEREAS, all debris haulers from agreement RFP 19-PW-16 have requested that the second of the of (1) one-year extensions include an increase of their respective rate schedules negotiated to a rate of 2.8% based on CPI and all debris monitors from agreement RFP

19-PW-15 have agreed to the second of the (1) one-year extensions with no price increases.

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

SECTION 1. That the City Commission does hereby approve the second of the (1) one-year extensions to agreement RFP 19-PW-16 with Phillips & Jordan, Inc., Crowder Gulf Joint Venture, Inc., and Ceres Environmental Services, Inc., for emergency debris hauling and approve increases to their respective rate schedules in the amount of 2.8%.

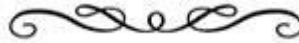
SECTION 2. That the City Commission does hereby approve the second of the (1) one-year extensions to agreement RFP 19-PW-15 with Tetra Tech, Inc., Rostan Solutions, LLC and Thompson Consulting Services, LLC for emergency debris monitoring at their current rates.

SECTION 3. SEVERABILITY. If any section or portion of a section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other section or part of this Resolution.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

APPROVED AND AUTHENTICATED on this 13th day of MAY, 2025.

Enacted and approved this 13th day of May, 2025, in Holly Hill



2.

Brown & Brown - Third One-Year Renewal Agreement - Employee Benefits Insurance
Agent of Record

(Requested by Joseph Forte, City Manager)

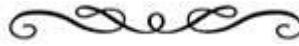
**Consent Agenda Item No. 2 - Brown & Brown - Third One-Year Renewal
Agreement - Employee Benefits Insurance Agent of Record**

Mayor Penny informed the Commission that he would be abstaining from voting for this item because he may or may not be injured to the special gain or loss of his relative. Mayor Penny stated that he will complete *FORM 8B Memorandum of Voting Conflict for County, Municipal and other Local Public Officers* and submit it to the City Clerk and will accompany these minutes for the record.

Mayor Penny opened public participation. No one spoke.

RESULT:	APPROVED [4 TO 0]
MOVER:	Debra Snow, City Commissioner
SECONDER:	Penny Currie, City Commissioner
AYES:	Snow, Currie, DeLanoy, Johnson
ABSTAIN:	Penny

Enacted and approved this 13th day of May, 2025, in Holly Hill



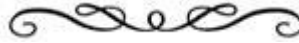
3.

Community Rating System (CRS) Program for Public Information (PPI) - 2024 Annual Evaluation Report

(Requested by Valerie Manning, City Clerk)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Penny Currie, City Commissioner
SECONDER:	Debra Snow, City Commissioner
AYES:	Penny, Snow, Currie, DeLanoy, Johnson

Enacted and approved this 13th day of May, 2025, in Holly Hill



6. REGULAR AGENDA

1.

Request for a Lien Reduction - 1032 Riverside Drive

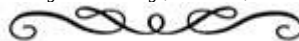
(Requested by Joseph Forte, City Manager)

Mr. Walker briefly went through the staff report provided in the agenda packet for the audience. This is a request for a lien reduction for the property located at 1032 Riverside Drive, Holly Hill. The property was previously owned by William Schnell, who passed away on December 1, 2024. Following probate proceedings, his daughter, Vanesa Schnell, has been appointed as the Personal Representative of the estate. Ms. Schnell has never resided at the property and does not intend to retain or manage it. The property is currently in compliance with City codes, qualifying it for a potential lien reduction. It has been listed for sale, and a buyer is actively negotiating a purchase contingent upon a reduced lien amount. The lien payment will be made at closing. Although the property is currently in compliance, future monitoring will be conducted by Code Enforcement once new ownership is established. Staff approves the reduction of the lien from \$134,050 to \$15,748.10, with payment to be made no later than June 20, 2025. Upon receipt of payment, the City will issue a Release of Lien.

Mayor Penny opened public participation. No one spoke.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Debra Snow, City Commissioner
SECONDER:	Roy Johnson, City Commissioner
AYES:	Penny, Snow, Currie, DeLanoy, Johnson

Enacted and approved this 13th day of May, 2025, in Holly Hill



2. -2025-O-3088 Ordinance

SECOND READING - an Ordinance of the City of Holly Hill, Florida, Amending Section 42-34 (Cost of Living Adjustment) of the Holly Hill Code of Ordinances to Incorporate an Amendment to the Cost of Living Adjustment as Approved During Collective Bargaining; Providing for Conflicting Ordinances; Providing for Severability; and Providing an Effective Date.

(Requested by Joseph Forte, City Manager)

RESULT:	APPROVED AT 1ST READING [UNANIMOUS] Next: 5/27/2025 6:00 PM
MOVER:	Penny Currie, City Commissioner
SECONDER:	Jeffrey DeLanoy, City Commissioner
AYES:	Penny, Snow, Currie, DeLanoy, Johnson



7. PUBLIC HEARINGS

1. -2025-O-3085 Ordinance

SECOND READING - an Ordinance of the City of Holly Hill, Volusia County, Florida, Annexing by Voluntary Petition Approximately 1.028 Acres Identified as Parcel Number 4242-04-21-0140 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 Nova 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 for an Effective Date.

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

Mayor Penny opened public participation. No one spoke.

RESULT:	ADOPTED AT 2ND READING [UNANIMOUS]
MOVER:	Roy Johnson, City Commissioner
SECONDER:	Debra Snow, City Commissioner
AYES:	Penny, Snow, Currie, DeLanoy, Johnson

ORDINANCE

2025-O-3085

SECOND READING - AN ORDINANCE OF THE CITY OF HOLLY HILL, VOLUSIA COUNTY, FLORIDA, ANNEXING BY VOLUNTARY PETITION APPROXIMATELY 1.028 ACRES IDENTIFIED AS PARCEL NUMBER 4242-04-21-0140 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 NOVA 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 FOR AN EFFECTIVE DATE.

AN ORDINANCE OF THE CITY OF HOLLY HILL,

VOLUSIA COUNTY, FLORIDA ANNEXING BY VOLUNTARY PETITION APPROXIMATELY 1.028 ACRES IDENTIFIED AS PARCEL NUMBER 4242-04-21-0140 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 NOVA 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, Robert Kennedy is the owner of the real property described herein;

and

WHEREAS, Robert Kennedy, pursuant to Florida Statue 171.044, has filed 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 that 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, **Attachment A** is the legal description of the property which is proposed to be annexed into the City of Holly Hill; and

WHEREAS, the map attached hereto as **Attachment B** shows 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 4242-04-21-0140 and the adjacent right-of-way of Nova Road)

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.

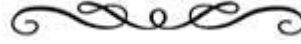
SECTION 7. That this Ordinance shall become effective immediately upon its adoption.

APPROVED AND AUTHENTICATED on this 13th day of MAY, 2025 for
second and final reading.

ATTACHMENT A
LEGAL DESCRIPTION

ATTACHMENT B**PROPERTY MAP**

Enacted and approved this 13th day of May, 2025, in Holly Hill



2. -2025-O-3086 Ordinance

SECOND READING - ORDINANCE 3086 - 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 as 1152 S Nova Road (4242-04-21-0140), by Virtue of a Small Scale Future Land Use Map Amendment; Changing the Future Land Use Map Designation from MXZ (Mixed Use Zone) Volusia County to General Commercial Holly Hill; Providing for Conflicting Ordinances; Providing for Severability; and Providing for an Effective Date. AND SECOND READING - ORDINANCE 3087 - 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 I-3 (Light Industrial) Volusia County to CC-1 (Commercial Corridor District) Holly Hill; Providing for Conflicting Ordinances; Providing for Severability; and Providing for an Effective Date.

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

ORDINANCE 3086 - SECOND READING

Commissioner Johnson made a motion to ***ADOPT ORDINANCE 3086 OF THE CITY OF HOLLY HILL, FLORIDA, AMENDING THE COMPREHENSIVE PLAN BY AMENDING THE FUTURE LAND USE MAP DESIGNATION OF CERTAIN PROPERTY IDENTIFIED AS 1152 S NOVA ROAD (4242-04-21-0140), BY VIRTUE OF A SMALL SCALE FUTURE LAND USE MAP AMENDMENT; CHANGING THE FUTURE LAND USE MAP DESIGNATION FROM MXZ (MIXED USE ZONE) VOLUSIA COUNTY TO GENERAL COMMERCIAL HOLLY HILL,*** seconded by Commissioner Snow.

Mayor Penny opened public participation. No one spoke.

PASSED, 5-0.

ORDINANCE 3087 - SECOND READING

There was NO ex parte communication between the City Commission and the applicant.

Commissioner Johnson made a motion to ***ADOPT ORDINANCE 3087 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 I-3 (LIGHT INDUSTRIAL) VOLUSIA COUNTY TO CC-1 (COMMERCIAL CORRIDOR DISTRICT) HOLLY HILL,*** seconded by Commissioner Snow.

Mayor Penny opened public participation. No one spoke.

PASSED, 5-0.

RESULT:	ADOPTED AT 2ND READING [UNANIMOUS]
MOVER:	Roy Johnson, City Commissioner
SECONDER:	Debra Snow, City Commissioner
AYES:	Penny, Snow, Currie, DeLanoy, Johnson

ORDINANCE

2025-O-3086

SECOND READING - ORDINANCE 3086 - 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 AS 1152 S NOVA ROAD (4242-04-21-0140), BY VIRTUE OF A SMALL SCALE FUTURE LAND USE MAP AMENDMENT; CHANGING THE FUTURE LAND USE MAP DESIGNATION FROM MXZ (MIXED USE ZONE) VOLUSIA COUNTY TO GENERAL COMMERCIAL HOLLY HILL; PROVIDING FOR CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. AND SECOND READING - ORDINANCE 3087 - 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 I-3 (LIGHT INDUSTRIAL) VOLUSIA COUNTY TO CC-1 (COMMERCIAL CORRIDOR DISTRICT) HOLLY HILL; PROVIDING FOR CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 3086

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 AS 1152 S NOVA ROAD (4242-04-21-0140) BY VIRTUE OF A SMALL SCALE FUTURE LAND USE MAP AMENDMENT; CHANGING THE FUTURE LAND USE MAP DESIGNATION FROM MXZ (MIXED USE ZONE) VOLUSIA COUNTY TO GENERAL COMMERCIAL HOLLY HILL; PROVIDING FOR CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the City Commission has reviewed the future land use designation

for the parcel described in **Attachment A** and determined that it is necessary to amend its Future Land Use Map as herein provided in order to more effectively implement its adopted comprehensive plan.

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

SECTION 1. The Future Land Use Map for the City of Holly Hill, is hereby amended to designate the parcels identified as 1152 S Nova Road - (Parcel ID # 4242-04-21-0140) as described in **Attachment A**, as General Commercial.

SECTION 2. The City Manager is authorized and directed to submit the proposed amendment to the Florida Department of Commerce and the Volusia Growth Management Commission, as required by law.

SECTION 3. The proposed amendment will not become final until certification of consistency is provided by the Volusia Growth Management Commission and approval is noticed by the Florida Department of Commerce.

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

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

APPROVED AND AUTHENTICATED on this 13th day of MAY, 2025 for second and final reading.

ATTACHMENT "A"

A bounds description for Volusia County Parcel No. 424204210140 as recorded at Volusia County Official Records Book 8560 pp 2208-2210 for the purposes of annexation into the City of Holly Hill, Florida.

A Portion of Lot 14, Block 21, Mary Fleming's Subdivision of the Thomas Fitch Grant being described as follows: Beginning at the intersection of the westerly right of way of South Nova Road an existing 100 feet wide right of way, with the northerly line of Volusia County Parcel No. 424204210140 as recorded at Volusia County Official Records Book 8560, pages 2208-2210: thence westerly along the northerly line of said Volusia County Parcel No. 414104210140 to an intersection with an easterly line of Volusia County Parcel No. 424204210135 as recorded at Volusia County Official Records Book 6049, page 3899 and 3900; thence southerly along the easterly lines of Volusia County Parcel No. 424204210135 and Volusia County Parcel No. 424204210147 as recorded at Volusia County Official Records Book 2742, page 116 to the southwesterly corner of aforesaid Volusia County Parcel No. 424204210140 and the northwesterly corner of Volusia County Parcel No. 424204210213 as recorded at Volusia County Official Records Book 2433, page 1583; thence easterly along the southerly line of the aforesaid Volusia County Parcel No. 424204210140 and the northerly line of Volusia County Parcel No. 424204210213 to an intersection with the westerly right of way of South Nova Road: thence northerly along said westerly right of way to the northeasterly corner of said Volusia County Parcel No. 424204210140 and the Point of Beginning.

ORDINANCE 3087

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 I-3 (LIGHT INDUSTRIAL) VOLUSIA COUNTY TO CC-1 (COMMERCIAL CORRIDOR DISTRICT) HOLLY HILL; PROVIDING FOR CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the City Commission, as authorized by 163.3202, Florida Statutes, has enacted and does enforce the Land Development Regulations, based on, related to, and as a

means to implement its adopted comprehensive plan; and

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

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

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

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

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

SECTION 3. This Ordinance shall become effective following approval of the related future land use map amendment by the Florida Department of Commerce and certification of the same amendment by the Volusia Growth Management Commission.

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

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

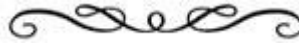
**APPROVED AND AUTHENTICATED on this 13th day of MAY, 2025 for
second and reading.**

ATTACHMENT “A”

A bounds description for Volusia County Parcel No. 424204210140 as recorded at Volusia County Official Records Book 8560 pp 2208-2210 for the purposes of annexation into the City of Holly Hill, Florida.

A Portion of Lot 14, Block 21, Mary Fleming’s Subdivision of the Thomas Fitch Grant being described as follows: Beginning at the intersection of the westerly right of way of South Nova Road an existing 100 feet wide right of way, with the northerly line of Volusia County Parcel No. 424204210140 as recorded at Volusia County Official Records Book 8560, pages 2208-2210: thence westerly along the northerly line of said Volusia County Parcel No. 414104210140 to an intersection with an easterly line of Volusia County Parcel No. 424204210135 as recorded at Volusia County Official Records Book 6049, page 3899 and 3900; thence southerly along the easterly lines of Volusia County Parcel No. 424204210135 and Volusia County Parcel No. 424204210147 as recorded at Volusia County Official Records Book 2742, page 116 to the southwesterly corner of aforesaid Volusia County Parcel No. 424204210140 and the northwesterly corner of Volusia County Parcel No. 424204210213 as recorded at Volusia County Official Records Book 2433, page 1583; thence easterly along the southerly line of the aforesaid Volusia County Parcel No. 424204210140 and the northerly line of Volusia County Parcel No. 424204210213 to an intersection with the westerly right of way of South Nova Road: thence northerly along said westerly right of way to the northeasterly corner of said Volusia County Parcel No. 424204210140 and the Point of Beginning.

Enacted and approved this 13th day of May, 2025, in Holly Hill

**8. COMMUNICATIONS**

A. City Manager Comments
None.

B. City Attorney Comments
None.

C. Mayor's Comments
Mayor Penny mentioned the new parade route this year and that information has been posted on social media and letters will be going out to the businesses along the route; the Christmas balloons, similar to the Macy’s Christmas parade but not as large, will be in the parade this year; reminded everyone about their FORM 1 due by July 1st; status of the CRA extension with the County; encouraged the elected officials to reach out to their representatives; May 22nd is the VLC awards dinner; spoke briefly on a couple Bills from the State Legislature in Tallahassee that are out there.

D. District City Commission Comments
The Commissioners enjoyed the Community Block Party that was held a couple of weeks ago. They thought it was a great event, a lot of good and valuable information was available to the parents.

Commissioner Johnson mentioned that the RV Park on Flomich is still moving along; and there's a new car wash coming on the corner of Nova Rd. and Flomich.

E. Mayor's Conclusion Comments

9. ADJOURNMENT

The meeting adjourned at approximately 6:45 PM.


Valerie Manning, City Clerk, CMC 5/13/2025


John Penny, Mayor 5/13/2025