

CITY OF HOLLY HILL, FLORIDA

CITY COMMISSION

AGENDA • JUNE 27, 2023

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



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

CITY COMMISSION MEMBERS

Mayor
Chris Via

District 1 - Commissioner
John Penny

District 3 - Commissioner
John C. Danio

District 2 - Commissioner
Penny Currie

District 4 - Commissioner
Roy Johnson

CITY MANAGER
Joseph Forte

CITY CLERK
Valerie Manning

1. CALL TO ORDER

- a. Roll Call
- b. Invocation by City Commissioner Penny Currie
- c. Pledge of Allegiance

2. PUBLIC COMMENTS**3. APPROVAL OF MINUTES**

- 1. Minutes - June 13, 2023 - Regular City Commission Meeting
(Requested by Valerie Manning, City Clerk)

4. CONSENT AGENDA - ITEM (1)

The action proposed is stated for each item on the Consent Agenda. Unless a City Commissioner removes an item from the Consent Agenda, no discussion on individual items will occur and a single motion will approve all items. Is there anyone in the audience who wishes to speak on any item on the Consent Agenda?

- 1. Memorandum of Agreement between the Florida Department of Corrections And Holly Hill Police Department A5299 - 2023
(Requested by Jeff Miller, Police)

5. REGULAR AGENDA - NONE**6. PUBLIC HEARINGS**

Please silence any cell phone, pager or noise making device as not to interrupt the meeting. Staff will introduce each item for consideration, with comments and recommendations. The applicant or appellant and supporters will be heard first. Those in opposition to the request will be heard next. Comments should be restricted to pertinent information regarding the agenda item under discussion. Out of courtesy to others, we ask that speakers keep their comments brief and try to limit these comments to information not previously discussed. Speakers should state their name and address clearly for the record. The City Clerk's office is required to retain any documents, photographs, drawings, etc. that are shown to the City Commissioners in support of a position. The City Commission may ask questions of speakers or of staff members. The Mayor will then ask the City Commission to make a recommendation or motion. Once a motion has been made and seconded, discussion will be closed to the floor. Following City Commission discussion, a vote will be taken. During voting, Commissioners who do not cast objecting votes are considered to have voted in support of the motion.

1. Ordinance -2023-O-3060 FIRST READING - ORDINANCE 3060 - 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 FIRST READING - ORDINANCE 3061 - 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)

2. 1660 Ridgewood Avenue - Special Exception Special Exception Approval to Allow a Warehousing and Distribution Facility on a Parcel in the CC-1 Zoning District Within the Redevelopment Overlay.

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

3. 1340 Ridgewood Avenue Storage Facility Special Exception Special Exception Approval to Allow an Indoor, Climate-Controlled Storage Facility on a Parcel in the CC-1 Zoning District Within the Redevelopment Overlay

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

4. 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-Foot (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)

7. COMMUNICATIONS

- A. City Manager Comments
- B. City Attorney Comments
- C. City Commission Comments
- D. Mayor's Comments

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**

3.1

**City Commission
Agenda Item**

MEETING DATE: June 27, 2023
FROM: Valerie Manning
SUBJECT: Minutes - June 13, 2023 - Regular City Commission Meeting
NUMBER: (ID # 4169)
APPLICANT:
PLANNER:

DISCUSSION:

Minutes from the June 13, 2023 regular City Commission meeting.

MOTION:

Approve the minutes as submitted by staff.

- Minutes - June 13, 2023 - Regular City Commission meeting (PDF)



CITY OF HOLLY HILL, FLORIDA

CITY COMMISSION

MINUTES • JUNE 13, 2023

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
Chris Via	Mayor	Present	
John Penny	District 1 - Commissioner	Present	
Penny Currie	District 2 - Commissioner	Excused	
John C. Danio	District 3 - Commissioner	Present	
Roy Johnson	District 4 - Commissioner	Present	

b. Invocation by City Commissioner John Penny

Commissioner Penny led the invocation.

*Commissioner Penny made a motion to **EXCUSE COMMISSIONER CURRIE FROM THE MEETING TONIGHT DUE TO HEALTH ISSUES**, seconded by Commissioner Danio.*

Mayor Via opened public participation. No one spoke.

PASSED, 4-0.

c. Pledge of Allegiance

Mayor Via led the Pledge of Allegiance to the Flag.

2. PRESENTATION - MID YEAR BUDGET REVIEW FY23

1.

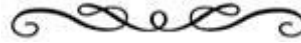
Mid Year Budget Review FY 2023

(Requested by Michele Moore, Finance)

Michele Moore, Finance Director went over the Mid-Year Budget Report for FY2023 with the Mayor and City Commissioners.

Attachment: Minutes - June 13, 2023 - Regular City Commission meeting (4169 : Minutes)

RESULT:	NO VOTE NEEDED
----------------	-----------------------



3. PUBLIC COMMENTS

The following individuals spoke to the Mayor and City Commissioners:

Mike Chuven, Holly Hill; Gabriel Baker, Holly Hill; Lois Carter, Holly Hill; Kera Sensor, Holly Hill; and Jim Legary, Holly Hill.

4. APPROVAL OF MINUTES

1.

Minutes - May 23, 2023 - Regular City Commission Meeting

(Requested by Valerie Manning, City Clerk)

Mayor Via opened public participation. No one spoke.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	John C. Danio, District 3 - Commissioner
SECONDER:	Roy Johnson, District 4 - Commissioner
AYES:	Via, Penny, Danio, Johnson
EXCUSED:	Currie

Enacted and approved this 13th day of June, 2023, in Holly Hill



5. CONSENT AGENDA - ITEMS (1 - 3)

Mayor Via asked if there was anyone in the audience who wished to speak on any item on the Consent Agenda or if any member of the Commission wished to pull an item for further discussion. There was no one.

1. -2023-R-30 Resolution

A Resolution of the City Commission of the City of Holly Hill, Florida, Approving the Sole Source Upgrade of the Filter Control Panel at the Water Treatment Plant by Roberts Water Technologies, Inc., and Authorizing the City Manager to Approve a Purchase Order in the Amount of \$51,626.00; Providing for Severability; and Providing for an Effective Date.

(Requested by Antoine Khoury, Public Works)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	John Penny, District 1 - Commissioner
SECONDER:	John C. Danio, District 3 - Commissioner
AYES:	Via, Penny, Danio, Johnson
EXCUSED:	Currie

RESOLUTION**2023-R-30**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLY HILL, FLORIDA, APPROVING THE SOLE SOURCE UPGRADE OF THE FILTER CONTROL PANEL AT THE WATER TREATMENT PLANT BY ROBERTS WATER TECHNOLOGIES, INC., AND AUTHORIZING THE CITY MANAGER TO APPROVE A PURCHASE ORDER IN THE AMOUNT OF \$51,626.00; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLY HILL, FLORIDA, APPROVING A CONTRACT WITH ROBERTS WATER TECHNOLOGIES, INC., AS A SOLE SOURCE PROVIDER TO UPGRADE THE FILTER CONTROL PANEL AT THE WATER TREATMENT PLANT IN THE AMOUNT OF \$51,626 AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE SAME; AND PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the water filter controller interface at the City of Holly Hill Water Treatment Plant is malfunctioning and needs to be replaced due to it being obsolete; and

WHEREAS, the filter controls and interfaces for the City of Holly Hill Water Treatment Plant are proprietary to Roberts Water Technologies, Inc.; and

WHEREAS, by Section 30-71 of the Holly Hill Code of Ordinances, "Where there is a single source, where standardization is determined to be in the best interest of the city, or where solicitation of bids is otherwise deemed to be inappropriate, the purchase of supplies, equipment and contractual services may be made by negotiation without regard to the cost negotiated contracts with a cost in excess of \$25,000.00 must be approved by the City Commission prior to execution by the city"; and

WHEREAS, Roberts Water Technologies, Inc., has submitted a proposal for \$51,626.00 to perform this project.

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

SECTION 1. Roberts Water Technologies, Inc., is hereby determined to qualify as a sole source contractor pursuant to the City's Code of Ordinances.

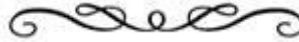
SECTION 2. The City Manager is authorized to issue a purchase order to Roberts Water Technologies, Inc., to provide the required equipment, field instrumentation and field service in an amount of \$51,626.00.

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. That the Resolution shall take effect immediately upon its adoption.

APPROVED AND AUTHENTICATED on this 13th day of JUNE, 2023.

Enacted and approved this 13th day of June, 2023, in Holly Hill



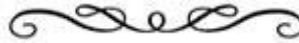
2.

Approve the State Highway Lighting, Maintenance, and Compensation Agreement Work Order (FY23/24) and Authorize the City Manager to Execute the Same.

(Requested by Antoine Khoury, Public Works)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	John Penny, District 1 - Commissioner
SECONDER:	John C. Danio, District 3 - Commissioner
AYES:	Via, Penny, Danio, Johnson
EXCUSED:	Currie

Enacted and approved this 13th day of June, 2023, in Holly Hill



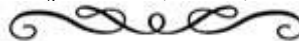
3.

River to Sea Transportation Planning Organization (TPO) Funding Agreement for FY2023-2024

(Requested by Valerie Manning, City Clerk)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	John Penny, District 1 - Commissioner
SECONDER:	John C. Danio, District 3 - Commissioner
AYES:	Via, Penny, Danio, Johnson
EXCUSED:	Currie

Enacted and approved this 13th day of June, 2023, in Holly Hill



6. REGULAR AGENDA

1. -2023-R-31 Resolution

A Resolution of the City Commission of the City of Holly Hill, Florida, Approving the FY2023/2024 CDBG Annual Plan Application as Submitted; Providing for Severability; and Providing for an Effective Date.

(Requested by Antoine Khoury, Public Works)

Mayor Via opened public participation. No one spoke.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Roy Johnson, District 4 - Commissioner
SECONDER:	John C. Danio, District 3 - Commissioner
AYES:	Via, Penny, Danio, Johnson
EXCUSED:	Currie

RESOLUTION

2023-R-31

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLY HILL, FLORIDA, APPROVING THE FY2023/2024 CDBG ANNUAL PLAN APPLICATION AS SUBMITTED; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLY HILL, FLORIDA, APPROVING THE FY2023/2024 CDBG ANNUAL PLAN APPLICATION AS SUBMITTED; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Volusia County qualifies as an urban entitlement community and receives funds directly from the U.S. Department of Housing and Urban Development's Community Block Grant Program; and

WHEREAS, The City of Holly Hill is a participating City in the Community Development Block Grant program and is anticipated to receive \$94,857 in grant funds to carry out community development activities; and

WHEREAS, staff has selected the Sunrise Park North Playground Replacement as the fiscal year 2023-2024 CDBG Project; and

WHEREAS, due to the timeline of the grant process, these projects have been submitted to Volusia County Community Assistance as a placeholder contingent upon City Commission Approval.

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

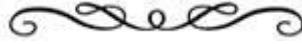
SECTION 1. That the City Commission of the City of Holly Hill approve the FY2023/2024 CDBG Annual Plan Applications as submitted.

SECTION 2. 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 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

APPROVED AND AUTHENTICATED on this 13th day of JUNE, 2023.

Enacted and approved this 13th day of June, 2023, in Holly Hill



2.

Request for Lien Reduction - 1016 Cherokee Ranch

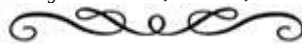
(Requested by Joseph Forte, City Manager)

Mr. Walker briefly went through the staff report as follows. The City has received a request for a Reduction of Lien “code enforcement liens” that have been placed on the real property located at 1016 Cherokee Ranch Road. The property is owned by Lucienne Gazler. The request for a lien reduction is being submitted by Stephanie Imperato who has provided proof of Power of Attorney for Ms. Glazer since Ms. Glazer has been diagnosed with dementia. The property violations were presented to the Special Master on May 12, 2022. Based upon the Findings of Fact, Conclusions of Law the property was found to be in violation of section 114-727, maintenance requirements with regard to the property fence. Since the property remained non-compliant until May 15, 2023, the property accrued fines which have total \$16,900.00 plus administrative costs. The POA representing the property owner was informed the City Manager would recommend a reduction in the lien to the City Commission in the amount indicated below. The City Manager is making the following recommendation as compensation to release the lien for which the POA has agreed. It is staff’s recommendation to reduce the lien to \$2,212.72 to be paid no later than July 14, 2023. Failure to pay will result in the lien not being reduced or released with no option for another request and the city may file a foreclosure on the property.

Mayor Via opened public participation. No one spoke.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Roy Johnson, District 4 - Commissioner
SECONDER:	John C. Danio, District 3 - Commissioner
AYES:	Via, Penny, Danio, Johnson
EXCUSED:	Currie

Enacted and approved this 13th day of June, 2023, in Holly Hill



7. **PUBLIC HEARINGS - NONE**

8. **COMMUNICATIONS**

A. City Manager Comments

Mr. Walker mentioned that Mr. Forte wanted him to ask the Mayor and City Commissioners for some direction as to whether or not they would like him to move forward in hiring a CRA (Community Redevelopment Agency) consultant for a CRA extension. **There was some discussion amongst them and there was CONSENSUS for Mr. Forte to move forward with hiring a consultant.**

B. City Attorney Comments

None.

C. City Commission Comments

Commissioner Penny reminded everyone that this Thursday Dueling Pianos will be playing at Pictona at 7:30 PM and it's a free concert; he brought up the parking and asked the Mayor and Commissioners what they thought about allowing there to be free parking. He wasn't sure if they decided at the last meeting when they were talking about the fees at the last meetings, if they decided not to charge them for parking. **There was CONSENSUS to not charge for parking for this event.** The other discussion Commissioner Penny brought up and mentioned that perhaps it will call for a future workshop and that is to see about getting a Pictona slogan for the city. For example, maybe have some fiberglass pickleball paddles and balls placed around the city as some kind of marketing strategy.

Commissioner Danio stated he thinks the slogan idea is great; he won't be here for the next City Commission meeting on June 27th; it's nice to see a few new faces at the meeting tonight and thanked them for coming.

Commissioner Johnson stated that the PACE Center for Girls for Volusia/Flagler counties will be hosting their annual breakfast at Embry-Riddle University on Friday, June 16, 2023 at 8:30 AM. The tickets are free but reservations are recommended. You can visit the Embry-Riddle website for more information. Commissioner Johnson that these Code Enforcement lien reductions that they have been getting are only to help those individuals come into compliance and it's a good thing; mentioned the need for LPGA to be 4-laned.

D. Mayor's Comments

Mayor Via mentioned the Calle Grande arches and said that he has noticed that there are some new signage over there but they don't look like the County's. He knows that some of that is private property, some is the County's and there is an area that belongs to the city. Mayor Via asked if Mr. Walker knew if they were the city's. Mr. Walker stated he will take a look into tomorrow morning. Mayor Via mentioned that it was nice to see new faces attend the meeting tonight and reminded the citizens that himself and the Commissioners are always available and their contact information is on the city's website, name, address and phone numbers. They can contact them at any time regarding any issues or concerns.

9. **ADJOURNMENT**

The meeting adjourned at approximately 7:15 PM.



City Commission

1065 Ridgewood Ave
Holly Hill, FL 32117

SCHEDULED

CONSENT AGENDA (ID # 4170)

Meeting: 06/27/23 06:00 PM

Department: Police

Category: Agreement

Prepared By: Lisa O'Neal

Initiator: Jeff Miller

Sponsors:

DOC ID: 4170

4.1

**Memorandum of Agreement between the Florida Department
of Corrections And Holly Hill Police Department A5299 -
2023**

DISCUSSION:

The Florida Department of Corrections is committed to working with all Florida Law Enforcement agencies to protect lives, property, public peace, and the safety of all citizens. The Florida Department of Corrections is partnering with Florida Law Enforcement agencies to assist offenders with reentry in to society, working to reduce victimization, recidivism and reducing state spending on corrections. This Memorandum of Understanding with the Florida Department of Corrections focuses on building a partnership with local Law Enforcement to ensure the safety of all residents. This agreement will remain in effect until June 27, 2028.

FISCAL ANALYSIS:

There is no additional cost associated with participation in this Memorandum of Understanding between The Florida Department of Corrections and the Holly Hill Police Department.

STAFF RECOMMENDATION:

Allow the Holly Hill Police Department to enter into the Memorandum of Agreement with the Florida Department of Corrections.

COMMISSION GOAL:

Goal #4: Provide public health and safety services in terms of police and fire protection, water, storm water, waste water, solid waste management, and disaster preparedness with a focus on intergovernmental collaboration, private partnerships and utilization of technologies and proven innovations.

MOTION:

MOTION TO APPROVE THE HOLLY HILL POLICE DEPARTMENT ENTERING INTO THE MEMORANDUM OF AGREEMENT WITH THE FLORIDA DEPARTMENT OF CORRECTIONS AND AUTHORIZE JEFFREY J. MILLER, CHIEF OF POLICE TO SIGN THE AGREEMENT.

MEMORANDUM OF AGREEMENT
BETWEEN
THE FLORIDA DEPARTMENT OF CORRECTIONS
AND
HOLLY HILL POLICE DEPARTMENT

This Memorandum of Agreement (“Agreement”) is between the Florida Department of Corrections (“Department”) and the Holly Hill Police Department (“Agency”), located in Volusia County, Florida, which are the parties hereto.

WITNESSETH

WHEREAS, the Department is responsible for the inmates and for the operation of, and supervisory and protective care, custody, and control of, all buildings, grounds, property, and matters connected with the correctional system in accordance with Section 945.04, Florida Statutes (F.S.);

WHEREAS, the Department and the Agency are governmental offices entering into this Agreement in Region 2, Circuit 7;

WHEREAS, the diverse responsibilities and services provided by the Department and the Agency are integral to the administration of criminal justice and offender reentry in Volusia County, Florida;

WHEREAS, the Department and the Agency recognize that providing offenders with reentry assistance, as appropriate, is an anti-crime measure that reduces victimization, recidivism, and state spending on corrections;

WHEREAS, the Department and the Agency agree that offenders face many challenges to successful reentry, and are unable to identify support services available in their community prior to release;

WHEREAS, the Department and the Agency share the common goal of promoting public safety for the citizens of Volusia County, Florida, by reducing crime and recidivism by offenders under community supervision in the county through the efficient administration of policing and correctional services;

WHEREAS, the Department and the Agency recognize that the effective performance of their respective duties and the quality of the administration of this Agreement are dependent upon the efficient interaction of their offices and the mutual exchange of information and records; and

WHEREAS, the Department and the Agency recognize that a team problem-solving approach will more effectively address the issues facing their respective offices and that each could benefit from the other due to the variety of their collective perspectives, experiences, and available resources.

NOW THEREFORE, subject to controlling law, rules, regulations, or to other governing policies and procedures, and in consideration of the mutual promises expressed herein, the parties agree as follows:

I. AGREEMENT TERM AND RENEWAL

A. Agreement Term

This Agreement shall begin on the date it is signed by both parties and shall end five (5) years from the date of execution. In the event this Agreement is signed by the parties on different dates, the latter date shall control.

B. Agreement Renewal

The Department has the option to renew this Agreement, in whole or in part, for up to an additional five (5) years beyond the initial term or portions thereof, upon written agreement of both parties and upon the same terms and conditions contained herein. Exercise of a renewal option shall be conditioned, at minimum, upon the Agency's performance of the Agreement. The Department, if it desires to exercise the renewal option, will provide written notice to the Agency no later than 30 calendar days prior to the Agreement's expiration date.

II. SCOPE OF AGREEMENT

A. Overview

The parties agree to work together to improve the administration of criminal justice and reentry services in Volusia County, Florida, by:

1. Improving the efficiency of the interaction of their offices;
2. Facilitating the exchange of information and records between the parties collected and maintained by each; and
3. Wherever pertinent, utilizing a team problem-solving approach to address the issues facing their respective offices and the criminal justice system.

Each party will retain responsibility for its personnel, and its fiscal and general administrative services utilized in support of this Agreement.

The parties agree to support and participate in this Agreement and its endeavors, objectives, and goals, which are directed only towards offenders under the supervision of the Department.

B. Responsibilities of the Department

The Department agrees to perform the following duties in support of this Agreement:

1. The Department will dedicate certain officers and resources to identify dangerous at-risk offenders under supervision.
2. The Department will exchange with the Agency the following current information on absconders and offenders under the Department's supervision: addresses, offenses, conditions of supervision, and criminal histories.

AGREEMENT #A5299

3. The Department will make initial contact with supervised offenders unless the situation dictates a warrantless arrest where the probation officer needs assistance from the Agency's officers, or other law enforcement agency officers, in arresting and transporting the offender to the county jail.
4. The Department will compile and disseminate to Agreement participants pertinent reports on the status of targeted offenders.
5. The Department will participate in Agency ride-alongs, to familiarize the Agency with the whereabouts, descriptions, and conditions of supervision of its community control offenders, sexual predators, sexual offenders, and high-risk offenders and to ensure that all violations are communicated to the supervising officers for notification to the applicable sentencing authority. All Department officers who volunteer for Agency ride-alongs must have received current mandatory use-of-force training, in accordance with Department Procedure 302.313 "Use of Force in Community Corrections." Probation officers with less than six (6) months' experience will be accompanied by a supervisor, senior officer, or specialist.
6. The Department will provide violation warrants, or a probable cause affidavit, to the Agency to conduct a warrantless arrest to expedite the arrest process for an active warrant and assist the Agency, as necessary, in serving those warrants.
7. The Department will conduct administrative searches, in accordance with Department Procedure 302.311 "Plain View Observations, Walk Through Visual Inspections, Searches, and Warrantless Arrests," to ensure that offenders are in compliance with their terms of supervision.
8. The Department will provide briefings to Agency's officers, in accordance with Rule 33-302.105, Florida Administrative Code (F.A.C.), and with Department Procedure 302.311 "Plain View Observations, Walk Through Visual Inspections, Searches, and Warrantless Arrests," on participation in warrantless arrests.
9. The Department will not participate in law enforcement activities where no Department offender is involved.

C. Responsibilities of the Agency

The Agency agrees to perform the following duties in support of this Agreement:

1. The Agency shall exchange with the Department current information and documentation on absconders and offenders under the supervision of the Department.
2. The Agency shall assist probation officers on field visits to offender residences and places of employment, as necessary, to execute a warrant or warrantless arrest.
3. The Agency shall assist probation officers in serving violation of supervision and absconder warrants.
4. The Agency shall provide safety for probation officers, while they conduct administrative searches, to ensure the offender's compliance with the terms of supervision, by controlling the offender, family members, or others present during the search, and may transport the offender to the county jail if warranted.

AGREEMENT #A5299

5. The Agency shall assist in identifying, receipting, and securing any property seized during a search conducted by the Department.
6. The Agency shall advise the Department of any violations of supervision that an offender commits in the presence of the Agency's officer(s), and may conduct a warrantless arrest upon confirmation with the Department that a violation has occurred.
7. The Agency shall assist the Department in transporting and arresting absconders or offenders within the jurisdiction of Volusia County, Florida, or as otherwise permitted by law if the offender is found to violate supervision.
8. The Agency shall conduct surveillance on high-risk offenders, as permitted by law, to locate an offender to conduct an arrest.
9. The Agency shall provide the opportunity for Department officers to participate in Agency ride-alongs, to become familiar with the whereabouts, descriptions, and specified conditions of supervision of community control offenders, sexual predators, sexual offenders, and high-risk offenders, to ensure that all violations are communicated to the assigned supervising officer(s) for notification to the appropriate sentencing authority.
10. The Agency's officers shall assist the Department's officers with monitoring the offender's compliance with supervision sanctions, by conducting a warrantless arrest if an offender is observed violating the terms or conditions of supervision in the community.

D. Joint Responsibilities

1. To further enhance public safety, each party agrees to commit its available resources to apprehend probationers, parolees, conditional releasees, and any other offenders under the supervision of the Department who have violated supervision terms established by the applicable sentencing authority.
2. Because a successful reentry strategy provides safer Florida communities, each party agrees that its available resources must be coordinated to provide offenders and ex-offenders the skills and support systems needed to successfully reintegrate into their communities.
3. Each party agrees to provide a designee to attend and serve as its representative at Agreement meetings, and that such meetings will be regularly held to discuss issues and methods to better achieve the goals of the Agreement.
4. The parties agree to exchange information as to their respective duties, responsibilities, and roles within the criminal justice system and offender reentry, their required interaction with, and reliance on, the other party, and their goals and objectives to maximize the use of resources and personnel to ensure successful offender reentry.
5. The parties agree to the extent allowable by law, rule, or regulation, to provide an immediate exchange of information regarding offenders, including suspected violations of supervision.
6. To maximize the use of resources and personnel, the parties agree to identify common, shared, or related duties, responsibilities, and goals and to coordinate the delivery of services to eliminate duplicity of effort and unnecessary cost.

7. The parties agree to discuss and establish Agreement-related policies and procedures for sharing or pooling resources and equipment to assist in improving the delivery and quality of their services.
8. The parties agree to review Agreement-related policies and procedures for communicating the initiatives and directives of the Agreement to their respective personnel for action and implementation.
9. The parties agree to discuss, formulate, and implement plans to educate the public about the duties and responsibilities of their respective offices.

III. FINANCIAL OBLIGATIONS

The parties acknowledge that this Agreement does not create financial obligations between the parties. If costs are incurred as a result of either, or both of the parties performing their duties or responsibilities under this Agreement, each party agrees to be responsible for their own costs.

IV. AGREEMENT MANAGEMENT

A. Department's Agreement Administrator

The Agreement Administrator is responsible for maintaining the official Agreement file, drafting and processing all amendments, terminating the Agreement, and maintaining records of all formal correspondence between the parties regarding administration of this Agreement.

The title, address, and telephone number of the Agreement Administrator are:

Contract Administrator
Bureau of Procurement
Florida Department of Corrections
501 South Calhoun Street
Tallahassee, Florida 32399-2500
Telephone: (850) 717-9773

B. Agreement Managers

The parties have identified the following individuals as Agreement Managers. These individuals are responsible for enforcing performance of the Agreement terms and conditions and shall serve as liaisons between each party and the other.

FOR THE DEPARTMENT

Jennifer Whipple
Circuit Administrator, Circuit 7
330 E. New York Avenue
Deland, Florida 32724
Telephone: (386) 281-6814
Email: daytonabeach.cir@fdc.myflorida.com

FOR THE HOLLY HILL POLICE DEPARTMENT

Jeffery Miller
Chief of Police
1065 Ridgewood Avenue
Holly Hill, Florida 32117
Telephone: (386) 248-9475
Email: jmiller@hollyhillfl.org

V. REVIEW AND MODIFICATION

Upon request of either party, both parties will review this Agreement in order to determine whether its terms and conditions are still appropriate. The parties agree to renegotiate terms and conditions hereof if it is mutually determined that significant changes in this Agreement are necessary. There are no obligations for either party to agree to amend the Agreement terms.

Upon execution of this Agreement, with the exception of changes to Section IV. AGREEMENT MANAGEMENT, modifications shall be valid only through execution of a formal written amendment to the Agreement. Any changes to the information contained in Section IV. AGREEMENT MANAGEMENT, may be provided to the other party, in writing, and a copy of the written notification shall be maintained in the official Agreement record.

VI. TERMINATION

This Agreement may be terminated at any time upon the mutual consent of both parties, or unilaterally by either party, upon no less than 30 calendar days' written notice. Notice shall be delivered by express mail or other method whereby a receipt of delivery may be obtained.

In addition, this Agreement may be terminated with 24 hours' written notice by the Department or the Agency for any failure of either party to comply with the terms of this Agreement or any applicable Florida law.

VII. OTHER CONDITIONS

A. Public Records Law

The Agency agrees to allow the Department and the public access to any documents, papers, letters, or other materials subject to the provisions of Chapter 119 and Section 945.10, F.S., made or received by the Agency in conjunction with this Agreement. The Agency's refusal to comply with this provision shall constitute sufficient cause for termination of this Agreement.

B. Sovereign Immunity

The Agency and the Department are State agencies or political subdivisions as defined in Section 768.28, F.S., and agree to be fully responsible for acts and omissions of their own agents or employees to the extent permitted by law. Nothing herein serves as a waiver of sovereign immunity by either party to which sovereign immunity may be applicable. Further, nothing herein constitutes consent by a State agency or political subdivision of the State of Florida to be sued by third parties in any matter arising out of this Agreement.

C. Confidentiality

The Agency shall ensure all staff assigned to this Agreement maintain confidentiality with reference to individual participants receiving services in accordance with applicable local, State, and federal laws, rules, and regulations. The Department and the Agency agree that all information and records obtained in the course of providing services under this Agreement shall be subject to confidentiality and disclosure provisions of applicable federal and State statutes and regulations adopted pursuant thereto.

AGREEMENT #A5299

The Agency agrees to keep all Department personnel information (i.e., Department staff telephone numbers, addresses, etc.) strictly confidential and shall not disclose said information to any person, unless released in writing, by the Department.

D. Independent Contractor Status

The Agency shall be an independent contractor in the performance of its duties and responsibilities under this Agreement. The Department will neither have nor exercise any control or direction over the methods by which the Agency shall perform its work and functions other than as provided herein. This Agreement does not constitute a partnership or a joint venture between the parties.

E. Disputes

Any dispute concerning performance of the terms of this Agreement shall be resolved informally by the Agreement Managers. Any dispute that cannot be resolved informally shall be reduced to writing and delivered to the Department's Assistant Deputy Secretary of Institutions. The Assistant Deputy Secretary of Institutions shall decide the dispute, reduce the decision to writing, and deliver a copy to the Agency, the Agreement Manager, and the Agreement Administrator.

F. Notices

All notices required or permitted by this Agreement shall be given, in writing, and by hand-delivery or email, to the respective addresses of the parties as set forth in Section IV. AGREEMENT MANAGEMENT, above. All notices by hand-delivery shall be deemed received on the date of delivery, and all notices by email shall be deemed received when they are transmitted and not returned as undelivered or undeliverable. Either party may change the names, addresses, or telephone numbers set forth in Section IV. AGREEMENT MANAGEMENT, above by written notice given to the other party as provided above.

G. Prison Rape Elimination Act

The Agency shall report any violations of the Prison Rape Elimination Act, Federal Rule 28 C.F.R. Part 115, to the Agreement Manager.

H. No Third-Party Beneficiaries

Except as otherwise expressly provided herein, neither this Agreement, nor any amendment, addendum, or exhibit attached hereto, nor term, provision, or clause contained therein, shall be construed as being for the benefit of, or providing a benefit to, any party not a signatory hereto.

I. Cooperation with Inspector General

In accordance with Section 20.055(5), F.S., the Agency understands and will comply with its duty to cooperate with the Inspector General in any investigation, audit, inspection, review, or hearing.

J. Force Majeure

Neither party shall be liable for loss or damage suffered as a result of any delay or failure in performance under this Agreement or interruption of performance resulting directly or

AGREEMENT #A5299

indirectly from acts of God, fire, explosions, earthquakes, floods, water, wind, lightning, civil or military authority, acts of public enemy, war, riots, civil disturbances, insurrections, pandemics, strikes, or labor disputes.

K. Americans with Disabilities Act

The Agency shall comply with the Americans with Disabilities Act. In the event of the Agency's noncompliance with the nondiscrimination clauses, the Americans with Disabilities Act, or with any other such rules, regulations, or orders, this Agreement may be canceled, terminated, or suspended, in whole or in part, and the Agency may be declared ineligible for further Agreements.

L. Cooperation with the Florida Senate and the Florida House of Representatives

In accordance with Section 287.058(7) F.S., the Agency agrees to disclose any requested information, relevant to the performance of this Agreement, to members or staff of the Florida Senate or the Florida House of Representatives, as required by the Florida Legislature. The Agency is strictly prohibited from enforcing any nondisclosure clauses conflictive with this requirement.

REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

AGREEMENT #A5299

IN WITNESS THEREOF, the parties hereto have caused this Agreement to be executed by their undersigned officials as duly authorized.

AGENCY:
HOLLY HILL POLICE DEPARTMENT

SIGNED
 BY: _____
 NAME: _____
 TITLE: _____
 DATE: _____
 FEIN# _____

FLORIDA DEPARTMENT OF CORRECTIONS

Approved as to form and legality, subject to execution.

SIGNED
 BY: _____
 NAME: J. Olyn Long
 TITLE: Procurement Director
 DATE: _____

SIGNED
 BY: _____
 NAME: Dorothy M. Burnsed
 TITLE: Deputy General Counsel
 DATE: _____

Attachment: A5299 Final (4170 : Florida Department of Corrections MOU A5299 - 2023)



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

**City Commission
Ordinance**

6.1

MEETING DATE: June 27, 2023
FROM: Brian Walker
SUBJECT: **FIRST READING - ORDINANCE 3060 - 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 FIRST READING - ORDINANCE 3061 - 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.**

NUMBER: 2023-O-3060
APPLICANT: Brian Walker
PLANNER:

INTRODUCTION

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. (CPA-2022-02) (RZ-2022-02) (Cobb Cole, Applicant).

BACKGROUND

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.

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 Miniwarehouses, vehicle/trailer, and outdoor covered storage uses, limited to the traffic generating equivalent of 700 personal storage units.

SITE INFORMATION

Size of Property: The property consists of approximately 8.05 acres.

Legal Description: (Exhibit A)

Parcel Identification Numbers: Per Property Appraiser. **(Exhibit B)**

General Location: See Location Map **(Exhibit C)**

Frontage: The property has approximately 266 feet of frontage along N Nova Road.

Access: Vehicular access will be from N Nova Road.

Aerial Photography: (Exhibit D)

Existing Development: The property is vacant with the commercial portion paved.

Future Land Use Designation: The current FLU designation is Low Medium-Density Residential on the residential parcels and Commercial on the commercial parcel and the proposed FLU designation is Commercial on the residential parcels. **(Exhibit E)**

Zoning: Current Zoning is R-7 (Medium-Density Multi-Family Residential) and CC-1 (Commercial Corridor), and the proposed is zoning is BPUD (Business Planned Unit Development). **(Exhibit F)**

Floodplain Impacts: Based on floodplain map analysis the property is not flood prone. (**Exhibit G**)

Wetland Impacts: Based on aerial photos and County wetland map analysis, there are wetlands on the subject property. **(Exhibit H)**

Buffers: Buffering will be provided between commercial and residential uses.

Required Vacates: The underlying residential plat will be vacated.

ZONING AND LAND USES

For zoning districts and future land uses that surround the subject parcel, see the attached sheet labeled **“Zoning and Land Use Table.”**

PROJECT	ANALYSIS
---------	----------

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.

Solid Waste: The City's contracted waste hauler, Waste Pro, delivers solid waste to Volusia County's Tomoka Farms Road Landfill. This is a 3,400-acre Class 1 landfill and it is estimated to have excess capacity through 2052. The Tomoka Landfill has sufficient capacity to accommodate the proposed FLUM designation.

Stormwater Management: The proposed use is commercial development. Drainage patterns will comply with current rules specified by the City of Holly Hill, Volusia County, St. Johns River Water Management District and Federal Emergency Management Agency. This project will attenuate and treat the stormwater for the mean annual, 25-year, 24-hour and 100-year, 24-hour storm events. The site will be developed in accordance with all Local, State and Federal regulations. Post development stormwater discharge rates and volumes will not exceed pre-development discharge rates and volumes.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

A review of the goals, objectives and policies of the comprehensive plan was conducted to determine if the proposed amendment to the future land use map is consistent with the comprehensive plan. Staff finds that the requested small-scale future land use map amendment is consistent with the City's Comprehensive Plan with particular emphasis on the following:

Policy 1.2.12 - The City shall promote superior design for new development and redevelopment, and the inclusion of special amenities through the use of innovative development techniques which may include planned-unit development, mixed use development, cluster development, transfer of development rights, and density and intensity bonuses.

Policy 1.2.15 - The City shall enact and enforce zoning and other land development regulations in such a way as to provide transitional uses between areas of widely disparate land use density or intensity.

Objective 1.9 - The City shall promote urban infill development and redevelopment in areas where public facilities and services are available.

Policy 1.9.1 - The City shall promote and encourage infill development on previously bypassed, vacant properties and redevelopment of underutilized properties.

Objective 2.1 - Concurrency: The City shall approve development only where it demonstrates that the impacts of such development do not degrade the established level-of-service standards for public facilities and services below acceptable levels.

Response: The proposed development utilizes the planned unit development process to allow for design of a commercial self-storage use that will create a transitional use between the existing commercial corridor and surrounding residential uses in an appropriate scale and location within the City. The development will locate a low-intensity use within the area supported by public services and utilities.

CONSISTENCY WITH THE URBAN SPRAWL RULE AS REQUIRED BY FLORIDA STATUTES

Section 163.3177(6)(a)(9)(b), Florida Statutes, provides that plan amendments shall be determined to discourage the proliferation of urban sprawl if they incorporate a development pattern or urban form that achieves four or more of the following:

(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

Response: The proposed development is located along a City thoroughfare and directs growth in an area planned for urban services and away from environmentally sensitive areas.

(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Response: The proposed development is located along a City thoroughfare and directs growth in an area planned for urban services.

(III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

Response: The proposed project is located in close proximity to existing support and transit services along Nova Road.

(IV) Promotes conservation of water and energy.

Response: The proposed development will be built to modern standards inclusive of improved water and energy system maintenance.

(V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

Response: N/A

(VI) Preserves open space and natural lands and provides for public open space and recreation needs.

Response: N/A

(VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

Response: The proposed development utilizes the planned unit development process for self-storage uses that will create a transitional use between the existing commercial corridor and surrounding residential uses in an appropriate scale and location within the City.

(VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

Response: The proposed development utilizes the planned unit development process for self-storage uses that will create a transitional use between the existing commercial corridor and surrounding residential uses in an appropriate scale and location within the City.

The proposed amendment promotes a development pattern and urban form that achieves six of the preceding eight general policies. Accordingly, the proposed amendment exceeds the urban sprawl standards set forth in Section 163.3177(6)(a)(9)(b), Florida Statutes.

Appropriateness of the Requested Zoning Category

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**.

It is staff's opinion that the requested rezone from R-7 and CC-1 to BPUD is justified and appropriate for the area.

STAFF

RECOMMENDATION

Adopt an Ordinance (ORDINANCE 3060) 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.

And A Separate Ordinance

Adopt the proposed Ordinance (ORDINANCE 3061) 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.

ATTACHMENTS:

- Application (PDF)
- Applicant Submittal (PDF)
- List of Included Parcels (PDF)
- Development Agreement - Braintree - Nova Storage (PDF)
- Survey (PDF)
- Preliminary Development Plan - Exhibit B to the Development Agreement (PDF)
- Proposed Signage Plan (PDF)
- Renderings (PDF)
- Legal Description of Parcels with Commercial Use Limitation (PDF)
- Zoning and Land Use Table (PDF)
- Exhibit A - Legal Description (PDF)
- Exhibit B - Property Appraiser Info Sheets (PDF)
- Exhibit C - Location Map (PDF)
- Exhibit D - Aerial Map (PDF)
- Exhibit E - Current and Proposed FLU Map (PDF)
- Exhibit F - Current and Proposed Zoning (PDF)
- Exhibit G - Flood Map (PDF)
- Exhibit H - Wetland Map (PDF)
- Exhibit K - Appropriateness Requested Zoning (PDF)
- Exhibit L - Comp Plan Parcels (PDF)
- Exhibit I - Utility Impact Analysis (PDF)
- Exhibit J - Traffic Impact Analysis (PDF)

Ordinance No. 2023-3060

FIRST READING - ORDINANCE 3060 - 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 FIRST READING - ORDINANCE 3061 - 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.

ORDINANCE NO. 3060

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.

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 parcels 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 in ATTACHMENT A Commercial.

SECTION 2. The City's Comprehensive Plan is hereby amended by adding text to policy 1.1.2, to read as follows (**bold** and underline indicates added text):

*General commercial development - the ratio of building floor area to total site area shall not exceed 1.95 except for properties fronting on Ridgewood Avenue where a ratio of 4.55 may be permitted. (The ratio is calculated by dividing building floor area by site area.) **Certain parcels with the General Commercial Development land use shall be restricted to development (commercial use limitation) consisting of mini-warehouse, vehicle/trailer, and outdoor covered storage uses, limited to the traffic generating equivalent of 700 personal storage units and shall only be developed as part of a planned development for a storage unit project encompassing said parcels along with the adjacent parcel on Nova Road currently identified as parcel 42420M000020.***

Parcels subject to the commercial use limitation are identified as 424204340220, 424286030260, 424286030250, 424286030240, 424286020060, 424286020070, 424286020050, 424286020040, 424286020030, 424286020011, with the subject parcels and area further legally described and shown in the attachment named “Legal Description of Parcels with Commercial Use Limitation.”

Unless said parcels having the commercial use limitation are developed as part of a planned development storage unit project on the Nova Road parcel currently known as 42420M000020, then such parcels shall not be developable until a future land use amendment to the Comprehensive Plan for such parcels is adopted by the City.

SECTION 3. The City Manager is authorized and directed to submit the

proposed amendment to the Florida Department of Economic Opportunity and Volusia Growth Management Commission, as required by law.

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

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

SECTION 6. The proposed amendment will not become final until thirty-one (31) days following adoption by the City Commission unless a challenge is filed per 163.3187(5) Fla. Stat. If a timely challenge is filed, the amendment will not become effective until the State Land Planning Agency issues a final order determining that the amendment is in compliance. In any event, the amendment shall not become effective until certification of consistency is provided by the Volusia Growth Management Commission and approval is noticed by the Florida Department of Economic Opportunity.

ATTACHMENT "A"

LEGAL DESCRIPTION OF PARCELS SUBJECT TO FLU MAP AMENDMENT AND COMMERCIAL USE LIMITATION

Parcels

4242-86-03-0240, 4242-86-02-0040, 4242-04-34-0220, 4242-86-02-0070, 4242-86-02-0030
4242-86-03-0260, 4242-86-02-0060, 4242-86-03-0250, 4242-86-02-0050, 4242-86-02-0011

LEGAL DESCRIPTION:

(NO. 1 - ORIGINAL OWNERSHIP OF REAR PARCEL.)

PARCEL 1:

PART OF THE NORTH 1/2 OF LOTS 22 AND 23, BLOCK 34, MARY C. FLEMING SUBDIVISION OF THE THOMAS FITCH GRANT PER MAP BOOK 1, PAGE 1, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 22, BLOCK 34, MARY C. FLEMING SUBDIVISION OF THE THOMAS FITCH GRANT AS PER MAP BOOK 1, PAGE 1, THENCE N 72 DEGREES 01 MINUTES 52 SECONDS E ALONG THE NORTH LINE OF SAID LOT 22, A DISTANCE OF 190.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 72 DEGREES 01 MINUTES 52 SECONDS E ALONG SAID NORTH LINE OF LOTS 22 AND 23, A DISTANCE OF 470.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 23, THENCE S 17 DEGREES 57 MINUTES 09 SECONDS E ALONG THE EAST LINE OF THE NORTH 1/2 OF LOT 23, A DISTANCE OF 329.24 FEET TO THE SOUTHEAST COMER OF THE NORTH 1/2 OF LOT 23;

THENCE S 72 DEGREES 07 MINUTES 06 SECONDS W ALONG THE SOUTH LINE OF THE NORTH 1/2 OF SAID LOTS 22 AND 23, A DISTANCE OF 470.00 FEET; THENCE N 17 DEGREES 57 MINUTES 09 SECONDS W A DISTANCE OF 139.14 FEET; THENCE S 72 DEGREES 07 MINUTES 06 SECONDS W TO THE EAST RIGHT-OF-WAY LINE OF OLD KINGS ROAD A DISTANCE OF 160.00 FEET; THENCE N 17 DEGREES 57 MINUTES 09 SECONDS W ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 120.00 FEET; THENCE N 72 DEGREES 01 MINUTES 52 SECONDS E, A DISTANCE OF 160.00 FEET; THENCE N 17 DEGREES 57 MINUTES 09 SECONDS W, A DISTANCE OF 69.14 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING:

PART OF THE NORTH ONE-HALF OF LOT 22, BLOCK 34, MARY C. FLEMING SUBDIVISION OF THE THOMAS FITCH GRANT, OF RECORD IN MAP BOOK 1, PAGE 1, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 22; THENCE NORTH 72 DEGREES 01 MINUTES 52 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 22, A DISTANCE OF 40.00 FEET TO A POINT IN THE EAST RIGHT-OF-WAY EASEMENT LINE OF OLD KINGS ROAD PER OFFICIAL RECORDS BOOK 2881, PAGES 1193 AND 1194, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE SOUTH 17 DEGREES 57 MINUTES 09 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 129.14 FEET TO THE POINT OF BEGINNING; THENCE NORTH 72 DEGREES 01 MINUTES 52 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTHERLY 129.14 FEET OF SAID LOT 22, A DISTANCE OF 150.00 FEET; THENCE SOUTH 17 DEGREES 57 MINUTES 09 SECONDS EAST, PARALLEL WITH THE EAST RIGHT- OF-WAY EASEMENT LINE OF SAID OLD KINGS ROAD, A DISTANCE OF 60.24 FEET; THENCE SOUTH 72 DEGREES 07 MINUTES 06 SECONDS WEST A DISTANCE OF 150 FEET TO A POINT IN THE EAST RIGHT-OF-WAY EASEMENT LINE OF SAID OLD KINGS ROAD; THENCE NORTH 17 DEGREES 57 MINUTES 09 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE

OF 60.02 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT:

THE SOUTHERLY 60 FEET OF THE NORTHERLY 129.14 FEET OF THE WESTERLY 190.00 FEET OF LOT 22, BLOCK 34, MARY C. FLEMING SUBDIVISION OF THE THOMAS FITCH GRANT OF RECORD IN MAP BOOK 1, PAGE 1, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, EXCEPTING THEREFROM THE WESTERLY 40.00 FEET THEREOF NOW A PART OF THAT RIGHT-OF-WAY EASEMENT PER OFFICIAL RECORDS BOOK 2881, PAGES 1193 AND 1194, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

PARCEL 2:

LOT 1, EXCEPT THE NORTH 50.22 FEET, AND ALL OF LOTS 3, 4, 5, 6 AND 7, BLOCK B, AND LOTS 24, 25 AND 26, BLOCK C, AMENDED PLAN OF FLEMING PARK, AS RECORDED IN MAP BOOK 26, PAGE 110, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. ALL CONTAINING 5.19 ACRES, MORE OR LESS.

ORDINANCE NO. 3061

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.

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 BPUD (Business Planned Unit Development) pursuant to the provisions contained in the attached Development Agreement, attached to this Ordinance as **Attachment B** and incorporated in this Ordinance by reference.

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

SECTION 3. 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 4. That all ordinances made in conflict with this Ordinance are hereby repealed.

SECTION 5. This ordinance shall become effective upon approval of the future land use map and text amendment by the Florida Department of Economic Opportunity and certification of the same amendment by the Volusia Growth Management Commission.

ATTACHMENT “A”

LEGAL**DESCRIPTION:**

(NO. 4 - NEW OVERALL PUD BOUNDARY)

PART OF THE NORTH 1/2 OF LOTS 22 AND 23, BLOCK 34, MARY C. FLEMING SUBDIVISION OF THE THOMAS FITCH GRANT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 1, PAGE 1, AND PART OF LOT 1, AND ALL OF LOTS 2-7, BLOCK B, AND ALL OF LOTS 24-26, BLOCK C, AND A PORTION OF 13TH STREET AND THE UN-NAMED STREET, AMENDED PLAT OF FLEMING PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 19, PAGE 140, ALL OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 23, BLOCK 34, MARY C. FLEMING SUBDIVISION OF THE THOMAS FITCH GRANT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 1, PAGE 1, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, THENCE S25°41'21"E ALONG THE EAST LINE OF SAID LOT 23, AND THE EAST LINE OF BLOCK C, AMENDED PLAT OF FLEMING PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 19, PAGE 140, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, A DISTANCE OF 508.77 FEET TO THE NORTHEAST CORNER OF LOT 23, BLOCK C, SAID AMENDED PLAT OF FLEMING PARK; THENCE S64°21'37"W ALONG THE NORTH LINE OF SAID LOT 23 AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 165.00 FEET TO THE CENTER LINE OF AN UN-NAMED STREET AS SHOWN ON SAID AMENDED PLAT OF FLEMING PARK; THENCE N25°41'21"W ALONG SAID CENTERLINE, A DISTANCE OF 15.00 FEET TO THE CENTERLINE OF 13TH STREET AS SHOWN ON SAID AMENDED PLAT OF FLEMING PARK; THENCE S64°21'37" ALONG SAID CENTERLINE, A DISTANCE OF 464.95 FEET TO THE EAST RIGHT-OF-WAY LINE OF OLD KINGS ROAD, HAVING A 60.00 FOOT RIGHT-OF-WAY; THENCE N25°39'45"W ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 44.78 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 50.22 FEET OF LOT 1, BLOCK B, SAID AMENDED PLAT OF FLEMING PARK; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, RUN N64°21'37"E ALONG SAID SOUTH LINE, A DISTANCE OF 125.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1; THENCE N25°39'45"W ALONG THE EAST LINE OF SAID LOT 1 AND LOT 2, BLOCK B, A DISTANCE OF 120.22 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE N64°21'37"E, ALONG THE NORTH LINE OF LOT 3, BLOCK B, SAID AMENDED PLAT OF FLEMING PARK, A DISTANCE OF 35.00 FEET TO A POINT ON THE EAST LINE OF THE WEST 190.00 FEET OF LOT 22, AFORESAID MARY C. FLEMING SUBDIVISION OF THE THOMAS FITCH GRANT; THENCE N25°39'45"W, A DISTANCE OF 328.32 FEET TO A POINT ON THE SOUTH LINE OF LOT 13, SAID MARY C. FLEMING SUBDIVISION OF THE THOMAS FITCH GRANT; THENCE N64°18'17"E ALONG THE SOUTH LINE OF SAID LOT 13 AND LOT 12, SAID MARY C. FLEMING SUBDIVISION OF THE THOMAS FITCH GRANT, A DISTANCE OF 469.72 FEET TO THE POINT OF BEGINNING.

AND

LOT 2, WESTSIDE NOVA COMMERCIAL PARK REPLAT, ACCORDING THE PLAT THEREOF, RECORDED IN MAP BOOK 47, PAGE 184, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

SAID LANDS CONTAINING 8.05 ACRES, MORE OR LESS.

ATTACHMENT "B"

Exhibit to Ordinance No. _____

DEVELOPMENT AGREEMENT for the project known as Nova Road Storage Planned Unit Development (PUD) located along Nova Road in Holly Hill, Florida (hereinafter referred to as the "Subject Property").

THIS DEVELOPMENT AGREEMENT (hereinafter referred to as the “Agreement”) is entered into and made as of the ____ day of _____, 2023, by and between the CITY OF HOLLY HILL, a Florida municipal corporation, with a mailing address of 1065 Ridgewood Ave. Holly Hill, FL 32117 (hereinafter referred to as the “City”), and NISBETT PROPERTIES, LLC (hereinafter referred to as the “Owner” or “Owner/Developer”) with a mailing address of 332 John Anderson Drive, Ormond Beach, FL 32176.

W I T N E S S E T H

WHEREAS, the Owner warrants that it holds legal title to the lands located in Volusia County, Florida, and within the corporate limits of the City of Holly Hill, said lands being more particularly described in **Exhibit “A”**, Legal Description for the Subject Property, attached hereto and by this reference made a part hereof; and that the holders of any and all liens and encumbrances affecting such property will subordinate their interests to this Agreement; and

WHEREAS, the Owner/Developer has clear title of the Subject Property or the Developer is currently under contract to purchase the Subject Property and intends to develop such property; and

WHEREAS the Owner/Developer or Developer desires to facilitate the orderly development of the Subject Property in compliance with the laws and regulations of the City and of other governmental authorities, and the Owner/Developer desires to ensure that its development is compatible with other properties in the area and planned traffic patterns; and

WHEREAS the development permitted or proposed under this Development Agreement is consistent with the City’s Comprehensive Plan, concurrency management system, and all land development regulations; and

WHEREAS it is the purpose of this Agreement to clearly set forth the understanding and agreement of the parties concerning the matters contained herein; and

WHEREAS the Owner/Developer has sought the City’s approval to develop the Subject Property, and the City approved **Ordinance No.** _____, through rezoning the Subject Property to a form of Planned Unit Development (PUD), as defined under the City’s Land Development Code; and

WHEREAS, the PUD shall consist of this Agreement as the Written Development Agreement of the PUD, and a Preliminary Plan aka the Preliminary Development Plan, attached hereto as **Exhibit, “B”**, subject to the covenants, restrictions, and easements offered by the Owner/Developer and contained herein, (hereinafter the “Master Development Plan”). Where more detailed criteria for City required submittals exceed the criteria required for a Master Development Plan, the more detailed criteria apply.

NOW THEREFORE, in consideration of the mutual covenants and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which

is hereby acknowledged, the parties hereto agree as follows:

1. Recitals and Definitions. The recitals herein contained are true and correct and are incorporated herein by reference. All capitalized terms not otherwise defined herein shall be as defined or described in the City's Land Development Code as it may be amended from time to time, unless otherwise indicated.

2. Title Opinion/Certification. The Developer will provide to the City, in advance of the City's execution and recordation of this Agreement, a title opinion from a licensed attorney in the state of Florida, or a certification by an abstractor or title company authorized to do business in the state of Florida, verifying marketable title to the Subject Property to be in the name of the Owner/Developer and any and all liens, mortgages, and other encumbrances that are either satisfied or not satisfied or released of record.

3. Subordination/Joinder. Unless otherwise agreed to by the City and if applicable, all liens, mortgages, and other encumbrances that are not satisfied or released of record, must be subordinated to the terms of this Agreement or the Lienholder join in this Agreement. It shall be the responsibility of the Owner/Developer to promptly obtain the said subordination or joinder, in a form and substance that is acceptable to the City Attorney, prior to the execution and recordation of this Agreement.

4. Duration. The duration of this Agreement is binding and runs with the land in perpetuity, unless amended.

5. Development of the Subject Property. Development of the Subject Property shall be subject to performance standards listed in this Agreement. Where a land use listed below differs from a defined use in the City of Holly Hill's Code of Ordinances, the use listed in this Agreement shall prevail.

A. Permitted principal uses allowable on the Subject Property within the Eastern Portion and Western Portion, as illustrated on Exhibit B:

1. Eastern Portion: Abutting Nova Road on Parcel # 4242-0M-00-0020 aka 1704 Nova Road: Three story, indoor, climate-controlled storage facility - approximately 119,000 square feet of total building area, as shown on the Preliminary Development/Site Plan.
2. Western Portion: Covered and uncovered RV and Boat storage on Parcel now known as 4242-04-34-0220, as shown on the Preliminary Development/Site Plan.

A. Prohibited principal uses, if any:

Unless a use is specifically stated as permitted, it is prohibited.

B. Proposed minimum floor area ratio: 2.0

C. Impervious surface is not to exceed 80% of the gross square footage for the Subject Property.

D. Minimum open space shall be 20% of the subject property.

- E. Minimum landscaping and buffer-yard requirements are as shown and stated on the Preliminary Plan and as follows: Minimum perimeter landscape buffer of five (5') feet.
- F. Minimum lot size area (in acreage or square footage): 10,000 sq. ft.
- G. Minimum lot width (in feet): 100 ft.
- H. Minimum yard setbacks:
 - 1. Front yard: 15 ft. (Nova Road)
 - 2. Side yard: 10 ft.
 - 3. Rear yard: 15 ft.
- I. Maximum building height (in feet): 45'
- J. Minimum parking standards are as shown and stated on the Preliminary Plan for Eastern portion.
- K. Lighting shall not exceed .5-foot candles at the property line.
- M. **Phases: The project shall consist of 2 phases.** Phases are shown on the Preliminary Development/Site Plan and described as follows:
 - 1. Phase 1: 3 story, indoor, climate-controlled storage facility.
 - 2. Phase 2: Covered and uncovered RV and Boat storage.

Phase 1 (3 story, indoor, climate-controlled storage facility) shall be complete and obtain a Certificate of Occupancy prior to Phase 2 being approved and permitted for use. Under no circumstances, including Force Majeure, "acts of God," or any other unforeseen events, shall Phase 2 be approved and permitted to operate, prior to Phase 1 being complete and receiving a Certificate of Occupancy. The Phase 1 and Phase 2 improvements may be constructed concurrently at Owner's discretion.

- L. Architectural controls and development on the Subject Property shall follow a common architectural theme as listed in this Agreement by harmoniously coordinating the general appearance of all buildings and accessory structures.
- M. Utility provision and dedication: The Owner/Developer shall connect to the City of Holly Hill's central utility systems when available, or to another approved utility provider where applicable, at their sole cost and expense. Utility fees shall be paid to City of Holly Hill or to the applicable utility provider.
- N. Stormwater and environmental: Per parcel stormwater systems or master stormwater systems shall be owned and maintained by an established Homeowner's Association or Property Owner's Association, if such entities are required, or by the property owner in private ownership, and shall not be dedicated to or become the responsibility of the City of Holly Hill. All environmental permitting, mitigation, and/or soil and

erosion control for the property shall conform to all federal, state, and local permits/requirements, and shall be the sole responsibility of the Homeowner's Association or Property Owner's Association, if such entities are required, or by the property owner, and shall be maintained in good condition/standing with the applicable permitting authorities. Best Management Practices and conformance to National Pollutant Discharge Elimination System (NPDES) criteria are required.

- O. Transportation, site access, and traffic devices: The Owner/Developer is responsible for all transportation improvements within the Subject Property and any off-site transportation improvements required because of the proposed development, for site function, which maintains or improves the level of service for area roadways, and ensures the public health, safety, and welfare for the community. All permits shall be obtained from appropriate permitting agencies prior to development and the City shall determine the appropriate level of service per the City Comprehensive Plan and current traffic counts.

6. **Development Permits/Fees.** The Owner/Developer is responsible for obtaining permitting, and the payment of all fees for facilities and services for the Subject Property. Any site permits shall be kept current with the respective permitting agency and shall ensure the protection of the public health, safety, and welfare of the community and the development. All impact fees are applicable, and no impact fee credits shall be awarded through this Agreement; unless a cessation exists through a City moratorium that is Citywide. Proportionate fair share site improvements shall not be used in lieu of impact fees.

7. **Site Plan/Plat Approval.** The Master Development Plan, is the Preliminary Plan of the PUD and this Written Development Agreement. The Master Development Plan shall not replace, supersede, or absolve the Owner/Developer from approvals for any site plan, preliminary plat, and/or final plat and their respective regulations. Where more detailed criteria for City required submittals exceed the criteria required for a Master Development Plan, the more detailed criteria apply.

8. **Indemnification.** The Owner/Developer shall indemnify and hold the City harmless from any and against all claims, demands, disputes, damages, costs, expenses, (to include attorneys' fees whether or not litigation is necessary and if necessary, both at trial and on appeal), incurred by the City as a result, directly or indirectly, of the use or development of the Subject Property, except those claims or liabilities caused by or arising from the negligence or intentional acts of the City, or its employees or agents. It is specifically understood that the City is not guaranteeing the appropriateness, efficiency, quality or legality of the use or development of the Subject Property, including but not limited to, drainage or water/sewer plans, fire safety, or quality of construction, whether inspected, approved, or permitted by the City.

9. **Compliance.** The Owner/Developer agrees that it, and their successors and assigns, will abide by the provisions of this Agreement, the City's Comprehensive Plan and the City's Code of Ordinances, including but not limited to, the site plan regulations of the City as amended from time to time, which are incorporated herein by reference and such subsequent amendments hereto as may be applicable. Further, all required improvements, including landscaping, shall be continuously maintained by the Owner/Developer, or their successors and assigns, in accordance with the City's Code of Ordinances. The City may, without prejudice to

any other legal or equitable right or remedy it may have, withhold permits, Certificates of Occupancy, or plan/plat approvals to the Subject Property, should the Owner/Developer fail to comply with the terms of this Agreement. In the event of a conflict between this Development Agreement and the City's Land Development Code, the more restrictive regulations shall govern the development of the Subject Property.

10. Obligations for Improvements. Any surface improvement as described and required hereunder included, but not limited to such as signalization, walls, stormwater management facilities, medians, and utilities, or any other surface improvement shall be performed prior to the issuance of the first Certificate of Occupancy on that portion of the Subject Property that the surface improvement(s) relates or is otherwise scheduled in this Agreement. Should the Owner/Developer fail to undertake and complete its obligations as described in this Agreement and to the City's specifications, then the City shall give the Owner/Developer thirty (30) days written notice to commence and ninety (90) days to complete said required obligation at the sole expense of the Owner/Developer. If the Owner/Developer fails to complete the obligations within the ninety (90) day period, then the City, without further notice to the Owner/Developer and their successors and assigns in interest, may but shall not be required to, perform such obligations at the expense of the Owner/Developer or their successors and assigns in interest, without prejudice to any other rights or remedies the City may have under this Agreement. Further, the City is hereby authorized to immediately recover the actual and verified cost of completing the obligations required under this Agreement and any legal fees from the Owner/Developer in an action at law for damages, as well as record a lien against the Subject Property in that amount. The lien of such assessments shall be superior to all others, and all existing lienholders and mortgagees. Notice to the Owner/Developer and their successors and assigns in interest shall be deemed to have been given upon the mailing of notice as provided in **paragraph (16)** of this Agreement.

11. Environmental and Tree Preservation. The Owner/Developer is responsible to obtain all site related permits and approval prior to any development activity on or for the Subject Property. This may involve mitigation for habitat of threatened or endangered flora and fauna or species identified for protection (i.e., tree preservation). This Agreement does not vest or exempt the Owner/Developer from any permitting and mitigation obligations needed to develop a Subject Property.

12. Homeowners Association or Property Owners Association. The charter and by-laws of any Homeowner's Association ("HOA") or Property Owner's Association ("POA") for the Subject Property and any deed restrictions related thereto shall be furnished to the City for approval by the City Attorney prior to the recording thereof in the Public Records of Volusia County, Florida. Such recording shall take place before a Certificate of Occupancy is issued for the first development project on land covered by this Agreement. The HOA or POA shall at a minimum be responsible for maintaining the common open space, any common utility systems, such as for irrigation and site lighting, and project signage. The Owner/Developer shall be responsible for establishing the HOA or POA and recording said information in the Public Records of Volusia County, Florida. The City is not responsible for the enforcement of any agreements or deed restrictions entered into between property owners or occupiers of the Subject Property. If maintenance for the Subject Property is not maintained following issuance of a Certificate of Occupancy, the property owner shall be subject to code enforcement.

13. **Enforcement.** Both parties may seek specific performance of this Agreement and/or bring an action for damages in a court within Volusia County, Florida, if either party breaches this Agreement. If enforcement of this Agreement by the City becomes necessary, and the City is successful in such enforcement, the Owner/Developer shall be responsible for the payment of all the City's costs and expenses, including attorney fees, whether or not litigation is necessary and, if necessary, both at trial and on appeal. Such costs, expenses and fees shall also be a lien upon the Subject Property superior to all others. Should this Agreement require the payment of any monies to the City, the recording of this Agreement shall constitute a lien upon the Subject Property for said monies, until said are paid, in addition to such other obligations as this Agreement may impose upon the Subject Property and the Owner/Developer. Interest on unpaid overdue sums shall accrue at the rate of the lesser of eighteen percent (18%) compounded annually or at the maximum rate allowed by law.

14. **Utility Easements.** For any easement not established on a plat for the Subject Property, the Owner/Developer shall provide to the City such easements and other legal documentation, in a form mutually acceptable to the City Attorney and the Owner/Developer, as the City may deem reasonably necessary or appropriate for the installation and maintenance of the utility and other services, including but not limited to, sanitary sewer, potable water, and reclaimed water services, electric, cable, gas, fire protection and telecommunications.

15. **Periodic Review.** The City reserves the right to review the Subject Property in relation to this Agreement periodically to determine if there has been demonstrated good faith compliance with the terms of this Agreement. If the City finds that based on substantial competent evidence that there has been a failure to comply with the terms of this Agreement, the City may not issue development orders or permits until compliance with this Agreement has been established.

16. **Notices.** Where notice is herein required to be given, it shall be by certified mail return receipt requested, hand delivery or nationally recognized courier, such as Federal Express or UPS. E-mail delivery of documents shall not replace or be in lieu of the aforementioned process. Said notice shall be sent to the following, as applicable:

OWNER/DEVELOPER'S REPRESENTATIVES:

Nisbett Properties, LLC
Richard Nisbett
332 John Anderson Drive
Ormond Beach, FL 32176

With copy to:

Robert A. Merrell III, Esquire
Cobb Cole
149 S. Ridgewood Avenue, Suite 700
Daytona Beach, FL 32114

CITY'S REPRESENTATIVES:

City Manager
 City of Holly Hill
 1065 Ridgewood Avenue
 Holly Hill, Florida 32117

With copy to:

Director
 Community Development
 City of Holly Hill
 1065 Ridgewood Avenue
 Holly Hill, Florida 32117

Should any party identified above change, it shall be said party's obligation to notify the remaining parties of the change in a fashion as is required for notices herein. It shall be the Owner/Developer's obligation to identify its lender(s) to all parties in a fashion as is required for notices herein.

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

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

19. **Binding Effect.** This Agreement shall run with the land, and shall be binding upon and inure to the benefit of the Owner/Developer and their successors and assigns in interest, and the City and their successor and assigns in interest. This Agreement shall become effective upon its execution and recordation with the Public Records of Volusia County, Florida. This Agreement does not, and is not intended to, prevent, or impede the City from exercising its legislative authority as the same may affect the Subject Property.

20. **Subsequently Enacted State or Federal Law.** If either state or federal law is enacted after the effective date of this Agreement that is applicable to and precludes the parties' compliance with the terms of this Agreement, this Agreement and correlating zoning amendment shall be modified or revoked, as is necessary, to comply with the relevant state or federal law.

21. **Severability.** If any part of this Development Agreement is found invalid or unenforceable in any court, such invalidity or unenforceability shall not affect the other parts of this Development Agreement if the rights and obligations of the parties contained herein are not materially prejudiced and if the intentions of the parties can be affected. To that end, this Development Agreement is declared severable.

22. **Covenant Running with the Land.** This Agreement shall run with the Subject

Property and inure to and be for the benefit of the parties hereto and their respective successors and assigns and any person, firm, corporation, or entity who may become the successor in interest to the Subject Property or any portion thereof.

23. **Recordation of Agreement.** The parties hereto agree that an executed original of this Agreement shall be recorded by the City, at the Developer's expense, in the Public Records of Volusia County, Florida.

24. **Applicable Law/Venue.** This Agreement and the provisions contained herein shall be construed, controlled, and interpreted according to the laws of the State of Florida. Venue of any litigation relating to this Agreement shall be in the courts of Volusia County, Florida.

25. **Time of the Essence.** Time is hereby declared of the essence to the lawful performance of the duties and obligations contained in this Agreement. The Owner/Developer shall execute this Agreement within ten (10) business days of City Commission adoption and agrees to pay the cost of recording this document in the Public Records of Volusia County, Florida. Failure to execute this Agreement within ten (10) business days of this ordinance adoption may result in the City not issuing development orders or permits until execution and recordation of this Agreement has occurred.

26. **Agreement; Amendment.** This Agreement constitutes the entire agreement between the parties, and supersedes all previous discussions, understandings, and agreements, with respect to the subject matter hereof; provided however, that it is agreed that this Agreement is supplemental to the City's Comprehensive Plan and does not in any way rescind or modify any provisions of the City's Comprehensive Plan. Amendments to and waivers of the provisions of this Agreement shall be made by the parties only in writing by formal amendment.

27. **Amendments.** Amendments to the Master Development Plan (MDP) shall be subject to the requirements of Section 114-771(g)(4) of the City of Holly Hill Land Development Regulations, which state that minor amendments to the Preliminary Plan not violating any terms of the written development agreement and not altering the intent and purpose of the MDP may be approved by the Development Code Administrator after such departmental comment as he/she deems appropriate. Minor changes shall be limited to items such as small adjustments to building footprints, allocation of uses within a defined parcel such as retention areas, parking etc. Major amendments will require full review and shall include relocation of uses on the site, except as permitted by the MDP, changes to building styles, changes to landscaping requirements, etc. Decisions as to whether modifications are Major or Minor shall be at the sole discretion of the Development Code Administrator.

28. **Effective Date.** The Effective Date of this Agreement shall be the day this Agreement is recorded in the Public Records of Volusia County, Florida.

IN WITNESS WHEREOF, the Owner, the Developer and the City have executed this Agreement.

OWNER/DEVELOPER**By:**_____
Signature of Witness # 1_____
Signature_____
Print or type name_____
Print or type name**As:**_____
Signature of Witness #2_____
Print or type_____
Print or type name**ATTEST:**_____
Signature_____
Print or Type Name**STATE OF FLORIDA****COUNTY OF** _____

The foregoing instrument was acknowledged before me, **by means of** ☐ **physical presence or**
☐ **online notarization**, this ____ day of _____, ____ (year), by
 _____, who is personally known to me or produced _____ as
 identification.

NOTARY PUBLIC, STATE OF FLORIDA_____
Notary Signature_____
Printed Name

Commission No.: _____

My Commission Expires: _____

CITY OF HOLLY HILL:**By:**

Date:

ATTEST:**Date:** _____

Mailing Address:
 City of Holly Hill
 1065 Ridgewood Avenue
 Holly Hill, Florida 32117

STATE OF FLORIDA**COUNTY OF** _____

The foregoing instrument was acknowledged before me, **by means of** ☐ **physical presence or**
☐ **online notarization**, this ____ day of _____, ____ (year), by
 _____, who is personally known to me or produced _____ as
 identification.

NOTARY PUBLIC, STATE OF FLORIDA

Notary Signature_____
Printed Name

Commission No.: _____

My Commission Expires: _____

Approved as to form and legality for use and
 reliance by the City of Holly Hill, Florida

Scott Simpson, City Attorney**EXHIBIT "A"****LEGAL DESCRIPTION:**

(NO. 4 - NEW OVERALL PUD BOUNDARY)

PART OF THE NORTH 1/2 OF LOTS 22 AND 23, BLOCK 34, MARY C. FLEMING
 SUBDIVISION OF THE THOMAS FITCH GRANT, ACCORDING TO THE MAP OR PLAT
 THEREOF, AS RECORDED IN MAP BOOK 1, PAGE 1, AND PART OF LOT 1, AND ALL

OF LOTS 2-7, BLOCK B, AND ALL OF LOTS 24-26, BLOCK C, AND A PORTION OF 13TH STREET AND THE UN-NAMED STREET, AMENDED PLAT OF FLEMING PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 19, PAGE 140, ALL OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 23, BLOCK 34, MARY C. FLEMING SUBDIVISION OF THE THOMAS FITCH GRANT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 1, PAGE 1, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, THENCE S25°41'21"E ALONG THE EAST LINE OF SAID LOT 23, AND THE EAST LINE OF BLOCK C, AMENDED PLAT OF FLEMING PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 19, PAGE 140, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, A DISTANCE OF 508.77 FEET TO THE NORTHEAST CORNER OF LOT 23, BLOCK C, SAID AMENDED PLAT OF FLEMING PARK; THENCE S64°21'37"W ALONG THE NORTH LINE OF SAID LOT 23 AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 165.00 FEET TO THE CENTER LINE OF AN UN-NAMED STREET AS SHOWN ON SAID AMENDED PLAT OF FLEMING PARK; THENCE N25°41'21"W ALONG SAID CENTERLINE, A DISTANCE OF 15.00 FEET TO THE CENTERLINE OF 13TH STREET AS SHOWN ON SAID AMENDED PLAT OF FLEMING PARK; THENCE S64°21'37" ALONG SAID CENTERLINE, A DISTANCE OF 464.95 FEET TO THE EAST RIGHT-OF-WAY LINE OF OLD KINGS ROAD, HAVING A 60.00 FOOT RIGHT-OF-WAY; THENCE N25°39'45"W ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 44.78 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 50.22 FEET OF LOT 1, BLOCK B, SAID AMENDED PLAT OF FLEMING PARK; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, RUN N64°21'37"E ALONG SAID SOUTH LINE, A DISTANCE OF 125.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1; THENCE N25°39'45"W ALONG THE EAST LINE OF SAID LOT 1 AND LOT 2, BLOCK B, A DISTANCE OF 120.22 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE N64°21'37"E, ALONG THE NORTH LINE OF LOT 3, BLOCK B, SAID AMENDED PLAT OF FLEMING PARK, A DISTANCE OF 35.00 FEET TO A POINT ON THE EAST LINE OF THE WEST 190.00 FEET OF LOT 22, AFORESAID MARY C. FLEMING SUBDIVISION OF THE THOMAS FITCH GRANT; THENCE N25°39'45"W, A DISTANCE OF 328.32 FEET TO A POINT ON THE SOUTH LINE OF LOT 13, SAID MARY C. FLEMING SUBDIVISION OF THE THOMAS FITCH GRANT; THENCE N64°18'17"E ALONG THE SOUTH LINE OF SAID LOT 13 AND LOT 12, SAID MARY C. FLEMING SUBDIVISION OF THE THOMAS FITCH GRANT, A DISTANCE OF 469.72 FEET TO THE POINT OF BEGINNING.

AND

LOT 2, WESTSIDE NOVA COMMERCIAL PARK REPLAT, ACCORDING THE PLAT THEREOF, RECORDED IN MAP BOOK 47, PAGE 184, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

SAID LANDS CONTAINING 8.05 ACRES, MORE OR LESS.

EXHIBIT “B”
PRELIMINARY DEVELOPMENT PLAN



1065 Ridgewood Avenue, Holly Hill, FL 32117

Phone: (386) 248-9442 Fax: (386) 248-9498 Permitdesk@hollyhillfl.org

01/2023

REZONE/ FUTURE LAND USE AMENDMENT

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

PROJECT INFORMATION:

PROJECT NAME: Nova Road Storage
 PARCEL ID #(S): See Attached List
 LOCATION: 1704 Nova Road, Holly Hill, FL 32117
 EXISTING USE(S): Vacant Commercial
 PROPOSED USE(S): Nova Road Storage
 TOTAL ACREAGE: _____
 WATER PROVIDER: _____ SEWER PROVIDER: _____
 PRIVATE WELL _____ PRIVATE SEPTIC _____
 CURRENT ZONING: CC-1 and R-7 PROPOSED ZONING: PUD
 CURRENT FUTURE LAND USE: General Retail Commercial/Low Med Res PROPOSED FUTURE LAND USE: General Retail Commercial

APPLICANT INFORMATION:

Name: Robert A. Merrell III, Esquire E-Mail: Rob.Merrell@CobbCole.com
 Address: 149 S. Ridgewood Avenue, Suite 700 Daytona Beach, FL 32114 Phone: 386/323-9263
 Company: Cobb Cole Fax: 386/323-9207
☐ Owner ☐ Agent for Owner ☒ Attorney for Owner

OWNER INFORMATION:

Name: Nisbett Properties, LLC E-Mail: Rob.Merrell@CobbCole.com
 Address: 332 John Anderson Drive, Ormond Beach, FL 32176 Phone: 386/323-9263
 Fax: 386/323-9207

CONSULTANT INFORMATION:

Name: Mark Dowst, P.E. E-Mail: mdowst@mdaeng.com
 Address: 536 N. Halifax Ave., Suite 100, Daytona Beach, FL 32118 Phone: 386/258-7999
 Company: Mark Dowst & Associates, Inc. Fax: 386/257-4310

Attachment: Application (2023-O-3060 : Holly Hill Storage CPA and Rezone - 1704 Nova Road (Ordinances 3060 & 3061))



1065 Ridgewood Avenue, Holly Hill, FL 32117

Phone: (386) 248-9442 Fax: (386) 248-9498 Permitdesk@hollyhillfl.org

01/2023

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 \$1,400

REZONE (PD)

- ☒ PD REZONE \$2,000
☐ MAJOR AMENDMENT TO EXISTING PD \$1,250
☐ MINOR AMENDMENT TO EXISTING PD \$400 (This does not include changes in uses items such or density but means minor changes such as layout and landscaping that do not affect the overall intent or "spirit" of the PD.

***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 386-248-9424.
☐ ELECTRONIC COPY OF ALL ITEMS SUBMITTED
☐ APPLICATION AND 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)

Attachment: Application (2023-O-3060 : Holly Hill Storage CPA and Rezone - 1704 Nova Road (Ordinances 3060 & 3061))



1065 Ridgewood Avenue, Holly Hill, FL 32117

Phone: (386) 248-9442 Fax: (386) 248-9498 Permitdesk@hollyhillfl.org

01/2023

- ☐ 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)
- ☐ 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*)
- ☐ **REZONES ONLY:** ANSWER THE 8 QUESTIONS ATTACHED ON THE REZONING REQUIREMENTS SHEET
- ☐ **COMPREHENSIVE PLAN AMENDMENTS ONLY:** Provide a **Facility Demand Comparison**. For example, for the existing Future Land Use designation, show the demands on the city's infrastructure at the highest intensity, and for the proposed Future Land Use, show what the demands would be at the highest intensity. Show this information for the following facilities:
 - Potable Water
 - Sanitary Sewer
 - Stormwater
 - Transportation (Use current year ITE Trip Generation Rates--Provide PM Peak Hour and Avg Daily)
 - Solid Waste Collection
 - School (Residential Only)
- ☐ **COMPREHENSIVE PLAN AMENDMENTS ONLY:** Provide a **Demonstration of Capacity:** Show that there is capacity and ability to meet increased demands on facilities. The city's public works department can assist in providing information regarding potable water, sanitary sewer and solid waste.

Applicant's Signature: _____



 (Signature)



 (Date)

Robert A. Merrell III, Esquire

 (Print)

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

Attachment: Application (2023-O-3060 : Holly Hill Storage CPA and Rezone - 1704 Nova Road (Ordinances 3060 & 3061))

Nova Road Storage Large Scale Comprehensive Plan Amendment

1. APPLICANT INFORMATION

1.1 Applicant Name and Address

Nisbett Properties, LLC

1.2 Primary Contact for Applicant

Richard Nisbett
332 John Anderson Drive,
Ormond Beach, FL 32176

1.3 Applicant's Authorized Representatives

Robert A. Merrell III, Esquire
Cobb Cole
149 S. Ridgewood Avenue
Daytona Beach, FL 32114
Office: 386/323-9263
Fax: 386/944-7955
Robert.Merrell@CobbCole.com

2. Property Information

2.1 Nature of Applicant's Interest

Applicant is the record owner of the proposed property.

2.2 Size of Property and Survey

The size of the Property is 5.65 +/- acres. See the copy of the Survey attached as Exhibit "A".

2.3 Legal Description

See Legal Description and copies of Property Appraiser Information Cards and Warranty Deed attached as Exhibit "B".

Attachment: Applicant Submittal (2023-O-3060 : Holly Hill Storage CPA and Rezone - 1704 Nova Road (Ordinances 3060 & 3061))

2.4 Parcel Identification Numbers

424204340220, 424286030260, 424286030250, 424286030240, 424286020060, 424286020070, 424286020050, 424286020040, 424286020030, 424286020011

2.5 General Location

The Property is generally located west of Nova Road in Holly Hill, Florida. See Location Map attached as Exhibit "C".

2.7 Access + Frontage

Street access and vehicular circulation will be provided via public and/or private rights of way within the Property. The Property has frontage on 13th Street.

3. **Land Use Information**

3.1 Aerial Photography

See Exhibit "D", attached.

3.2 Existing Development

The Property is currently made up of undeveloped land.

3.3 Current Zoning

The current zoning designation is Medium Density Residential. See Existing Zoning Map attached as Exhibit "E". Applicant submitted an application to rezone the Property to PUD concurrently with this application, which is consistent with the City's Comprehensive Plan, as amended herein.

3.4 Future Land Use Map Designation

The current FLU designation is Low Density Residential. See Current Future Land Use Map attached as Exhibit "F."

3.5 Proposed Future Land Use Map Designation

The proposed FLU designation is "General Retail Commercial." See Proposed Future Land Use Map attached as Exhibit "G".

3.6 Text-Specific Policy

A comprehensive plan amendment shall be allowed for parcels numbers, 424204340220, 424286030260, 424286030250, 424286030240, 424286020060, 424286020070, 424286020050,

424286020040, 424286020030, 424286020011 to change the future land use to the General Retail Commercial designation subject to a limitation on development of the site for miniwarehouse, vehicle/trailer, and outdoor covered storage uses, limited to the traffic generating equivalent of 700 personal storage units.

4. Consistency and Compatibility

4.1 Consistency with Plan Goals, Policies and Objectives of the Volusia County Comprehensive Plan

The proposed amendment is consistent with several of the Goals, Policies and Objectives of the Comprehensive Plan, as outlined below.

Policy 1.2.12 - The City shall promote superior design for new development and redevelopment, and the inclusion of special amenities through the use of innovative development techniques which may include planned-unit development, mixed use development, cluster development, transfer of development rights, and density and intensity bonuses.

Policy 1.2.15 – The City shall enact and enforce zoning and other land development regulations in such a way as to provide transitional uses between areas of widely disparate land use density or intensity.

Objective 1.9 – The City shall promote urban infill development and redevelopment in areas where public facilities and services are available.

Policy 1.9.1 – The City shall promote and encourage infill development on previously bypassed, vacant properties and redevelopment of underutilized properties.

Objective 2.1 – Concurrency: The City shall approve development only where it demonstrates that the impacts of such development do not degrade the established level-of-service standards for public facilities and services below acceptable levels.

Response: The proposed development utilizes the planned unit development process to allow for design of a commercial self-storage use that will create a transitional use between the existing commercial corridor and surrounding residential uses in an appropriate scale and location within the City. The development will locate a low-intensity use within the area supported by public services and utilities.

4.2 Consistency with the Urban Sprawl Rule

Section 163.3177(6)(a)(9)(b), Florida Statutes, provides that plan amendments shall be determined to discourage the proliferation of urban sprawl if they incorporate a development pattern or urban form that achieves four or more of the following:

- (I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

Response: *The proposed development is located along a City thoroughfare and directs growth in an area planned for urban services and away from environmentally sensitive areas.*

- (II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Response: *The proposed development is located along a City thoroughfare and directs growth in an area planned for urban services.*

- (III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

Response: *The proposed project is located in close proximity to existing support and transit services along Nova Road.*

- (IV) Promotes conservation of water and energy.

Response: *The proposed development will be built to modern standards inclusive of improved water and energy system maintenance.*

- (V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

Response: N/A

- (VI) Preserves open space and natural lands and provides for public open space and recreation needs.

Response: N/A

- (VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

Response: *The proposed development utilizes the planned unit development process for self-storage uses that will create a transitional use between the existing commercial corridor and surrounding residential uses in an appropriate scale and location within the City.*

- (VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it

provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

Response: The proposed development utilizes the planned unit development process for self-storage uses that will create a transitional use between the existing commercial corridor and surrounding residential uses in an appropriate scale and location within the City.

The proposed amendment promotes a development pattern and urban form that achieves six of the preceding eight general policies. Accordingly, the proposed amendment exceeds the urban sprawl standards set forth in Section 163.3177(6)(a)(9)(b), Florida Statutes.

4.3 Land Use Compatibility Analysis

The proposed amendment seeks to amend a 9.8 +/- acre portion of the Holly Hill FLU Map to the General Retail Commercial FLU provided for in the Comprehensive Plan. The proposed amendment will not negatively alter the character that exists in the area at the present time. The amendment is intended to allow for improved planning and coordination for development of the Property.

5. **Concurrency Analysis**

5.1 Traffic Data and Analysis –

Please see the attached “Exhibit H” prepared by Lassiter Transportation Group.

5.2 Utility Data and Analysis –

Please see the attached “Exhibit I” prepared by Mark Dowst & Associates.

6. **Environmental Analysis**

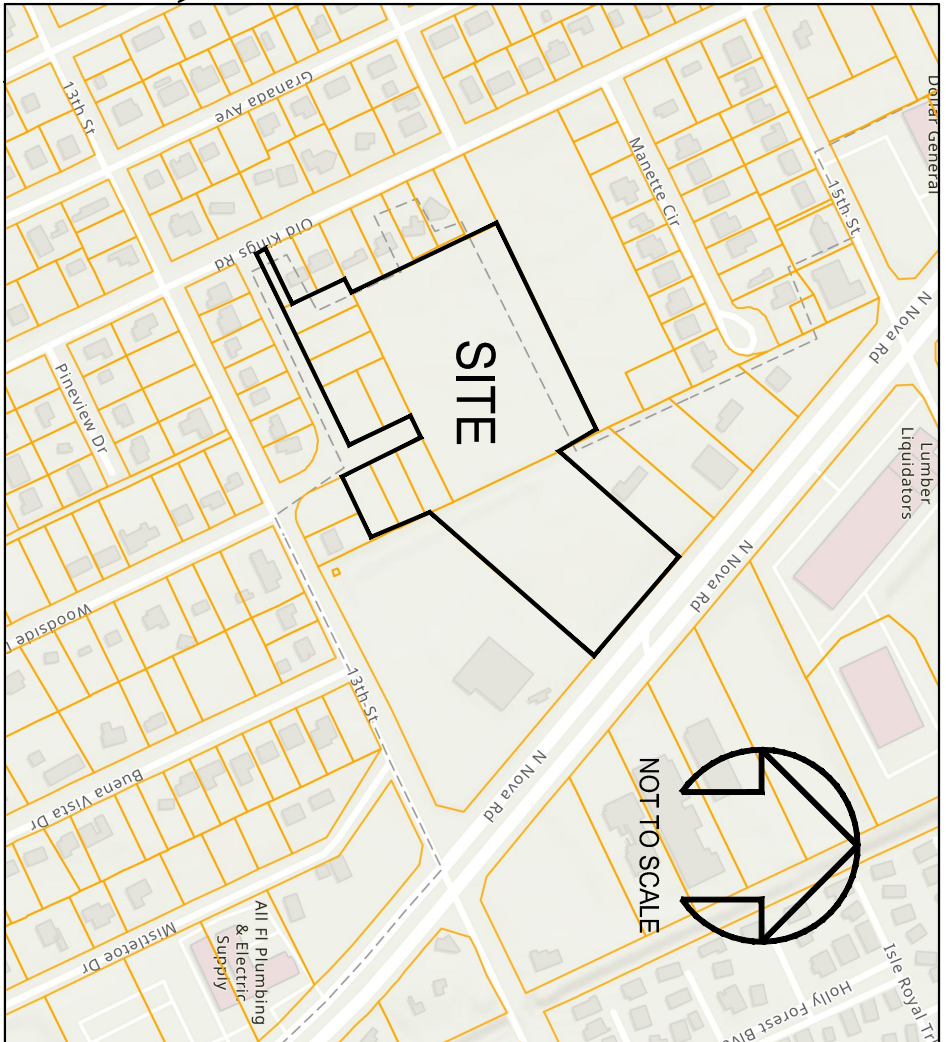
Please see the attached “Exhibit J” and “Exhibit K” illustrating environmental site features, prepared by Mark Dowst & Associates and Biological Consulting Services, Inc.

7. **Conclusion –**

The proposed amendment is consistent with the Holly Hill Comprehensive Plan as detailed herein. The amendment will permit the efficient integration of planning and management of the Property. The amendment will allow residential uses in an appropriate location where it will be consistent with surrounding uses.

EXHIBIT A
SURVEY

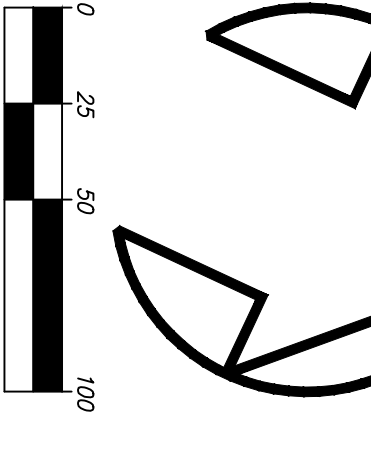
Attachment: Applicant Submittal (2023-O-3060 : Holly Hill Storage CPA and Rezone - 1704 Nova Road (Ordinances 3060 & 3061))



ALTA/NSPS LAND TITLE SURVEY

SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH THE 1983 ADJUSTMENT. THE 1983 ADJUSTMENT IS THE MOST ACCURATE AVAILABLE.
2. DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
3. THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONE 17, (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN FROM FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) NO. 1212703564, VOLUSIA COUNTY, FLORIDA, EFFECTIVE DATE OF FEBRUARY 18, 2014, AND FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) NO. 1212703564, VOLUSIA COUNTY, FLORIDA, EFFECTIVE DATE OF SEPTEMBER 29, 2017.
4. UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY. THOSE SHOWN HEREON WERE OBTAINED FROM THE PROPERTY OWNER'S RECORDS AND/OR STRUCTURE DETAILS. THE PROPERTY OWNER HAS BEEN ADVISED OF THE LIMITATIONS OF THIS INFORMATION.
5. THE PROPERTY OWNER HAS BEEN ADVISED OF THE LIMITATIONS OF THIS INFORMATION.
6. THERE MAY BE ADDITIONAL MATTERS AFFECTING THIS PROPERTY THAT EXIST IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
7. METAL MARKS, IF ANY, WERE NOT ADDRESSED AS A PART OF THIS SURVEY.
8. THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY IS BASED ON THE PROPERTY OWNER'S RECORDS AND/OR STRUCTURE DETAILS. THE PROPERTY OWNER HAS BEEN ADVISED OF THE LIMITATIONS OF THIS INFORMATION.
9. THE PROPERTY OWNER HAS BEEN ADVISED OF THE LIMITATIONS OF THIS INFORMATION.
10. THE PROPERTY OWNER HAS BEEN ADVISED OF THE LIMITATIONS OF THIS INFORMATION.
11. THE PROPERTY OWNER HAS BEEN ADVISED OF THE LIMITATIONS OF THIS INFORMATION.
12. THE PROPERTY OWNER HAS BEEN ADVISED OF THE LIMITATIONS OF THIS INFORMATION.
13. THE PROPERTY OWNER HAS BEEN ADVISED OF THE LIMITATIONS OF THIS INFORMATION.
14. THE PROPERTY OWNER HAS BEEN ADVISED OF THE LIMITATIONS OF THIS INFORMATION.
15. THE PROPERTY OWNER HAS BEEN ADVISED OF THE LIMITATIONS OF THIS INFORMATION.
16. THE PROPERTY OWNER HAS BEEN ADVISED OF THE LIMITATIONS OF THIS INFORMATION.
17. THE PROPERTY OWNER HAS BEEN ADVISED OF THE LIMITATIONS OF THIS INFORMATION.



FB. / PC.	DATE	BY	REVISIONS	DESCRIPTION	CHD
24/02	02/09/2023	LA	1	ADDED TO ALTA/NSPS LAND TITLE SURVEY	160

THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

LEE H. DOWST, P.L.S. NO. 6680

MARK DOWST & ASSOCIATES, INC.

336 NORTH PALM AVE, SUITE 100, DARTMOUTH, FLORIDA 32708-298-7999

ALTA/NSPS LAND TITLE SURVEY

EXHIBIT B
PROPERTY APPRAISER INFORMATION CARDS AND DEEDS

Attachment: Applicant Submittal (2023-O-3060 : Holly Hill Storage CPA and Rezone - 1704 Nova Road (Ordinances 3060 & 3061))



Volusia County Property Appraiser
 123 W. Indiana Ave., Rm. 102
 DeLand, FL. 32720
 Phone: (386) 736-5901 Web: vcpa.vcgov.org

AltKey: 3169824
 NISBETT PROPERTIES LLC

Parcel ID: 424204340220
 13TH ST, HOLLY HILL, FL

Parcel Summary

Alternate Key:	3169824
Parcel ID:	424204340220
Township-Range-Section:	14 - 32 - 42
Subdivision-Block-Lot:	04 - 34 - 0220
Owner(s):	NISBETT PROPERTIES LLC - FS - Fee Simple - 100%
Mailing Address On File:	332 JOHN ANDERSON ORMOND BEACH FL 32176
Physical Address:	13TH ST, HOLLY HILL 32117
Property Use:	0000 - VACANT RES
Tax District:	203-HOLLY HILL
2022 Final Millage Rate:	18.7895
Neighborhood:	2741
Business Name:	
Subdivision Name:	
Homestead Property:	No

AltKey: 3169824

NISBETT PROPERTIES LLC

Parcel ID: 424204340220

13TH ST, HOLLY HILL, FL

Working Tax Roll Values by Taxing Authority

	Tax Authority	Just Value	Assessed	Ex/10cap	Taxable	Millage	Estimated
0017	CAPITAL IMPROVEMENT	\$32,165	\$32,165	\$0	\$32,165	1.5000	\$48.25
0012	DISCRETIONARY	\$32,165	\$32,165	\$0	\$32,165	0.7480	\$24.06
0011	REQ LOCAL EFFORT	\$32,165	\$32,165	\$0	\$32,165	3.2340	\$104.02
0050	GENERAL FUND	\$32,165	\$32,165	\$0	\$32,165	4.8499	\$156.00
0055	LIBRARY	\$32,165	\$32,165	\$0	\$32,165	0.4635	\$14.91
0520	MOSQUITO CONTROL	\$32,165	\$32,165	\$0	\$32,165	0.1781	\$5.73
0530	PONCE INLET PORT AUTHORITY	\$32,165	\$32,165	\$0	\$32,165	0.0760	\$2.44
0058	VOLUSIA ECHO	\$32,165	\$32,165	\$0	\$32,165	0.2000	\$6.43
0057	VOLUSIA FOREVER	\$32,165	\$32,165	\$0	\$32,165	0.2000	\$6.43
0065	FLORIDA INLAND NAVIGATION DISTRICT	\$32,165	\$32,165	\$0	\$32,165	0.0320	\$1.03
0100	HALIFAX HOSPITAL AUTHORITY	\$32,165	\$32,165	\$0	\$32,165	0.8606	\$27.68
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	\$32,165	\$32,165	\$0	\$32,165	0.1974	\$6.35
0200	HOLLY HILL	\$32,165	\$32,165	\$0	\$32,165	6.2500	\$201.03
						18.7895	\$604.36

Non-Ad Valorem Assessments

Project	Units	Rate	Total
			\$0.00

Estimated Ad Valorem Tax: \$604.36
Estimated Non-Ad Valorem Tax: \$0.00

Estimated Taxes: \$604.36
Estimated Tax Amount without SOH: \$604.36

AltKey: 3169824

NISBETT PROPERTIES LLC

Parcel ID: 424204340220

13TH ST, HOLLY HILL, FL

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2022	\$32,165	\$0	\$32,165	\$32,165	\$0	\$32,165	\$0
2021	\$19,131	\$0	\$19,131	\$15,806	\$0	\$15,806	\$0
2020	\$19,131	\$0	\$19,131	\$14,369	\$0	\$14,369	\$0
2019	\$19,131	\$0	\$19,131	\$13,063	\$0	\$13,063	\$0
2018	\$15,576	\$0	\$15,576	\$11,875	\$0	\$11,875	\$0
2017	\$15,576	\$0	\$15,576	\$10,795	\$0	\$10,795	\$0
2016	\$15,576	\$0	\$15,576	\$9,814	\$0	\$9,814	\$0
2015	\$15,576	\$0	\$15,576	\$8,922	\$0	\$8,922	\$0
2014	\$8,111	\$0	\$8,111	\$8,111	\$0	\$8,111	\$0

Attachment: Applicant Submittal (2023-O-3060 : Holly Hill Storage CPA and Rezone - 1704 Nova Road (Ordinances 3060 & 3061))

AltKey: 3169824

NISBETT PROPERTIES LLC

Parcel ID: 424204340220

13TH ST, HOLLY HILL, FL

Land Data

#	Land Use	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	0010-VAC PVD 2 - 4.99 AC	A-ACRE		1.64				26500	\$31,400
2	9600-WASTE LAND	A-ACRE		1.53				500	\$765
Total Land Value:									\$32,165

AltKey: 3169824
NISBETT PROPERTIES LLC

Parcel ID: 424204340220
13TH ST, HOLLY HILL, FL

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description and/or recorded and indexed with the Clerk of the Court. Follow this link to search all documents by owner's name.

Book/Page	Inst #	Sale Date	Deed Type	Q/U	V/I	Sale Price
8067 / 4318	2021142775	06/16/2021	WD-WARRANTY DEED	MULTI-PARCEL	Vacant	\$275,000
5635 / 1952	2005233286	08/18/2005	WD-WARRANTY DEED	UNQUALIFIED	Vacant	\$200,000
5635 / 1948	2005233285	08/15/2005	QC-QUIT CLAIM DEED	UNQUALIFIED	Vacant	\$100
5635 / 1945	2005233284	08/15/2005	QC-QUIT CLAIM DEED	UNQUALIFIED	Vacant	\$100
4487 / 0201	1999208589	08/15/1999	CT-CERTIFICATE OF TITLE	UNQUALIFIED	Vacant	\$1
4291 / 3109	1998056714	02/15/1998	WD-WARRANTY DEED	UNQUALIFIED	Improved	\$10,000
3832 / 4768	1993076389	06/15/1993	WD-WARRANTY DEED	UNQUALIFIED	Improved	\$65,000
2851 / 0115		07/15/1986	WD-WARRANTY DEED	UNQUALIFIED	Improved	\$57,000
2307 / 1595		10/15/1981	RE-RESOLUTION	UNQUALIFIED	Improved	\$100

AltKey: 3169824

NISBETT PROPERTIES LLC

Parcel ID: 424204340220

13TH ST, HOLLY HILL, FL

Recent Neighborhood Sales

Alt Key	Address	City	Property Class	NBHD	Sale Date	Sale Price
3194462	1491 OLD KINGS RD	DAYTONA BEACH	0100-SINGLE FAMILY	2741	10/06/2022	\$180,000
3195698	1281 OLD KINGS RD	DAYTONA BEACH	0100-SINGLE FAMILY	2741	09/16/2022	\$128,000
3194446	1190 MANETTE CIR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	09/09/2022	\$217,000
3195604	1157 PALM VIEW DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	07/13/2022	\$255,000
5009564	1115 WOODSIDE DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	06/23/2022	\$295,000
3195183	1585 HAMMOCK DR	HOLLY HILL	0100-SINGLE FAMILY	2741	06/13/2022	\$210,000
5461386	1427 OLD KINGS RD	HOLLY HILL	0100-SINGLE FAMILY	2741	06/08/2022	\$265,000
3194446	1190 MANETTE CIR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	06/08/2022	\$105,000
3194489	1195 MANETTE CIR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	06/03/2022	\$199,900
3195655	1159 TROPICAL PARK DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	04/26/2022	\$220,000
3199367	1194 WOODSIDE DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	03/04/2022	\$250,000
3195671	1151 TROPICAL PARK DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	02/07/2022	\$196,000
3194322	1185 15TH ST	DAYTONA BEACH	0100-SINGLE FAMILY	2741	01/27/2022	\$270,000
3194951	1576 HAMMOCK DR	HOLLY HILL	0100-SINGLE FAMILY	2741	10/29/2021	\$255,000
3195566	1160 PALM VIEW DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	09/30/2021	\$175,000
4669761	1156 13TH ST	DAYTONA BEACH	0100-SINGLE FAMILY	2741	09/14/2021	\$160,000

AltKey: 3169824

NISBETT PROPERTIES LLC

Parcel ID: 424204340220

13TH ST, HOLLY HILL, FL

Property Description

NOTE: This property description may be a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Volusia County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property descriptions found on this site.

N 1/2 OF LOT 22 EXC W 30 FT FOR ST & E 160 FT OF W 190 FT OF N 69.14 FT & EXC E 160 FT OF W 190 FT OF S 139.14 FT & EXC S 60.02 FT OF N 189.06 FT OF E 150 FT OF W 190 FT & EXC S 60 FT OF N 129.14 FT OF W 190 FT & INC N 1/2 LOT 23 BLK 34 FLEMING FITCH GRANT PER OR 4487 PG 0201 PER OR 5635 PG 1945 PER OR 5635 PG 1948 PER OR 5635 PG 1952 PER OR 8067 PG 4318

AltKey: 3169824
NISBETT PROPERTIES LLC

Parcel ID: 424204340220
13TH ST, HOLLY HILL, FL

Permit List

Permit Date	Permit #	Description	Contractor	Amount
07/14/1993	19930714042	IMPACT CITY	MIDAAS GROUP INC TH	\$0
07/14/1993	19930714043	IMPACT CITY	MIDAAS GROUP INC TH	\$0
07/12/1993	93 8196	SINGLE FAMILY-DETACH	MR PERMIT	\$43,000
07/12/1993	93 8197	SINGLE FAMILY-DETACH	MR PERMIT	\$50,000
03/31/1987	29532D	SINGLE FAMILY-DETACH	CRISP MEMORIAL	\$0
03/31/1987	29533D	SINGLE FAMILY-DETACH	CRISP MEMORIAL	\$0
03/30/1987	29531D	SINGLE FAMILY-DETACH	CRISP MEMORIAL	\$0
03/13/1987	29426D	OTHER BLDGS DEMO	CRISP MEMORIAL	\$50

Attachment: Applicant Submittal (2023-O-3060 : Holly Hill Storage CPA and Rezone - 1704 Nova Road (Ordinances 3060 & 3061))



Volusia County Property Appraiser
 123 W. Indiana Ave., Rm. 102
 DeLand, FL. 32720
 Phone: (386) 736-5901 Web: vcpa.vcgov.org

AltKey: 4670076

Parcel ID: 424286030260

NISBETT PROPERTIES LLC

OLD KINGS RD, ORMOND BEACH, FL

Parcel Summary

Alternate Key:	4670076
Parcel ID:	424286030260
Township-Range-Section:	14 - 32 - 42
Subdivision-Block-Lot:	86 - 03 - 0260
Owner(s):	NISBETT PROPERTIES LLC - FS - Fee Simple - 100%
Mailing Address On File:	332 JOHN ANDERSON ORMOND BEACH FL 32176
Physical Address:	OLD KINGS RD, ORMOND BEACH 32117
Property Use:	0000 - VACANT RES
Tax District:	203-HOLLY HILL
2022 Final Millage Rate:	18.7895
Neighborhood:	2741
Business Name:	
Subdivision Name:	
Homestead Property:	No

Attachment: Applicant Submittal (2023-O-3060 : Holly Hill Storage CPA and Rezone - 1704 Nova Road (Ordinances 3060 & 3061))

AltKey: 4670076

Parcel ID: 424286030260

NISBETT PROPERTIES LLC

OLD KINGS RD, ORMOND BEACH, FL

Working Tax Roll Values by Taxing Authority

	Tax Authority	Just Value	Assessed	Ex/10cap	Taxable	Millage	Estimated
0017	CAPITAL IMPROVEMENT	\$12,830	\$12,741	\$0	\$12,830	1.5000	\$19.25
0012	DISCRETIONARY	\$12,830	\$12,741	\$0	\$12,830	0.7480	\$9.60
0011	REQ LOCAL EFFORT	\$12,830	\$12,741	\$0	\$12,830	3.2340	\$41.49
0050	GENERAL FUND	\$12,830	\$12,741	\$89	\$12,741	4.8499	\$61.79
0055	LIBRARY	\$12,830	\$12,741	\$89	\$12,741	0.4635	\$5.91
0520	MOSQUITO CONTROL	\$12,830	\$12,741	\$89	\$12,741	0.1781	\$2.27
0530	PONCE INLET PORT AUTHORITY	\$12,830	\$12,741	\$89	\$12,741	0.0760	\$0.97
0058	VOLUSIA ECHO	\$12,830	\$12,741	\$89	\$12,741	0.2000	\$2.55
0057	VOLUSIA FOREVER	\$12,830	\$12,741	\$89	\$12,741	0.2000	\$2.55
0065	FLORIDA INLAND NAVIGATION DISTRICT	\$12,830	\$12,741	\$89	\$12,741	0.0320	\$0.41
0100	HALIFAX HOSPITAL AUTHORITY	\$12,830	\$12,741	\$89	\$12,741	0.8606	\$10.96
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	\$12,830	\$12,741	\$89	\$12,741	0.1974	\$2.52
0200	HOLLY HILL	\$12,830	\$12,741	\$89	\$12,741	6.2500	\$79.63
						18.7895	\$239.89

Non-Ad Valorem Assessments

Project	Units	Rate	Total
			\$0.00

Estimated Ad Valorem Tax: \$239.89
Estimated Non-Ad Valorem Tax: \$0.00

Estimated Taxes: \$239.89
Estimated Tax Amount without SOH: \$241.07

Attachment: Applicant Submittal (2023-O-3060 : Holly Hill Storage CPA and Rezone - 1704 Nova Road (Ordinances 3060 & 3061))

AltKey: 4670076

Parcel ID: 424286030260

NISBETT PROPERTIES LLC

OLD KINGS RD, ORMOND BEACH, FL

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2022	\$11,583	\$0	\$11,583	\$11,583	\$0	\$11,583	\$0
2021	\$6,772	\$0	\$6,772	\$5,473	\$0	\$5,473	\$0
2020	\$5,346	\$0	\$5,346	\$4,975	\$0	\$4,975	\$0
2019	\$5,346	\$0	\$5,346	\$4,523	\$0	\$4,523	\$0
2018	\$4,811	\$0	\$4,811	\$4,112	\$0	\$4,112	\$0
2017	\$3,742	\$0	\$3,738	\$3,738	\$0	\$3,738	\$0
2016	\$3,916	\$0	\$3,916	\$3,605	\$0	\$3,605	\$0
2015	\$3,277	\$0	\$3,277	\$3,277	\$0	\$3,277	\$0
2014	\$3,277	\$0	\$3,277	\$3,277	\$0	\$3,277	\$0

Attachment: Applicant Submittal (2023-O-3060 : Holly Hill Storage CPA and Rezone - 1704 Nova Road (Ordinances 3060 & 3061))

AltKey: 4670076

Parcel ID: 424286030260

NISBETT PROPERTIES LLC

OLD KINGS RD, ORMOND BEACH, FL

Land Data

#	Land Use	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	0001-VAC PVD THRU .49 AC	FRONT FOOT				60	140	360	\$12,830

Total Land Value: \$12,830

AltKey: 4670076
NISBETT PROPERTIES LLC

Parcel ID: 424286030260
OLD KINGS RD, ORMOND BEACH, FL

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description and/or recorded and indexed with the Clerk of the Court. Follow this link to search all documents by owner's name.

Book/Page	Inst #	Sale Date	Deed Type	Q/U	V/I	Sale Price
8067 / 4318	2021142775	06/16/2021	WD-WARRANTY DEED	MULTI-PARCEL	Vacant	\$275,000
5635 / 1952	2005233286	08/18/2005	WD-WARRANTY DEED	UNQUALIFIED	Vacant	\$200,000
5635 / 1948	2005233285	08/15/2005	QC-QUIT CLAIM DEED	UNQUALIFIED	Vacant	\$100
5635 / 1945	2005233284	08/15/2005	QC-QUIT CLAIM DEED	UNQUALIFIED	Vacant	\$100
4487 / 0201	1999208589	10/15/1999	CT-CERTIFICATE OF TITLE	UNQUALIFIED	Vacant	\$1
4469 / 1979	1999172445	08/15/1999	CT-CERTIFICATE OF TITLE	UNQUALIFIED	Vacant	\$100
4291 / 3109	1998056714	02/15/1998	WD-WARRANTY DEED	UNQUALIFIED	Vacant	\$10,000
3811 / 1132	1993029392	03/15/1993	WD-WARRANTY DEED	UNQUALIFIED	Vacant	\$29,000

Attachment: Applicant Submittal (2023-O-3060 : Holly Hill Storage CPA and Rezone - 1704 Nova Road (Ordinances 3060 & 3061))

AltKey: 4670076

Parcel ID: 424286030260

NISBETT PROPERTIES LLC

OLD KINGS RD, ORMOND BEACH, FL

Recent Neighborhood Sales

Alt Key	Address	City	Property Class	NBHD	Sale Date	Sale Price
3194462	1491 OLD KINGS RD	DAYTONA BEACH	0100-SINGLE FAMILY	2741	10/06/2022	\$180,000
3195698	1281 OLD KINGS RD	DAYTONA BEACH	0100-SINGLE FAMILY	2741	09/16/2022	\$128,000
3194446	1190 MANETTE CIR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	09/09/2022	\$217,000
3195604	1157 PALM VIEW DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	07/13/2022	\$255,000
5009564	1115 WOODSIDE DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	06/23/2022	\$295,000
3195183	1585 HAMMOCK DR	HOLLY HILL	0100-SINGLE FAMILY	2741	06/13/2022	\$210,000
5461386	1427 OLD KINGS RD	HOLLY HILL	0100-SINGLE FAMILY	2741	06/08/2022	\$265,000
3194446	1190 MANETTE CIR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	06/08/2022	\$105,000
3194489	1195 MANETTE CIR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	06/03/2022	\$199,900
3195655	1159 TROPICAL PARK DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	04/26/2022	\$220,000
3199367	1194 WOODSIDE DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	03/04/2022	\$250,000
3195671	1151 TROPICAL PARK DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	02/07/2022	\$196,000
3194322	1185 15TH ST	DAYTONA BEACH	0100-SINGLE FAMILY	2741	01/27/2022	\$270,000
3194951	1576 HAMMOCK DR	HOLLY HILL	0100-SINGLE FAMILY	2741	10/29/2021	\$255,000
3195566	1160 PALM VIEW DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	09/30/2021	\$175,000

Attachment: Applicant Submittal (2023-O-3060 : Holly Hill Storage CPA and Rezone - 1704 Nova Road (Ordinances 3060 & 3061))

AltKey: 4670076

Parcel ID: 424286030260

NISBETT PROPERTIES LLC

OLD KINGS RD, ORMOND BEACH, FL

Property Description

NOTE: This property description may be a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Volusia County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property descriptions found on this site.

LOT 26 BLK C AMENDED PLAT OF FLEMING PARK MB 26 PG 110 PER OR 4469 PGS
1979-1980 PER OR 5635 PG 1945 PER OR 5635 PG 1948 PER OR 5635 PG 1952 PER
OR 8067 PG 4318

Attachment: Applicant Submittal (2023-O-3060 : Holly Hill Storage CPA and Rezone - 1704 Nova Road (Ordinances 3060 & 3061))



Volusia County Property Appraiser
 123 W. Indiana Ave., Rm. 102
 DeLand, FL. 32720
 Phone: (386) 736-5901 Web: vcpa.vcgov.org

AltKey: 4670068

Parcel ID: 424286030250

NISBETT PROPERTIES LLC

OLD KINGS RD, ORMOND BEACH, FL

Parcel Summary

Alternate Key:	4670068
Parcel ID:	424286030250
Township-Range-Section:	14 - 32 - 42
Subdivision-Block-Lot:	86 - 03 - 0250
Owner(s):	NISBETT PROPERTIES LLC - FS - Fee Simple - 100%
Mailing Address On File:	332 JOHN ANDERSON ORMOND BEACH FL 32176
Physical Address:	OLD KINGS RD, ORMOND BEACH 32117
Property Use:	0000 - VACANT RES
Tax District:	203-HOLLY HILL
2022 Final Millage Rate:	18.7895
Neighborhood:	2741
Business Name:	
Subdivision Name:	
Homestead Property:	No

Attachment: Applicant Submittal (2023-O-3060 : Holly Hill Storage CPA and Rezone - 1704 Nova Road (Ordinances 3060 & 3061))

AltKey: 4670068

Parcel ID: 424286030250

NISBETT PROPERTIES LLC

OLD KINGS RD, ORMOND BEACH, FL

Working Tax Roll Values by Taxing Authority

	Tax Authority	Just Value	Assessed	Ex/10cap	Taxable	Millage	Estimated
0017	CAPITAL IMPROVEMENT	\$12,830	\$12,741	\$0	\$12,830	1.5000	\$19.25
0012	DISCRETIONARY	\$12,830	\$12,741	\$0	\$12,830	0.7480	\$9.60
0011	REQ LOCAL EFFORT	\$12,830	\$12,741	\$0	\$12,830	3.2340	\$41.49
0050	GENERAL FUND	\$12,830	\$12,741	\$89	\$12,741	4.8499	\$61.79
0055	LIBRARY	\$12,830	\$12,741	\$89	\$12,741	0.4635	\$5.91
0520	MOSQUITO CONTROL	\$12,830	\$12,741	\$89	\$12,741	0.1781	\$2.27
0530	PONCE INLET PORT AUTHORITY	\$12,830	\$12,741	\$89	\$12,741	0.0760	\$0.97
0058	VOLUSIA ECHO	\$12,830	\$12,741	\$89	\$12,741	0.2000	\$2.55
0057	VOLUSIA FOREVER	\$12,830	\$12,741	\$89	\$12,741	0.2000	\$2.55
0065	FLORIDA INLAND NAVIGATION DISTRICT	\$12,830	\$12,741	\$89	\$12,741	0.0320	\$0.41
0100	HALIFAX HOSPITAL AUTHORITY	\$12,830	\$12,741	\$89	\$12,741	0.8606	\$10.96
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	\$12,830	\$12,741	\$89	\$12,741	0.1974	\$2.52
0200	HOLLY HILL	\$12,830	\$12,741	\$89	\$12,741	6.2500	\$79.63
						18.7895	\$239.89

Non-Ad Valorem Assessments

Project	Units	Rate	Total
			\$0.00

Estimated Ad Valorem Tax: \$239.89
Estimated Non-Ad Valorem Tax: \$0.00

Estimated Taxes: \$239.89
Estimated Tax Amount without SOH: \$241.07

AltKey: 4670068

Parcel ID: 424286030250

NISBETT PROPERTIES LLC

OLD KINGS RD, ORMOND BEACH, FL

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2022	\$11,583	\$0	\$11,583	\$11,583	\$0	\$11,583	\$0
2021	\$6,772	\$0	\$6,772	\$5,473	\$0	\$5,473	\$0
2020	\$5,346	\$0	\$5,346	\$4,975	\$0	\$4,975	\$0
2019	\$5,346	\$0	\$5,346	\$4,523	\$0	\$4,523	\$0
2018	\$4,811	\$0	\$4,811	\$4,112	\$0	\$4,112	\$0
2017	\$3,742	\$0	\$3,738	\$3,738	\$0	\$3,738	\$0
2016	\$3,916	\$0	\$3,916	\$3,605	\$0	\$3,605	\$0
2015	\$3,277	\$0	\$3,277	\$3,277	\$0	\$3,277	\$0
2014	\$3,277	\$0	\$3,277	\$3,277	\$0	\$3,277	\$0

Attachment: Applicant Submittal (2023-O-3060 : Holly Hill Storage CPA and Rezone - 1704 Nova Road (Ordinances 3060 & 3061))

AltKey: 4670068

Parcel ID: 424286030250

NISBETT PROPERTIES LLC

OLD KINGS RD, ORMOND BEACH, FL

Land Data

#	Land Use	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	0001-VAC PVD THRU .49 AC	FRONT FOOT				60	140	360	\$12,830

Total Land Value: \$12,830

AltKey: 4670068

Parcel ID: 424286030250

NISBETT PROPERTIES LLC

OLD KINGS RD, ORMOND BEACH, FL

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description and/or recorded and indexed with the Clerk of the Court. Follow this link to search all documents by owner's name.

Book/Page	Inst #	Sale Date	Deed Type	Q/U	V/I	Sale Price
8067 / 4318	2021142775	06/16/2021	WD-WARRANTY DEED	MULTI-PARCEL	Vacant	\$275,000
5635 / 1952	2005233286	08/18/2005	WD-WARRANTY DEED	UNQUALIFIED	Vacant	\$200,000
5635 / 1948	2005233285	08/15/2005	QC-QUIT CLAIM DEED	UNQUALIFIED	Vacant	\$100
5635 / 1945	2005233284	08/15/2005	QC-QUIT CLAIM DEED	UNQUALIFIED	Vacant	\$100
4487 / 0201	1999208589	08/15/1999	CT-CERTIFICATE OF TITLE	UNQUALIFIED	Vacant	\$1
4469 / 1979	1999172445	08/15/1999	CT-CERTIFICATE OF TITLE	UNQUALIFIED	Vacant	\$100
4291 / 3109	1998056714	02/15/1998	WD-WARRANTY DEED	UNQUALIFIED	Vacant	\$10,000
3811 / 1132	1993029392	03/15/1993	WD-WARRANTY DEED	UNQUALIFIED	Vacant	\$29,000

Attachment: Applicant Submittal (2023-O-3060 : Holly Hill Storage CPA and Rezone - 1704 Nova Road (Ordinances 3060 & 3061))

AltKey: 4670068

Parcel ID: 424286030250

NISBETT PROPERTIES LLC

OLD KINGS RD, ORMOND BEACH, FL

Recent Neighborhood Sales

Alt Key	Address	City	Property Class	NBHD	Sale Date	Sale Price
3194462	1491 OLD KINGS RD	DAYTONA BEACH	0100-SINGLE FAMILY	2741	10/06/2022	\$180,000
3195698	1281 OLD KINGS RD	DAYTONA BEACH	0100-SINGLE FAMILY	2741	09/16/2022	\$128,000
3194446	1190 MANETTE CIR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	09/09/2022	\$217,000
3195604	1157 PALM VIEW DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	07/13/2022	\$255,000
5009564	1115 WOODSIDE DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	06/23/2022	\$295,000
3195183	1585 HAMMOCK DR	HOLLY HILL	0100-SINGLE FAMILY	2741	06/13/2022	\$210,000
5461386	1427 OLD KINGS RD	HOLLY HILL	0100-SINGLE FAMILY	2741	06/08/2022	\$265,000
3194446	1190 MANETTE CIR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	06/08/2022	\$105,000
3194489	1195 MANETTE CIR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	06/03/2022	\$199,900
3195655	1159 TROPICAL PARK DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	04/26/2022	\$220,000
3199367	1194 WOODSIDE DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	03/04/2022	\$250,000
3195671	1151 TROPICAL PARK DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	02/07/2022	\$196,000
3194322	1185 15TH ST	DAYTONA BEACH	0100-SINGLE FAMILY	2741	01/27/2022	\$270,000
3194951	1576 HAMMOCK DR	HOLLY HILL	0100-SINGLE FAMILY	2741	10/29/2021	\$255,000
3195566	1160 PALM VIEW DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	09/30/2021	\$175,000

AltKey: 4670068

Parcel ID: 424286030250

NISBETT PROPERTIES LLC

OLD KINGS RD, ORMOND BEACH, FL

Property Description

NOTE: This property description may be a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Volusia County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property descriptions found on this site.

LOT 25 BLK C AMENDED PLAT OF FLEMING PARK MB 26 PG 110 PER OR 4469 PGS
1979-1980 PER OR 5635 PG 1945 PER OR 5635 PG 1948 PER OR 5635 PG 1952 PER
OR 8067 PG 4318

Attachment: Applicant Submittal (2023-O-3060 : Holly Hill Storage CPA and Rezone - 1704 Nova Road (Ordinances 3060 & 3061))



Volusia County Property Appraiser
 123 W. Indiana Ave., Rm. 102
 DeLand, FL. 32720
 Phone: (386) 736-5901 Web: vcpa.vcgov.org

AltKey: 4670050

Parcel ID: 424286030240

NISBETT PROPERTIES LLC

OLD KINGS RD, ORMOND BEACH, FL

Parcel Summary

Alternate Key:	4670050
Parcel ID:	424286030240
Township-Range-Section:	14 - 32 - 42
Subdivision-Block-Lot:	86 - 03 - 0240
Owner(s):	NISBETT PROPERTIES LLC - FS - Fee Simple - 100%
Mailing Address On File:	332 JOHN ANDERSON ORMOND BEACH FL 32176
Physical Address:	OLD KINGS RD, ORMOND BEACH 32117
Property Use:	0000 - VACANT RES
Tax District:	203-HOLLY HILL
2022 Final Millage Rate:	18.7895
Neighborhood:	2741
Business Name:	
Subdivision Name:	
Homestead Property:	No

Attachment: Applicant Submittal (2023-O-3060 : Holly Hill Storage CPA and Rezone - 1704 Nova Road (Ordinances 3060 & 3061))

AltKey: 4670050

Parcel ID: 424286030240

NISBETT PROPERTIES LLC

OLD KINGS RD, ORMOND BEACH, FL

Working Tax Roll Values by Taxing Authority

	Tax Authority	Just Value	Assessed	Ex/10cap	Taxable	Millage	Estimated
0017	CAPITAL IMPROVEMENT	\$12,830	\$12,741	\$0	\$12,830	1.5000	\$19.25
0012	DISCRETIONARY	\$12,830	\$12,741	\$0	\$12,830	0.7480	\$9.60
0011	REQ LOCAL EFFORT	\$12,830	\$12,741	\$0	\$12,830	3.2340	\$41.49
0050	GENERAL FUND	\$12,830	\$12,741	\$89	\$12,741	4.8499	\$61.79
0055	LIBRARY	\$12,830	\$12,741	\$89	\$12,741	0.4635	\$5.91
0520	MOSQUITO CONTROL	\$12,830	\$12,741	\$89	\$12,741	0.1781	\$2.27
0530	PONCE INLET PORT AUTHORITY	\$12,830	\$12,741	\$89	\$12,741	0.0760	\$0.97
0058	VOLUSIA ECHO	\$12,830	\$12,741	\$89	\$12,741	0.2000	\$2.55
0057	VOLUSIA FOREVER	\$12,830	\$12,741	\$89	\$12,741	0.2000	\$2.55
0065	FLORIDA INLAND NAVIGATION DISTRICT	\$12,830	\$12,741	\$89	\$12,741	0.0320	\$0.41
0100	HALIFAX HOSPITAL AUTHORITY	\$12,830	\$12,741	\$89	\$12,741	0.8606	\$10.96
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	\$12,830	\$12,741	\$89	\$12,741	0.1974	\$2.52
0200	HOLLY HILL	\$12,830	\$12,741	\$89	\$12,741	6.2500	\$79.63
						18.7895	\$239.89

Non-Ad Valorem Assessments

Project	Units	Rate	Total
			\$0.00

Estimated Ad Valorem Tax: \$239.89

Estimated Non-Ad Valorem Tax: \$0.00

Estimated Taxes: \$239.89

Estimated Tax Amount without SOH: \$241.07

Attachment: Applicant Submittal (2023-O-3060 : Holly Hill Storage CPA and Rezone - 1704 Nova Road (Ordinances 3060 & 3061))

AltKey: 4670050

Parcel ID: 424286030240

NISBETT PROPERTIES LLC

OLD KINGS RD, ORMOND BEACH, FL

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2022	\$11,583	\$0	\$11,583	\$11,583	\$0	\$11,583	\$0
2021	\$6,772	\$0	\$6,772	\$5,473	\$0	\$5,473	\$0
2020	\$5,346	\$0	\$5,346	\$4,975	\$0	\$4,975	\$0
2019	\$5,346	\$0	\$5,346	\$4,523	\$0	\$4,523	\$0
2018	\$4,811	\$0	\$4,811	\$4,112	\$0	\$4,112	\$0
2017	\$3,742	\$0	\$3,738	\$3,738	\$0	\$3,738	\$0
2016	\$3,916	\$0	\$3,916	\$3,605	\$0	\$3,605	\$0
2015	\$3,277	\$0	\$3,277	\$3,277	\$0	\$3,277	\$0
2014	\$3,277	\$0	\$3,277	\$3,277	\$0	\$3,277	\$0

AltKey: 4670050

Parcel ID: 424286030240

NISBETT PROPERTIES LLC

OLD KINGS RD, ORMOND BEACH, FL

Land Data

#	Land Use	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	0001-VAC PVD THRU .49 AC-FRONT FOOT					60	140	360	\$12,830

Total Land Value: \$12,830

AltKey: 4670050

Parcel ID: 424286030240

NISBETT PROPERTIES LLC

OLD KINGS RD, ORMOND BEACH, FL

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description and/or recorded and indexed with the Clerk of the Court. Follow this link to search all documents by owner's name.

Book/Page	Inst #	Sale Date	Deed Type	Q/U	V/I	Sale Price
8067 / 4318	2021142775	06/16/2021	WD-WARRANTY DEED	MULTI-PARCEL	Vacant	\$275,000
5635 / 1952	2005233286	08/18/2005	WD-WARRANTY DEED	UNQUALIFIED	Vacant	\$200,000
5635 / 1948	2005233285	08/15/2005	QC-QUIT CLAIM DEED	UNQUALIFIED	Vacant	\$100
5635 / 1945	2005233284	08/15/2005	QC-QUIT CLAIM DEED	UNQUALIFIED	Vacant	\$100
4487 / 0201	1999208589	08/15/1999	CT-CERTIFICATE OF TITLE	UNQUALIFIED	Vacant	\$1
4469 / 1979	1999172445	08/15/1999	CT-CERTIFICATE OF TITLE	UNQUALIFIED	Vacant	\$100
4291 / 3109	1998056714	02/15/1998	WD-WARRANTY DEED	UNQUALIFIED	Vacant	\$10,000
3811 / 1132	1993029392	03/15/1993	WD-WARRANTY DEED	UNQUALIFIED	Vacant	\$29,000

Attachment: Applicant Submittal (2023-O-3060 : Holly Hill Storage CPA and Rezone - 1704 Nova Road (Ordinances 3060 & 3061))

AltKey: 4670050

Parcel ID: 424286030240

NISBETT PROPERTIES LLC

OLD KINGS RD, ORMOND BEACH, FL

Recent Neighborhood Sales

Alt Key	Address	City	Property Class	NBHD	Sale Date	Sale Price
3194462	1491 OLD KINGS RD	DAYTONA BEACH	0100-SINGLE FAMILY	2741	10/06/2022	\$180,000
3195698	1281 OLD KINGS RD	DAYTONA BEACH	0100-SINGLE FAMILY	2741	09/16/2022	\$128,000
3194446	1190 MANETTE CIR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	09/09/2022	\$217,000
3195604	1157 PALM VIEW DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	07/13/2022	\$255,000
5009564	1115 WOODSIDE DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	06/23/2022	\$295,000
3195183	1585 HAMMOCK DR	HOLLY HILL	0100-SINGLE FAMILY	2741	06/13/2022	\$210,000
5461386	1427 OLD KINGS RD	HOLLY HILL	0100-SINGLE FAMILY	2741	06/08/2022	\$265,000
3194446	1190 MANETTE CIR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	06/08/2022	\$105,000
3194489	1195 MANETTE CIR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	06/03/2022	\$199,900
3195655	1159 TROPICAL PARK DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	04/26/2022	\$220,000
3199367	1194 WOODSIDE DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	03/04/2022	\$250,000
3195671	1151 TROPICAL PARK DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	02/07/2022	\$196,000
3194322	1185 15TH ST	DAYTONA BEACH	0100-SINGLE FAMILY	2741	01/27/2022	\$270,000
3194951	1576 HAMMOCK DR	HOLLY HILL	0100-SINGLE FAMILY	2741	10/29/2021	\$255,000
3195566	1160 PALM VIEW DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	09/30/2021	\$175,000

Attachment: Applicant Submittal (2023-O-3060 : Holly Hill Storage CPA and Rezone - 1704 Nova Road (Ordinances 3060 & 3061))

AltKey: 4670050

Parcel ID: 424286030240

NISBETT PROPERTIES LLC

OLD KINGS RD, ORMOND BEACH, FL

Property Description

NOTE: This property description may be a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Volusia County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property descriptions found on this site.

LOT 24 BLK C AMENDED PLAT OF FLEMING PARK MB 26 PG 110 PER OR 4469 PGS
1979-1980 PER OR 5635 PG 1945 PER OR 5635 PG 1948 PER OR 5635 PG 1952 PER
OR 8067 PG 4318

Attachment: Applicant Submittal (2023-O-3060 : Holly Hill Storage CPA and Rezone - 1704 Nova Road (Ordinances 3060 & 3061))



Volusia County Property Appraiser
 123 W. Indiana Ave., Rm. 102
 DeLand, FL. 32720
 Phone: (386) 736-5901 Web: vcpa.vcgov.org

AltKey: 4669868

Parcel ID: 424286020070

NISBETT PROPERTIES LLC

OLD KINGS RD, ORMOND BEACH, FL

Parcel Summary

Alternate Key:	4669868
Parcel ID:	424286020070
Township-Range-Section:	14 - 32 - 42
Subdivision-Block-Lot:	86 - 02 - 0070
Owner(s):	NISBETT PROPERTIES LLC - FS - Fee Simple - 100%
Mailing Address On File:	332 JOHN ANDERSON ORMOND BEACH FL 32176
Physical Address:	OLD KINGS RD, ORMOND BEACH 32117
Property Use:	0000 - VACANT RES
Tax District:	203-HOLLY HILL
2022 Final Millage Rate:	18.7895
Neighborhood:	2741
Business Name:	
Subdivision Name:	
Homestead Property:	No

Attachment: Applicant Submittal (2023-O-3060 : Holly Hill Storage CPA and Rezone - 1704 Nova Road (Ordinances 3060 & 3061))

AltKey: 4669868

Parcel ID: 424286020070

NISBETT PROPERTIES LLC

OLD KINGS RD, ORMOND BEACH, FL

Working Tax Roll Values by Taxing Authority

	Tax Authority	Just Value	Assessed	Ex/10cap	Taxable	Millage	Estimated
0017	CAPITAL IMPROVEMENT	\$8,256	\$8,198	\$0	\$8,256	1.5000	\$12.38
0012	DISCRETIONARY	\$8,256	\$8,198	\$0	\$8,256	0.7480	\$6.18
0011	REQ LOCAL EFFORT	\$8,256	\$8,198	\$0	\$8,256	3.2340	\$26.70
0050	GENERAL FUND	\$8,256	\$8,198	\$58	\$8,198	4.8499	\$39.76
0055	LIBRARY	\$8,256	\$8,198	\$58	\$8,198	0.4635	\$3.80
0520	MOSQUITO CONTROL	\$8,256	\$8,198	\$58	\$8,198	0.1781	\$1.46
0530	PONCE INLET PORT AUTHORITY	\$8,256	\$8,198	\$58	\$8,198	0.0760	\$0.62
0058	VOLUSIA ECHO	\$8,256	\$8,198	\$58	\$8,198	0.2000	\$1.64
0057	VOLUSIA FOREVER	\$8,256	\$8,198	\$58	\$8,198	0.2000	\$1.64
0065	FLORIDA INLAND NAVIGATION DISTRICT	\$8,256	\$8,198	\$58	\$8,198	0.0320	\$0.26
0100	HALIFAX HOSPITAL AUTHORITY	\$8,256	\$8,198	\$58	\$8,198	0.8606	\$7.06
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	\$8,256	\$8,198	\$58	\$8,198	0.1974	\$1.62
0200	HOLLY HILL	\$8,256	\$8,198	\$58	\$8,198	6.2500	\$51.24
						18.7895	\$154.35

Non-Ad Valorem Assessments

Project	Units	Rate	Total
			\$0.00

Estimated Ad Valorem Tax: \$154.35

Estimated Non-Ad Valorem Tax: \$0.00

Estimated Taxes: \$154.35

Estimated Tax Amount without SOH: \$155.13

Attachment: Applicant Submittal (2023-O-3060 : Holly Hill Storage CPA and Rezone - 1704 Nova Road (Ordinances 3060 & 3061))

AltKey: 4669868

Parcel ID: 424286020070

NISBETT PROPERTIES LLC

OLD KINGS RD, ORMOND BEACH, FL

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2022	\$7,453	\$0	\$7,453	\$7,453	\$0	\$7,453	\$0
2021	\$4,357	\$0	\$4,357	\$3,509	\$0	\$3,509	\$0
2020	\$3,440	\$0	\$3,440	\$3,190	\$0	\$3,190	\$0
2019	\$3,440	\$0	\$3,440	\$2,900	\$0	\$2,900	\$0
2018	\$3,096	\$0	\$3,096	\$2,636	\$0	\$2,636	\$0
2017	\$2,408	\$0	\$2,396	\$2,396	\$0	\$2,396	\$0
2016	\$2,510	\$0	\$2,510	\$2,310	\$0	\$2,310	\$0
2015	\$2,100	\$0	\$2,100	\$2,100	\$0	\$2,100	\$0
2014	\$2,625	\$0	\$2,625	\$2,625	\$0	\$2,625	\$0

Attachment: Applicant Submittal (2023-O-3060 : Holly Hill Storage CPA and Rezone - 1704 Nova Road (Ordinances 3060 & 3061))

AltKey: 4669868

Parcel ID: 424286020070

NISBETT PROPERTIES LLC

OLD KINGS RD, ORMOND BEACH, FL

Land Data

#	Land Use	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	0001-VAC PVD THRU .49 AC-FRONT FOOT					60	135	360	\$8,256

Total Land Value: \$8,256

AltKey: 4669868

Parcel ID: 424286020070

NISBETT PROPERTIES LLC

OLD KINGS RD, ORMOND BEACH, FL

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description and/or recorded and indexed with the Clerk of the Court. Follow this link to search all documents by owner's name.

Book/Page	Inst #	Sale Date	Deed Type	Q/U	V/I	Sale Price
8067 / 4318	2021142775	06/16/2021	WD-WARRANTY DEED	MULTI-PARCEL	Vacant	\$275,000
5635 / 1952	2005233286	08/18/2005	WD-WARRANTY DEED	UNQUALIFIED	Vacant	\$200,000
5635 / 1948	2005233285	08/15/2005	QC-QUIT CLAIM DEED	UNQUALIFIED	Vacant	\$100
5635 / 1945	2005233284	08/15/2005	QC-QUIT CLAIM DEED	UNQUALIFIED	Vacant	\$100
4487 / 0201	1999208589	10/15/1999	CT-CERTIFICATE OF TITLE	UNQUALIFIED	Vacant	\$100
4469 / 1979	1999172445	08/15/1999	CT-CERTIFICATE OF TITLE	UNQUALIFIED	Vacant	\$100
4291 / 3109	1998056714	02/15/1998	WD-WARRANTY DEED	UNQUALIFIED	Vacant	\$10,000
3811 / 1132	1993029392	03/15/1993	WD-WARRANTY DEED	UNQUALIFIED	Vacant	\$29,000

AltKey: 4669868

Parcel ID: 424286020070

NISBETT PROPERTIES LLC

OLD KINGS RD, ORMOND BEACH, FL

Recent Neighborhood Sales

Alt Key	Address	City	Property Class	NBHD	Sale Date	Sale Price
3194462	1491 OLD KINGS RD	DAYTONA BEACH	0100-SINGLE FAMILY	2741	10/06/2022	\$180,000
3195698	1281 OLD KINGS RD	DAYTONA BEACH	0100-SINGLE FAMILY	2741	09/16/2022	\$128,000
3194446	1190 MANETTE CIR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	09/09/2022	\$217,000
3195604	1157 PALM VIEW DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	07/13/2022	\$255,000
5009564	1115 WOODSIDE DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	06/23/2022	\$295,000
3195183	1585 HAMMOCK DR	HOLLY HILL	0100-SINGLE FAMILY	2741	06/13/2022	\$210,000
5461386	1427 OLD KINGS RD	HOLLY HILL	0100-SINGLE FAMILY	2741	06/08/2022	\$265,000
3194446	1190 MANETTE CIR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	06/08/2022	\$105,000
3194489	1195 MANETTE CIR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	06/03/2022	\$199,900
3195655	1159 TROPICAL PARK DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	04/26/2022	\$220,000
3199367	1194 WOODSIDE DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	03/04/2022	\$250,000
3195671	1151 TROPICAL PARK DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	02/07/2022	\$196,000
3194322	1185 15TH ST	DAYTONA BEACH	0100-SINGLE FAMILY	2741	01/27/2022	\$270,000
3194951	1576 HAMMOCK DR	HOLLY HILL	0100-SINGLE FAMILY	2741	10/29/2021	\$255,000
3195566	1160 PALM VIEW DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	09/30/2021	\$175,000

AltKey: 4669868

Parcel ID: 424286020070

NISBETT PROPERTIES LLC

OLD KINGS RD, ORMOND BEACH, FL

Property Description

NOTE: This property description may be a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Volusia County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property descriptions found on this site.

LOT 7 BLK B AMENDED PLAT OF FLEMING PARK MB 26 PG 110 PER OR 4469 PG 1979-1980 PER OR 5635 PG 1945 PER OR 5635 PG 1948 PER OR 5635 PG 1952 PER OR 8067 PG 4318

Attachment: Applicant Submittal (2023-O-3060 : Holly Hill Storage CPA and Rezone - 1704 Nova Road (Ordinances 3060 & 3061))



Volusia County Property Appraiser
 123 W. Indiana Ave., Rm. 102
 DeLand, FL. 32720
 Phone: (386) 736-5901 Web: vcpa.vcgov.org

AltKey: 4669850

Parcel ID: 424286020060

NISBETT PROPERTIES LLC

OLD KINGS RD, ORMOND BEACH, FL

Parcel Summary

Alternate Key:	4669850
Parcel ID:	424286020060
Township-Range-Section:	14 - 32 - 42
Subdivision-Block-Lot:	86 - 02 - 0060
Owner(s):	NISBETT PROPERTIES LLC - FS - Fee Simple - 100%
Mailing Address On File:	332 JOHN ANDERSON ORMOND BEACH FL 32176
Physical Address:	OLD KINGS RD, ORMOND BEACH 32117
Property Use:	0000 - VACANT RES
Tax District:	203-HOLLY HILL
2022 Final Millage Rate:	18.7895
Neighborhood:	2741
Business Name:	
Subdivision Name:	
Homestead Property:	No

AltKey: 4669850

Parcel ID: 424286020060

NISBETT PROPERTIES LLC

OLD KINGS RD, ORMOND BEACH, FL

Working Tax Roll Values by Taxing Authority

	Tax Authority	Just Value	Assessed	Ex/10cap	Taxable	Millage	Estimated
0017	CAPITAL IMPROVEMENT	\$15,600	\$15,510	\$0	\$15,600	1.5000	\$23.40
0012	DISCRETIONARY	\$15,600	\$15,510	\$0	\$15,600	0.7480	\$11.67
0011	REQ LOCAL EFFORT	\$15,600	\$15,510	\$0	\$15,600	3.2340	\$50.45
0050	GENERAL FUND	\$15,600	\$15,510	\$90	\$15,510	4.8499	\$75.22
0055	LIBRARY	\$15,600	\$15,510	\$90	\$15,510	0.4635	\$7.19
0520	MOSQUITO CONTROL	\$15,600	\$15,510	\$90	\$15,510	0.1781	\$2.76
0530	PONCE INLET PORT AUTHORITY	\$15,600	\$15,510	\$90	\$15,510	0.0760	\$1.18
0058	VOLUSIA ECHO	\$15,600	\$15,510	\$90	\$15,510	0.2000	\$3.10
0057	VOLUSIA FOREVER	\$15,600	\$15,510	\$90	\$15,510	0.2000	\$3.10
0065	FLORIDA INLAND NAVIGATION DISTRICT	\$15,600	\$15,510	\$90	\$15,510	0.0320	\$0.50
0100	HALIFAX HOSPITAL AUTHORITY	\$15,600	\$15,510	\$90	\$15,510	0.8606	\$13.35
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	\$15,600	\$15,510	\$90	\$15,510	0.1974	\$3.06
0200	HOLLY HILL	\$15,600	\$15,510	\$90	\$15,510	6.2500	\$96.94
						18.7895	\$291.92

Non-Ad Valorem Assessments

Project	Units	Rate	Total
			\$0.00

Estimated Ad Valorem Tax: \$291.92
Estimated Non-Ad Valorem Tax: \$0.00

Estimated Taxes: \$291.92
Estimated Tax Amount without SOH: \$293.12

Attachment: Applicant Submittal (2023-O-3060 : Holly Hill Storage CPA and Rezone - 1704 Nova Road (Ordinances 3060 & 3061))

AltKey: 4669850

Parcel ID: 424286020060

NISBETT PROPERTIES LLC

OLD KINGS RD, ORMOND BEACH, FL

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2022	\$14,100	\$0	\$14,100	\$14,100	\$0	\$14,100	\$0
2021	\$10,200	\$0	\$10,200	\$6,658	\$0	\$6,658	\$0
2020	\$8,100	\$0	\$8,100	\$6,053	\$0	\$6,053	\$0
2019	\$8,100	\$0	\$8,100	\$5,503	\$0	\$5,503	\$0
2018	\$6,300	\$0	\$6,300	\$5,003	\$0	\$5,003	\$0
2017	\$4,920	\$0	\$4,920	\$4,548	\$0	\$4,548	\$0
2016	\$5,160	\$0	\$5,160	\$4,135	\$0	\$4,135	\$0
2015	\$3,759	\$0	\$3,759	\$3,759	\$0	\$3,759	\$0
2014	\$3,759	\$0	\$3,759	\$3,759	\$0	\$3,759	\$0

Attachment: Applicant Submittal (2023-O-3060 : Holly Hill Storage CPA and Rezone - 1704 Nova Road (Ordinances 3060 & 3061))

AltKey: 4669850

Parcel ID: 424286020060

NISBETT PROPERTIES LLC

OLD KINGS RD, ORMOND BEACH, FL

Land Data

#	Land Use	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	0001-VAC PVD THRU .49 AC	U-UNIT	1					26000	\$15,600
Total Land Value:									\$15,600

AltKey: 4669850

NISBETT PROPERTIES LLC

Parcel ID: 424286020060

OLD KINGS RD, ORMOND BEACH, FL

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description and/or recorded and indexed with the Clerk of the Court. Follow this link to search all documents by owner's name.

Book/Page	Inst #	Sale Date	Deed Type	Q/U	V/I	Sale Price
8067 / 4318	2021142775	06/16/2021	WD-WARRANTY DEED	MULTI-PARCEL	Vacant	\$275,000
5635 / 1952	2005233286	08/18/2005	WD-WARRANTY DEED	UNQUALIFIED	Vacant	\$200,000
5635 / 1948	2005233285	08/15/2005	QC-QUIT CLAIM DEED	UNQUALIFIED	Vacant	\$100
5635 / 1945	2005233284	08/15/2005	QC-QUIT CLAIM DEED	UNQUALIFIED	Vacant	\$100
4487 / 0201	1999208589	10/15/1999	CT-CERTIFICATE OF TITLE	UNQUALIFIED	Vacant	\$1
4469 / 1979	1999172445	08/15/1999	CT-CERTIFICATE OF TITLE	UNQUALIFIED	Vacant	\$100
4291 / 3109	1998056714	02/15/1998	WD-WARRANTY DEED	UNQUALIFIED	Vacant	\$10,000
3811 / 1132	1993029392	03/15/1993	WD-WARRANTY DEED	UNQUALIFIED	Vacant	\$29,000

AltKey: 4669850

Parcel ID: 424286020060

NISBETT PROPERTIES LLC

OLD KINGS RD, ORMOND BEACH, FL

Recent Neighborhood Sales

Alt Key	Address	City	Property Class	NBHD	Sale Date	Sale Price
3194462	1491 OLD KINGS RD	DAYTONA BEACH	0100-SINGLE FAMILY	2741	10/06/2022	\$180,000
3195698	1281 OLD KINGS RD	DAYTONA BEACH	0100-SINGLE FAMILY	2741	09/16/2022	\$128,000
3194446	1190 MANETTE CIR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	09/09/2022	\$217,000
3195604	1157 PALM VIEW DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	07/13/2022	\$255,000
5009564	1115 WOODSIDE DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	06/23/2022	\$295,000
3195183	1585 HAMMOCK DR	HOLLY HILL	0100-SINGLE FAMILY	2741	06/13/2022	\$210,000
5461386	1427 OLD KINGS RD	HOLLY HILL	0100-SINGLE FAMILY	2741	06/08/2022	\$265,000
3194446	1190 MANETTE CIR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	06/08/2022	\$105,000
3194489	1195 MANETTE CIR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	06/03/2022	\$199,900
3195655	1159 TROPICAL PARK DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	04/26/2022	\$220,000
3199367	1194 WOODSIDE DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	03/04/2022	\$250,000
3195671	1151 TROPICAL PARK DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	02/07/2022	\$196,000
3194322	1185 15TH ST	DAYTONA BEACH	0100-SINGLE FAMILY	2741	01/27/2022	\$270,000
3194951	1576 HAMMOCK DR	HOLLY HILL	0100-SINGLE FAMILY	2741	10/29/2021	\$255,000
3195566	1160 PALM VIEW DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	09/30/2021	\$175,000

AltKey: 4669850

Parcel ID: 424286020060

NISBETT PROPERTIES LLC

OLD KINGS RD, ORMOND BEACH, FL

Property Description

NOTE: This property description may be a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Volusia County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property descriptions found on this site.

LOT 6 BLK B AMENDED PLAT OF FLEMING PARK MB 26 PG 110 PER OR 4469 PG
1979-1980 PER OR 5635 PG 1945 PER OR 5635 PG 1948 PER OR 5635 PG 1952 PER
OR 8067 PG 4318

Attachment: Applicant Submittal (2023-O-3060 : Holly Hill Storage CPA and Rezone - 1704 Nova Road (Ordinances 3060 & 3061))

AltKey: 4669850

Parcel ID: 424286020060

NISBETT PROPERTIES LLC

OLD KINGS RD, ORMOND BEACH, FL

Permit List

Permit Date	Permit #	Description	Contractor	Amount
09/30/1994	19940930014	IMPACT CITY	MIDAAS GROUP INC	\$0

Attachment: Applicant Submittal (2023-O-3060 : Holly Hill Storage CPA and Rezone - 1704 Nova Road (Ordinances 3060 & 3061))



Volusia County Property Appraiser
 123 W. Indiana Ave., Rm. 102
 DeLand, FL. 32720
 Phone: (386) 736-5901 Web: vcpa.vcgov.org

AltKey: 4669841

Parcel ID: 424286020050

NISBETT PROPERTIES LLC

OLD KINGS RD, ORMOND BEACH, FL

Parcel Summary

Alternate Key:	4669841
Parcel ID:	424286020050
Township-Range-Section:	14 - 32 - 42
Subdivision-Block-Lot:	86 - 02 - 0050
Owner(s):	NISBETT PROPERTIES LLC - FS - Fee Simple - 100%
Mailing Address On File:	332 JOHN ANDERSON ORMOND BEACH FL 32176
Physical Address:	OLD KINGS RD, ORMOND BEACH 32117
Property Use:	0000 - VACANT RES
Tax District:	203-HOLLY HILL
2022 Final Millage Rate:	18.7895
Neighborhood:	2741
Business Name:	
Subdivision Name:	
Homestead Property:	No

AltKey: 4669841

Parcel ID: 424286020050

NISBETT PROPERTIES LLC

OLD KINGS RD, ORMOND BEACH, FL

Working Tax Roll Values by Taxing Authority

	Tax Authority	Just Value	Assessed	Ex/10cap	Taxable	Millage	Estimated
0017	CAPITAL IMPROVEMENT	\$12,830	\$12,741	\$0	\$12,830	1.5000	\$19.25
0012	DISCRETIONARY	\$12,830	\$12,741	\$0	\$12,830	0.7480	\$9.60
0011	REQ LOCAL EFFORT	\$12,830	\$12,741	\$0	\$12,830	3.2340	\$41.49
0050	GENERAL FUND	\$12,830	\$12,741	\$89	\$12,741	4.8499	\$61.79
0055	LIBRARY	\$12,830	\$12,741	\$89	\$12,741	0.4635	\$5.91
0520	MOSQUITO CONTROL	\$12,830	\$12,741	\$89	\$12,741	0.1781	\$2.27
0530	PONCE INLET PORT AUTHORITY	\$12,830	\$12,741	\$89	\$12,741	0.0760	\$0.97
0058	VOLUSIA ECHO	\$12,830	\$12,741	\$89	\$12,741	0.2000	\$2.55
0057	VOLUSIA FOREVER	\$12,830	\$12,741	\$89	\$12,741	0.2000	\$2.55
0065	FLORIDA INLAND NAVIGATION DISTRICT	\$12,830	\$12,741	\$89	\$12,741	0.0320	\$0.41
0100	HALIFAX HOSPITAL AUTHORITY	\$12,830	\$12,741	\$89	\$12,741	0.8606	\$10.96
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	\$12,830	\$12,741	\$89	\$12,741	0.1974	\$2.52
0200	HOLLY HILL	\$12,830	\$12,741	\$89	\$12,741	6.2500	\$79.63
						18.7895	\$239.89

Non-Ad Valorem Assessments

Project	Units	Rate	Total
			\$0.00

Estimated Ad Valorem Tax: \$239.89

Estimated Non-Ad Valorem Tax: \$0.00

Estimated Taxes: \$239.89

Estimated Tax Amount without SOH: \$241.07

Attachment: Applicant Submittal (2023-O-3060 : Holly Hill Storage CPA and Rezone - 1704 Nova Road (Ordinances 3060 & 3061))

AltKey: 4669841

Parcel ID: 424286020050

NISBETT PROPERTIES LLC

OLD KINGS RD, ORMOND BEACH, FL

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2022	\$11,583	\$0	\$11,583	\$11,583	\$0	\$11,583	\$0
2021	\$6,772	\$0	\$6,772	\$5,473	\$0	\$5,473	\$0
2020	\$5,346	\$0	\$5,346	\$4,975	\$0	\$4,975	\$0
2019	\$5,346	\$0	\$5,346	\$4,523	\$0	\$4,523	\$0
2018	\$4,811	\$0	\$4,811	\$4,112	\$0	\$4,112	\$0
2017	\$3,742	\$0	\$3,738	\$3,738	\$0	\$3,738	\$0
2016	\$3,916	\$0	\$3,916	\$3,605	\$0	\$3,605	\$0
2015	\$3,277	\$0	\$3,277	\$3,277	\$0	\$3,277	\$0
2014	\$3,277	\$0	\$3,277	\$3,277	\$0	\$3,277	\$0

Attachment: Applicant Submittal (2023-O-3060 : Holly Hill Storage CPA and Rezone - 1704 Nova Road (Ordinances 3060 & 3061))

AltKey: 4669841

Parcel ID: 424286020050

NISBETT PROPERTIES LLC

OLD KINGS RD, ORMOND BEACH, FL

Land Data

#	Land Use	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	0001-VAC PVD THRU .49 AC	FRONT FOOT				60	140	360	\$12,830

Total Land Value: \$12,830

AltKey: 4669841

Parcel ID: 424286020050

NISBETT PROPERTIES LLC

OLD KINGS RD, ORMOND BEACH, FL

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description and/or recorded and indexed with the Clerk of the Court. Follow this link to search all documents by owner's name.

Book/Page	Inst #	Sale Date	Deed Type	Q/U	V/I	Sale Price
8067 / 4318	2021142775	06/16/2021	WD-WARRANTY DEED	MULTI-PARCEL	Vacant	\$275,000
5635 / 1952	2005233286	08/18/2005	WD-WARRANTY DEED	UNQUALIFIED	Vacant	\$200,000
5635 / 1948	2005233285	08/15/2005	QC-QUIT CLAIM DEED	UNQUALIFIED	Vacant	\$100
5635 / 1945	2005233284	08/15/2005	QC-QUIT CLAIM DEED	UNQUALIFIED	Vacant	\$100
4487 / 0201	1999208589	10/15/1999	CT-CERTIFICATE OF TITLE	UNQUALIFIED	Vacant	\$1
4469 / 1979	1999172445	08/15/1999	CT-CERTIFICATE OF TITLE	UNQUALIFIED	Vacant	\$100
4291 / 3109	1998056714	02/15/1998	WD-WARRANTY DEED	UNQUALIFIED	Vacant	\$10,000
3811 / 1132	1993029392	03/15/1993	WD-WARRANTY DEED	UNQUALIFIED	Vacant	\$29,000

AltKey: 4669841

Parcel ID: 424286020050

NISBETT PROPERTIES LLC

OLD KINGS RD, ORMOND BEACH, FL

Recent Neighborhood Sales

Alt Key	Address	City	Property Class	NBHD	Sale Date	Sale Price
3194462	1491 OLD KINGS RD	DAYTONA BEACH	0100-SINGLE FAMILY	2741	10/06/2022	\$180,000
3195698	1281 OLD KINGS RD	DAYTONA BEACH	0100-SINGLE FAMILY	2741	09/16/2022	\$128,000
3194446	1190 MANETTE CIR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	09/09/2022	\$217,000
3195604	1157 PALM VIEW DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	07/13/2022	\$255,000
5009564	1115 WOODSIDE DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	06/23/2022	\$295,000
3195183	1585 HAMMOCK DR	HOLLY HILL	0100-SINGLE FAMILY	2741	06/13/2022	\$210,000
5461386	1427 OLD KINGS RD	HOLLY HILL	0100-SINGLE FAMILY	2741	06/08/2022	\$265,000
3194446	1190 MANETTE CIR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	06/08/2022	\$105,000
3194489	1195 MANETTE CIR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	06/03/2022	\$199,900
3195655	1159 TROPICAL PARK DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	04/26/2022	\$220,000
3199367	1194 WOODSIDE DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	03/04/2022	\$250,000
3195671	1151 TROPICAL PARK DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	02/07/2022	\$196,000
3194322	1185 15TH ST	DAYTONA BEACH	0100-SINGLE FAMILY	2741	01/27/2022	\$270,000
3194951	1576 HAMMOCK DR	HOLLY HILL	0100-SINGLE FAMILY	2741	10/29/2021	\$255,000
3195566	1160 PALM VIEW DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	09/30/2021	\$175,000

Attachment: Applicant Submittal (2023-O-3060 : Holly Hill Storage CPA and Rezone - 1704 Nova Road (Ordinances 3060 & 3061))

AltKey: 4669841

Parcel ID: 424286020050

NISBETT PROPERTIES LLC

OLD KINGS RD, ORMOND BEACH, FL

Property Description

NOTE: This property description may be a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Volusia County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property descriptions found on this site.

LOT 5 BLK B AMENDED PLAT OF FLEMINF PARK MB 26 PG 110 PER OR 4469 PG 1979-1980 PER OR 5635 PG 1945 PER OR 5635 PG 1948 PER OR 5635 PG 1952 PER OR 8067 PG 4318

Attachment: Applicant Submittal (2023-O-3060 : Holly Hill Storage CPA and Rezone - 1704 Nova Road (Ordinances 3060 & 3061))



Volusia County Property Appraiser
 123 W. Indiana Ave., Rm. 102
 DeLand, FL. 32720
 Phone: (386) 736-5901 Web: vcpa.vcgov.org

AltKey: 4669833

Parcel ID: 424286020040

NISBETT PROPERTIES LLC

OLD KINGS RD, ORMOND BEACH, FL

Parcel Summary

Alternate Key:	4669833
Parcel ID:	424286020040
Township-Range-Section:	14 - 32 - 42
Subdivision-Block-Lot:	86 - 02 - 0040
Owner(s):	NISBETT PROPERTIES LLC - FS - Fee Simple - 100%
Mailing Address On File:	332 JOHN ANDERSON ORMOND BEACH FL 32176
Physical Address:	OLD KINGS RD, ORMOND BEACH 32117
Property Use:	0000 - VACANT RES
Tax District:	203-HOLLY HILL
2022 Final Millage Rate:	18.7895
Neighborhood:	2741
Business Name:	
Subdivision Name:	
Homestead Property:	No

AltKey: 4669833

Parcel ID: 424286020040

NISBETT PROPERTIES LLC

OLD KINGS RD, ORMOND BEACH, FL

Working Tax Roll Values by Taxing Authority

	Tax Authority	Just Value	Assessed	Ex/10cap	Taxable	Millage	Estimated
0017	CAPITAL IMPROVEMENT	\$12,830	\$12,741	\$0	\$12,830	1.5000	\$19.25
0012	DISCRETIONARY	\$12,830	\$12,741	\$0	\$12,830	0.7480	\$9.60
0011	REQ LOCAL EFFORT	\$12,830	\$12,741	\$0	\$12,830	3.2340	\$41.49
0050	GENERAL FUND	\$12,830	\$12,741	\$89	\$12,741	4.8499	\$61.79
0055	LIBRARY	\$12,830	\$12,741	\$89	\$12,741	0.4635	\$5.91
0520	MOSQUITO CONTROL	\$12,830	\$12,741	\$89	\$12,741	0.1781	\$2.27
0530	PONCE INLET PORT AUTHORITY	\$12,830	\$12,741	\$89	\$12,741	0.0760	\$0.97
0058	VOLUSIA ECHO	\$12,830	\$12,741	\$89	\$12,741	0.2000	\$2.55
0057	VOLUSIA FOREVER	\$12,830	\$12,741	\$89	\$12,741	0.2000	\$2.55
0065	FLORIDA INLAND NAVIGATION DISTRICT	\$12,830	\$12,741	\$89	\$12,741	0.0320	\$0.41
0100	HALIFAX HOSPITAL AUTHORITY	\$12,830	\$12,741	\$89	\$12,741	0.8606	\$10.96
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	\$12,830	\$12,741	\$89	\$12,741	0.1974	\$2.52
0200	HOLLY HILL	\$12,830	\$12,741	\$89	\$12,741	6.2500	\$79.63
						18.7895	\$239.89

Non-Ad Valorem Assessments

Project	Units	Rate	Total
			\$0.00

Estimated Ad Valorem Tax: \$239.89

Estimated Non-Ad Valorem Tax: \$0.00

Estimated Taxes: \$239.89

Estimated Tax Amount without SOH: \$241.07

Attachment: Applicant Submittal (2023-O-3060 : Holly Hill Storage CPA and Rezone - 1704 Nova Road (Ordinances 3060 & 3061))

AltKey: 4669833

Parcel ID: 424286020040

NISBETT PROPERTIES LLC

OLD KINGS RD, ORMOND BEACH, FL

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2022	\$11,583	\$0	\$11,583	\$11,583	\$0	\$11,583	\$0
2021	\$6,772	\$0	\$6,772	\$5,473	\$0	\$5,473	\$0
2020	\$5,346	\$0	\$5,346	\$4,975	\$0	\$4,975	\$0
2019	\$5,346	\$0	\$5,346	\$4,523	\$0	\$4,523	\$0
2018	\$4,811	\$0	\$4,811	\$4,112	\$0	\$4,112	\$0
2017	\$3,742	\$0	\$3,738	\$3,738	\$0	\$3,738	\$0
2016	\$3,916	\$0	\$3,916	\$3,605	\$0	\$3,605	\$0
2015	\$3,277	\$0	\$3,277	\$3,277	\$0	\$3,277	\$0
2014	\$3,277	\$0	\$3,277	\$3,277	\$0	\$3,277	\$0

Attachment: Applicant Submittal (2023-O-3060 : Holly Hill Storage CPA and Rezone - 1704 Nova Road (Ordinances 3060 & 3061))

AltKey: 4669833

Parcel ID: 424286020040

NISBETT PROPERTIES LLC

OLD KINGS RD, ORMOND BEACH, FL

Land Data

#	Land Use	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	0001-VAC PVD THRU .49 AC	FRONT FOOT				60	140	360	\$12,830

Total Land Value: \$12,830

AltKey: 4669833

Parcel ID: 424286020040

NISBETT PROPERTIES LLC

OLD KINGS RD, ORMOND BEACH, FL

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description and/or recorded and indexed with the Clerk of the Court. Follow this link to search all documents by owner's name.

Book/Page	Inst #	Sale Date	Deed Type	Q/U	V/I	Sale Price
8067 / 4318	2021142775	06/16/2021	WD-WARRANTY DEED	MULTI-PARCEL	Vacant	\$275,000
5635 / 1952	2005233286	08/18/2005	WD-WARRANTY DEED	UNQUALIFIED	Vacant	\$200,000
5635 / 1948	2005233285	08/15/2005	QC-QUIT CLAIM DEED	UNQUALIFIED	Vacant	\$100
5635 / 1945	2005233284	08/15/2005	QC-QUIT CLAIM DEED	UNQUALIFIED	Vacant	\$100
4478 / 0201		10/15/1999	CT-CERTIFICATE OF TITLE	UNQUALIFIED	Vacant	\$1
4469 / 1979	1999172445	08/15/1999	CT-CERTIFICATE OF TITLE	UNQUALIFIED	Vacant	\$100
4291 / 3109	1998056714	02/15/1998	WD-WARRANTY DEED	UNQUALIFIED	Vacant	\$10,000
3811 / 1132	1993029392	03/15/1993	WD-WARRANTY DEED	UNQUALIFIED	Vacant	\$29,000

AltKey: 4669833

Parcel ID: 424286020040

NISBETT PROPERTIES LLC

OLD KINGS RD, ORMOND BEACH, FL

Recent Neighborhood Sales

Alt Key	Address	City	Property Class	NBHD	Sale Date	Sale Price
3194462	1491 OLD KINGS RD	DAYTONA BEACH	0100-SINGLE FAMILY	2741	10/06/2022	\$180,000
3195698	1281 OLD KINGS RD	DAYTONA BEACH	0100-SINGLE FAMILY	2741	09/16/2022	\$128,000
3194446	1190 MANETTE CIR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	09/09/2022	\$217,000
3195604	1157 PALM VIEW DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	07/13/2022	\$255,000
5009564	1115 WOODSIDE DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	06/23/2022	\$295,000
3195183	1585 HAMMOCK DR	HOLLY HILL	0100-SINGLE FAMILY	2741	06/13/2022	\$210,000
5461386	1427 OLD KINGS RD	HOLLY HILL	0100-SINGLE FAMILY	2741	06/08/2022	\$265,000
3194446	1190 MANETTE CIR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	06/08/2022	\$105,000
3194489	1195 MANETTE CIR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	06/03/2022	\$199,900
3195655	1159 TROPICAL PARK DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	04/26/2022	\$220,000
3199367	1194 WOODSIDE DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	03/04/2022	\$250,000
3195671	1151 TROPICAL PARK DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	02/07/2022	\$196,000
3194322	1185 15TH ST	DAYTONA BEACH	0100-SINGLE FAMILY	2741	01/27/2022	\$270,000
3194951	1576 HAMMOCK DR	HOLLY HILL	0100-SINGLE FAMILY	2741	10/29/2021	\$255,000
3195566	1160 PALM VIEW DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	09/30/2021	\$175,000

AltKey: 4669833

Parcel ID: 424286020040

NISBETT PROPERTIES LLC

OLD KINGS RD, ORMOND BEACH, FL

Property Description

NOTE: This property description may be a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Volusia County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property descriptions found on this site.

LOT 4 BLK B AMENDED PLAT OF FLEMING PARK MB 26 PG 110 PER OR 4469 PGS
1978-1980 PER OR 5635 PG 1945 PER OR 5635 PG 1948 PER OR 5635 PG 1952 PER
OR 8067 PG 4318

Attachment: Applicant Submittal (2023-O-3060 : Holly Hill Storage CPA and Rezone - 1704 Nova Road (Ordinances 3060 & 3061))



Volusia County Property Appraiser
 123 W. Indiana Ave., Rm. 102
 DeLand, FL. 32720
 Phone: (386) 736-5901 Web: vcpa.vcgov.org

AltKey: 4669825

Parcel ID: 424286020030

NISBETT PROPERTIES LLC

OLD KINGS RD, ORMOND BEACH, FL

Parcel Summary

Alternate Key:	4669825
Parcel ID:	424286020030
Township-Range-Section:	14 - 32 - 42
Subdivision-Block-Lot:	86 - 02 - 0030
Owner(s):	NISBETT PROPERTIES LLC - FS - Fee Simple - 100%
Mailing Address On File:	332 JOHN ANDERSON ORMOND BEACH FL 32176
Physical Address:	OLD KINGS RD, ORMOND BEACH 32117
Property Use:	0000 - VACANT RES
Tax District:	203-HOLLY HILL
2022 Final Millage Rate:	18.7895
Neighborhood:	2741
Business Name:	
Subdivision Name:	
Homestead Property:	No

Attachment: Applicant Submittal (2023-O-3060 : Holly Hill Storage CPA and Rezone - 1704 Nova Road (Ordinances 3060 & 3061))

AltKey: 4669825

Parcel ID: 424286020030

NISBETT PROPERTIES LLC

OLD KINGS RD, ORMOND BEACH, FL

Working Tax Roll Values by Taxing Authority

	Tax Authority	Just Value	Assessed	Ex/10cap	Taxable	Millage	Estimated
0017	CAPITAL IMPROVEMENT	\$12,830	\$12,741	\$0	\$12,830	1.5000	\$19.25
0012	DISCRETIONARY	\$12,830	\$12,741	\$0	\$12,830	0.7480	\$9.60
0011	REQ LOCAL EFFORT	\$12,830	\$12,741	\$0	\$12,830	3.2340	\$41.49
0050	GENERAL FUND	\$12,830	\$12,741	\$89	\$12,741	4.8499	\$61.79
0055	LIBRARY	\$12,830	\$12,741	\$89	\$12,741	0.4635	\$5.91
0520	MOSQUITO CONTROL	\$12,830	\$12,741	\$89	\$12,741	0.1781	\$2.27
0530	PONCE INLET PORT AUTHORITY	\$12,830	\$12,741	\$89	\$12,741	0.0760	\$0.97
0058	VOLUSIA ECHO	\$12,830	\$12,741	\$89	\$12,741	0.2000	\$2.55
0057	VOLUSIA FOREVER	\$12,830	\$12,741	\$89	\$12,741	0.2000	\$2.55
0065	FLORIDA INLAND NAVIGATION DISTRICT	\$12,830	\$12,741	\$89	\$12,741	0.0320	\$0.41
0100	HALIFAX HOSPITAL AUTHORITY	\$12,830	\$12,741	\$89	\$12,741	0.8606	\$10.96
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	\$12,830	\$12,741	\$89	\$12,741	0.1974	\$2.52
0200	HOLLY HILL	\$12,830	\$12,741	\$89	\$12,741	6.2500	\$79.63
						18.7895	\$239.89

Non-Ad Valorem Assessments

Project	Units	Rate	Total
			\$0.00

Estimated Ad Valorem Tax: \$239.89

Estimated Non-Ad Valorem Tax: \$0.00

Estimated Taxes: \$239.89

Estimated Tax Amount without SOH: \$241.07

Attachment: Applicant Submittal (2023-O-3060 : Holly Hill Storage CPA and Rezone - 1704 Nova Road (Ordinances 3060 & 3061))

AltKey: 4669825

Parcel ID: 424286020030

NISBETT PROPERTIES LLC

OLD KINGS RD, ORMOND BEACH, FL

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2022	\$11,583	\$0	\$11,583	\$11,583	\$0	\$11,583	\$0
2021	\$6,772	\$0	\$6,772	\$5,473	\$0	\$5,473	\$0
2020	\$5,346	\$0	\$5,346	\$4,975	\$0	\$4,975	\$0
2019	\$5,346	\$0	\$5,346	\$4,523	\$0	\$4,523	\$0
2018	\$4,811	\$0	\$4,811	\$4,112	\$0	\$4,112	\$0
2017	\$3,742	\$0	\$3,738	\$3,738	\$0	\$3,738	\$0
2016	\$3,916	\$0	\$3,916	\$3,605	\$0	\$3,605	\$0
2015	\$3,277	\$0	\$3,277	\$3,277	\$0	\$3,277	\$0
2014	\$3,277	\$0	\$3,277	\$3,277	\$0	\$3,277	\$0

Attachment: Applicant Submittal (2023-O-3060 : Holly Hill Storage CPA and Rezone - 1704 Nova Road (Ordinances 3060 & 3061))

AltKey: 4669825

Parcel ID: 424286020030

NISBETT PROPERTIES LLC

OLD KINGS RD, ORMOND BEACH, FL

Land Data

#	Land Use	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	0001-VAC PVD THRU .49 AC-FRONT FOOT					60	140	360	\$12,830

Total Land Value: \$12,830

AltKey: 4669825

Parcel ID: 424286020030

NISBETT PROPERTIES LLC

OLD KINGS RD, ORMOND BEACH, FL

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description and/or recorded and indexed with the Clerk of the Court. Follow this link to search all documents by owner's name.

Book/Page	Inst #	Sale Date	Deed Type	Q/U	V/I	Sale Price
8067 / 4318	2021142775	06/16/2021	WD-WARRANTY DEED	MULTI-PARCEL	Vacant	\$275,000
5635 / 1952	2005233286	08/18/2005	WD-WARRANTY DEED	UNQUALIFIED	Vacant	\$200,000
5635 / 1948	2005233285	08/15/2005	QC-QUIT CLAIM DEED	UNQUALIFIED	Vacant	\$100
5635 / 1945	2005233284	08/15/2005	QC-QUIT CLAIM DEED	UNQUALIFIED	Vacant	\$100
4487 / 0201	1999208589	10/15/1999	CT-CERTIFICATE OF TITLE	UNQUALIFIED	Vacant	\$1
4469 / 1979	1999172445	08/15/1999	CT-CERTIFICATE OF TITLE	UNQUALIFIED	Vacant	\$100
4291 / 3109	1998056714	02/15/1998	WD-WARRANTY DEED	UNQUALIFIED	Vacant	\$10,000
3811 / 1132	1993029392	03/15/1993	WD-WARRANTY DEED	UNQUALIFIED	Vacant	\$29,000
2459 / 0171		06/15/1983	WD-WARRANTY DEED	UNQUALIFIED	Vacant	\$75,000

AltKey: 4669825

Parcel ID: 424286020030

NISBETT PROPERTIES LLC

OLD KINGS RD, ORMOND BEACH, FL

Recent Neighborhood Sales

Alt Key	Address	City	Property Class	NBHD	Sale Date	Sale Price
3194462	1491 OLD KINGS RD	DAYTONA BEACH	0100-SINGLE FAMILY	2741	10/06/2022	\$180,000
3195698	1281 OLD KINGS RD	DAYTONA BEACH	0100-SINGLE FAMILY	2741	09/16/2022	\$128,000
3194446	1190 MANETTE CIR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	09/09/2022	\$217,000
3195604	1157 PALM VIEW DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	07/13/2022	\$255,000
5009564	1115 WOODSIDE DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	06/23/2022	\$295,000
3195183	1585 HAMMOCK DR	HOLLY HILL	0100-SINGLE FAMILY	2741	06/13/2022	\$210,000
5461386	1427 OLD KINGS RD	HOLLY HILL	0100-SINGLE FAMILY	2741	06/08/2022	\$265,000
3194446	1190 MANETTE CIR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	06/08/2022	\$105,000
3194489	1195 MANETTE CIR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	06/03/2022	\$199,900
3195655	1159 TROPICAL PARK DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	04/26/2022	\$220,000
3199367	1194 WOODSIDE DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	03/04/2022	\$250,000
3195671	1151 TROPICAL PARK DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	02/07/2022	\$196,000
3194322	1185 15TH ST	DAYTONA BEACH	0100-SINGLE FAMILY	2741	01/27/2022	\$270,000
3194951	1576 HAMMOCK DR	HOLLY HILL	0100-SINGLE FAMILY	2741	10/29/2021	\$255,000
3195566	1160 PALM VIEW DR	DAYTONA BEACH	0100-SINGLE FAMILY	2741	09/30/2021	\$175,000

AltKey: 4669825

Parcel ID: 424286020030

NISBETT PROPERTIES LLC

OLD KINGS RD, ORMOND BEACH, FL

Property Description

NOTE: This property description may be a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Volusia County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property descriptions found on this site.

LOT 3 BLK B AMENDED PLAT OF FLEMING PARK MB 26 PG 110 PER OR 4469 PGS
1979-1980 PER OR 5635 PG 1945 PER OR 5635 PG 1948 PER OR 5635 PG 1952 PER
OR 8067 PG 4318

Attachment: Applicant Submittal (2023-O-3060 : Holly Hill Storage CPA and Rezone - 1704 Nova Road (Ordinances 3060 & 3061))

Prepared by and return to:
William Akers, III
Attorney at Law
William Akers, III PA
120 East Granada Blvd.
Ormond Beach, FL 32176
386-672-0420
File Number: Nisbett 2021
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 16th day of June, 2021 between **Blue Palm Investments, LLC**, a Florida limited liability company whose post office address is **25 S. Sugarmill Lane, Flagler Beach, FL 32136**, grantor, and **Nisbett Properties LLC**, a Florida limited liability company whose post office address is **332 John Anderson, Ormond Beach, FL 32176**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witneseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Volusia County, Florida** to-wit:

See attached Exhibit A

Parcel Identification Number:

4240-04-34-0220	4242-86-02-0060
1412-86-02-0011	4242-86-02-0070
4242-86-02-0030	4242-86-03-0240
4242-86-02-0040	4242-86-03-0250
4242-86-02-0050	4242-86-03-0260

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2020**.

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

Signed, sealed and delivered in our presence:

Witness Name: John Booker

Witness Name: Ginger Adair

Witness Name: John Booker

Witness Name: Ginger Adair

Blue Palm Investments, LLC, a Florida limited liability company

By: David F. Konchan
David F. Konchan, Manager

By: Suzanne E. Konchan
Suzanne E. Konchan, Manager

State of Florida
County of Volusia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16th day of June, 2021 by David F. Konchan, Manager and Suzanne E. Konchan, Manager of Blue Palm Investments, LLC, a Florida limited liability company, on behalf of the company, who ☐ are personally known to me or ☒ have produced a driver's license as identification.

[Notary Seal]



Meghan Lindsey
Notary Public

Printed Name: Meghan Lindsey

My Commission Expires: 7/30/2021

Exhibit A

PARCEL 1:

Part of the North 1/2 of Lots 22 and 23, Block 34, Mary C. Fleming Subdivision of the Thomas Fitch Grant per Map Book 1, Page 1, Public Records of Volusia County, Florida, being more particularly described as follows: Commence at the Northwest corner of Lot 22, Block 34, Mary C. Fleming Subdivision of the Thomas Fitch Grant as per Map Book 1, Page 1, thence N 72 degrees 01 minutes 52 seconds E along the North line of said Lot 22, a distance of 190.00 feet to the Point of Beginning; thence continue N 72 degrees 01 minutes 52 seconds E along said North line of Lots 22 and 23, a distance of 470.00 feet to the Northeast corner of said Lot 23, thence S 17 degrees 57 minutes 09 seconds E along the East line of the North 1/2 of Lot 23, a distance of 329.24 feet to the Southeast corner of the North 1/2 of Lot 23; thence S 72 degrees 07 minutes 06 seconds W along the South line of the North 1/2 of said Lots 22 and 23, a distance of 470.00 feet; thence N 17 degrees 57 minutes 09 seconds W a distance of 139.14 feet; thence S 72 degrees 07 minutes 06 seconds W to the East right-of-way line of Old Kings Road a distance of 160.00 feet; thence N 17 degrees 57 minutes 09 seconds W along said East right-of-way line a distance of 120.00 feet; thence N 72 degrees 01 minutes 52 seconds E, a distance of 160.00 feet; thence N 17 degrees 57 minutes 09 seconds W, a distance of 69.14 feet to the Point of Beginning.

LESS AND EXCEPT THE FOLLOWING:

Part of the North one-half of Lot 22, Block 34, Mary C. Fleming Subdivision of the Thomas Fitch Grant, of record in Map Book 1, Page 1, Public Records of Volusia County, Florida, being more particularly described as follows: Commence at the Northwest corner of said Lot 22; thence North 72 degrees 01 minutes 52 seconds East along the North line of said Lot 22, a distance of 40.00 feet to a point in the East right-of-way easement line of Old Kings Road per Official Records Book 2881, Pages 1193 and 1194, Public Records of Volusia County, Florida; thence South 17 degrees 57 minutes 09 seconds East along said East line, a distance of 129.14 feet to the Point of Beginning; thence North 72 degrees 01 minutes 52 seconds East along the South line of the Northerly 129.14 feet of said Lot 22, a distance of 150.00 feet; thence South 17 degrees 57 minutes 09 seconds East, parallel with the East right-of-way easement line of said Old Kings Road, a distance of 60.24 feet; thence South 72 degrees 07 minutes 06 seconds West a distance of 150 feet to a point in the East right-of-way easement line of said Old Kings Road; thence North 17 degrees 57 minutes 09 seconds West along said East line, a distance of 60.02 feet to the Point of Beginning.

AND LESS AND EXCEPT:

The Southerly 60 feet of the Northerly 129.14 feet of the Westerly 190.00 feet of Lot 22, Block 34, Mary C. Fleming Subdivision of the Thomas Fitch Grant of record in Map Book 1, Page 1, Public Records of Volusia County, Florida, excepting therefrom the Westerly 40.00 feet thereof now a part of that right-of-way easement per Official Records Book 2881, Pages 1193 and 1194, Public Records of Volusia County, Florida.

Exhibit A

(Continued)

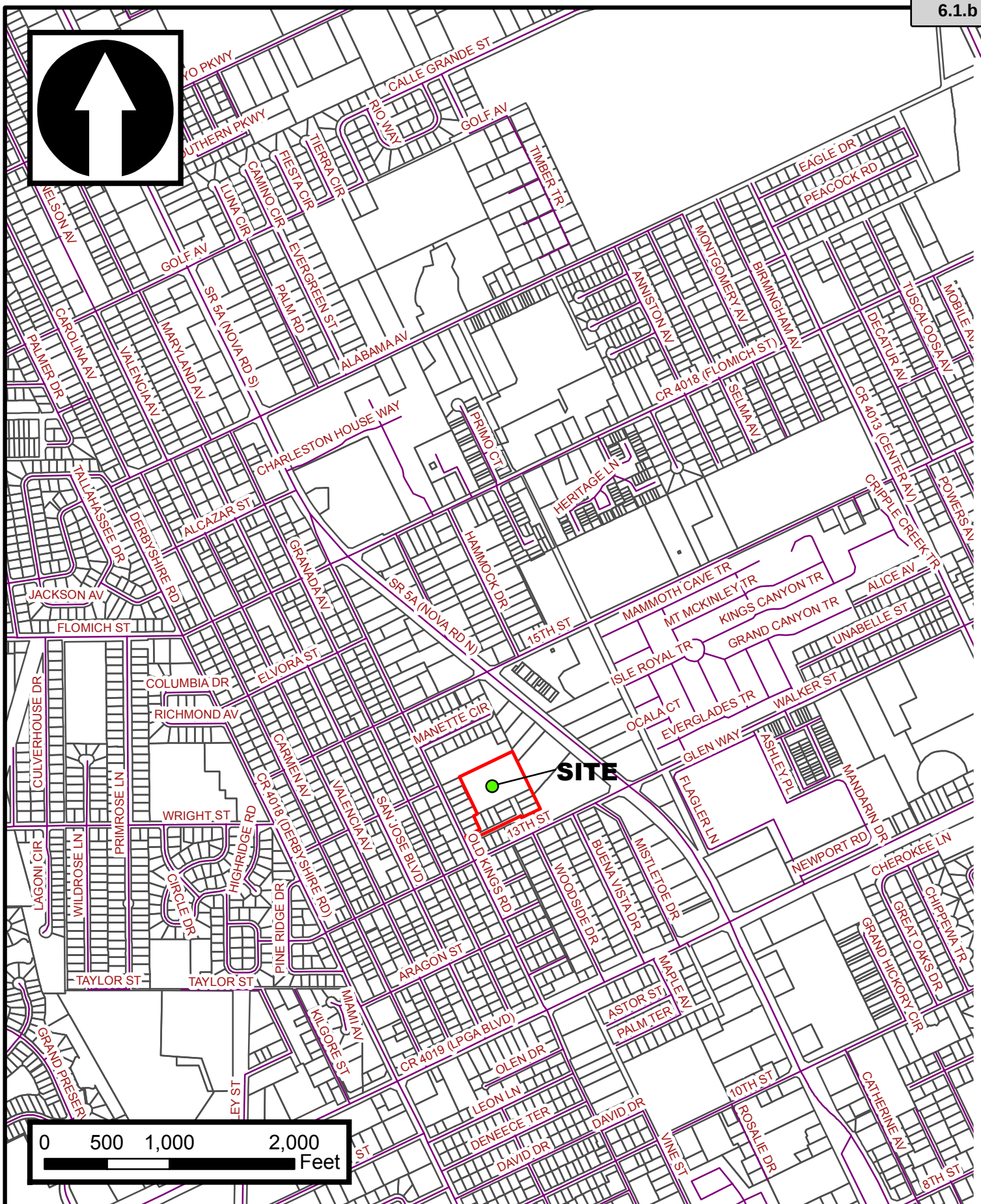
PARCEL 2:

Lot 1, except the North 50.22 feet, and all of Lots 3, 4, 5, 6 and 7, Block B, and Lots 24, 25 and 26, Block C, Amended Plan of Fleming Park, as recorded in Map Book 26, Page 110, Public Records of Volusia County, Florida.

Attachment: Applicant Submittal (2023-O-3060 : Holly Hill Storage CPA and Rezone - 1704 Nova Road (Ordinances 3060 & 3061))

EXHIBIT C
LOCATION MAP

Attachment: Applicant Submittal (2023-O-3060 : Holly Hill Storage CPA and Rezone - 1704 Nova Road (Ordinances 3060 & 3061))



Attachment: Applicant Submittal (2023-O-3060 : Holly Hill Storage CPA and Rezone - 1704 Nova Road (Ordinances 3060 & 3061))

 SITE BOUNDARY

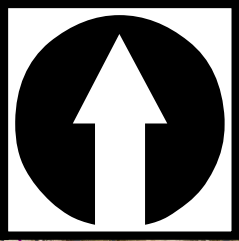
HOLLY HILL CPA LOCATION MAP

 **MARK DOWST & ASSOCIATES, INC.**
CIVIL ENGINEERS • LAND SURVEYORS • LAND PLANNERS
536 N. Halifax Ave., Suite # 100 Daytona Beach, FL 32114
Tel: 386/253-1222

Packet Pg. 130

EXHIBIT D
AERIAL MAP

Attachment: Applicant Submittal (2023-O-3060 : Holly Hill Storage CPA and Rezone - 1704 Nova Road (Ordinances 3060 & 3061))



Attachment: Applicant Submittal (2023-O-3060 : Holly Hill Storage CPA and Rezone - 1704 Nova Road (Ordinances 3060 & 3061))

Legend

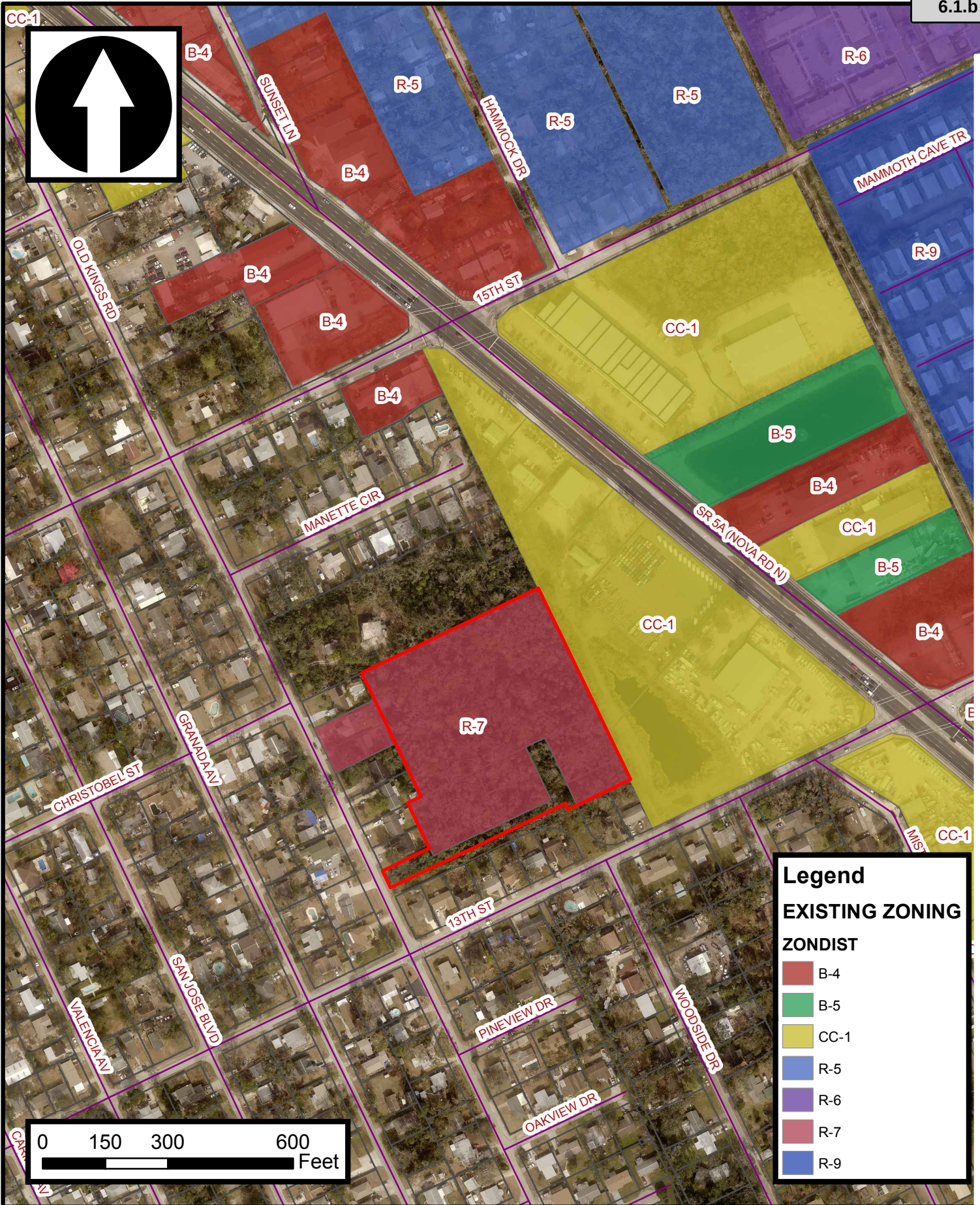
— SITE BOUNDARY

HOLLY HILL CPA AERIAL MAP

MARK DOWST & ASSOCIATES, INC.
CIVIL ENGINEERS • LAND SURVEYORS • LAND PLANNERS
536 N. Halifax Ave., Suite # 100 Daytona Beach, FL 32114

EXHIBIT E
EXISTING AND PROPOSED ZONING MAPS

Attachment: Applicant Submittal (2023-O-3060 : Holly Hill Storage CPA and Rezone - 1704 Nova Road (Ordinances 3060 & 3061))



Legend

EXISTING ZONING

ZONDIST

- B-4
- B-5
- CC-1
- R-5
- R-6
- R-7
- R-9

Attachment: Applicant Submittal (2023-O-3060 : Holly Hill Storage CPA and Rezone - 1704 Nova Road (Ordinances 3060 & 3061))

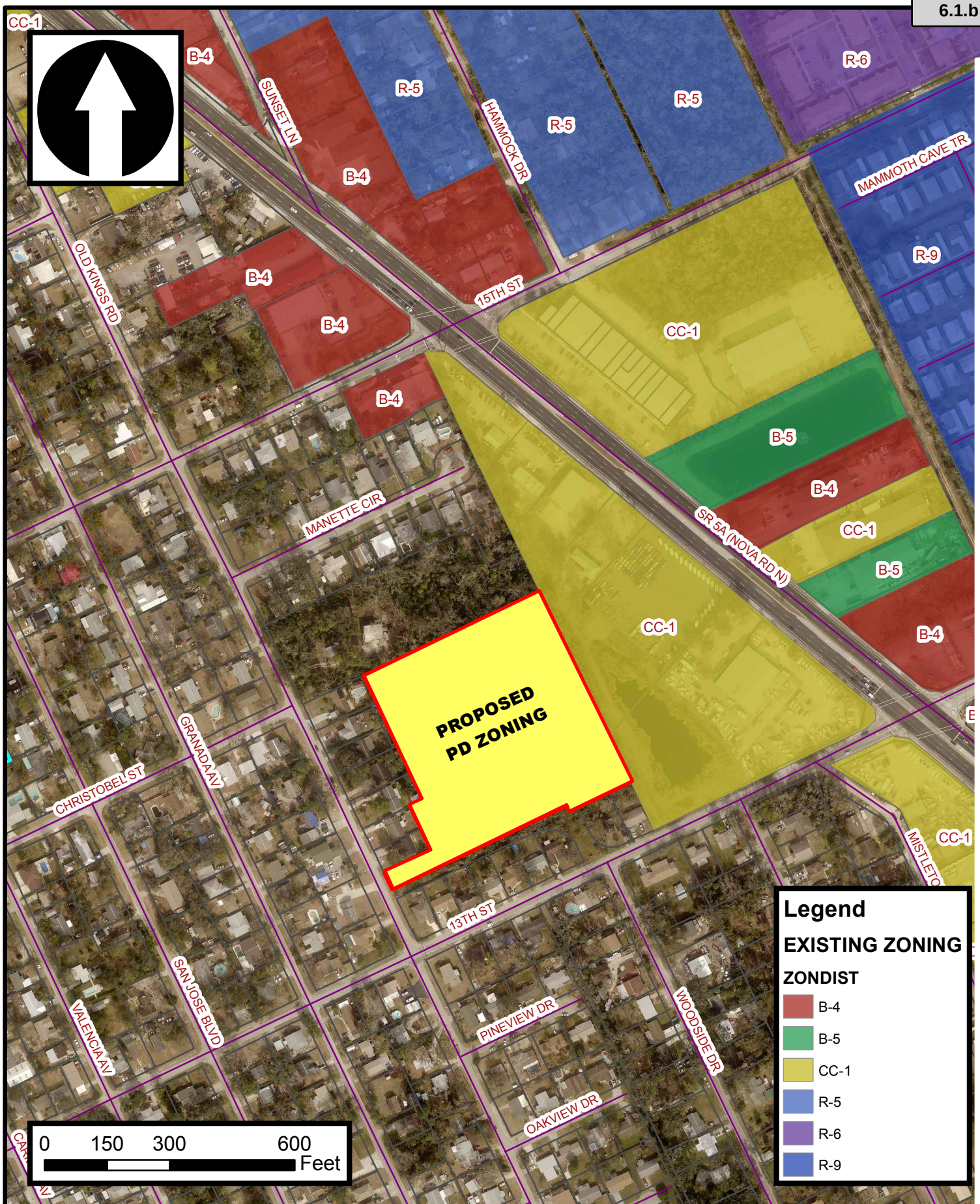
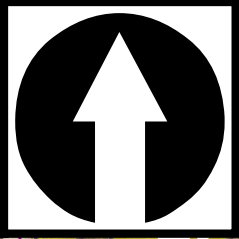
Legend

SITE BOUNDARY

HOLLY HILL CPA EXISTING ZONING MAP

MARK DOWST & ASSOCIATES, INC.
 CIVIL ENGINEERS • LAND SURVEYORS • LAND PLANNERS
 536 N. Halifax Ave., Suite # 100 Daytona Beach

CC-1



Attachment: Applicant Submittal (2023-O-3060 : Holly Hill Storage CPA and Rezone - 1704 Nova Road (Ordinances 3060 & 3061))

Legend

 SITE BOUNDARY

HOLLY HILL CPA PROPOSED ZONING MAP



7 MARK DOWST & ASSOCIATES, INC.,

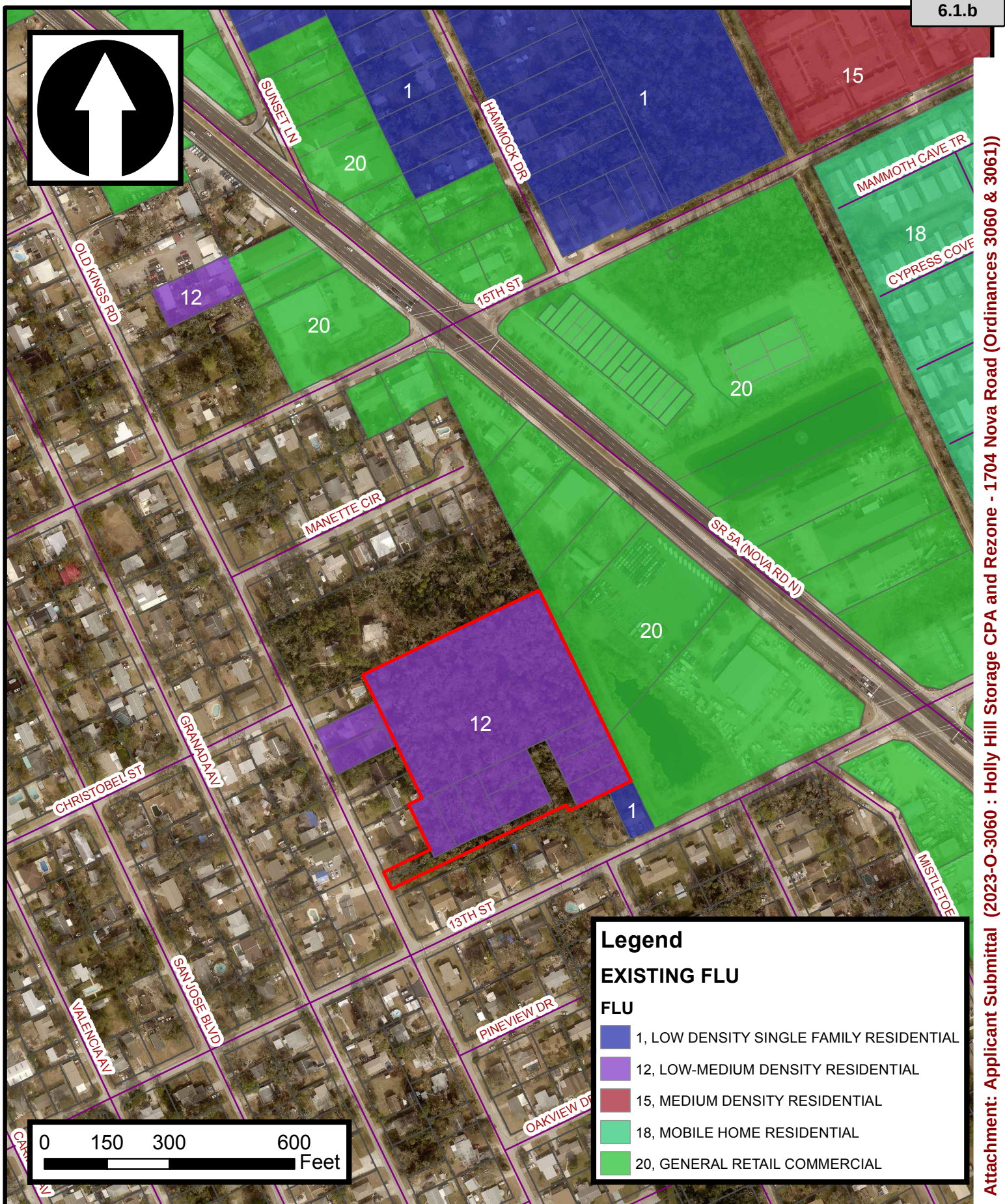
CIVIL ENGINEERS • LAND SURVEYORS • LAND PLANNERS

536 N. Halifax Ave., Suite # 100 Daytona Beach

Packet Pg. 135

EXHIBIT F
EXISTING FUTURE LAND USE MAP

Attachment: Applicant Submittal (2023-O-3060 : Holly Hill Storage CPA and Rezone - 1704 Nova Road (Ordinances 3060 & 3061))



Attachment: Applicant Submittal (2023-O-3060 : Holly Hill Storage CPA and Rezone - 1704 Nova Road (Ordinances 3060 & 3061))

Legend

 SITE BOUNDARY

EXHIBIT G
PROPOSED FUTURE LAND USE MAP

Attachment: Applicant Submittal (2023-O-3060 : Holly Hill Storage CPA and Rezone - 1704 Nova Road (Ordinances 3060 & 3061))

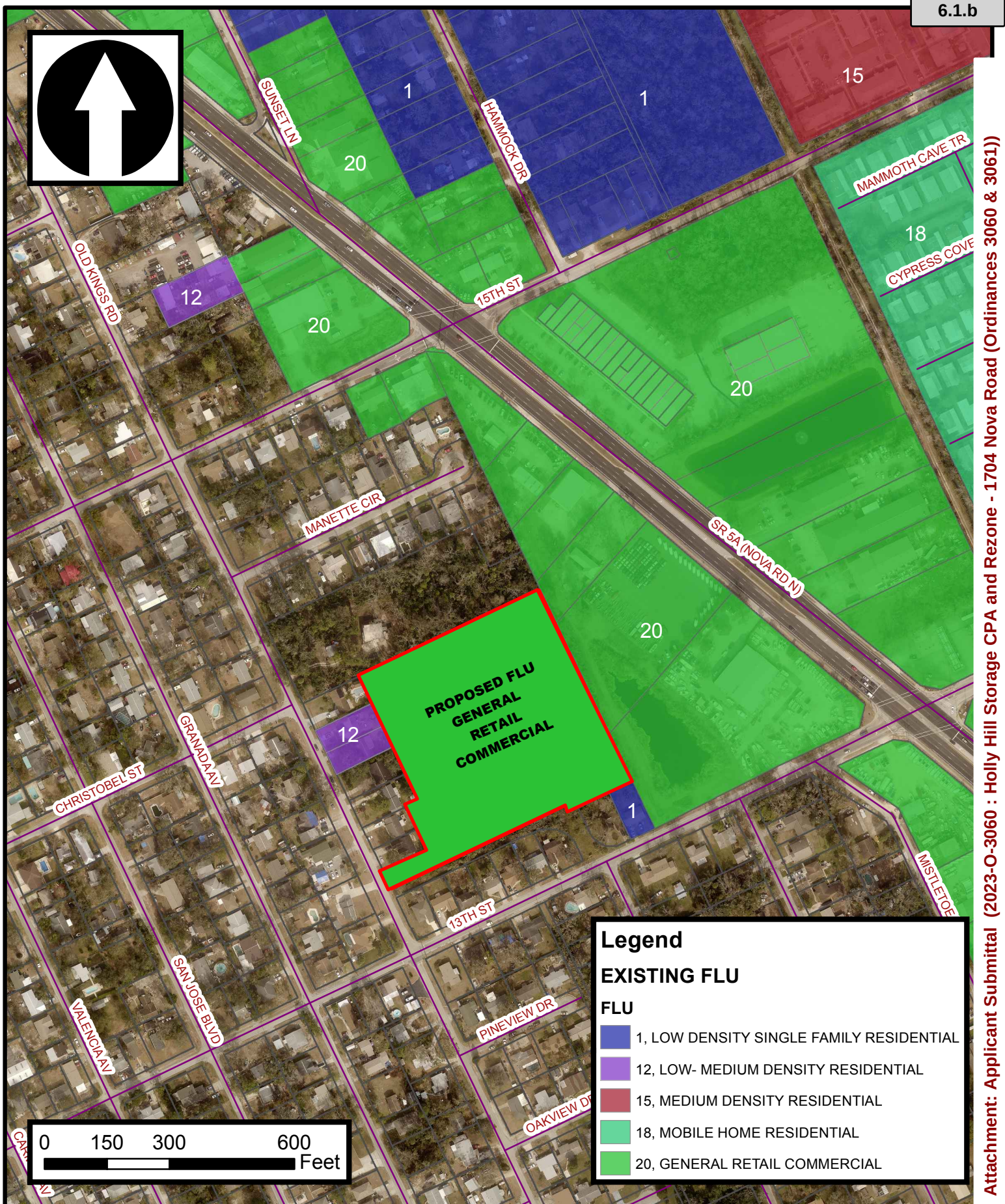


EXHIBIT H
TRANSPORTATION TECHNICAL MEMO AND PARKING ANALYSIS

Attachment: Applicant Submittal (2023-O-3060 : Holly Hill Storage CPA and Rezone - 1704 Nova Road (Ordinances 3060 & 3061))



Via email: (mikeadams@mcconst.com)

Ref: 5945.01

TECHNICAL MEMORANDUM

To: Mike Adams, Mike Carter Construction, Inc.

From: Matthew West, AICP

Subject: Holly Hill Storage – Comprehensive Plan Amendment (CPA)
Holly Hill, FL

Date: April 20, 2023

INTRODUCTION

LTG, Inc. (LTG) has been retained by Mike Carter Construction, Inc. (the CLIENT) to conduct traffic engineering and transportation planning services on behalf of the proposed future land use change for Holly Hill Storage (the PROJECT). The proposed future land use Comprehensive Plan Amendment (CPA) will change the future land use designation of a 5.65-acre property from Low Medium Density Residential to General Retail Commercial. The CLIENT has agreed to limit trip generation of the development program on the site to an equivalent of 700 storage units/boat RV parking spaces, which equates to 128 daily trips, 8 AM peak hour trips, and 12 PM peak hour trips. The proposed CPA is accompanied by a related rezoning application which is addressed in a separate technical memorandum. The subject property is located north of 13th Street and east of Old Kings Road in Holly Hill, Florida (the CITY). Figure 1 shows the location of the property in relation to the surrounding roadway network.

The methodology and procedures used in this analysis are consistent with the guidelines for the CITY, the Florida Department of Economic Opportunity (FDEO), and the Florida Department of Transportation (FDOT).

TRIP GENERATION FOR THE EXISTING VS PROPOSED FLU DESIGNATION

The trip generation was determined using the Institute of Transportation Engineers (ITE) document, Trip Generation Manual, 11th Edition. The total daily, AM peak hour, and PM peak hour trips for the existing and proposed future land use (FLU) designations are shown in Table 1.

First, the existing future land use designation, Low Medium Residential (LMR), was examined. Based on LMR, the maximum allowable density is ten (10) dwelling units per acre which would yield a maximum of 56 multifamily dwelling units. Multifamily Mid-Rise (ITE Land Use Code (LUC) 221) was utilized as the highest trip-generating use. As indicated in Table 1, the existing FLU would generate 221 daily, 13 AM peak hour, and 22 PM peak hour trips.

Next, the proposed General Retail Commercial designation was examined using a proposed trip cap equivalent of 700 personal storage units. Mini-warehouse (ITE LUC 151) was utilized as the highest trip-generating use that would be permitted as found in ITE. As indicated in Table 1, this development program would generate 128 daily, 8 AM peak hour, and 12 PM peak hour trips.

TECHNICAL MEMORANDUM

Mike Adams
April 19, 2023
Page 2

Table 1
Existing and Proposed FLU Trip Generation
Holly Hill Storage – CPA

	Time Period	Land Use	ITE LUC	Trip Rate Equation	Quantity (X)		Percent Entering	Percent Exiting	Trips Entering	Trips Exiting	Total Trips
Existing FLU	Daily	Multifamily Mid-Rise	221	$T = 4.77(X) - 46.46$	56	DU	50%	50%	110	111	221
	AM Peak Hour			$T = 0.44(X) - 11.61$			23%	77%	3	10	13
	PM Peak Hour			$T = 0.39(X) + 0.34$			61%	39%	13	9	22
	Time Period	Land Use	ITE LUC	Trip Rate Equation	Quantity (X)		Percent Entering	Percent Exiting	Trips Entering	Trips Exiting	Total Trips
Proposed FLU	Daily	Mini-Warehouse	151	$T = 18.86(X) - 4.09$	7.00	Storage Units	50%	50%	64	64	128
	AM Peak Hour			$T = 1.21(X)$			51%	49%	4	4	8
	PM Peak Hour			$T = 1.68(X)$			50%	50%	6	6	12

TRIP GENERATION DIFFERENCE BETWEEN EXISTING & PROPOSED FLU DESIGNATION

The trip difference between the existing FLU and the proposed FLU designations is determined by subtracting trips generated by the proposed designation from the trips generated by the existing designation. The results displayed in Table 2 show a potential trip reduction if the comprehensive plan amendment is approved.

Table 2
Difference in Trip Generation
Holly Hill Storage – CPA

	Daily	AM Peak Hour	PM Peak Hour
Existing FLU	221	13	22
Proposed FLU	128	8	12
Decrease	93	5	10

CONCLUSION

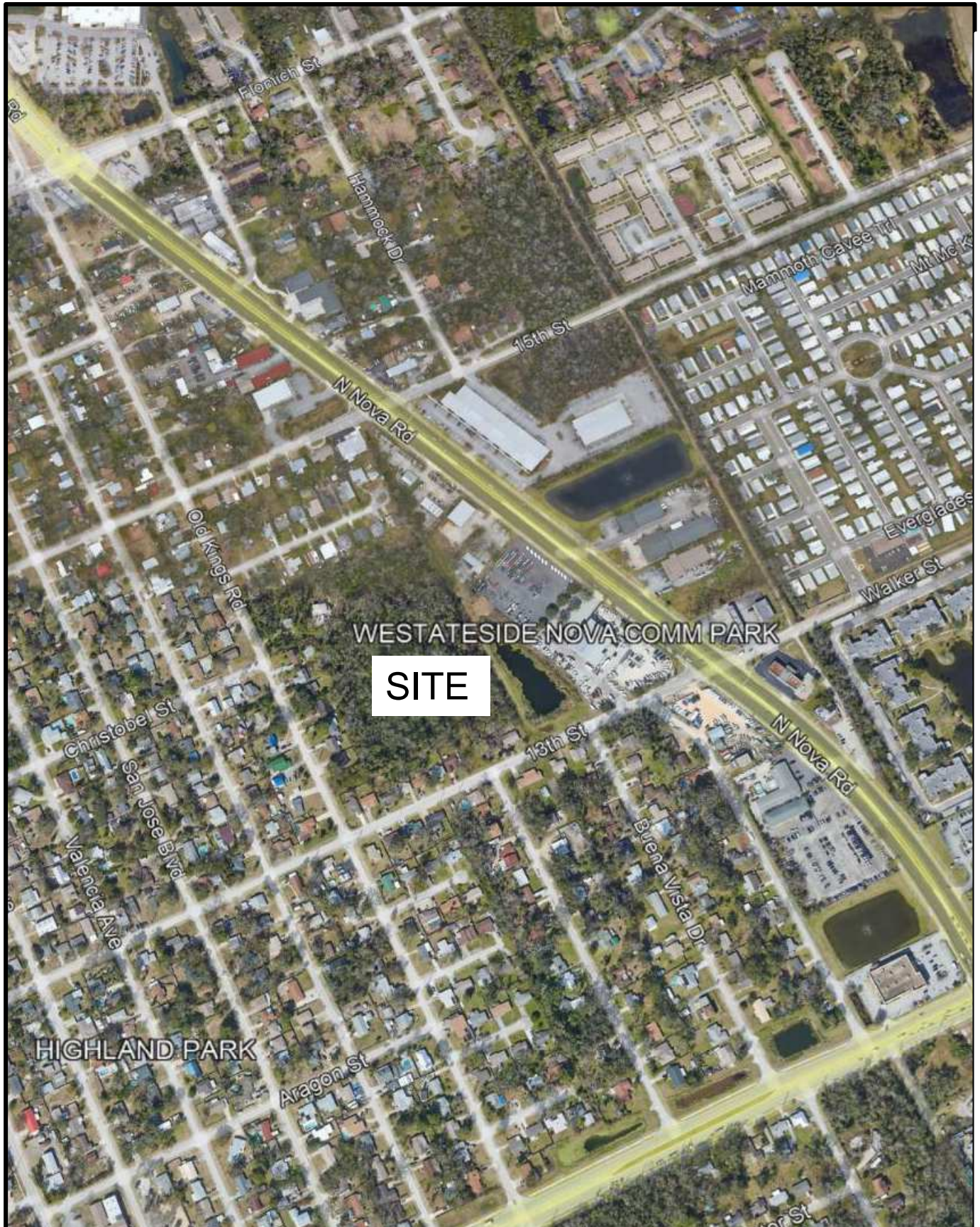
The study was conducted to evaluate the potential impact the proposed CPA would have on area roadways. Based on this analysis, there would be a net decrease in potential trip generation. Concurrency and any required mitigation to support a proposed development plan will be assessed in greater detail during the final development permitting process.

I affirm, by affixing my signature below, that the findings contained herein are, to my knowledge, accurate and truthful and were developed using current procedures standard to the practice of professional planning.

Name: Matthew West

Signature: _____

Date: April 20, 2023



Holly Hill Storage



NTS

Location Map

Project No.: 5945.01

Figure: 1



1450 West Granada Blvd., Suite 2 – Daytona Beach, Florida 32174
 Telephone: 386.257.2571 Fax: 386.257.6996 FB# 0009227

EXHIBIT I
EXISTING AND PROPOSED UTILITY GENERATION

Attachment: Applicant Submittal (2023-O-3060 : Holly Hill Storage CPA and Rezone - 1704 Nova Road (Ordinances 3060 & 3061))

Existing and Proposed Utility Generation

Utility Comparison

Water Demand

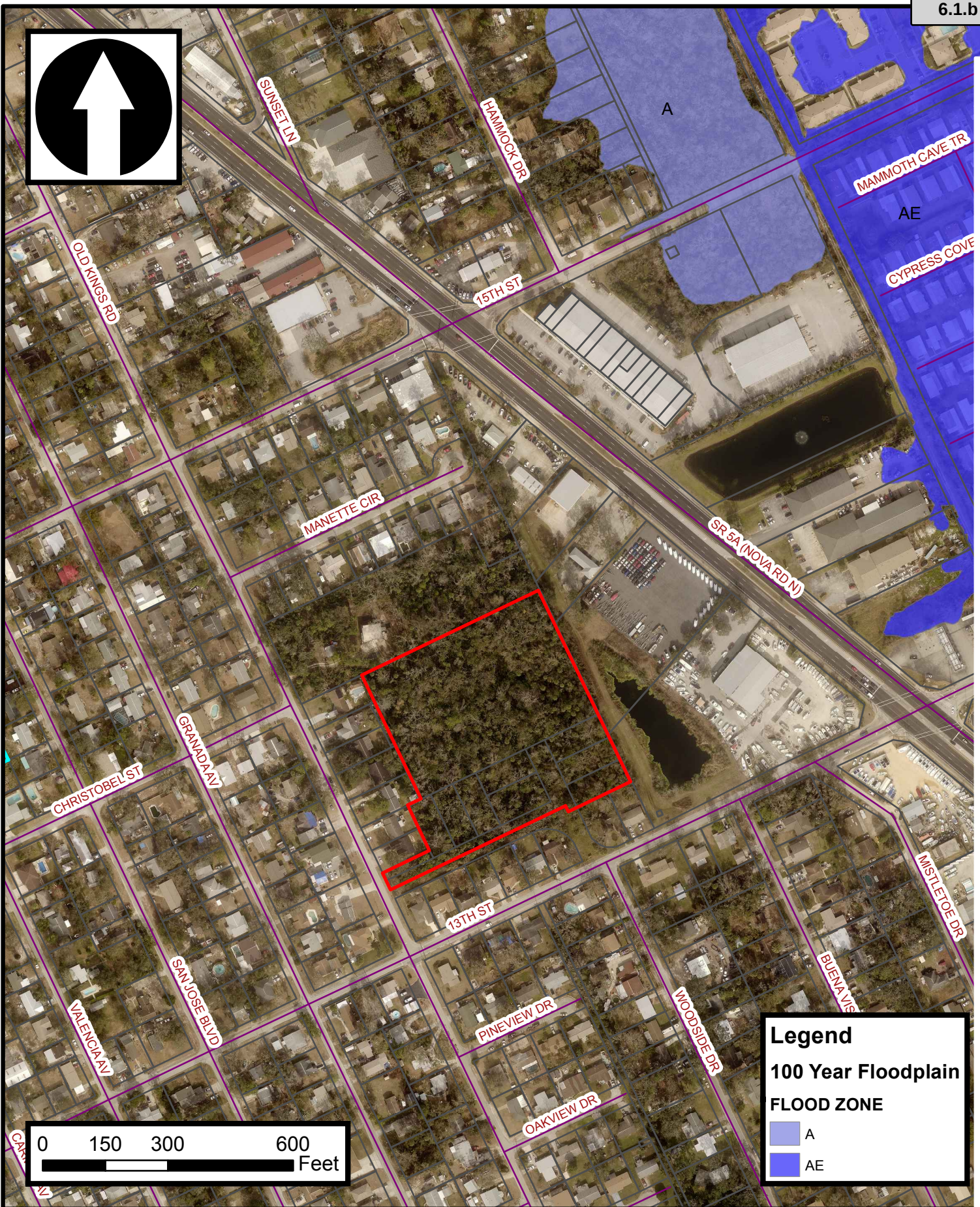
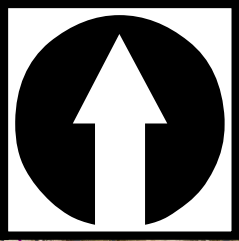
	Land Use	Quantity	Equavalent SF	Water Demand	Total
Existing FLU	Multi-Family Mid-Rise	56 DU	n/a	250 gpd/unit	14,000 gpd
Proposed FLU	Mini-Warehouse	700 storage units	140,000 SF	0.1 gpd/sf	14,000 gpd

Sewer Demand

	Land Use	Quantity	Equavalent SF	Water Demand	Total
Existing FLU	Multi-Family Mid-Rise	56 DU	n/a	250 gpd/unit	14,000 gpd
Proposed FLU	Mini-Warehouse	700 storage units	140,000 SF	0.1 gpd/sf	14,000 gpd

EXHIBIT J
FLOOD MAP

Attachment: Applicant Submittal (2023-O-3060 : Holly Hill Storage CPA and Rezone - 1704 Nova Road (Ordinances 3060 & 3061))



0 150 300 600 Feet

Legend

100 Year Floodplain

FLOOD ZONE

- A
- AE

Legend

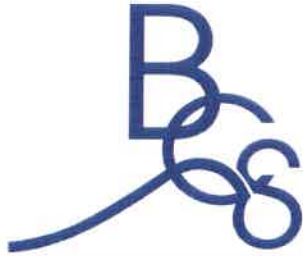
SITE BOUNDARY

HOLLY HILL CPA FLOOD MAP

MARK DOWST & ASSOCIATES, INC.
CIVIL ENGINEERS • LAND SURVEYORS • LAND PLANNERS
536 N. Halifax Ave., Suite # 100 Daytona Beach

EXHIBIT K
ENVIRONMENTAL ANALYSIS

Attachment: Applicant Submittal (2023-O-3060 : Holly Hill Storage CPA and Rezone - 1704 Nova Road (Ordinances 3060 & 3061))



BIOLOGICAL CONSULTING SERVICES, INC.

ENDANGERED AND THREATENED SPECIES SURVEY REPORT

for

HOLLY HILL SELF STORAGE

For Submittal to:

**City of Holly Hill
1065 S. Ridgewood Avenue
Holly Hill, Florida 32117**

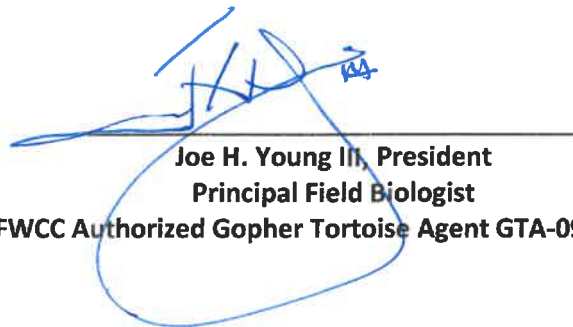
Prepared for:

**Braintree Properties, LLC
901 W. Wall Street, Suite 106
Grapevine, Texas 76057**

Prepared by:

**Biological Consulting Services, Inc.
208 Rush Street
New Smyrna Beach, Florida 32168**

April 2023



**Joe H. Young III, President
Principal Field Biologist
FFWCC Authorized Gopher Tortoise Agent GTA-09-00127H**

Attachment: Applicant Submittal (2023-O-3060 : Holly Hill Storage CPA and Rezone - 1704 Nova Road (Ordinances 3060 & 3061))

INDEX

1.0	SITE LOCATION AND DESCRIPTION.....	1
2.0	SITE TOPOGRAPHY.....	1
2.1	Site Location Map.....	2
2.2	USGS Quadrangle Excerpt Exhibit	3
2.3	Aerial Exhibit	4
3.0	SOIL SURVEY	5
3.1	NRCS Soil Map Excerpt Exhibit.....	7
4.0	FLORIDA LAND COVER CLASSIFICATION SYSTEM	8
4.1	Vegetative Communities	8
4.2	FLCCS Map.....	9
5.0	POTENTIAL ENDANGERED AND THREATENED SPECIES DISTRIBUTION	10
5.1	Protected Species Distribution Chart	11
6.0	ENDANGERED AND THREATENED SPECIES	14
6.1	Mammals	14
6.2	Birds.....	14
6.3	Amphibians and Reptiles	15
6.4	Invertebrates.....	15
6.5	Fish	15
6.6	Plants	15
7.0	PROCESS OF REVIEW.....	16
7.1	Review Areas Map.....	17
8.0	CONCLUSIONS AND RECOMMENDATIONS	18
9.0	REGULATIONS AND ENFORCEMENT OF “TAKING” OF GOPHER TORTOISE BY DEVELOPMENT ACTIVITIES UNDER EXISTING RULES OF THE FLORIDA GAME AND FRESH WATER FISH COMMISSION	19
10.0	REFERENCES	20
11.0	APPENDIX.....	21
11.1	Photographs.....	22

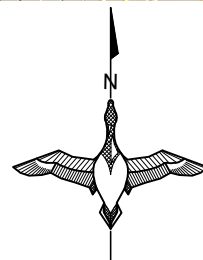
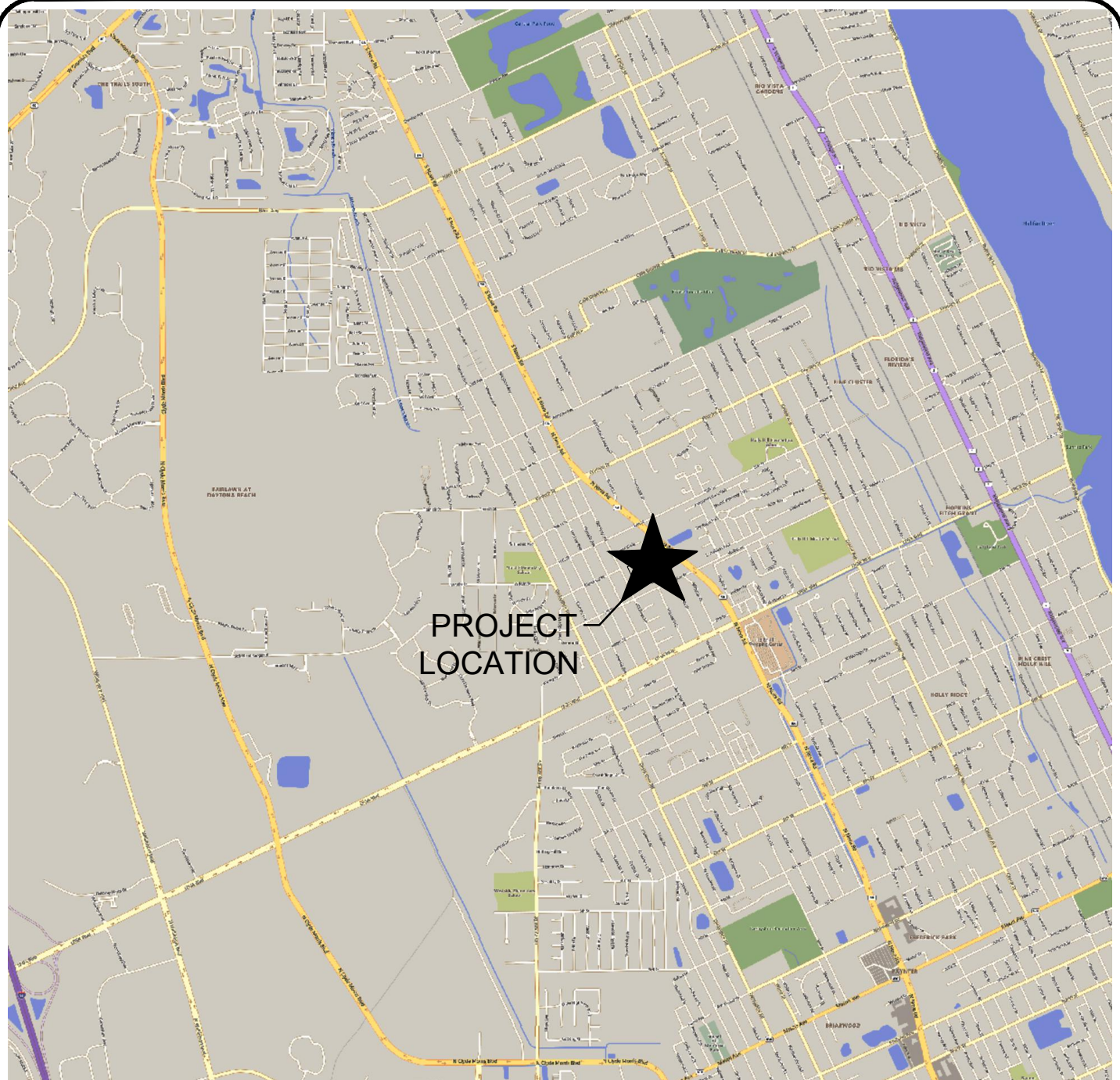
1.0 SITE LOCATION AND DESCRIPTION

The Holly Hill Self Storage Site is in Section 42, Township 14 South, Range 32 East, in Holly Hill, Volusia County, Florida. The site is 5.64± acres in size and situated east of Old Kings Road, north of 13th Street and west of Nova Road.

2.0 SITE TOPOGRAPHY

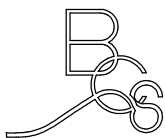
The site topography is characterized as being generally flat with elevations from the 20' contour in the uplands down to the 14' contour in the wetlands, based on survey information provided by Mark Dowst & Associates, Inc.

Pedestrian field surveys were conducted on February 9, 14, and 16, and March 9, 2023, to determine the potential occurrence of state and federally listed threatened and endangered species, to identify vegetative communities that occur on the property, and review the physical features (soils and topography). Plant communities were subsequently mapped and community types were classified utilizing the Florida Land Cover Classification System (FLCCS) (FWC, September 2018).



SCALE: 1" = 3000'

0 750' 1500' 3000'



BIOLOGICAL CONSULTING SERVICES, INC.

Joe H. Young III

Estuarine Field Biologist
208 Rush Street
New Smyrna Beach, FL 32168
386-423-3402
biocon@bellsouth.net

drawn

LC

date

04/06/23

scale

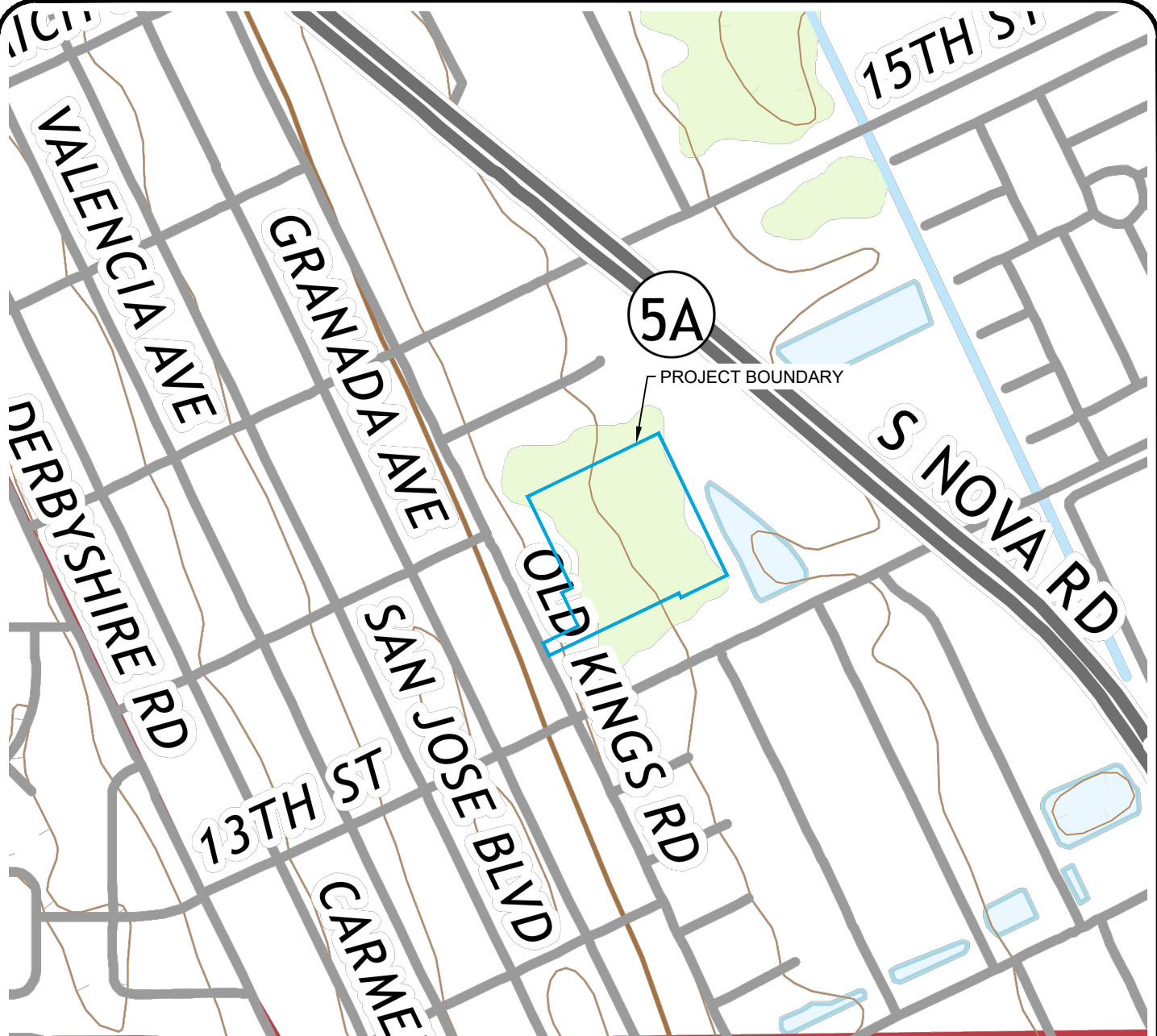
1" = 3000'

job no.

23-01013

LOCATION MAP

HOLLY HILL SELF STORAGE

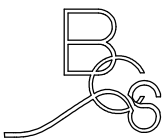


MAP ADAPTED FROM
DIGITAL QUAD MAP
DAYTONA BEACH, FL
2021

SCALE MAY
VARY SLIGHTLY

PROJECT LOCATED IN
SEC. 42 TWP. 14 S. RNG 32 E.
APPROXIMATE CENTER OF SITE
LAT. 29° 14' 31.488" N.,
LONG. 81° 3' 47.3754" W

SITE AREA = 5.64 ± ACRES



Joe H. Young III

Estuarine Field Biologist
208 Rush Street
New Smyrna Beach, FL 32168
386-423-3402
biocon@bellsouth.net

BIOLOGICAL CONSULTING SERVICES, INC.

drawn

LC

date

04/06/23

scale

1" = 500'

job no.

23-01013

QUADRANGLE MAP

HOLLY HILL SELF STORAGE



Drawn	LC	-
Date	04/06/23	
Scale (size B)	1"= 80'	HOLLY HILL SELF STORAGE
Job no.	23-01013	

**Joe H. Young III**
Estuarine Field Biologist
208 Rush Street
New Smyrna Beach, FL 32168
386-423-3402
biocon@bellsouth.net

BIOLOGICAL CONSULTING SERVICES, INC.

3.0 SOIL SURVEY

The Natural Resources Conservation Service Web Soil Survey (websoilsurvey.nrcs.usda.gov) indicates that the following soil types are found on this site. Normally vegetation within these soil types indicates hydric (*wetland*) or non-hydric (*non-wetland*) characteristics.

- 26 Holopaw Sand
- 36 Myakka Variant Fine Sand
- 44 Paola-Urban Land Complex

The soil survey is fairly accurate in the typing of soils; however, boundaries of the soils are sometimes poorly indicative of site conditions. Please review the soil map excerpt exhibit for soil type boundaries and the chart below for soil type/vegetation correlation for this site.

Upland Soils	Wetland Soils
39 – Myakka Variant Fine Sand	26 – Holopaw Sand
44 – Paola-Urban Land Complex	

Holopaw sand soil (26) is characterized as nearly level, poorly drained soil with a seasonal high water table at or near the surface. The water table is within 10 inches of the soil surface for 2 to 6 months in most years. Permeability is rapid in the surface layer and moderate in the subsoil. The soil type has a “Less Suited” rating for gopher tortoise burrowing. This soil type has characteristics that may limit establishment, maintenance, or use of the site by gopher tortoise. Colonization and population densities may be below average or restricted in the area due to the limiting factors even though all other species habitat requirements are met. **Category: Hydric**

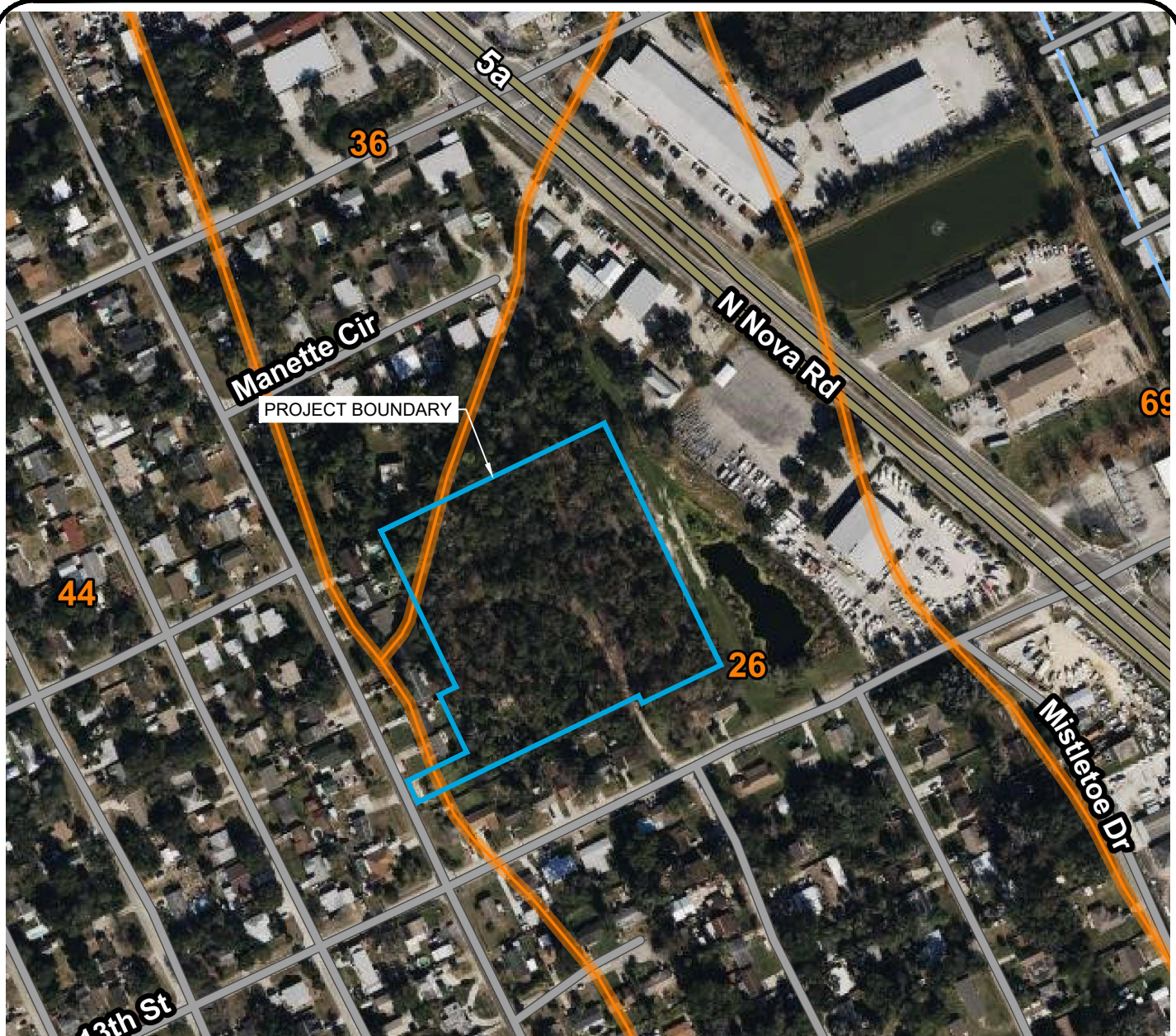
Myakka Variant fine sand soil (36) is a nearly level, poorly drained sandy soil on swells in flatwoods and in slightly higher areas in hardwood hammocks near the coast. Under natural conditions the water table fluctuates to within 10 inches of the surface during the rainy season. Permeability is rapid in the surface layer and the substratum and moderate in the subsoil. The soil type has a “Less Suited” rating for gopher tortoise burrowing. This soil type has characteristics that may limit establishment, maintenance, or use of the site by gopher tortoises. Colonization and population densities may be below average or restricted in the area due to the limiting factors even though all the other species habitat requirements are met. **Category: Non-hydric**

Paola - Urban land complex, 0 - 8% slopes soil (44) consists of nearly level Paola soil that has been used for urban development. The water table is more than 72 inches below the soils surface. The soil type has a “Highly Suited” rating for gopher tortoise burrowing. This soil type has no restrictions for use and is favorable for burrowing by gopher tortoises. Colonization and population densities may be above average if other habitat factors are not limiting. **Category: Non-hydric**

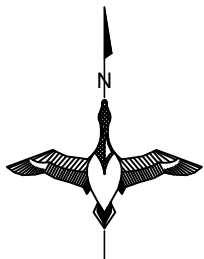
There is one (1) hydric soil mapped on this site, Holopaw Sand (26). The other soils types either indicated upland characteristics, or field review verified upland species were the dominant vegetation indicating non-hydric conditions. The soils mapping may be inaccurate for a portion of the project area that is mapped as having hydric soils, as the field review verified non-hydric soils in some areas.

The depth to water table attribute and Gopher Tortoise Burrowing Suitability of the soils were analyzed using the Natural Resource Conservation Service Web Soil Survey for this site (www.websoilsurvey.usda.nrcs.gov). The depth to water table is defined as the distance below grade that the saturated zone of the soil can be found within a specific soil type. The chart below lists the existing soils on site, the corresponding depth to water table and gopher tortoise burrowing suitability rating.

SOILS ON SITE	DEPTH TO WATER TABLE	GOPHER TORTOISE BURROWING SUITABILITY
26 – Holopaw Sand	25 cm (0' 10")	Less Suited
36 – Myakka Variant Fine Sand	31 cm (1' 0")	Less Suited
44 – Paola-Urban Land Complex	>200 cm (6' 7")	Highly Suited



SOIL MAP - VOLUSIA COUNTY



SCALE: 1" = 300'



SOIL TYPE ON SITE:

26 Holopaw sand - hydric
 36 Myakka variant fine sand - non-hydric
 44 Paola-Urban land complex, 0 to 8 % slopes - non-hydric

AREA:

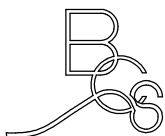
5.38 Ac. (234,159 SF)
 0.21 Ac. (9,132 SF)
 0.06 Ac. (2,443 SF)

DEPTH TO WATER TABLE:

25 CM
 31 CM
 >200 CM

NOTES:

1 - SOILS MAPPING ADAPTED FROM INFORMATION FOUND ON THE NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY.
 (websoilsurvey.nrcs.usda.gov)



Joe H. Young III

Estuarine Field Biologist
 208 Rush Street
 New Smyrna Beach, FL 32168
 386-423-3402
 biocon@bellsouth.net

BIOLOGICAL CONSULTING SERVICES, INC.

drawn

LC

date

04/06/23

scale

1" = 300'

job no.

23-01013

SOILS MAP

HOLLY HILL SELF STORAGE

4.0 FLORIDA LAND COVER CLASSIFICATION SYSTEM

The vegetative communities and land uses found within the project boundary were field verified, and the site was mapped utilizing the Florida Land Cover Classification System (FWC, September 2018). Two (2) land cover types were identified in and around the project area. These cover types are listed below:

- 1120 Mesic Hammock
- 2233 Mixed Wetland Hardwoods

4.1 VEGETATIVE COMMUNITIES

The land use and cover classes mapped for the project area and a description of the vegetative communities encountered on the site with the dominant vegetative cover are listed below:

1120 - Mesic Hammock: Flatland with sand/organic soil; mesic; primarily central peninsula; occasional or rare fire; live oak, cabbage palm, southern magnolia, pignut hickory, saw palmetto. (FNAI) This classification is for the upland area observed on site.

2233 - Mixed Wetland Hardwoods: Wetland hardwood communities which are composed of a large variety of hardwood species tolerant of hydric conditions yet exhibit an ill-defined mixture of species. (FLUCCS) This classification is for the wetland areas observed on site.

FLORIDA LAND COVER CLASSIFICATION
SYSTEM (F.L.C.C.S.)

1120 - MESIC HAMMOCK
2233 - MIXED WETLAND HARDWOODS

4.45 Ac. (193,845 SF)
1.19 Ac. (51,990 SF)

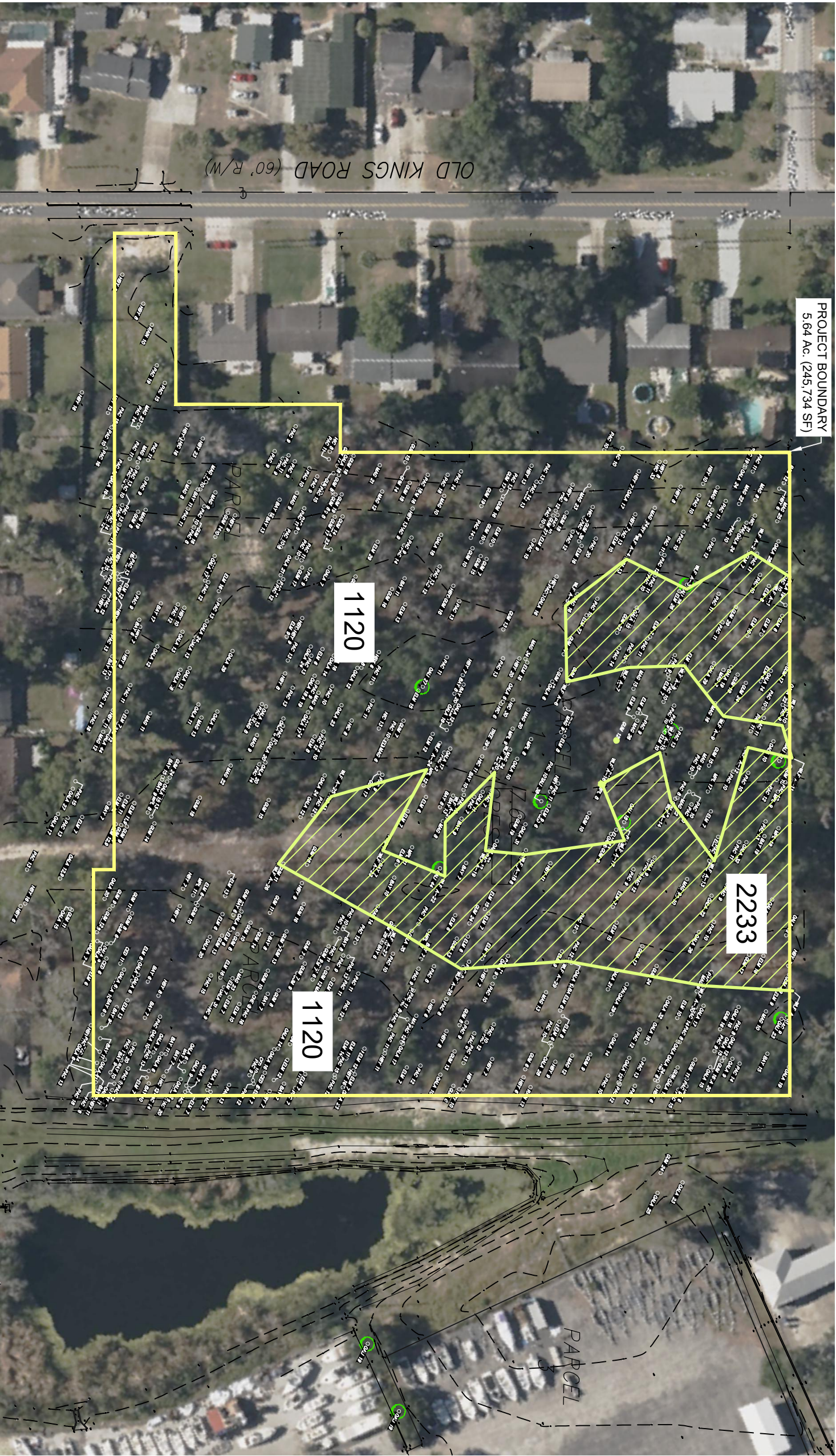
SITE ACREAGE BREAKDOWN

WETLANDS ON SITE
1.19 Ac. (51,990 SF)

UPLANDS ON SITE
4.45 Ac. (193,845 SF)

TOTAL SITE AREA: 5.64 Ac. (245,734 SF)

NOTES:
1 - BOUNDARY AND SURVEY INFORMATION ADAPTED FROM AUTOCAD
FILES PRODUCED BY MARK DOWST & ASSOCIATES INC



F.L.C.C.S. MAP

01013-01

LC

03/27/23

1"= 60'

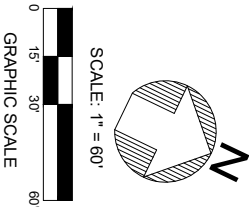
23-01013

HOLLY HILL SELF
STORAGE

Joe H. Young III

Estuarine Field Biologist
208 Rush Street
New Smyrna Beach, FL 32168
386-423-3402
biocon@bellsouth.net

BIOLOGICAL CONSULTING SERVICES, INC.



5.0 POTENTIAL ENDANGERED AND THREATENED SPECIES DISTRIBUTION

Site reviews were conducted on February 9, 14, and 16, and March 9, 2023, by BCS, Inc. staff to determine the potential occurrence of endangered and threatened species listed by the Florida Fish and Wildlife Conservation Commission (FFWCC) and the U.S. Fish and Wildlife Service (USFWS). The vegetative composition on site consists of Mesic Hammock (FLCCS 1120) and Mixed Wetland Hardwoods (FLCCS 2233) communities. Major emphasis was given to the protected species that might inhabit these vegetative cover types.

A list of species with the potential for occurrence on-site (and directly adjacent to the site) which are afforded protection by the Florida Fish and Wildlife Conservation Commission (FFWCC) and the U.S. Fish and Wildlife Service (USFWS) was compiled prior to the protected species survey, based on a literature review of geographic range and preferred habitat. The protected species distribution chart contains the designated status of protected wildlife species with the potential for occurrence on this project.

5.1 VOLUSIA COUNTY PROTECTED SPECIES DISTRIBUTION CHART

The following protected species could potentially utilize the site:

COMMON NAME	SCIENTIFIC NAME	STATUS	POTENTIAL OF OCCURANCE
MAMMALS			
Florida Black Bear	<i>Ursus americanus floridanus</i>	delisted	Minor habitat available not observed on site
Florida Panther	<i>Felis concolor coryi</i>	FE	Minor habitat available not observed on site
BIRDS			
Bald Eagle	<i>Haliaeetus leucocephalus</i>	delisted	Minor habitat available not observed on site
Southeastern American Kestrel	<i>Falco sparverius paulus</i>	ST	Minor habitat available not observed on site
Tricolored Heron	<i>Egretta tricolor</i>	ST	Minor habitat available not observed on site
Wood Stork	<i>Mycteria americana</i>	FT	Minor habitat available not observed on site
AMPHIBIANS & REPTILES			
American Alligator	<i>Alligator mississippiensis</i>	FT (S/A)	Minor habitat available not observed on site
Eastern Indigo Snake	<i>Drymarchon corais couperi</i>	FT	Minor habitat available not observed on site
Gopher Tortoise	<i>Gopherus polyphemus</i>	ST	No habitat observed on site
PLANTS			
American chaffseed	<i>Schwalbea americana</i>	E	Minor habitat available not observed on site
Angle-pod	<i>Matelea gonocarpus</i>	T	Minor habitat available not observed on site
Auricled spleenwort	<i>Asplenium erosum</i>	E	Minor habitat available not observed on site
Bird's nest spleenwort	<i>Asplenium serratum</i>	E	Minor habitat available not observed on site
Brittle maidenhair fern	<i>Adiantum tenerum</i>	E	Minor habitat available not observed on site
Celestial lily	<i>Nemastylis floridana</i>	E	Minor habitat available not observed on site
Chapman's sedge	<i>Carex chapmannii</i>	T	Minor habitat available not observed on site
Cinnamon Fern	<i>Osmunda cinnamomea</i>	CE	Minor habitat available not observed on site
Common wild pine	<i>Tillandsia fasciculata</i>	E	Minor habitat available not observed on site
Coontie (all native species)	<i>Zamia spp.</i>	CE	Minor habitat available not observed on site

COMMON NAME	SCIENTIFIC NAME	STATUS	POTENTIAL OF OCCURRENCE
PLANTS			
Dwarf spleenwort	<i>Asplenium pumilum</i>	E	Minor habitat available not observed on site
Florida butterfly orchid	<i>Encyclia tampensis</i>	CE	Minor habitat available not observed on site
Florida mountain-mint	<i>Pycnanthemum floridanum</i>	T	Minor habitat available not observed on site
Godfrey's sandwort	<i>Minuartia godfreyi</i>	E	Minor habitat available not observed on site
Great wild pine	<i>Tillandsia utriculata</i>	E	Minor habitat available not observed on site
Green-fly orchid	<i>Epidendrum conopseum</i>	CE	Minor habitat available not observed on site
Hand Fern	<i>Ophioglossum palmatum</i>	E	Minor habitat available not observed on site
Hartwrightia	<i>Hartwrightia floridana</i>	T	Minor habitat available not observed on site
Hooded pitcherplant	<i>Sarracenia minor</i>	T	Minor habitat available not observed on site
Indian plantain	<i>Arnoglossum diversifolium</i>	T	Minor habitat available not observed on site
Indian pumpkin (Okeechobee gourd)	<i>Cucurbita okeechobeensis</i>	E	Minor habitat available not observed on site
Leafless beaked orchid	<i>Stenorrhynchos lanceolatus</i> (<i>Spiranthes lanceolata</i>)	T	Minor habitat available not observed on site
Low pepperomia	<i>Peperomia humilis</i>	E	Minor habitat available not observed on site
Naked wood	<i>Myrcianthes fragrans</i>	T	Minor habitat available not observed on site
Needle Palm	<i>Rhapidophyllum hystrix</i>	CE	Minor habitat available not observed on site
Nodding club-moss	<i>Lycopodium cernuum</i> (<i>Lycopodiella cernua</i>)	CE	Minor habitat available not observed on site
Pigmy-pipes	<i>Monotropis oderata</i>	E	Minor habitat available not observed on site
Plume polypody	<i>Pecluma plumula</i>	E	Minor habitat available not observed on site
Rainlily	<i>Zephyranthes atamasca</i>	T	Minor habitat available not observed on site
Rose pogonia	<i>Pogonia ophioglossoides</i>	T	Minor habitat available not observed on site
Royal fern	<i>Osmunda regalis</i>	CE	Minor habitat available not observed on site
Simpson zephyr lily	<i>Zephyranthes simpsonii</i>	T	Minor habitat available not observed on site
Snowy orchid	<i>Platanthera nivea</i> (<i>Habenaria nivea</i>)	T	Minor habitat available not observed on site

COMMON NAME	SCIENTIFIC NAME	STATUS	POTENTIAL OF OCCURRENCE
PLANTS			
Southern tubercled orchid	<i>Platanthera flava</i>	T	Minor habitat available not observed on site
Swamp plume polypody	<i>Pecluma ptilodon</i>	E	Minor habitat available not observed on site
Tampa vervain	<i>Verbena tampensis</i> (<i>Glandularia tampensis</i>)	E	Minor habitat available not observed on site
Widespread polypody	<i>Pecluma dispersa</i>	E	Minor habitat available not observed on site
Yellow fringed orchid	<i>Platanthera ciliaris</i>	T	Minor habitat available not observed on site
Yellow star anise	<i>Illicium parviflorum</i>	E	Minor habitat available not observed on site

LEGAL STATUS LEGEND

STATE AND FEDERAL STATUS (FAUNA ONLY)

CODE	DEFINITION
FE	Federally-designated Endangered
FT	Federally-designated Threatened
FXN	Federally-designated Threatened Nonessential Experimental Population
FT(S/A)	Federally-designated Threatened species due to similarity of appearance
ST	State-designated Threatened
SSC	State-designated Species of Special Concern

FDA STATUS (FLORA ONLY)

CODE	DEFINITION
E	Endangered
T	Threatened
CE	Commercially Exploited

6.0 ENDANGERED AND THREATENED SPECIES

6.1 Mammals

The endangered **Florida Panther** (*Felis concolor coryi*) is found in a wide variety of habitat types, but requires a large range and substantial food source to survive. This site may offer food sources but is close to development so may be out of the range for the panther. The **Florida Black Bear** (*Ursus americanus floridanus*) is known to inhabit community types that occur on-site, but they require a large range to support the necessary food supply. Given the amount of development and activity in the area, the potential for utilization is moderately low for both of these species.

Neither of these species nor any signs of their utilization were observed during the site reviews.

6.2 Birds

There are a moderate number of birds that could potentially utilize the habitats available on site. The upland communities could provide foraging habitat for the **Bald Eagle** (*Haliaeetus leucocephalus*), and the threatened **Southeastern American Kestrel** (*Falco sparverius paulus*).

The wetland communities on site could provide foraging habitat for the threatened **Tricolored Heron** (*Egretta tricolor*), and the threatened **Wood Stork** (*Mycteria americana*).

The Bald eagle is no longer listed or protected under the Endangered and Threatened Species Act of 1973 and was removed from the Florida's Endangered and Threatened Species List. However, Bald Eagles and Bald Eagle nests are protected by state (68A-16.002, F.A.C.) and federal laws (Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act). Known bald eagle nesting territories within the state of Florida were surveyed by the Florida Fish and Wildlife Conservation Commission (FWC) during the 2016 nesting season. Nest locations were determined with the use of aircraft-based Global Positioning System (GPS) units. A review of the FWC mapping for documented bald eagle nests and a review of the Audubon Florida EagleWatch mapping of non-documented nests revealed that there are no Eagle nests located within 660' of the project site. Additionally, no eagle nest was observed during the reviews of the site.

A review of the U.S. Fish and Wildlife Service Wood Stork Nesting Colonies and Core Foraging Areas Data (2008-2019) revealed that the project site does not contain a documented nesting Wood Stork colony and falls outside of documented Wood Stork Core Foraging Areas.

No protected birds or signs of their utilization of the site were observed on site.

6.3 Amphibians and Reptiles

Some of the site could potentially provide habitat for the threatened **Gopher Tortoise** (*Gopherus polyphemus*). The site was reviewed extensively through the transect methodology outlined in the Florida Fish and Wildlife Conservation Commission (FWWCC) Gopher Tortoise Permitting Guidelines (April 2008, Revised July 2020). Per the Guidelines, a burrow survey covering a minimum of 15% of the potential gopher tortoise habitat to be impacted by development activities (including staging areas for heavy equipment) is required in order to apply for a relocation permit.

No gopher tortoise burrows were found throughout the property. There is no suitable gopher tortoise habitat on site.

The threatened **Eastern Indigo Snake** (*Drymarchon corais couperi*) is found in a variety of habitats throughout Florida and is also known to inhabit Gopher Tortoise burrows. The wetlands on site could provide habitat for the threatened **American Alligator** (*Alligator mississippiensis*).

No state or federally listed amphibians or reptiles or signs of their utilization were noted on the during the site reviews.

6.4 Invertebrates

Very few invertebrates are listed by the State of Florida as Endangered or Threatened, and of the species listed, none occur within the habitat found on this project site.

6.5 Fish

No protected fish species were observed on the site in the area of proposed impact due to the lack of their specific habitat type.

6.6 Plants

The vegetative communities on site could provide habitat for a number of protected plants. This plant listing can be found in the Protected Species Distribution List. According to Section 581.185 (8), Florida Statutes, certain exemptions apply to the clearing and removal of protected plant species on lands that will be utilized for silvicultural or agricultural uses, fire control measures, or required mining assessment work. The clearing or removal of regulated plants from canals, ditches, survey lines, building sites or roads or other right-of-ways by the landowner or his or her agent is also exempt on privately owned lands. On utility areas, the clearing of land by a public agency or a publicly or privately owned utility when acting in the performance of its obligation to provide a service to the public is also exempt. Listed plant species found on this site (if any) fall under one of the exemptions listed above and may be removed if needed.

7.0 PROCESS OF REVIEW

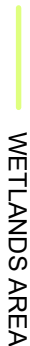
Literature research utilizing the previously listed references was conducted to determine potential species distribution. Utilization of aerials, soils maps, and topographical surveys (USGS quadrangle) were combined to assess the physical parameters of the site for habitat evaluation. The site was reviewed by pedestrian field surveys on February 9, 14, and 16, and March 9, 2023, for the purpose of reviewing all aspects of the project and observations were made in reference to the potential presence of protected species.

The site was reviewed extensively through the transect review methodology outlined in the Florida Fish and Wildlife Conservation Commission (FFWCC) Gopher Tortoise Permitting Guidelines (April 2008, Revised July 2020). Per the Guidelines, a burrow survey covering a minimum of 15% of the potential gopher tortoise habitat to be impacted by development activities (including staging areas for heavy equipment) is required in order to apply for a relocation permit. This project site has no areas of suitable gopher tortoise habitat, and this was field verified during the site reviews. The method of evaluation for all potential species was accomplished by pedestrian observation.

LEGEND



REVIEW AREAS
TOTAL: 5.23 Ac. (227,987 SF)



WETLANDS AREA

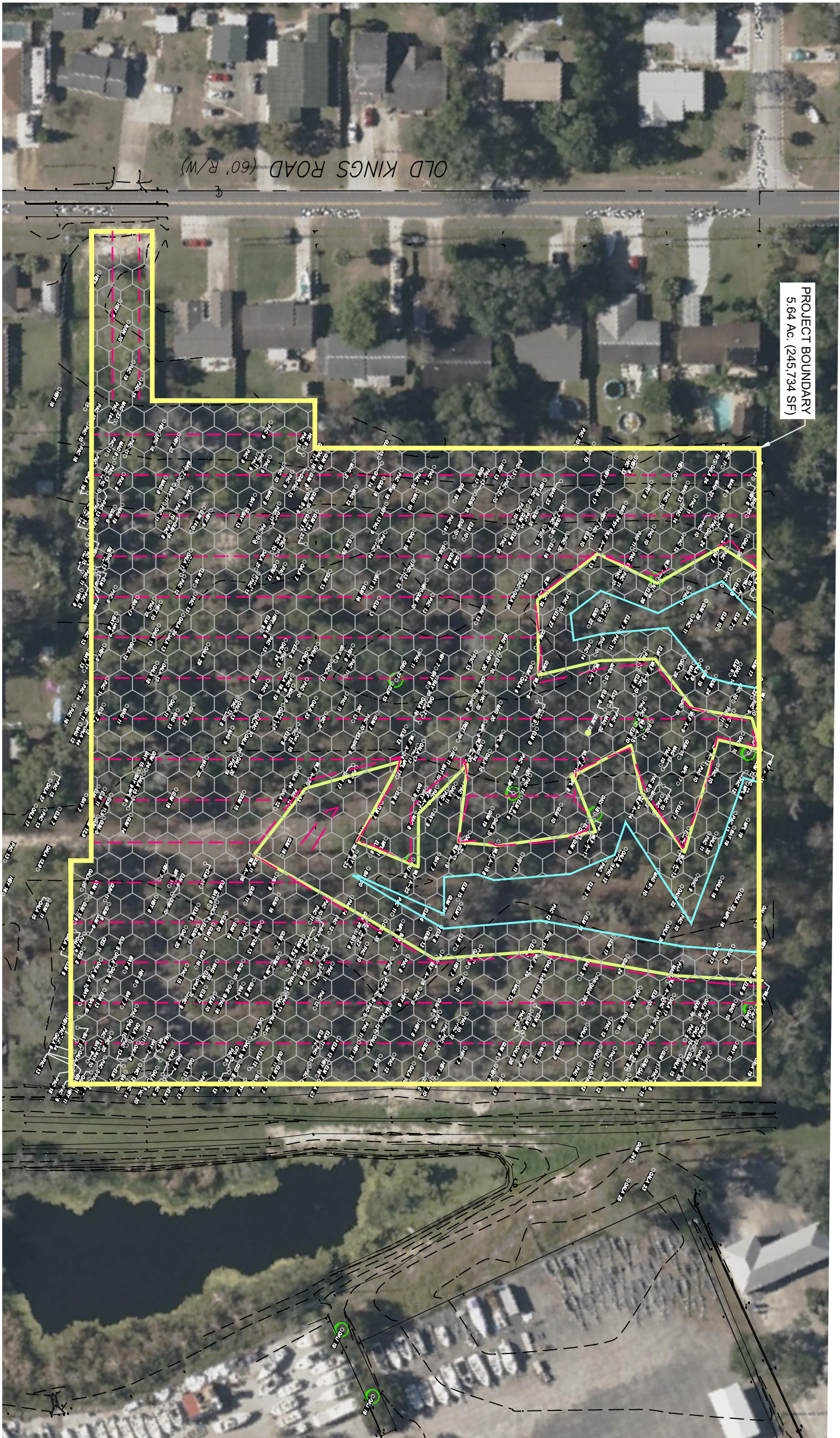


TRANSECT LINE

TOTAL PROJECT AREA: 5.64 Ac. (245,734 SF)

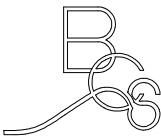
NOTES:

- 1 - BOUNDARY ADAPTED FROM AUTOCAD FILES PROVIDED BY MARK DOWST & ASSOCIATES INC
- 2- AERIAL IMAGERY OBTAINED FROM BING MAPS



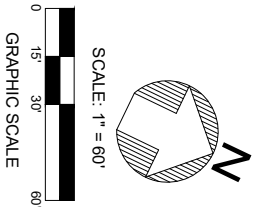
drawing name REVIEW AREAS MAP	
revised	drawing no. 01013-01

drawn LC	HOLLY HILL SELF STORAGE
date 04/06/23	
scale (size B) 1"= 60'	
job no. 23-01013	



Joe H. Young III
Estuarine Field Biologist
208 Rush Street
New Smyrna Beach, FL 32168
386-423-3402
biocon@bellsouth.net

BIOLOGICAL CONSULTING SERVICES, INC.



8.0 CONCLUSIONS AND RECOMMENDATIONS

In conclusion, a transect review for endangered and threatened species and a transect gopher tortoise burrow survey was conducted on the site. Emphasis was given for presence of the gopher tortoise burrows and any potential burrow occupants. There is no potentially suitable gopher tortoise habitat on site and no gopher tortoise burrows or other protected species or signs of utilization were observed on site during the review.

The results of the most recent transect burrow survey conducted on March 9, 2023, by FFWCC Authorized Gopher Tortoise Agents Joe H. Young III (GTA-09-00127H) and Matthew Marconi (GTA-20-00075A), are valid for 90 days, due to the mobility of the species and per the FFWCC requirement that gopher tortoise surveys be conducted no more than 90 days prior to submittal of an application for gopher tortoise relocation. However, the potential for gopher tortoise utilization of the site is low due to the dense canopy cover, high water table, amount of development and lack of donor population in the surrounding area.

Biological Consulting Services has one FFWCC Authorized Gopher Tortoise Agent on staff, Joe H. Young III (GTA-09-00127H), who is authorized to conduct gopher tortoise burrow surveys, gopher tortoise relocation permitting and gopher tortoise relocations.

No impacts are expected to occur to the other listed faunal species included in the protected species distribution chart (located within Section 5.1 of this report). While habitat is available on site for these species, no individuals or signs of their utilization were observed on site.

9.0 REGULATIONS AND ENFORCEMENT OF TAKING OF GOPHER TORTOISE BY DEVELOPMENT ACTIVITIES UNDER EXISTING RULES OF THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION

The gopher tortoise (*Gopherus polyphemus*) is declared to be State-designated Threatened Species per Chapter 68A-27.003 Florida Endangered and Threatened Species List; Prohibitions.

Subparagraph 68A-27.003 (2)(f)5 F.A.C. states:

The gopher tortoise shall be afforded the protective provisions specified in this subparagraph. No person shall take, attempt to take, pursue, hunt, harass, capture, possess, sell or transport any gopher tortoise or parts thereof or their eggs, or molest, damage, or destroy gopher tortoise burrows, except as authorized by Commission permit or when complying with the Gopher Tortoise Management Plan effective September 2012 herein incorporated by reference (<http://www.flrules.org/Gateway/reference.asp?No=Ref-12192>). A gopher tortoise burrow is a tunnel with a cross-section that closely approximates the shape of a gopher tortoise. Permits will be issued based upon whether issuance would further goals and objectives of the Management Plan and the Gopher Tortoise Permitting Guidelines effective July 2020, herein incorporated by reference (<http://www.flrules.org/Gateway/reference.asp?No=Ref-12193>).

There are four available options to address the presence of gopher tortoises on lands slated for development:

1. Avoid developing in the area occupied by tortoises;
2. Develop as to avoid gopher tortoise burrows by avoiding concentrations of burrows altogether and/or staying at least 25 feet from entrances of individual burrows, provided that such activities do not harm gopher tortoise or violate rules protecting gopher tortoises;
3. Relocate tortoises on-site (permit required); or
4. Relocate tortoises off-site (permit required).

10.0 REFERENCES

1. Florida's Endangered Species, Threatened Species, and Species of Special Concern, Updated June 2021, Florida Game and Fresh Water Fish Commission
2. 26 Ecological Communities of Florida, Soil Conservation Service
3. Web Soil Survey, United States Department of Agriculture, National Resources Conservation Service, <http://websoilsurvey.nrcs.usda.gov>
4. Ecology and Habitat Protection Needs of Gopher Tortoise Populations, James Cox, et al., December 1987.
5. Rare and Endangered Biota of Florida, Volume I., Mammals, Edited by Stephen R. Humphrey, Ray E. Ashton, Jr., SERIES EDITOR
6. Rare and Endangered Biota of Florida, III., Amphibians and Reptiles, Edited by Paul E. Moler, Ray E Ashton, Jr., SERIES EDITOR
7. Rare and Endangered Biota of Florida, Volume IV, Invertebrates, Edited by Mark Deyrup and Richard Franz, Ray E. Ashton, Jr., SERIES EDITOR
8. Rare and Endangered Biota of Florida, Volume V, Birds, Edited by James A. Rodgers, Jr., Herbert W. Kale II and Henry T. Smith, Ray E. Ashton, Jr., SERIES EDITOR
9. Rare and Endangered Biota of Florida, Volume Five, Plants, Edited by Daniel B. Ward, Peter C.H. Pritchard, SERIES EDITOR
10. Ecology and Development-Related Habitat Requirements of the Florida Scrub Jay, John W. Fitzpatrick, Glen E. Woolfender, Mark T. Kopeny.
11. Florida Land Cover Classification System, Florida Fish and Wildlife Conservation Commission, September 2018.
12. County Distribution and Habitats of Rare and Endangered Species in Florida, Florida Natural Areas Inventory, March 1997.
13. Notes on Florida's Endangered and Threatened Plants, Florida Department of Agriculture and Consumer Services, Division of Plant Industry, Nancy Coile and Mark A. Garland, 2003.
14. Gopher Tortoise Permitting Guidelines, Florida Fish and Wildlife Conservation Commission, April 2008 (Revised July 2020).
15. Atlas of Florida Vascular Plants, University of South Florida, Institute for Systemic Botany, <http://www.plantatlas.usf.edu>.

APPENDIX

Attachment: Applicant Submittal (2023-O-3060 : Holly Hill Storage CPA and Rezone - 1704 Nova Road (Ordinances 3060 & 3061))



The photo above shows the edge of the wetland area.



The photo above shows the typical upland area on site with maintained groundcover.



The photo above shows the edge of the wetlands.



The photo above shows the edge of the wetlands.

LIST OF PARCELS INCLUDED

4242-0M-00-0020	4242-04-34-0220	4242-86-03-0260	4242-86-03-0250
4242-86-03-0240	4242-86-02-0070	4242-86-02-0060	4242-86-02-0050
4242-86-02-0040	4242-86-02-0030	4242-26-02-0011	

11-2022

Exhibit to Ordinance No. _____

DEVELOPMENT AGREEMENT for the project known as Nova Road Storage Planned Unit Development (PUD) located along Nova Road in Holly Hill, Florida (hereinafter referred to as the “Subject Property”).

THIS DEVELOPMENT AGREEMENT (hereinafter referred to as the “Agreement”) is entered into and made as of the ____ day of _____, 2023, by and between the CITY OF HOLLY HILL, a Florida municipal corporation, with a mailing address of 1065 Ridgewood Ave. Holly Hill, FL 32117 (hereinafter referred to as the “City”), and NISBETT PROPERTIES, LLC (hereinafter referred to as the “Owner” or “Owner/Developer”) with a mailing address of 332 John Anderson Drive, Ormond Beach, FL 32176.

W I T N E S S E T H

WHEREAS, the Owner warrants that it holds legal title to the lands located in Volusia County, Florida, and within the corporate limits of the City of Holly Hill, said lands being more particularly described in **Exhibit “A”**, Legal Description for the Subject Property, attached hereto and by this reference made a part hereof; and that the holders of any and all liens and encumbrances affecting such property will subordinate their interests to this Agreement; and

WHEREAS, the Owner/Developer has clear title of the Subject Property or the Developer is currently under contract to purchase the Subject Property and intends to develop such property; and

WHEREAS the Owner/Developer or Developer desires to facilitate the orderly development of the Subject Property in compliance with the laws and regulations of the City and of other governmental authorities, and the Owner/Developer desires to ensure that its development is compatible with other properties in the area and planned traffic patterns; and

WHEREAS the development permitted or proposed under this Development Agreement is consistent with the City’s Comprehensive Plan, concurrency management system, and all land development regulations; and

WHEREAS it is the purpose of this Agreement to clearly set forth the understanding and agreement of the parties concerning the matters contained herein; and

WHEREAS the Owner/Developer has sought the City's approval to develop the Subject Property, and the City approved **Ordinance No. _____**, through rezoning the Subject Property to a form of Planned Unit Development (PUD), as defined under the City’s Land Development Code; and

11-2022

WHEREAS, the PUD shall consist of this Agreement as the Written Development Agreement of the PUD, and a Preliminary Plan aka the Preliminary Development Plan, attached hereto as **Exhibit, “B”**, subject to the covenants, restrictions, and easements offered by the Owner/Developer and contained herein, (hereinafter the “Master Development Plan”). Where more detailed criteria for City required submittals exceed the criteria required for a Master Development Plan, the more detailed criteria apply.

NOW THEREFORE, in consideration of the mutual covenants and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. **Recitals and Definitions.** The recitals herein contained are true and correct and are incorporated herein by reference. All capitalized terms not otherwise defined herein shall be as defined or described in the City’s Land Development Code as it may be amended from time to time, unless otherwise indicated.

2. **Title Opinion/Certification.** The Developer will provide to the City, in advance of the City’s execution and recordation of this Agreement, a title opinion from a licensed attorney in the state of Florida, or a certification by an abstractor or title company authorized to do business in the state of Florida, verifying marketable title to the Subject Property to be in the name of the Owner/Developer and any and all liens, mortgages, and other encumbrances that are either satisfied or not satisfied or released of record.

3. **Subordination/Joinder.** Unless otherwise agreed to by the City and if applicable, all liens, mortgages, and other encumbrances that are not satisfied or released of record, must be subordinated to the terms of this Agreement or the Lienholder join in this Agreement. It shall be the responsibility of the Owner/Developer to promptly obtain the said subordination or joinder, in a form and substance that is acceptable to the City Attorney, prior to the execution and recordation of this Agreement.

4. **Duration.** The duration of this Agreement is binding and runs with the land in perpetuity, unless amended.

5. **Development of the Subject Property.** Development of the Subject Property shall be subject to performance standards listed in this Agreement. Where a land use listed below differs from a defined use in the City of Holly Hill’s Code of Ordinances, the use listed in this Agreement shall prevail.

A. **Permitted principal uses** allowable on the Subject Property within the Eastern Portion and Western Portion, as illustrated on Exhibit B:

1. Eastern Portion: Abutting Nova Road on Parcel # 4242-0M-00-0020 aka 1704 Nova Road: Three story, indoor, climate-controlled storage facility – approximately 119,000

11-2022

square feet of total building area, as shown on the Preliminary Development/Site Plan.

2. Western Portion: Covered and uncovered RV and Boat storage on Parcel now known as 4242-04-34-0220, as shown on the Preliminary Development/Site Plan.

A. Prohibited principal uses, if any:

1. Unless a use is specifically stated as permitted, it is prohibited.

B. Proposed minimum floor area ratio: 2.0

C. Impervious surface is not to exceed 80% of the gross square footage for the Subject Property.

D. Minimum open space shall be 20% of the subject property.

E. Minimum landscaping and buffer-yard requirements are as shown and stated on the Preliminary Plan and as follows: Minimum perimeter landscape buffer of five (5') feet.

F. Minimum lot size area (in acreage or square footage): 10,000 sq. ft.

G. Minimum lot width (in feet): 100 ft.

H. Minimum yard setbacks:

1. Front yard: 15 ft. (Nova Road)
2. Side yard: 10 ft.
3. Rear yard: 15 ft.

I. Maximum building height (in feet): 45'

J. Minimum parking standards are as shown and stated on the Preliminary Plan for Eastern portion.

K. Lighting shall not exceed .5-foot candles at the property line.

M. Phases: The project shall consist of 2 phases. Phases are shown on the Preliminary Development/Site Plan and described as follows:

1. Phase 1: 3 story, indoor, climate-controlled storage facility.
2. Phase 2: Covered and uncovered RV and Boat storage.

Phase 1 (3 story, indoor, climate-controlled storage facility) shall be complete and obtain a Certificate of Occupancy prior to Phase 2 being approved and permitted for use. Under no circumstances, including Force Majeure, "acts of God," or any other unforeseen events, shall Phase 2 be approved and permitted to operate, prior to Phase 1 being complete and receiving

11-2022

a Certificate of Occupancy. The Phase 1 and Phase 2 improvements may be constructed concurrently at Owner's discretion.

- L.** Architectural controls and development on the Subject Property shall follow a common architectural theme as listed in this Agreement by harmoniously coordinating the general appearance of all buildings and accessory structures.
- M.** Utility provision and dedication: The Owner/Developer shall connect to the City of Holly Hill's central utility systems when available, or to another approved utility provider where applicable, at their sole cost and expense. Utility fees shall be paid to City of Holly Hill or to the applicable utility provider.
- N.** Stormwater and environmental: Per parcel stormwater systems or master stormwater systems shall be owned and maintained by an established Homeowner's Association or Property Owner's Association, if such entities are required, or by the property owner in private ownership, and shall not be dedicated to or become the responsibility of the City of Holly Hill. All environmental permitting, mitigation, and/or soil and erosion control for the property shall conform to all federal, state, and local permits/requirements, and shall be the sole responsibility of the Homeowner's Association or Property Owner's Association, if such entities are required, or by the property owner, and shall be maintained in good condition/standing with the applicable permitting authorities. Best Management Practices and conformance to National Pollutant Discharge Elimination System (NPDES) criteria are required.
- O.** Transportation, site access, and traffic devices: The Owner/Developer is responsible for all transportation improvements within the Subject Property and any off-site transportation improvements required because of the proposed development, for site function, which maintains or improves the level of service for area roadways, and ensures the public health, safety, and welfare for the community. All permits shall be obtained from appropriate permitting agencies prior to development and the City shall determine the appropriate level of service per the City Comprehensive Plan and current traffic counts.

6. Development Permits/Fees. The Owner/Developer is responsible for obtaining permitting, and the payment of all fees for facilities and services for the Subject Property. Any site permits shall be kept current with the respective permitting agency and shall ensure the protection of the public health, safety, and welfare of the community and the development. All impact fees are applicable, and no impact fee credits shall be awarded through this Agreement; unless a cessation exists through a City moratorium that is Citywide. Proportionate fair share site improvements shall not be used in lieu of impact fees.

11-2022

7. **Site Plan/Plat Approval.** The Master Development Plan, is the Preliminary Plan of the PUD and this Written Development Agreement. The Master Development Plan shall not replace, supersede, or absolve the Owner/Developer from approvals for any site plan, preliminary plat, and/or final plat and their respective regulations. Where more detailed criteria for City required submittals exceed the criteria required for a Master Development Plan, the more detailed criteria apply.

8. **Indemnification.** The Owner/Developer shall indemnify and hold the City harmless from any and against all claims, demands, disputes, damages, costs, expenses, (to include attorneys' fees whether or not litigation is necessary and if necessary, both at trial and on appeal), incurred by the City as a result, directly or indirectly, of the use or development of the Subject Property, except those claims or liabilities caused by or arising from the negligence or intentional acts of the City, or its employees or agents. It is specifically understood that the City is not guaranteeing the appropriateness, efficiency, quality or legality of the use or development of the Subject Property, including but not limited to, drainage or water/sewer plans, fire safety, or quality of construction, whether inspected, approved, or permitted by the City.

9. **Compliance.** The Owner/Developer agrees that it, and their successors and assigns, will abide by the provisions of this Agreement, the City's Comprehensive Plan and the City's Code of Ordinances, including but not limited to, the site plan regulations of the City as amended from time to time, which are incorporated herein by reference and such subsequent amendments hereto as may be applicable. Further, all required improvements, including landscaping, shall be continuously maintained by the Owner/Developer, or their successors and assigns, in accordance with the City's Code of Ordinances. The City may, without prejudice to any other legal or equitable right or remedy it may have, withhold permits, Certificates of Occupancy, or plan/plat approvals to the Subject Property, should the Owner/Developer fail to comply with the terms of this Agreement. In the event of a conflict between this Development Agreement and the City's Land Development Code, the more restrictive regulations shall govern the development of the Subject Property.

10. **Obligations for Improvements.** Any surface improvement as described and required hereunder included, but not limited to such as signalization, walls, stormwater management facilities, medians, and utilities, or any other surface improvement shall be performed prior to the issuance of the first Certificate of Occupancy on that portion of the Subject Property that the surface improvement(s) relates or is otherwise scheduled in this Agreement. Should the Owner/Developer fail to undertake and complete its obligations as described in this Agreement and to the City's specifications, then the City shall give the Owner/Developer thirty (30) days written notice to commence and ninety (90) days to complete said required obligation at the sole expense of the Owner/Developer. If the Owner/Developer fails to complete the obligations within the ninety (90) day period, then the City, without further notice to the Owner/Developer and their successors and assigns in interest, may but shall not be required to, perform such obligations at the

11-2022

expense of the Owner/Developer or their successors and assigns in interest, without prejudice to any other rights or remedies the City may have under this Agreement. Further, the City is hereby authorized to immediately recover the actual and verified cost of completing the obligations required under this Agreement and any legal fees from the Owner/Developer in an action at law for damages, as well as record a lien against the Subject Property in that amount. The lien of such assessments shall be superior to all others, and all existing lienholders and mortgagees. Notice to the Owner/Developer and their successors and assigns in interest shall be deemed to have been given upon the mailing of notice as provided in **paragraph (16)** of this Agreement.

11. **Environmental and Tree Preservation.** The Owner/Developer is responsible to obtain all site related permits and approval prior to any development activity on or for the Subject Property. This may involve mitigation for habitat of threatened or endangered flora and fauna or species identified for protection (i.e., tree preservation). This Agreement does not vest or exempt the Owner/Developer from any permitting and mitigation obligations needed to develop a Subject Property.

12. **Homeowners Association or Property Owners Association.** The charter and by-laws of any Homeowner's Association ("HOA") or Property Owner's Association ("POA") for the Subject Property and any deed restrictions related thereto shall be furnished to the City for approval by the City Attorney prior to the recording thereof in the Public Records of Volusia County, Florida. Such recording shall take place before a Certificate of Occupancy is issued for the first development project on land covered by this Agreement. The HOA or POA shall at a minimum be responsible for maintaining the common open space, any common utility systems, such as for irrigation and site lighting, and project signage. The Owner/Developer shall be responsible for establishing the HOA or POA and recording said information in the Public Records of Volusia County, Florida. The City is not responsible for the enforcement of any agreements or deed restrictions entered into between property owners or occupiers of the Subject Property. If maintenance for the Subject Property is not maintained following issuance of a Certificate of Occupancy, the property owner shall be subject to code enforcement.

13. **Enforcement.** Both parties may seek specific performance of this Agreement and/or bring an action for damages in a court within Volusia County, Florida, if either party breaches this Agreement. If enforcement of this Agreement by the City becomes necessary, and the City is successful in such enforcement, the Owner/Developer shall be responsible for the payment of all the City's costs and expenses, including attorney fees, whether or not litigation is necessary and, if necessary, both at trial and on appeal. Such costs, expenses and fees shall also be a lien upon the Subject Property superior to all others. Should this Agreement require the payment of any monies to the City, the recording of this Agreement shall constitute a lien upon the Subject Property for said monies, until said are paid, in addition to such other obligations as this Agreement may impose upon the Subject Property and the Owner/Developer. Interest on unpaid overdue sums shall accrue at the rate of the lesser of eighteen percent (18%) compounded annually or at the maximum rate allowed by law.

11-2022

14. **Utility Easements.** For any easement not established on a plat for the Subject Property, the Owner/Developer shall provide to the City such easements and other legal documentation, in a form mutually acceptable to the City Attorney and the Owner/Developer, as the City may deem reasonably necessary or appropriate for the installation and maintenance of the utility and other services, including but not limited to, sanitary sewer, potable water, and reclaimed water services, electric, cable, gas, fire protection and telecommunications.

15. **Periodic Review.** The City reserves the right to review the Subject Property in relation to this Agreement periodically to determine if there has been demonstrated good faith compliance with the terms of this Agreement. If the City finds that based on substantial competent evidence that there has been a failure to comply with the terms of this Agreement, the City may not issue development orders or permits until compliance with this Agreement has been established.

16. **Notices.** Where notice is herein required to be given, it shall be by certified mail return receipt requested, hand delivery or nationally recognized courier, such as Federal Express or UPS. E-mail delivery of documents shall not replace or be in lieu of the aforementioned process. Said notice shall be sent to the following, as applicable:

OWNER/DEVELOPER'S REPRESENTATIVES:

Nisbett Properties, LLC
 Richard Nisbett
 332 John Anderson Drive
 Ormond Beach, FL 32176

With copy to:

Robert A. Merrell III, Esquire
 Cobb Cole
 149 S. Ridgewood Avenue, Suite 700
 Daytona Beach, FL 32114

CITY'S REPRESENTATIVES:

City Manager
 City of Holly Hill
 1065 Ridgewood Ave.
 Holly Hill, Florida 32117

11-2022

With copy to:

Director
Community Development
City of Holly Hill
1065 Ridgewood Ave.
Holly Hill, Florida 32725

Should any party identified above change, it shall be said party's obligation to notify the remaining parties of the change in a fashion as is required for notices herein. It shall be the Owner/Developer's obligation to identify its lender(s) to all parties in a fashion as is required for notices herein.

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

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

19. **Binding Effect.** This Agreement shall run with the land, and shall be binding upon and inure to the benefit of the Owner/Developer and their successors and assigns in interest, and the City and their successor and assigns in interest. This Agreement shall become effective upon its execution and recordation with the Public Records of Volusia County, Florida. This Agreement does not, and is not intended to, prevent, or impede the City from exercising its legislative authority as the same may affect the Subject Property.

20. **Subsequently Enacted State or Federal Law.** If either state or federal law is enacted after the effective date of this Agreement that is applicable to and precludes the parties' compliance with the terms of this Agreement, this Agreement and correlating zoning amendment shall be modified or revoked, as is necessary, to comply with the relevant state or federal law.

21. **Severability.** If any part of this Development Agreement is found invalid or unenforceable in any court, such invalidity or unenforceability shall not affect the other parts of this Development Agreement if the rights and obligations of the parties contained herein are not materially prejudiced and if the intentions of the parties can be affected. To that end, this Development Agreement is declared severable.

11-2022

22. **Covenant Running with the Land.** This Agreement shall run with the Subject Property and inure to and be for the benefit of the parties hereto and their respective successors and assigns and any person, firm, corporation, or entity who may become the successor in interest to the Subject Property or any portion thereof.

23. **Recordation of Agreement.** The parties hereto agree that an executed original of this Agreement shall be recorded by the City, at the Developer's expense, in the Public Records of Volusia County, Florida.

24. **Applicable Law/Venue.** This Agreement and the provisions contained herein shall be construed, controlled, and interpreted according to the laws of the State of Florida. Venue of any litigation relating to this Agreement shall be in the courts of Volusia County, Florida.

25. **Time of the Essence.** Time is hereby declared of the essence to the lawful performance of the duties and obligations contained in this Agreement. The Owner/Developer shall execute this Agreement within ten (10) business days of City Commission adoption and agrees to pay the cost of recording this document in the Public Records of Volusia County, Florida. Failure to execute this Agreement within ten (10) business days of this ordinance adoption may result in the City not issuing development orders or permits until execution and recordation of this Agreement has occurred.

26. **Agreement; Amendment.** This Agreement constitutes the entire agreement between the parties, and supersedes all previous discussions, understandings, and agreements, with respect to the subject matter hereof; provided however, that it is agreed that this Agreement is supplemental to the City's Comprehensive Plan and does not in any way rescind or modify any provisions of the City's Comprehensive Plan. Amendments to and waivers of the provisions of this Agreement shall be made by the parties only in writing by formal amendment.

27. **Amendments.** Amendments to the Master Development Plan (MDP) shall be subject to the requirements of Section 114-771(g)(4) of the City of Holly Hill Land Development Regulations, which state that minor amendments to the Preliminary Plan not violating any terms of the written development agreement and not altering the intent and purpose of the MDP may be approved by the Development Code Administrator after such departmental comment as he/she deems appropriate. Minor changes shall be limited to items such as small adjustments to building footprints, allocation of uses within a defined parcel such as retention areas, parking etc. Major amendments will require full review and shall include relocation of uses on the site, except as permitted by the MDP, changes to building styles, changes to landscaping requirements, etc.

11-2022

Decisions as to whether modifications are Major or Minor shall be at the sole discretion of the Development Code Administrator.

28. Effective Date. The Effective Date of this Agreement shall be the day this Agreement is recorded in the Public Records of Volusia County, Florida.

IN WITNESS WHEREOF, the Owner, the Developer and the City have executed this Agreement.

OWNER/DEVELOPER

By:

Signature of Witness # 1

Signature

Print or type name

Print or type name

As:

Signature of Witness #2

Print or type

Print or type name

ATTEST:

Signature

Print or Type Name

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me, **by means of** ☐ **physical presence** or ☐ **online notarization**, this ____ day of _____, ____ (year), by _____, who is personally known to me or produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

Notary Signature

11-2022

Printed NameCommission No.: _____
My Commission Expires: _____**CITY OF HOLLY HILL:****By:** _____**Date:** _____**ATTEST:**_____
Date: _____Mailing Address:
City of Holly Hill
1065 Ridgewood Ave.
Holly Hill, Florida 32117**STATE OF FLORIDA**
COUNTY OF _____

The foregoing instrument was acknowledged before me, **by means of** ☐ **physical presence**
or ☐ **online notarization**, this ____ day of _____, ____ (year), by _____,
who is personally known to me or produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

Notary Signature_____
Printed Name

Commission No.: _____
 My Commission Expires: _____

Approved as to form and legality for use and
 reliance by the City of Holly Hill, Florida

 Scott Simpson, City Attorney

EXHIBIT A

LEGAL DESCRIPTION:

(NO. 4 - NEW OVERALL PUD BOUNDARY)

PART OF THE NORTH 1/2 OF LOTS 22 AND 23, BLOCK 34, MARY C. FLEMING SUBDIVISION OF THE THOMAS FITCH GRANT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 1, PAGE 1, AND PART OF LOT 1, AND ALL OF LOTS 2-7, BLOCK B, AND ALL OF LOTS 24-26, BLOCK C, AND A PORTION OF 13TH STREET AND THE UN-NAMED STREET, AMENDED PLAT OF FLEMING PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 19, PAGE 140, ALL OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 23, BLOCK 34, MARY C. FLEMING SUBDIVISION OF THE THOMAS FITCH GRANT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 1, PAGE 1, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, THENCE S25°41'21"E ALONG THE EAST LINE OF SAID LOT 23, AND THE EAST LINE OF BLOCK C, AMENDED PLAT OF FLEMING PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 19, PAGE 140, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, A DISTANCE OF 508.77 FEET TO THE NORTHEAST CORNER OF LOT 23, BLOCK C, SAID AMENDED PLAT OF FLEMING PARK; THENCE S64°21'37"W ALONG THE NORTH LINE OF SAID LOT 23 AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 165.00 FEET TO THE CENTER LINE OF AN UN-NAMED STREET AS SHOWN ON SAID AMENDED PLAT OF FLEMING PARK; THENCE N25°41'21"W ALONG SAID CENTERLINE, A DISTANCE OF 15.00 FEET TO THE CENTERLINE OF 13TH STREET AS SHOWN ON SAID AMENDED PLAT OF FLEMING PARK; THENCE S64°21'37" ALONG SAID CENTERLINE, A DISTANCE OF 464.95 FEET TO THE EAST RIGHT-OF-WAY LINE OF OLD KINGS ROAD, HAVING A 60.00 FOOT RIGHT-OF-WAY; THENCE N25°39'45"W ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 44.78 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 50.22 FEET OF LOT 1, BLOCK B, SAID AMENDED PLAT OF FLEMING PARK; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, RUN N64°21'37"E ALONG SAID SOUTH LINE, A DISTANCE OF 125.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1; THENCE N25°39'45"W ALONG THE EAST LINE OF SAID LOT 1 AND LOT 2, BLOCK B, A DISTANCE OF 120.22 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE N64°21'37"E, ALONG THE NORTH LINE OF LOT 3, BLOCK B, SAID AMENDED PLAT OF FLEMING PARK, A DISTANCE OF 35.00 FEET TO A POINT ON THE EAST LINE OF THE WEST 190.00 FEET OF LOT 22, AFORESAID MARY C. FLEMING SUBDIVISION OF THE THOMAS FITCH GRANT; THENCE N25°39'45"W, A DISTANCE OF 328.32 FEET TO A POINT ON THE SOUTH LINE OF LOT 13, SAID MARY C. FLEMING SUBDIVISION OF THE THOMAS FITCH GRANT; THENCE N64°18'17"E ALONG THE SOUTH LINE OF SAID LOT 13 AND LOT 12, SAID MARY C. FLEMING SUBDIVISION OF THE THOMAS FITCH GRANT, A DISTANCE OF 469.72 FEET TO THE POINT OF BEGINNING.

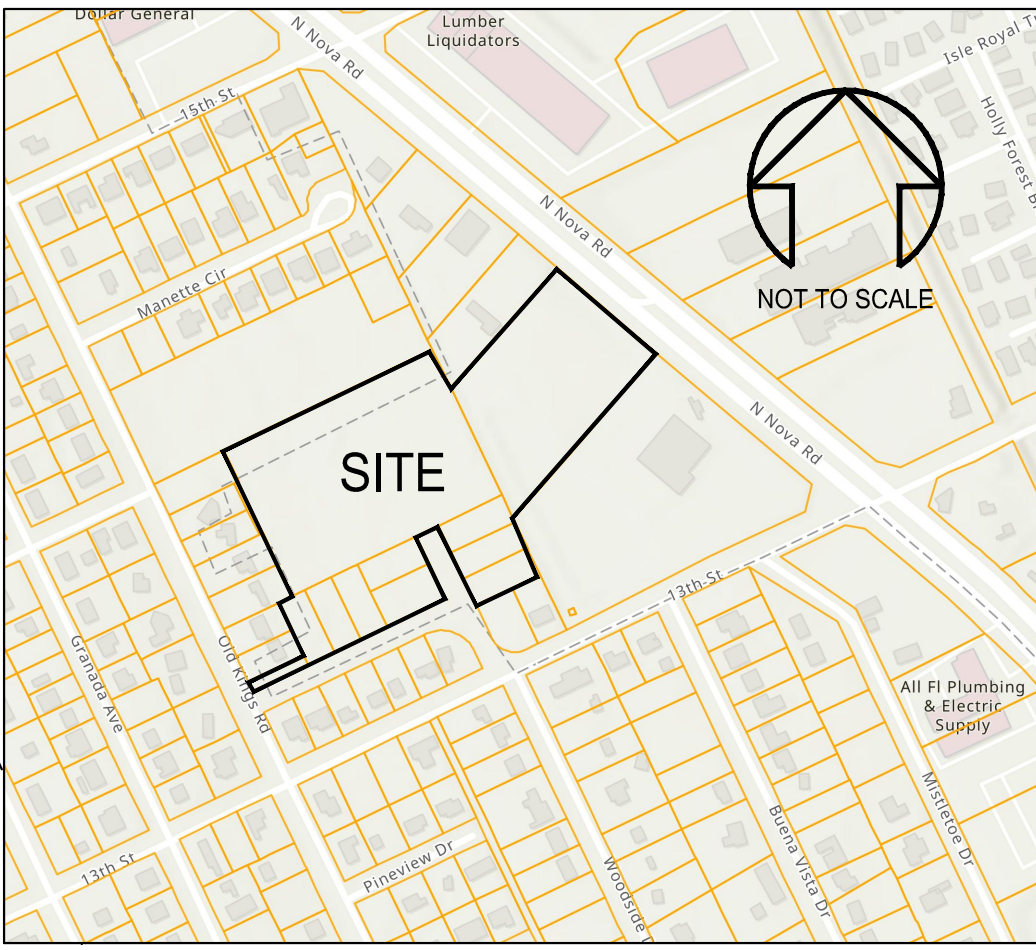
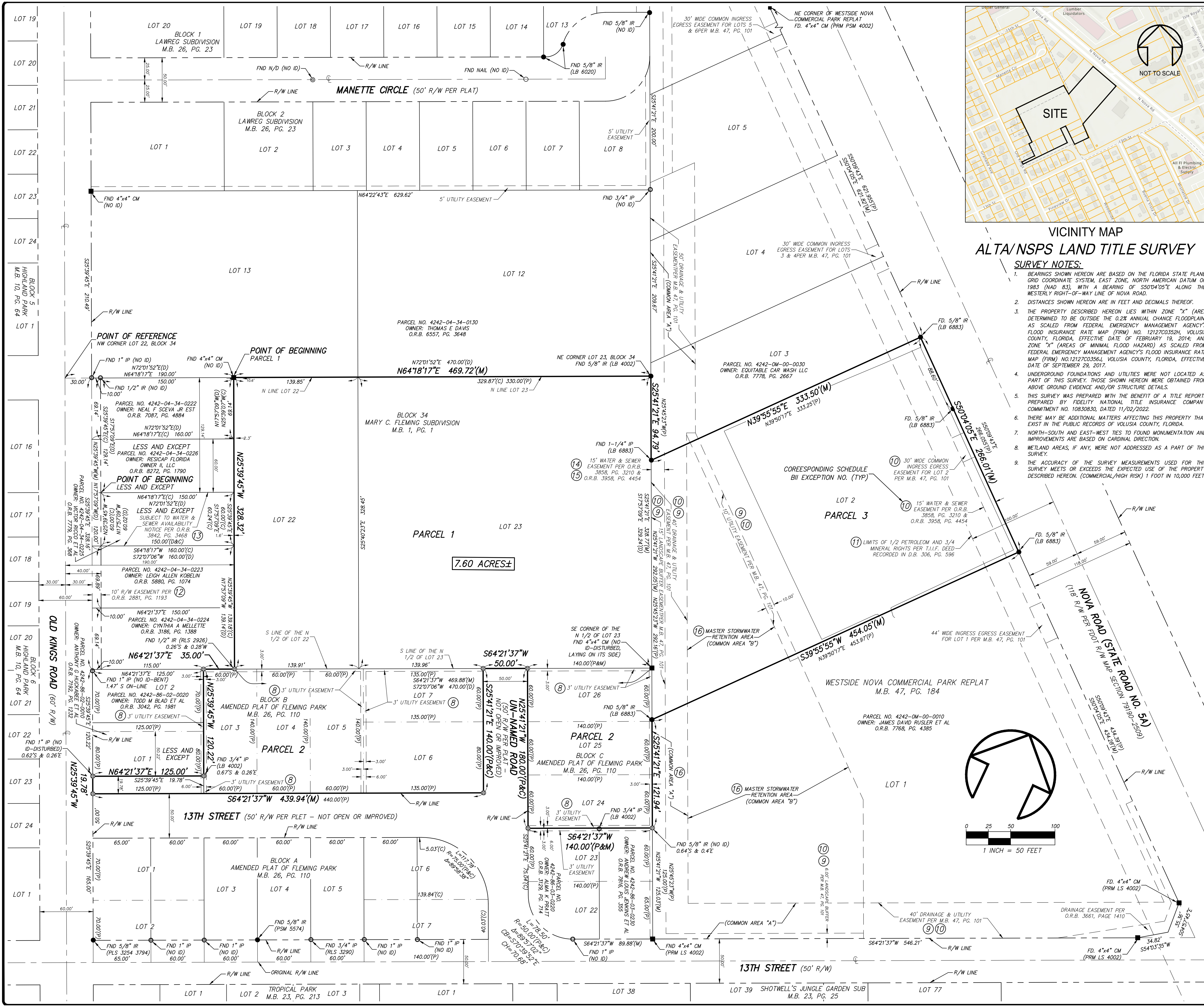
AND

LOT 2, WESTSIDE NOVA COMMERCIAL PARK REPLAT, ACCORDING THE PLAT THEREOF, RECORDED IN MAP BOOK 47, PAGE 184, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

SAID LANDS CONTAINING 8.05 ACRES, MORE OR LESS.

Exhibit B
Preliminary Development Plan

Attachment: Development Agreement - Braintree - Nova Storage (2023-O-3060 : Holly Hill Storage CPA and Rezone - 1704 Nova Road



VICINITY MAP

ALTA/NSPS LAND TITLE SURVEY

SURVEY NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE GRID COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH A BEARING OF S50°04'05"E ALONG THE WESTERLY RIGHT-OF-WAY LINE OF NOVA ROAD.
- DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SCALED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) NO. 12127C0352H, VOLUSIA COUNTY, FLORIDA, EFFECTIVE DATE OF FEBRUARY 19, 2014; AND ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD) AS SCALED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) NO. 12127C0356I, VOLUSIA COUNTY, FLORIDA, EFFECTIVE DATE OF SEPTEMBER 29, 2017.
- UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY. THOSE SHOWN HEREON WERE OBTAINED FROM ABOVE GROUND EVIDENCE AND/OR STRUCTURE DETAILS.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE REPORTS PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 10830830, DATED 11/02/2022.
- THERE MAY BE ADDITIONAL MATTERS AFFECTING THIS PROPERTY THAT EXIST IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
- NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
- METLAND AREAS, IF ANY, WERE NOT ADDRESSED AS A PART OF THIS SURVEY.
- THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON. (COMMERCIAL/HIGH RISK) 1 FOOT IN 10,000 FEET.

LEGAL DESCRIPTION:

(PER FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 10830830, DATED 11/02/2022)

PART 1:
PART OF THE NORTH 1/2 OF LOTS 22 AND 23, BLOCK 34, MARY C. FLEMING SUBDIVISION OF THE THOMAS FITCH GRANT PER MAP BOOK 1, PAGE 1, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF LOT 22, BLOCK 34, MARY C. FLEMING SUBDIVISION OF THE THOMAS FITCH GRANT AS PER MAP BOOK 1, PAGE 1, THENCE N 72 DEGREES 01 MINUTES 52 SECONDS E ALONG THE NORTH LINE OF SAID LOT 22, THENCE S 72 DEGREES 07 MINUTES 06 SECONDS W ALONG THE SOUTH LINE OF THE NORTH 1/2 OF SAID LOTS 22 AND 23, A DISTANCE OF 470.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 72 DEGREES 01 MINUTES 52 SECONDS E ALONG SAID NORTH LINE OF LOTS 22 AND 23, A DISTANCE OF 470.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 23, THENCE S 17 DEGREES 57 MINUTES 09 SECONDS E ALONG THE EAST LINE OF THE NORTH 1/2 OF LOT 23, A DISTANCE OF 329.24 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF LOT 23, THENCE S 72 DEGREES 07 MINUTES 06 SECONDS W ALONG THE SOUTH LINE OF THE NORTH 1/2 OF SAID LOTS 22 AND 23, A DISTANCE OF 470.00 FEET; THENCE N 17 DEGREES 57 MINUTES 09 SECONDS W A DISTANCE OF 139.14 FEET; THENCE S 72 DEGREES 07 MINUTES 06 SECONDS W TO THE EAST RIGHT-OF-WAY LINE OF OLD KINGS ROAD A DISTANCE OF 160.00 FEET; THENCE N 17 DEGREES 57 MINUTES 09 SECONDS W ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 127.80 FEET; THENCE N 72 DEGREES 01 MINUTES 52 SECONDS E, A DISTANCE OF 160.00 FEET; THENCE N 17 DEGREES 57 MINUTES 09 SECONDS W, A DISTANCE OF 69.14 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING:
PART OF THE NORTH ONE-HALF OF LOT 22, BLOCK 34, MARY C. FLEMING SUBDIVISION OF THE THOMAS FITCH GRANT, OF RECORD IN MAP BOOK 1, PAGE 1, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 22; THENCE NORTH 72 DEGREES 01 MINUTES 52 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 22, A DISTANCE OF 40.00 FEET TO A POINT IN THE EAST RIGHT-OF-WAY EASEMENT LINE OF OLD KINGS ROAD PER OFFICIAL RECORDS BOOK 2881, PAGES 1193 AND 1194, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, THENCE SOUTH 17 DEGREES 57 MINUTES 09 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 129.14 FEET TO THE POINT OF BEGINNING; THENCE NORTH 72 DEGREES 01 MINUTES 52 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTHERLY 129.14 FEET OF SAID LOT 22, A DISTANCE OF 150.00 FEET; THENCE SOUTH 17 DEGREES 57 MINUTES 09 SECONDS EAST, PARALLEL WITH THE EAST RIGHT-OF-WAY EASEMENT LINE OF SAID OLD KINGS ROAD, A DISTANCE OF 60.24 FEET; THENCE SOUTH 72 DEGREES 07 MINUTES 06 SECONDS WEST A DISTANCE OF 150 FEET TO A POINT IN THE EAST RIGHT-OF-WAY EASEMENT LINE OF SAID OLD KINGS ROAD; THENCE NORTH 17 DEGREES 57 MINUTES 09 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 60.02 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT:
THE SOUTHERLY 60 FEET OF THE NORTHERLY 129.14 FEET OF THE WESTERLY 190.00 FEET OF LOT 22, BLOCK 34, MARY C. FLEMING SUBDIVISION OF THE THOMAS FITCH GRANT OF RECORD IN MAP BOOK 1, PAGE 1, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, EXCEPT THEREFROM THE WESTERLY 40.00 FEET THEREOF NOW A PART OF THAT RIGHT-OF-WAY EASEMENT PER OFFICIAL RECORDS BOOK 2881, PAGES 1193 AND 1194, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

PART 2:
LOT 1, EXCEPT THE NORTH 50.22 FEET, AND ALL OF LOTS 3, 4, 5, 6 AND 7, BLOCK B, AND LOTS 24, 25 AND 26, BLOCK C, AMENDED PLAN OF FLEMING PARK, AS RECORDED IN MAP BOOK 26, PAGE 110, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

PART 3:
LOT 2, WESTSIDE NOVA COMMERCIAL PARK REPLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 47, PAGE 184, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

SCHEDULE BII EXCEPTIONS: (AS TO PARCELS 1, 2 & 3)
(PER FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 10830830, DATED 11/02/2022)
1-5 STANDARD EXCEPTIONS INTENTIONALLY OMITTED.
6. RIGHTS OF TENANTS OCCUPYING ALL OR PART OF THE INSURED LAND UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS. (NO DOCUMENTS PROVIDED FOR REVIEW)
7. RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF MAP BOOK 1, EXCEPT THE NORTH 50.22 FEET, AND ALL OF LOTS 3, 4, 5, 6 AND 7, BLOCK B, AND LOTS 24, 25 AND 26, BLOCK C, AMENDED PLAN OF FLEMING PARK, AS RECORDED IN MAP BOOK 26, PAGE 110, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. (AS TO PARCEL 1) [AFFECTS-NOTHING TO DEPICT]
8. RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF AMENDED PLAT OF FLEMING PARK, RECORDED IN MAP BOOK 26, PAGE 110, AS AFFECTED BY RESOLUTION VACATING AND ABANDONING A CERTAIN PORTION OF SUBDIVISION PLAT RECORDED OCTOBER 28, 1981, IN OFFICIAL RECORDS BOOK 2307, PAGE 1595, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. (AS TO PARCEL 2) [AFFECTS-DEPICTED HEREON]
9. RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF WESTSIDE NOVA COMMERCIAL PARK, RECORDED IN MAP BOOK 47, PAGE 101, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. (AS TO PARCEL 3) [AFFECTS-DEPICTED HEREON]
10. RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF WESTSIDE NOVA COMMERCIAL PARK REPLAT, RECORDED IN MAP BOOK 47, PAGE 184, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. (AS TO PARCEL 3) [AFFECTS-DEPICTED HEREON]
11. RESERVATIONS IN FAVOR OF THE STATE OF FLORIDA TO AN UNDIVIDED ONE-HALF OF ALL PETROLEUM AND PETROLEUM PRODUCTS AND TITLE TO AN UNDIVIDED THREE-FOURTHS OF ALL OTHER MINERALS WHICH MAY BE FOUND ON OR UNDER THE LAND OR AN EASEMENT FOR STATE ROAD RIGHT-OF-WAY TWO HUNDRED (200) FEET WIDE, LYING EQUALLY ON EACH SIDE OF THE CENTER LINE OF ANY STATE ROAD EXISTING ON THE DATE OF THIS DEED THROUGH SO MUCH OF ANY PARCEL HEREIN DESCRIBED AS IS WITHIN ONE HUNDRED (100) FEET OF SAID CENTER LINE, AS RESERVED IN T.I.F. DEED RECORDED SEPTEMBER 29, 1944, IN DEED BOOK 306, PAGE 596, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THE RIGHTS OF ENTRY AND EXPLORATION AND EXTINGUISHED PURSUANT TO 270.11 F.S. (AS TO PARCELS 1, 2 AND 3) [AFFECTS-DEPICTED HEREON]
12. RIGHT OF WAY EASEMENT IN FAVOR OF THE COUNTY OF VOLUSIA RECORDED OCTOBER 3, 1986, IN OFFICIAL RECORDS BOOK 2881, PAGE 1193, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. (AS TO PARCEL 1) [DOES NOT AFFECT-DEPICTED HEREON]
13. CITY OF HOLLY HILL WATER AND SEWER AVAILABILITY NOTICE RECORDED JULY 15, 1993, IN OFFICIAL RECORDS BOOK 3842, PAGE 3468, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. (AS TO PARCEL 1) [DOES NOT AFFECT-DEPICTED HEREON]
14. GRANT OF WATER AND SEWER EASEMENT IN FAVOR OF THE CITY OF HOLLY HILL RECORDED SEPTEMBER 16, 1993, IN OFFICIAL RECORDS BOOK 3858, PAGE 3210, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. (AS TO PARCEL 3) [AFFECTS-DEPICTED HEREON]
15. GRANT OF WATER AND SEWER EASEMENT IN FAVOR OF THE CITY OF HOLLY HILL RECORDED OCTOBER 21, 1994, IN OFFICIAL RECORDS BOOK 3958, PAGE 4454, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. (AS TO PARCEL 3) [AFFECTS-DEPICTED HEREON]
16. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS, WHICH INCLUDE PROVISIONS FOR A. AN EASEMENT ON THE LAND; B. A LIEN FOR LIQUIDATED DAMAGES; C. A PRIVATE CHARGE OR ASSESSMENTS; D. AN OPTION TO PURCHASE; E. A RIGHT OF FIRST REFUSAL; OR, F. THE PRIOR APPROVAL OF A FUTURE PURCHASER OF THE LAND, CONTAINED IN THAT STATE ROAD RIGHT-OF-WAY TWO HUNDRED (200) FEET WIDE, LYING EQUALLY ON EACH SIDE OF THE CENTER LINE OF ANY STATE ROAD EXISTING ON THE DATE OF THIS DEED THROUGH SO MUCH OF ANY PARCEL HEREIN DESCRIBED AS IS WITHIN ONE HUNDRED (100) FEET OF SAID CENTER LINE, AS RESERVED IN T.I.F. DEED RECORDED SEPTEMBER 29, 1944, IN DEED BOOK 306, PAGE 596, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THE RIGHTS OF ENTRY AND EXPLORATION AND EXTINGUISHED PURSUANT TO 270.11 F.S. (AS TO PARCELS 1, 2 AND 3) [AFFECTS-DEPICTED HEREON]
17. THE NATURE, EXTENT OR EXISTENCE OF RIPARIAN RIGHTS OR LITTORAL RIGHTS IS NOT INSURED. (AS TO SHARED POND ON PARCEL 3) [AFFECTS-POND NOT LOCATED]

SURVEYOR'S CERTIFICATE:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 8, 9, 10, 11(a), 13, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 02/02/2023.

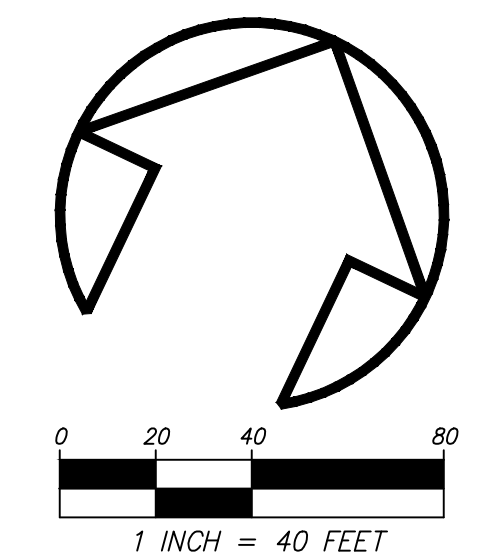
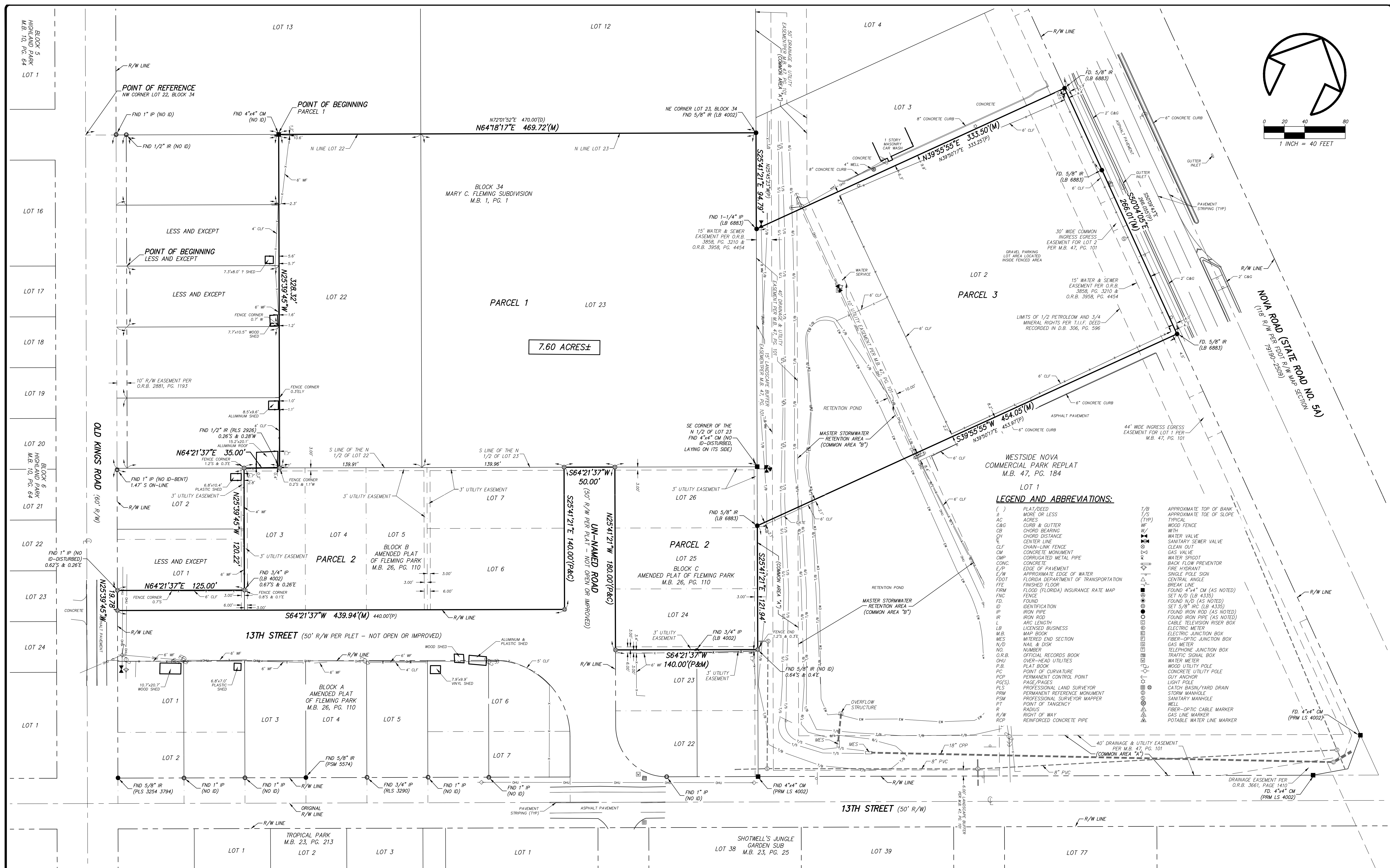
DATE OF PLAT OR MAP: 02/09/2023
I FURTHER CERTIFY THIS SURVEY MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050-.052, FLORIDA ADMINISTRATIVE CODE.

LEE H. DOWST, P.L.S. NO. 6860
THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

REVISIONS
F.B. / PG. DATE BY DESCRIPTION CKD
246/78 02/06/23 LAY UPDATED TO ALTA/NSPS LAND TITLE SURVEY. LHD

MARK DOWST & ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS LB#4335
536 NORTH HALIFAX AVENUE, SUITE 100, DAYTONA BEACH, FLORIDA 32118 PH: 386-258-7999

ALTA/NSPS LAND TITLE SURVEY PROJECT # 1257
DRAWN BY: LAT DRAW DATE: 09/14/21 CHECKED BY: LHD SCALE: 1" = 50' FILE NAME: 1257_surata.dwg
CREW: SCJB, BT FIELD DATE: 09/10/21 F.B./PG.: 231/76-78; 232/4-8, 21-32 SHEET 1 OF 2



LEGEND AND ABBREVIATIONS:

()	PLAT/DEED	()	APPROXIMATE TOP OF BANK
±	MORE OR LESS	T/S	APPROXIMATE TOE OF SLOPE
AC	ACRES	(TYP)	TYPICAL
C&G	CURB & GUTTER	WF	WOOD FENCE
CB	CHORD BEARING	W	WATER VALVE
CH	CHORD DISTANCE	WSV	SANITARY SEWER VALVE
CL	CENTER LINE	CO	CLEAN OUT
CLT	CHAIN-LINK FENCE	GV	GAS VALVE
CM	CONCRETE MONUMENT	WSP	WATER SPIGOT
CMP	CORRUGATED METAL PIPE	BFP	BACK FLOW PREVENTOR
CONC.	CONCRETE	FV	FIRE HYDRANT
E/P	EDGE OF PAVEMENT	SP	SINGLE POLE SIGN
E/W	APPROXIMATE EDGE OF WATER	CA	CENTRAL ANGLE
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	BL	BREAK LINE
FIRM	FLOOD (FLORIDA) INSURANCE RATE MAP	FO	FOUND 4"x4" CM (AS NOTED)
FNC	FENCE	SET N/D (LB 4335)	SET N/D (LB 4335)
FOUND	FOUND	SET 5/8" IRG (LB 4335)	SET 5/8" IRG (LB 4335)
ID	IDENTIFICATION	FOUND IRON ROD (AS NOTED)	FOUND IRON ROD (AS NOTED)
IP	IRON PIPE	FOUND IRON PIPE (AS NOTED)	FOUND IRON PIPE (AS NOTED)
IR	IRON ROD	CABLE TELEVISION RISER BOX	CABLE TELEVISION RISER BOX
L	ARC LENGTH	ELECTRIC METER	ELECTRIC METER
LB	LICENSED BUSINESS	ELECTRIC JUNCTION BOX	ELECTRIC JUNCTION BOX
M.B.	MAP BOOK	FIBER-OPTIC JUNCTION BOX	FIBER-OPTIC JUNCTION BOX
MES	METERED END SECTION	GAS METER	GAS METER
N/D	NAIL & DISK	TELEPHONE JUNCTION BOX	TELEPHONE JUNCTION BOX
NO.	NUMBER	TRAFFIC SIGNAL BOX	TRAFFIC SIGNAL BOX
O.R.B.	OFFICIAL RECORDS BOOK	WATER METER	WATER METER
OHU	OVER-HEAD UTILITIES	WOOD UTILITY POLE	WOOD UTILITY POLE
P.B.	PLAT BOOK	CONCRETE UTILITY POLE	CONCRETE UTILITY POLE
PC	POINT OF CURVATURE	GUY ANCHOR	GUY ANCHOR
PCM	PERMANENT CONTROL POINT	LIGHT POLE	LIGHT POLE
PG(S)	PAGE/PAGES	CATCH BASIN/YARD DRAIN	CATCH BASIN/YARD DRAIN
PLS	PROFESSIONAL LAND SURVEYOR	STORM MANHOLE	STORM MANHOLE
PRM	PERMANENT REFERENCE MONUMENT	SANITARY MANHOLE	SANITARY MANHOLE
PSM	PROFESSIONAL SURVEYOR MAPPER	WELL	WELL
PT	POINT OF TANGENCY	FIBER-OPTIC CABLE MARKER	FIBER-OPTIC CABLE MARKER
R	RADIUS	GAS LINE MARKER	GAS LINE MARKER
R/W	RIGHT OF WAY	POTABLE WATER LINE MARKER	POTABLE WATER LINE MARKER
RCP	REINFORCED CONCRETE PIPE		

MARK DOWST & ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS LB#4335
536 NORTH HALIFAX AVENUE, SUITE 100, DAYTONA BEACH, FLORIDA 32118 PH: 386-258-7999

ALTA/NSPS LAND TITLE SURVEY		PROJECT # 1257
DRAWN BY: LAT	DATE: 09/14/21	CHECKED BY: LHD
CREW: SC,JB,BT	FIELD DATE: 09/10/21	F.B./P.G.: 231/76-78; 232/4-8, 21-32
SCALE: 1" = 40'		FILE NAME: 1257_surata.dwg
SHEET 2 OF 2		



Galloway

PRELIMINARY SITE PLAN

This information is copyrighted by Galloway & Company, Inc. All rights reserved.

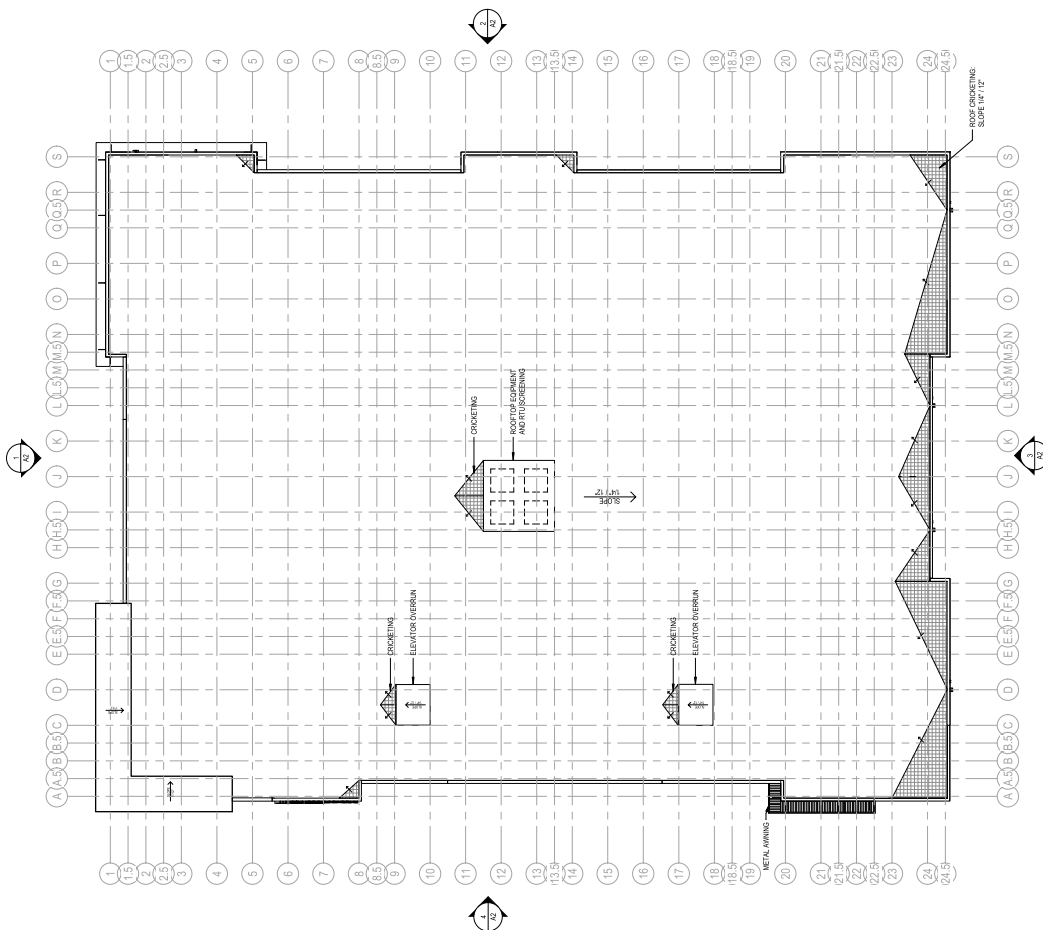
04/25/2023



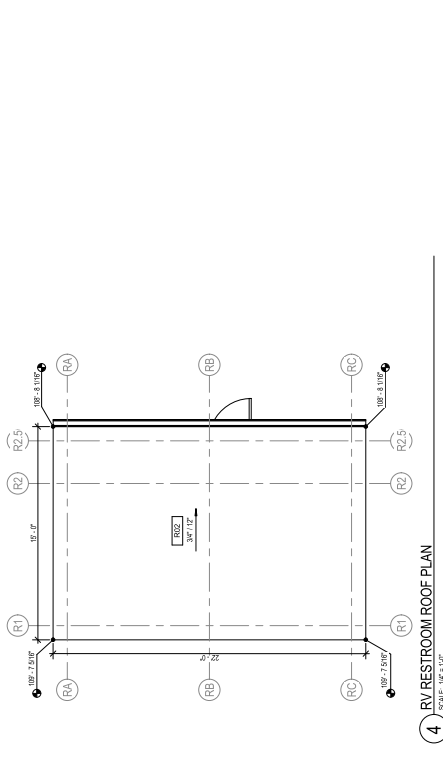
NEW STORAGE SPACE COUNT: 100 SPACES COVERED: 20 200 SPACES UNCOVERED: 13 300 SPACES COVERED: 10 400 SPACES UNCOVERED: 3 500 SPACES COVERED: 17 600 SPACES UNCOVERED: 38	CHALKLINE FENCE PRECAST CONCRETE SECURITY WALL PROPERTY LINE	SEE PLAN LEGEND 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 8
---	--	--

[illegible]

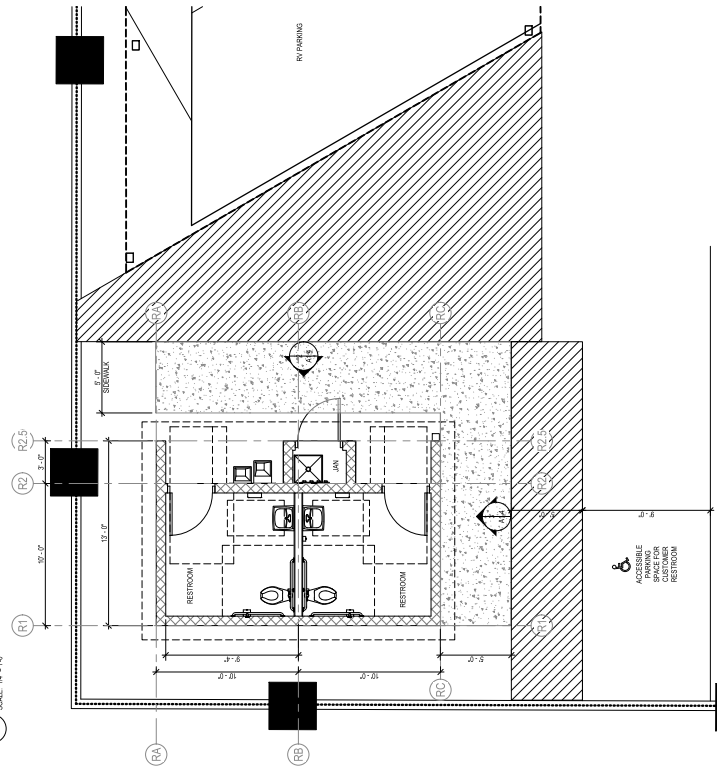
ACA UNITS REQUIRED:



1 ROOF PLAN
SCALE: 1/16" = 1'-0"



1 RV RESTROOM FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 RV RESTROOM ROOF PLAN
SCALE: 1/4" = 1'-0"

HOLLY HILL STORAGE

BRAINTREE PROPERTIES



3 RV RESTROOM ELEVATION FRONT
SCALE: 1/4" = 1'-0"

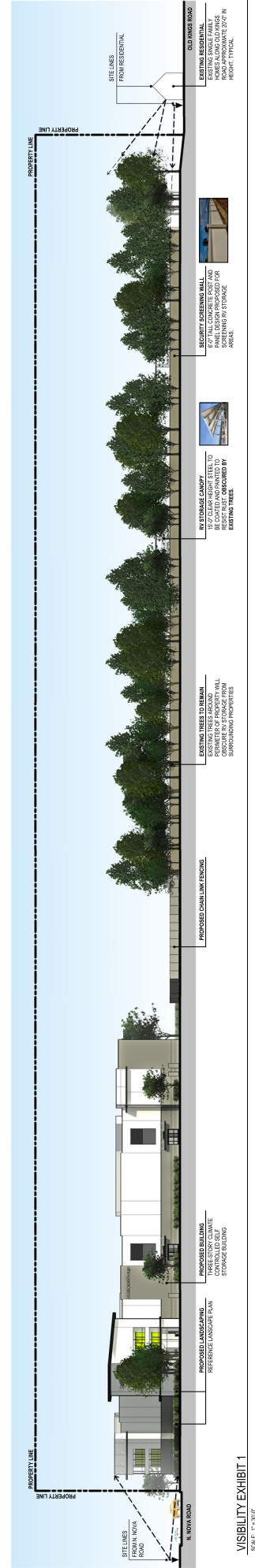
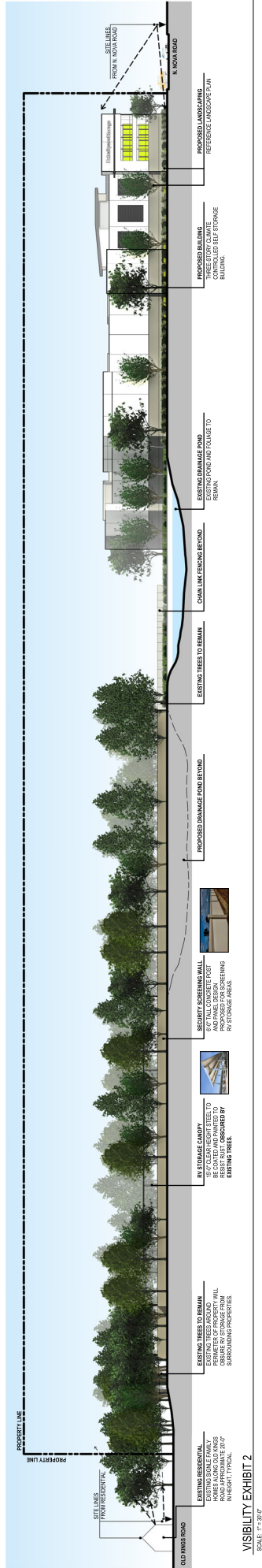
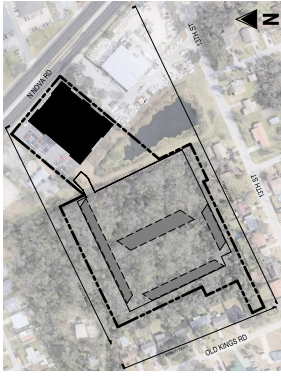
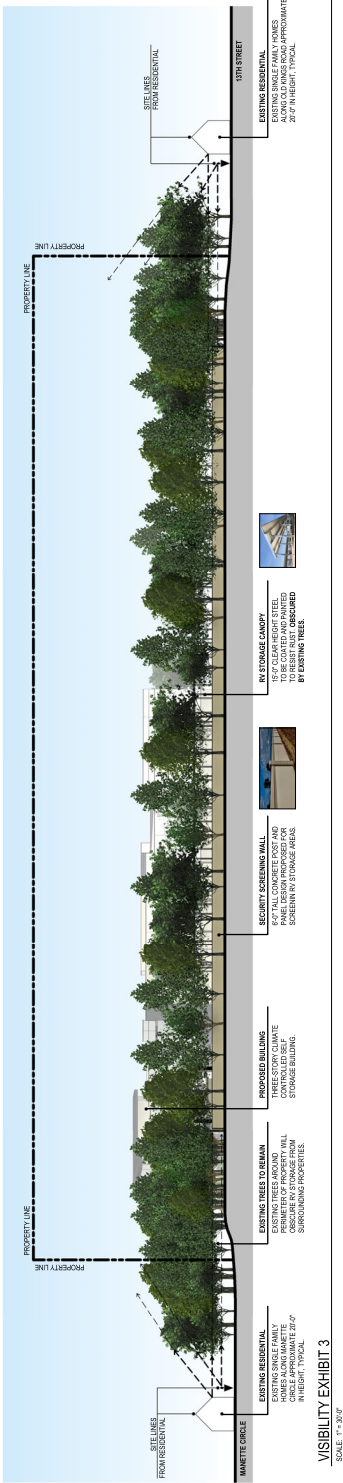
4 RV RESTROOM ELEVATION SIDE
SCALE: 1/4" = 1'-0"

CONCEPTUAL RV RESTROOM PLAN

This information is copyrighted by Galloway & Company, Inc. All rights reserved.

04/25/2023





HOLLY HILL STORAGE

BRAINTREE PROPERTIES

04/25/2023

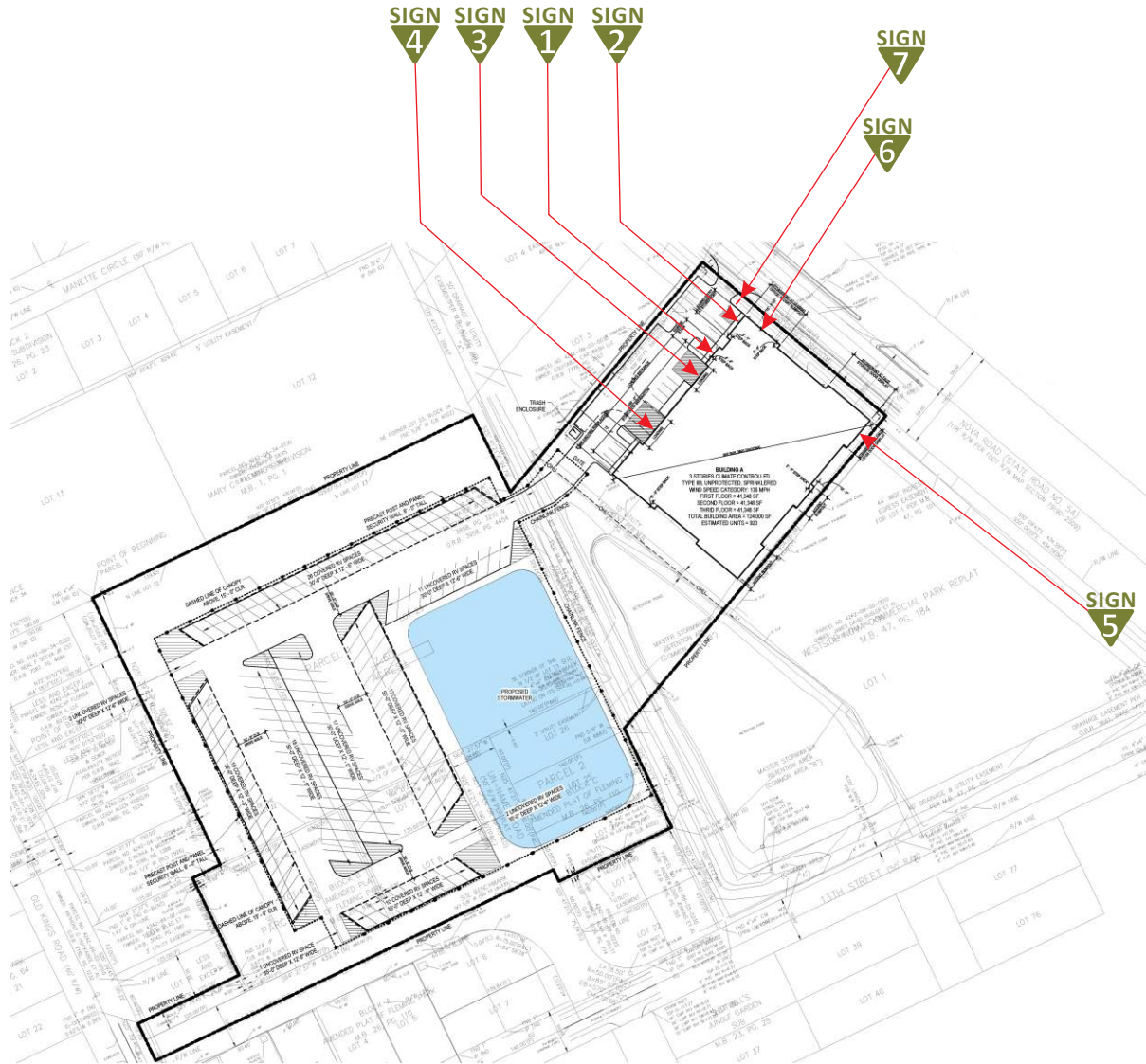
04/25/2023



**ESS Holly Hill FL
Nova Road & 13th Street
Holly Hill, FL 32117**



SITE



	SQUARE FEET
 SIGN 1 ExtraSpaceStorage	43
 SIGN 2 OFFICE	3.6
 SIGN 3 LOADING	5.6
 SIGN 4 LOADING	5.6
 SIGN 5 ExtraSpaceStorage	96
 SIGN 6 ExtraSpaceStorage	170
 SIGN 7 ExtraSpace Storage and RV Parking	

RV STORAGE SPACE COUNTS:

30' SPACES COVERED: 26
30' SPACES UNCOVERED: 13
35' SPACES COVERED: 29
35' SPACES UNCOVERED: 3
50' SPACES COVERED: 17
50' SPACES UNCOVERED: 35

TOTAL SPACES: 123

SITE PLAN LEGEND

- CHAINLINK FENCE
- PRECAST CONCRETE SECURITY WALL
- PROPERTY LINE

ExtraSpace
Storage

Address _____ Holly _____

_____ Nova Road & 13th _____

City _____ Hol _____

State _____ FL _____

Account Representative: _____

Mike Ng _____

This design and engineer
submitted as our proposa
the right to use or exhibit
form, is not authorized wi
written permission by _____

Notes

- *
- *
- *
- *

Designer _____

Design # _____ Vx11040

Original Date _____ 04/

Revision Date _____ 04/

All electrical scope to be completed in a U.
method and shall meet current N.E.C. stan



- * All electrical components shall be l
- * Sign shall be grounded per N.E.C. A
- * Insulated conductors as per N.E.C. C
- type to be used - metallic insulate
- * Disconnect switch as per N.E.C. Cr



sign & light

page 2

The purchaser agrees to hold the seller harmless against
any cause for action for damages which may occur in a

WEST ELEVATION

SIGN
1

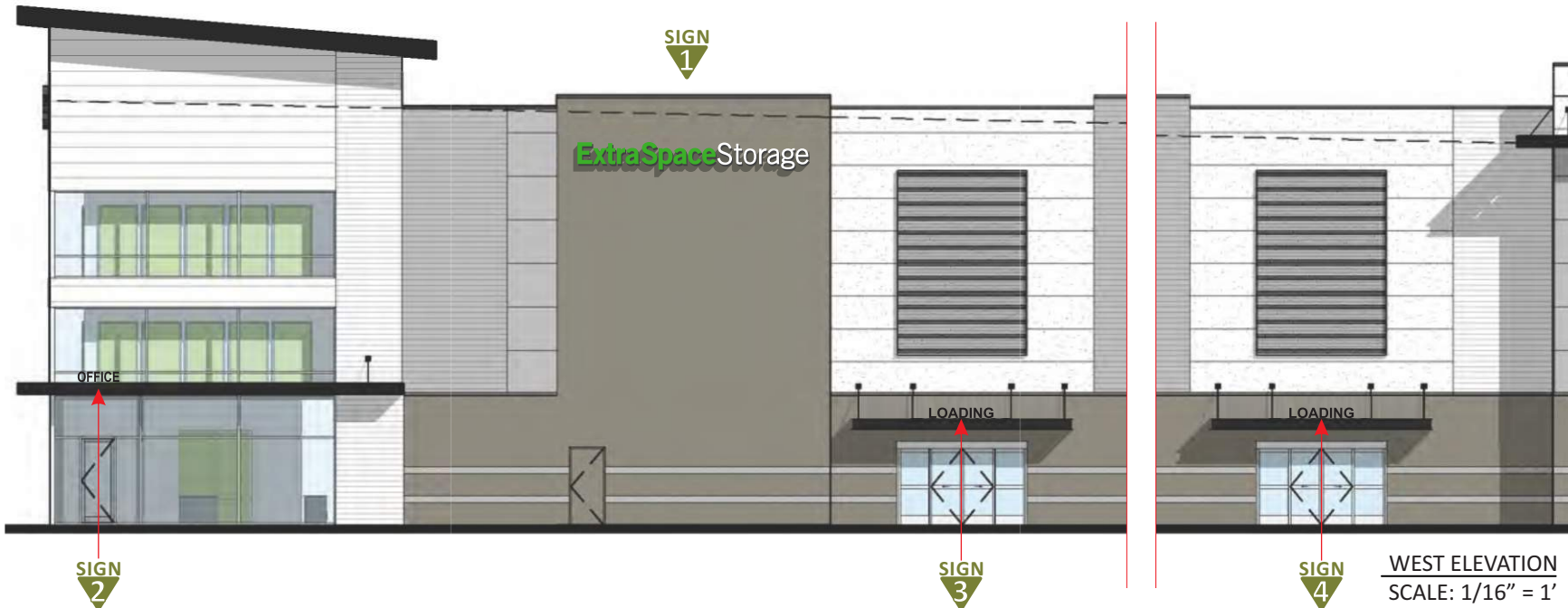
SCOPE OF WORK:
Manufacture and install 1 set
of raceway mounted channel letters.

SIGN
2

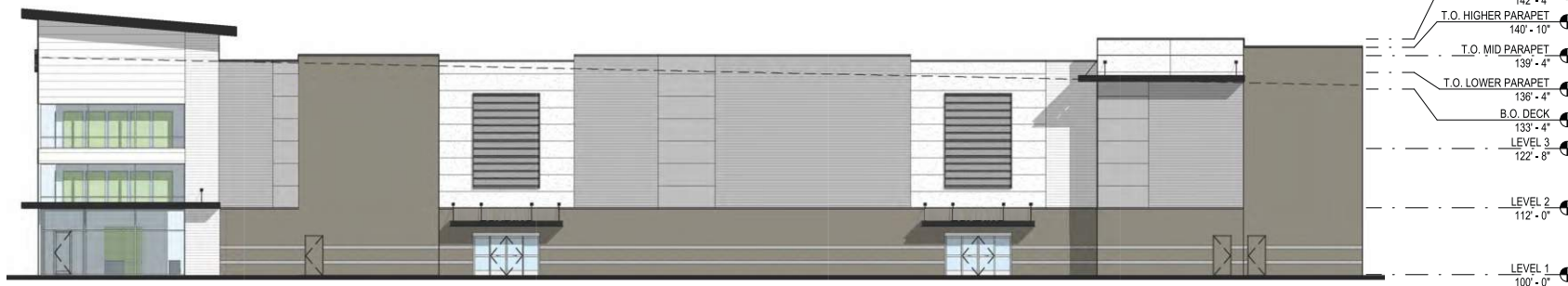
SCOPE OF WORK:
Manufacture and install 1 set
of canopy mounted Office letters.

SIGN
3SIGN
4

SCOPE OF WORK:
Manufacture and install 1 set
of canopy mounted Loading letters.



WEST ELEVATION
SCALE: 1/16" = 1'



WEST ELEVATION
SCALE: 1/32" = 1'

- T.O. TOWER 142'-4"
- T.O. HIGHER PARAPET 140'-10"
- T.O. MID PARAPET 139'-4"
- T.O. LOWER PARAPET 136'-4"
- B.O. DECK 133'-4"
- LEVEL 3 122'-8"
- LEVEL 2 112'-0"
- LEVEL 1 100'-0"

**ExtraSpace
Storage**

Address _____ Holly _____

_____ Nova Road & 13th _____

City _____ Ho _____

State _____ FL _____

Account Representative: _____

Mike Ng

This design and engineer
submitted as our proposa
the right to use or exhibit
form, is not authorized w
written permission by 1

Notes

*
*
*
*

Designer _____

Design # _____ Vx11040

Original Date _____ 04/

Revision Date _____ 04/

All electrical scope to be completed in a U.
method and shall meet current N.E.C. stan



* All electrical components shall be l
* Sign shall be grounded per N.E.C. A
* Insulated conductors as per N.E.C. C
type to be used - metallic insulate
* Disconnect switch as per N.E.C. C



sign & light

page 3

The purchaser agrees to hold the seller harmless against
any cause for action for damages which may occur in a
part

Packet Pg. 200

Attachment: Proposed Signage Plan (2023-O-3060 : Holly Hill Storage CPA and Rezone - 1704 Nova Road

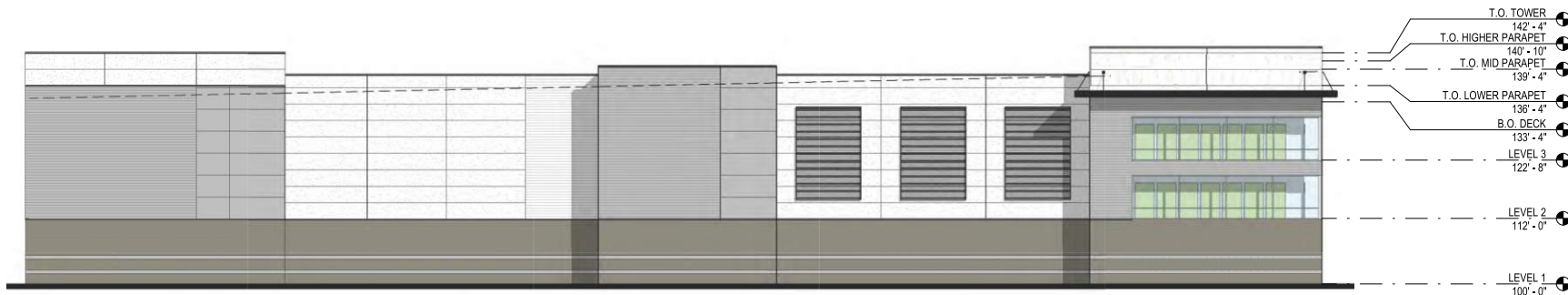
EAST ELEVATION



SCOPE OF WORK:
Manufacture and install 1 set
of raceway mounted channel letters.



EAST ELEVATION
SCALE: 1/16" = 1'



EAST ELEVATION
SCALE: 1/32" = 1'

6.1.g

**ExtraSpace
Storage**

Address Holly

Nova Road & 13th

City Ho

State FL

Account Representative:

Mike Ng

This design and engineer
submitted as our proposa
the right to use or exhibit
form, is not authorized wi
written permission by

Notes

*
*
*
*

Designer

Design # Vx11040

Original Date 04/

Revision Date 04/

All electrical scope to be completed in a U.
method and shall meet current N.E.C. stan



* All electrical components shall be l
* Sign shall be grounded per N.E.C. A
* Insulated conductors as per N.E.C. C
type to be used - metallic insulate
* Disconnect switch as per N.E.C. C



sign & light

page 4

The purchaser agrees to hold the seller harmless against
any cause for action for damages which may occur in a

Packet Pg. 201

Attachment: Proposed Signage Plan (2023-O-3060 : Holly Hill Storage CPA and Rezone - 1704 Nova Road

NORTH ELEVATION



SCOPE OF WORK:
Manufacture and install 1 set
of raceway mounted channel letters.



NORTH ELEVATION
SCALE: 1/16" = 1'



NORTH ELEVATION
SCALE: 1/32" = 1'

**ExtraSpace
Storage**

Address _____ Holly _____

_____ Nova Road & 13th _____

City _____ Ho _____

State _____ FL _____

Account Representative: _____

Mike Ng

This design and engineer
submitted as our proposa
the right to use or exhibit
form, is not authorized w
written permission by _____

Notes

*
*
*
*

Designer _____

Design # _____ Vx11040

Original Date _____ 04/

Revision Date _____ 04/

All electrical scope to be completed in a U.
method and shall meet current N.E.C. stan



* All electrical components shall be I
* Sign shall be grounded per N.E.C. A
* Insulated conductors as per N.E.C. C
type to be used - metallic insulate
* Disconnect switch as per N.E.C. C



sign & light

page 5

The purchaser agrees to hold the seller harmless against
any cause for action for damages which may occur in a

Packet Pg. 202

Attachment: Proposed Signage Plan (2023-O-3060 : Holly Hill Storage CPA and Rezone - 1704 Nova Road

RACEWAY MOUNT CHANNEL LETTERS

SIGN
1

ExtraSpaceStorage®

A B SQUARE FEET

2'-0" 21'-3 1/2" 43

ExtraSpace
Storage

Address Holly

Nova Road & 13th

City Ho

State FL

Account Representative:

Mike Ng

This design and engineer submitted as our proposal the right to use or exhibit form, is not authorized without written permission by

Notes

*
*
*
*

Designer

Design # Vx11040

Original Date 04/

Revision Date 04/

All electrical scope to be completed in a U.S. method and shall meet current N.E.C. stan



* All electrical components shall be listed
* Sign shall be grounded per N.E.C. A
* Insulated conductors as per N.E.C. C
type to be used - metallic insulate
* Disconnect switch as per N.E.C. C



sign & light

page 6

The purchaser agrees to hold the seller harmless against any cause for action for damages which may occur in a

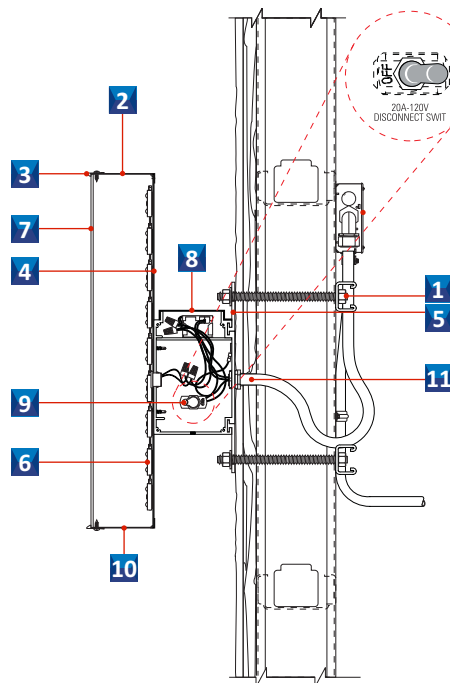
Packet Pg. 203

Attachment: Proposed Signage Plan (2023-O-3060 : Holly Hill Storage CPA and Rezone - 1704 Nova Road

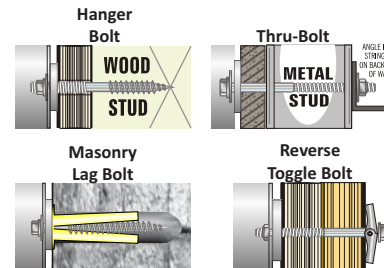
SPECIFICATION

- 1 NON-CORROSIVE INSTALLATION HARDWARE: GALVANIZED
- 2 5" FABRICATED ALUMINUM LETTER RETURNS PRE-PAINTED GLOSS BLACK SEE MFG. NOTE FOR GUAGE.
- 3 TRIM CAP RETAINER DOVE GRAY
- 4 FLAT ALUMINUM BACK
- 5 1/4" THICK METAL FLAT BAR FOR A SECURE INSTALLATION
- 6 ESS APPROVED WHITE LED
- 7 3/16" #7328 ACRYLIC FACE WHITE WITH 1ST SURFACE TRANSLUCENT VINYL AS SHOWN
- 8 LOW VOLTAGE ELECTRONIC POWER SUPPLY MOUNTED IN A 7 1/4" X 7 1/4" EXTRUDED .050 ALUM. RACEWAY SUPPORT/WIRING BOX PAINTED **TAUPE 900WR**
- 9 VISIBLE CUT-OFF SWITCH WITH FLIP-UP COVER
- 10 1/4" WEEP HOLES (2) TWO PER LETTER
- 11 GROUNDED WALL PASS-THRU SEALED WATER TIGHT. WHIP ON LEFT SIDE.

SECTION DETAIL



MOUNTING DETAILS



*All Hardware to be Galvanized and Non Corrosive

COLOR SCHEDULE

GREEN	3M™ Scotchcal™ - 3630-106 Brilliant Green - Translucent Vinyl 3M™ Scotchcal™ - 3660M Matte Overlaminate
WHITE	3/16" White Acrylic
GREY	Dove Grey Trimcap
BLACK	Black Pre-painted Coil

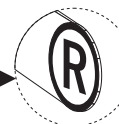
MANUFACTURING NOTES

CHANNEL LETTER SETS SMALLER THAN 48" WILL BE CONSTRUCTED USING .040 ALUMINUM RETURNS & .063 ALUMINUM BACKS

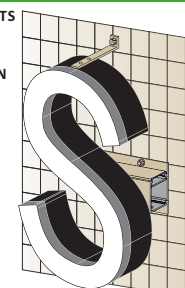
CHANNEL LETTER SETS 48"-71" WILL BE CONSTRUCTED USING .063 ALUMINUM RETURNS & .090 ALUMINUM BACKS

REGISTRATION MARK TO BE BLACK VINYL ON CLEAR ACRYLIC TAB ATTACHED TO BACK OF "e" CHANNEL LETTER.

WHEN NEEDED SUPPORTS TO BE .090" ALUMINUM PAINTED TO MATCH RW POP-RIVETED TO RETURN (FACING UP TO HIDE FROM SIGHT)

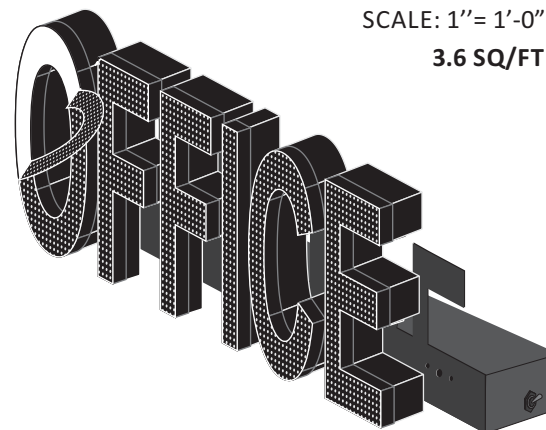


BRACING DETAIL



CANOPY OFFICE SIGN

SIGN
2

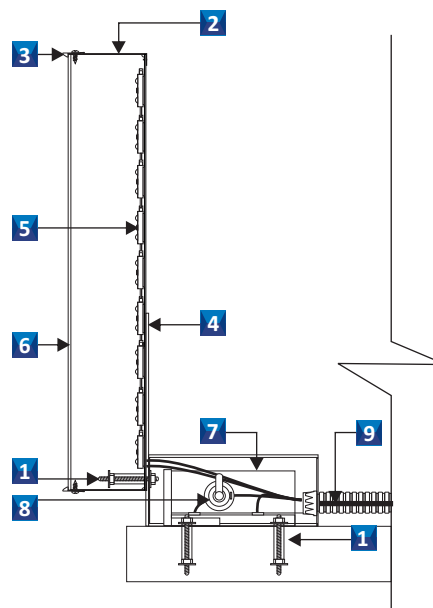


SCALE: 1"= 1'-0"
3.6 SQ/FT

SPECIFICATIONS

- 1 NON-CORROSIVE #10 1/4" PITCH SCREW GALVANIZED
- 2 3" FABRICATED ALUMINUM LETTER RETURNS SEE MFG. NOTE FOR GAGE. GLOSS BLACK PAINT INTERIOR WITH LIGHT ENHANCING PAINT
- 3 TRIM CAP RETAINER - BLACK
- 4 FLAT ALUMINUM BACK MOUNTED TO 1/2 HEIGHT ALUMINUM PLATE ATTACHED BY NON-CORROSIVE #10 1/4" PITCH SCREW - GALVANIZED
- 5 WHITE CLIENT APPROVED LED
- 6 3/16" #2447 ACRYLIC FACE WITH 1ST SURFACE BLACK PERFORATED VINYL
- 7 LOW VOLTAGE ELECTRONIC POWER SUPPLY MOUNTED IN A 0.063" ALUM. RACEWAY SUPPORT / WIRING BOX (3" X 7" X 45 3/4") PAINTED SW7069 - IRON ORE
- 8 VISIBLE DISCONNECT SWITCH
- 9 DEDICATED ELECTRICAL IN FLEX CONDUIT SEALED WATER TIGHT AT WALL PENETRATIONS.

SECTION



COLOR SCHEDULE



3M™ 3635 Dual-Color Film Black
3M™ Scotchcal™ 3660M Matte-Overlamine – Environmental/UV Protectant



SW 7069 Iron Ore



3/16" White Acrylic



Black Pre-painted Coil
Black 1" Trimcap

6.1.g

ExtraSpace
Storage

Address Holly

Nova Road & 13th

City Hol

State FL

Account Representative:

Mike Ng

This design and engineer submitted as our proposal the right to use or exhibit form, is not authorized without written permission by

Notes

*
*
*
*

Designer

Design # Vx11040

Original Date 04/

Revision Date 04/

All electrical scope to be completed in a U.S. method and shall meet current N.E.C. standards.



* All electrical components shall be listed
* Sign shall be grounded per N.E.C. Article 285
* Insulated conductors as per N.E.C. Chapter 310
* type to be used - metallic insulated
* Disconnect switch as per N.E.C. Article 404.1



sign & light

page 7

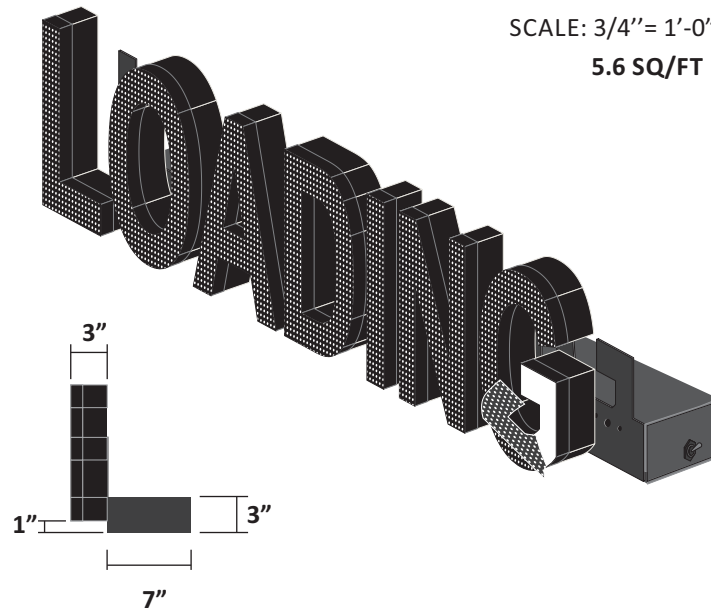
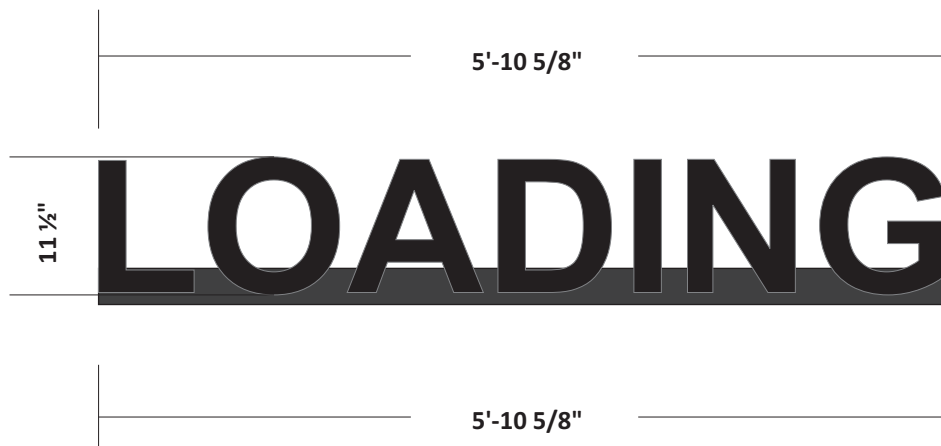
The purchaser agrees to hold the seller harmless against any cause for action for damages which may occur in a

Packet Pg. 204

Attachment: Proposed Signage Plan (2023-O-3060 : Holly Hill Storage CPA and Rezone - 1704 Nova Road

CANOPY LOADING SIGN

SIGN 3 SIGN 4

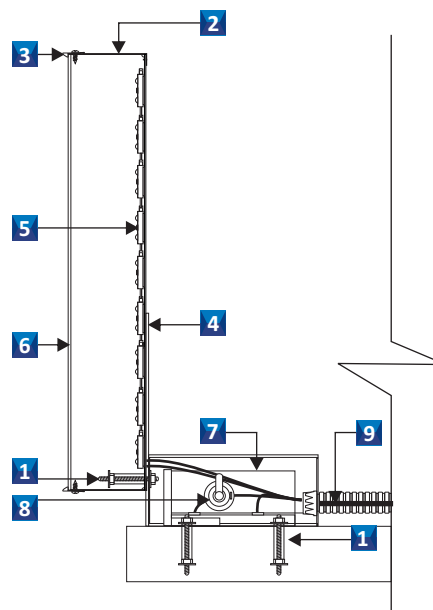


SCALE: 3/4" = 1'-0"
5.6 SQ/FT

SPECIFICATIONS

- 1 NON-CORROSIVE #10 1/4" PITCH SCREW GALVANIZED
- 2 3" FABRICATED ALUMINUM LETTER RETURNS SEE MFG. NOTE FOR GAGE. GLOSS BLACK PAINT INTERIOR WITH LIGHT ENHANCING PAINT
- 3 TRIM CAP RETAINER - BLACK
- 4 FLAT ALUMINUM BACK MOUNTED TO 1/2 HEIGHT ALUMINUM PLATE ATTACHED BY NON-CORROSIVE #10 1/4" PITCH SCREW - GALVANIZED
- 5 WHITE CLIENT APPROVED LED
- 6 3/16" #2447 ACRYLIC FACE WITH 1ST SURFACE BLACK PERFORATED VINYL
- 7 LOW VOLTAGE ELECTRONIC POWER SUPPLY MOUNTED IN A 0.063" ALUM. RACEWAY SUPPORT / WIRING BOX (3" X 7" X 70 5/8") PAINTED SW7069 - IRON ORE
- 8 VISIBLE DISCONNECT SWITCH
- 9 DEDICATED ELECTRICAL IN FLEX CONDUIT SEALED WATER TIGHT AT WALL PENETRATIONS.

SECTION



COLOR SCHEDULE



3M™ 3635 Dual-Color Film Black
3M™ Scotchcal™ 3660M Matte-Overlaminate – Environmental/UV Protectant



SW 7069 Iron Ore



3/16" White Acrylic



Black Pre-painted Coil
Black 1" Trimcap

6.1.g

ExtraSpace
Storage

Address Holly

Nova Road & 13th

City Holly

State FL

Account Representative:

Mike Ng

This design and engineer submitted as our proposal the right to use or exhibit form, is not authorized without written permission by

Notes

*
*
*
*

Designer

Design # Vx11040

Original Date 04/

Revision Date 04/

All electrical scope to be completed in a U.S. method and shall meet current N.E.C. standards.



* All electrical components shall be listed
* Sign shall be grounded per N.E.C. Article 250
* Insulated conductors as per N.E.C. Chapter 310
* type to be used - metallic insulated
* Disconnect switch as per N.E.C. Article 404



sign & light

page 8

The purchaser agrees to hold the seller harmless against any cause for action for damages which may occur in a

Packet Pg. 205

Attachment: Proposed Signage Plan (2023-O-3060 : Holly Hill Storage CPA and Rezone - 1704 Nova Road

RACEWAY MOUNT CHANNEL LETTERS

SIGN
5

ExtraSpaceStorage®

A B SQUARE FEET

3'-0" 31'-11 1/4" 96

ExtraSpace
Storage

Address Holly

Nova Road & 13th

City Ho

State FL

Account Representative:

Mike Ng

This design and engineer submitted as our proposal the right to use or exhibit form, is not authorized without written permission by

Notes

Designer

Design # Vx11040

Original Date 04/

Revision Date 04/

All electrical scope to be completed in a U.S. method and shall meet current N.E.C. standards



* All electrical components shall be listed
* Sign shall be grounded per N.E.C. Article 285
* Insulated conductors as per N.E.C. Article 310
* Type to be used - metallic insulated
* Disconnect switch as per N.E.C. Article 404



sign & light

page 9

The purchaser agrees to hold the seller harmless against any cause for action for damages which may occur in the future.

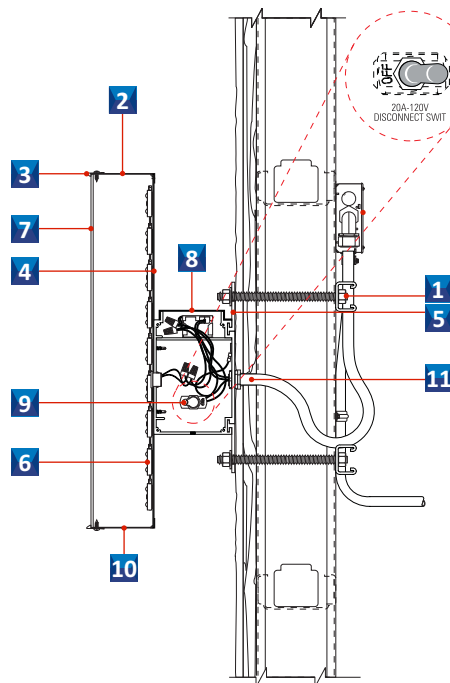
Packet Pg. 206

Attachment: Proposed Signage Plan (2023-O-3060 : Holly Hill Storage CPA and Rezone - 1704 Nova Road

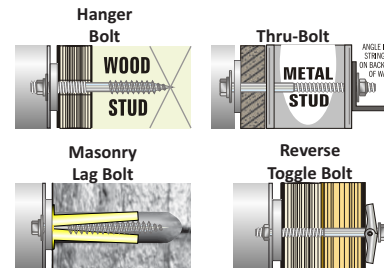
SPECIFICATION

- 1 NON-CORROSIVE INSTALLATION HARDWARE: GALVANIZED
- 2 5" FABRICATED ALUMINUM LETTER RETURNS PRE-PAINTED GLOSS BLACK SEE MFG. NOTE FOR GAUGE.
- 3 TRIM CAP RETAINER DOVE GRAY
- 4 FLAT ALUMINUM BACK
- 5 1/4" THICK METAL FLAT BAR FOR A SECURE INSTALLATION
- 6 ESS APPROVED WHITE LED
- 7 3/16" #7328 ACRYLIC FACE WHITE WITH 1ST SURFACE TRANSLUCENT & PERFORATED VINYL AS SHOWN
- 8 LOW VOLTAGE ELECTRONIC POWER SUPPLY MOUNTED IN A 7 1/4" X 7 1/4" EXTRUDED .050 ALUM. RACEWAY SUPPORT/WIRING BOX PAINTED SW 7063 NEBULOUS WHITE
- 9 VISIBLE CUT-OFF SWITCH WITH FLIP-UP COVER
- 10 1/4" WEEP HOLES (2) TWO PER LETTER
- 11 GROUNDED WALL PASS-THRU SEALED WATER TIGHT. WHIP ON LEFT SIDE.

SECTION DETAIL

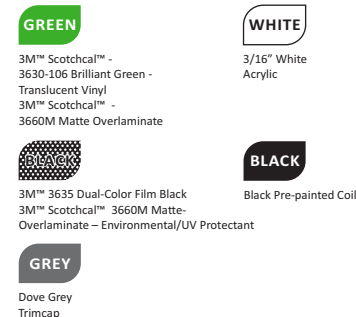


MOUNTING DETAILS



*All Hardware to be Galvanized and Non Corrosive

COLOR SCHEDULE



MANUFACTURING NOTES

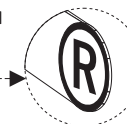
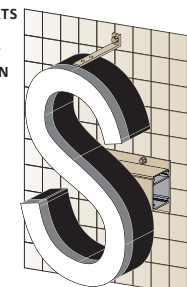
CHANNEL LETTER SETS SMALLER THAN 48" WILL BE CONSTRUCTED USING .040 ALUMINUM RETURNS & .063 ALUMINUM BACKS

CHANNEL LETTER SETS 48"-71" WILL BE CONSTRUCTED USING .063 ALUMINUM RETURNS & .090 ALUMINUM BACKS

REGISTRATION MARK TO BE BLACK VINYL ON CLEAR ACRYLIC TAB ATTACHED TO BACK OF "e" CHANNEL LETTER.

BRACING DETAIL

WHEN NEEDED SUPPORTS TO BE .090" ALUMINUM PAINTED TO MATCH RW POP-RIVITED TO RETURN (FACING UP TO HIDE FROM SIGHT)



RACEWAY MOUNT CHANNEL LETTERS

SIGN
6

ExtraSpaceStorage®

A B SQUARE FEET

4'-0" 42'-7" 170

ExtraSpace
Storage

Address Holly

Nova Road & 13th

City Ho

State FL

Account Representative:

Mike Ng

This design and engineer submitted as our proposal the right to use or exhibit form, is not authorized without written permission by

Notes

Designer

Design # Vx11040

Original Date 04/

Revision Date 04/

All electrical scope to be completed in a U. method and shall meet current N.E.C. stan



* All electrical components shall be I
* Sign shall be grounded per N.E.C. A
* Insulated conductors as per N.E.C. C
type to be used - metallic insulate
* Disconnect switch as per N.E.C. C



sign & light

page 10

The purchaser agrees to hold the seller harmless against any cause for action for damages which may occur in a

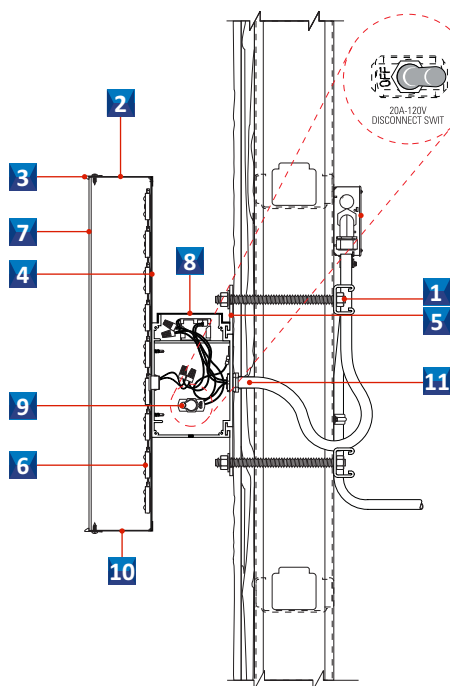
Packet Pg. 207

6.1.g

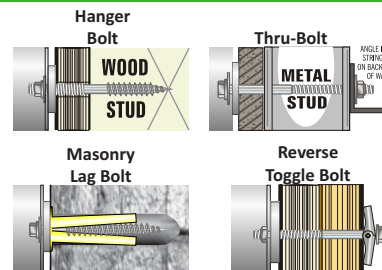
SPECIFICATION

- 1 NON-CORROSIVE INSTALLATION HARDWARE: GALVANIZED
- 2 5" FABRICATED ALUMINUM LETTER RETURNS PRE-PAINTED GLOSS BLACK SEE MFG. NOTE FOR GUAGE.
- 3 TRIM CAP RETAINER DOVE GRAY
- 4 FLAT ALUMINUM BACK
- 5 1/4" THICK METAL FLAT BAR FOR A SECURE INSTALLATION
- 6 ESS APPROVED WHITE LED
- 7 3/16" #7328 ACRYLIC FACE WHITE WITH 1ST SURFACE TRANSLUCENT & PERFORATED VINYL AS SHOWN
- 8 LOW VOLTAGE ELECTRONIC POWER SUPPLY MOUNTED IN A 7 1/4" X 7 1/4" EXTRUDED .050 ALUM. RACEWAY SUPPORT/WIRING BOX PAINTED SW 7063 NEBULOUS WHITE
- 9 VISIBLE CUT-OFF SWITCH WITH FLIP-UP COVER
- 10 1/4" WEEP HOLES (2) TWO PER LETTER
- 11 GROUNDED WALL PASS-THRU SEALED WATER TIGHT. WHIP ON LEFT SIDE.

SECTION DETAIL

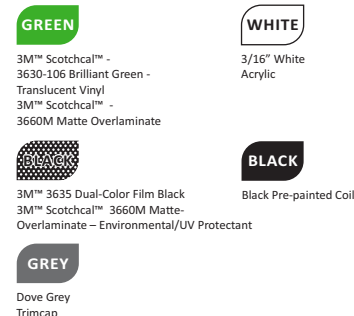


MOUNTING DETAILS



*All Hardware to be Galvanized and Non Corrosive

COLOR SCHEDULE



MANUFACTURING NOTES

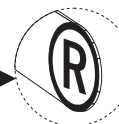
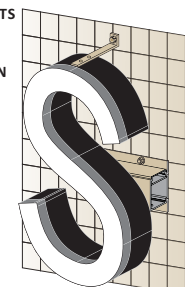
CHANNEL LETTER SETS SMALLER THAN 48" WILL BE CONSTRUCTED USING .040 ALUMINUM RETURNS & .063 ALUMINUM BACKS

CHANNEL LETTER SETS 48"-71" WILL BE CONSTRUCTED USING .063 ALUMINUM RETURNS & .090 ALUMINUM BACKS

REGISTRATION MARK TO BE BLACK VINYL ON CLEAR ACRYLIC TAB ATTACHED TO BACK OF "e" CHANNEL LETTER.

BRACING DETAIL

WHEN NEEDED SUPPORTS TO BE .090" ALUMINUM PAINTED TO MATCH RW POP-RIVITED TO RETURN (FACING UP TO HIDE FROM SIGHT)

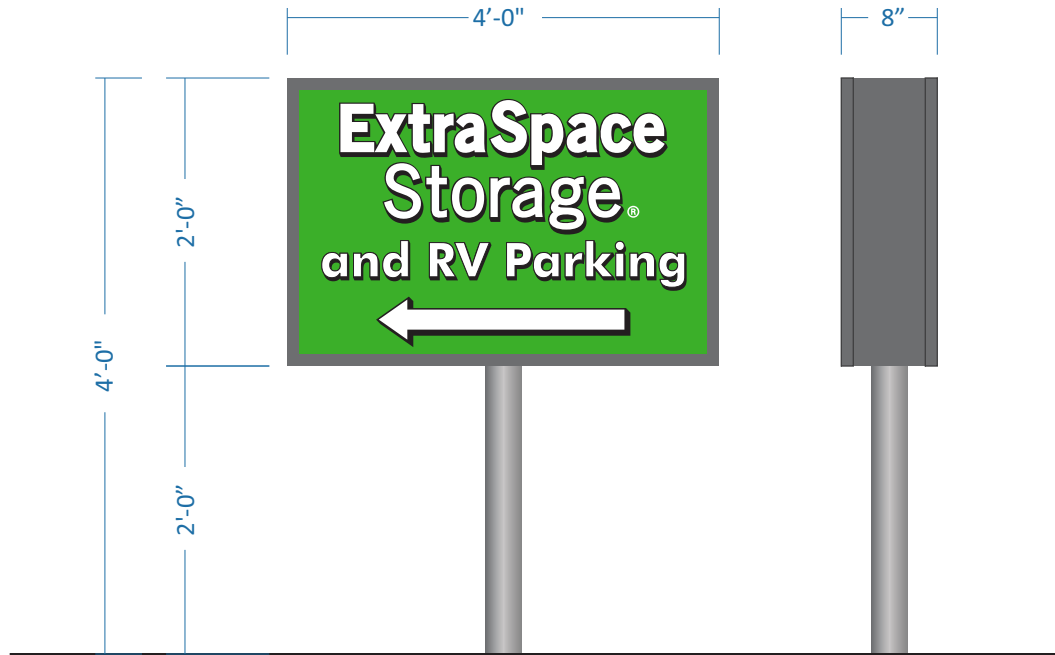


Attachment: Proposed Signage Plan (2023-O-3060 : Holly Hill Storage CPA and Rezone - 1704 Nova Road

DOUBLE FACE ILLUMINATED DIRECTIONAL SIGN

SIGN
7

SCALE 3/4"=1'

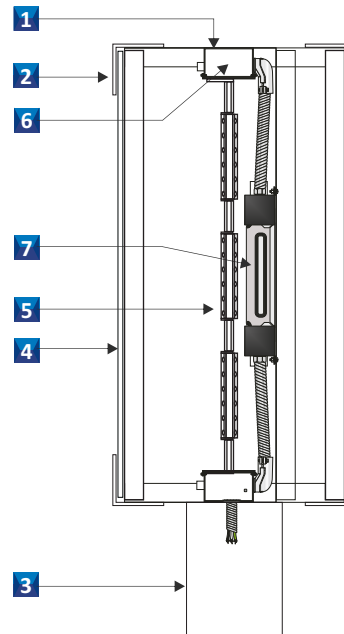


OPPOSITE SIDE
(ARROW IS NOT A MIRROR IMAGE)

SPECIFICATIONS

- 1 .080" ALUMINUM CABINET PAINTED SW 7067 CITY SCAPE
- 2 ALUMINUM RETAINER SYSTEM PAINTED TO MATCH CABINET (ADDITIONAL CLIPS AS NEEDED TO ENSURE SMOOTH)
- 3 POLE PAINTED SW 7067 CITY SCAPE
- 4 WHITE LEXAN FACE WITH APPLIED VINYL GRAPHICS (SEE SCHEDULE)
OVER LAMINATE GRAFFITI PROOF VINYL
- 5 VIXXO APPROVED LED LIGHTING SYSTEM.
- 6 STRUCTURE SUPPORT BRACKET W/WIREWAY
- 7 ELECTRONIC POWER SUPPLY

SIDE SECTION VIEW



COLOR SCHEDULE

- GREEN**
3M™ Scotchcal™ 3630-106 Brilliant Green Translucent Vinyl
3M™ Scotchcal™ 3660M Matte Overlaminate
- BLACK**
3M™ Scotchcal™ 3630-22 Black Vinyl
- GREY**
SW 7067 City Scape
- WHITE**
3/16" White Lexan
- CLEAR**
Clear graffiti proof vinyl

ExtraSpace
Storage

Address _____ Holly

_____ Nova Road & 13th

City _____ Ho

State _____ FL

Account Representative:

Mike Ng

This design and engineer submitted as our proposal the right to use or exhibit form, is not authorized without written permission by

Notes

- *
- *
- *
- *

Designer _____

Design # _____ Vx11040

Original Date _____ 04/

Revision Date _____ 04/

All electrical scope to be completed in a U.S. method and shall meet current N.E.C. standards.



- * All electrical components shall be listed.
- * Sign shall be grounded per N.E.C. Article 285.
- * Insulated conductors as per N.E.C. Article 310.
- * Type to be used - metallic insulated.
- * Disconnect switch as per N.E.C. Article 404.1.



sign & light

page 11

The purchaser agrees to hold the seller harmless against any cause for action for damages which may occur in a

Packet Pg. 208

Attachment: Proposed Signage Plan (2023-O-3060 : Holly Hill Storage CPA and Rezone - 1704 Nova Road



Attachment: Renderings (2023-O-3060 : Holly Hill Storage CPA and Rezone - 1704 Nova Road (Ordinances 3060 & 3061))

CONCEPTUAL SKETCH | AERIAL VIEW FROM NORTHEAST



Holly Hill Storage
Conceptual Design
BrainTree Properties

APRIL 29, 2023



CONCEPTUAL SKETCH | AERIAL VIEW FROM NORTHWEST

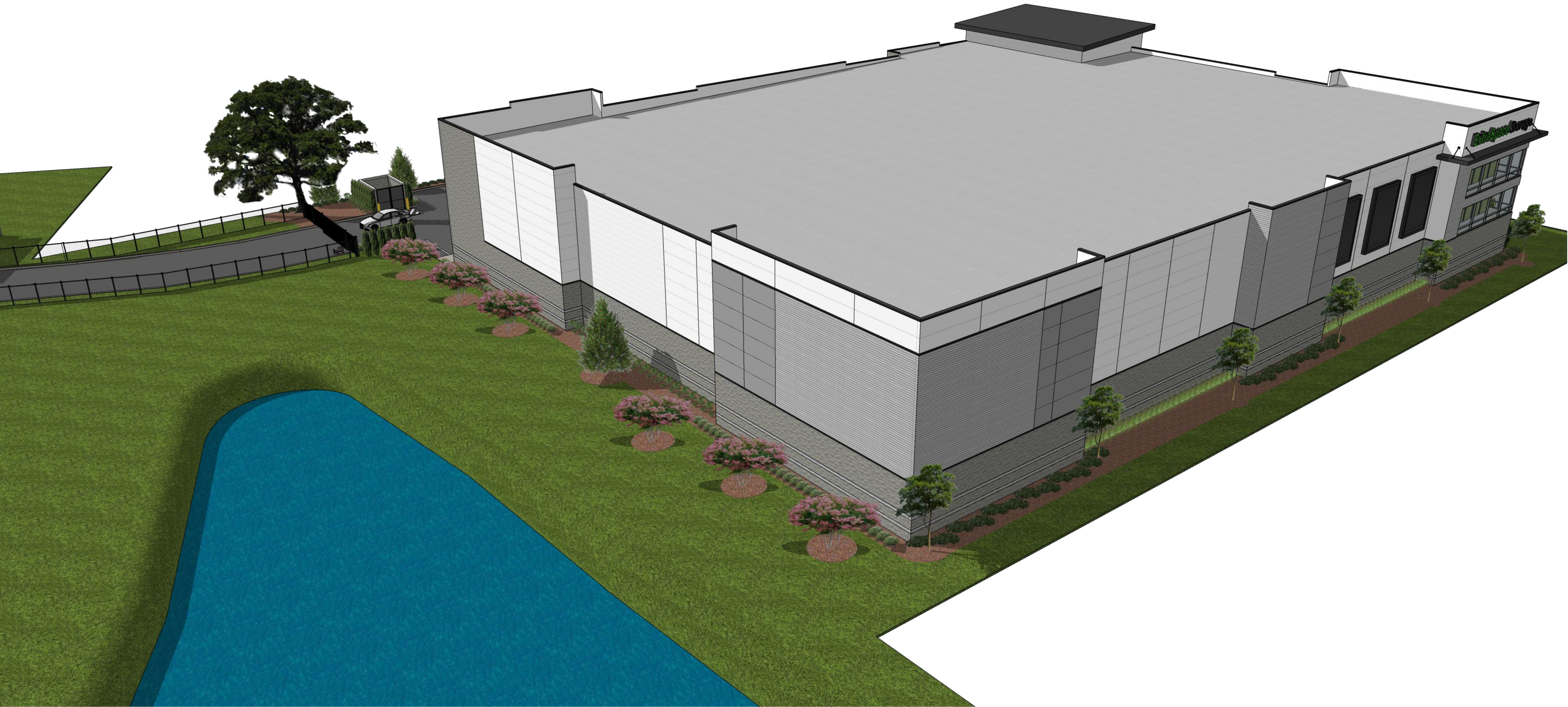
Galloway

**Mike
Carter**
CONSTRUCTION • INC.


BRAINTREE
GROUP

Holly Hill Storage
Conceptual Design
BrainTree Properties

APRIL 29, 2023



Attachment: Renderings (2023-O-3060 : Holly Hill Storage CPA and Rezone - 1704 Nova Road (Ordinances 3060 & 3061))

CONCEPTUAL SKETCH | AERIAL VIEW FROM SOUTHEAST



Holly Hill Storage
Conceptual Design
BrainTree Properties

APRIL 29, 2023



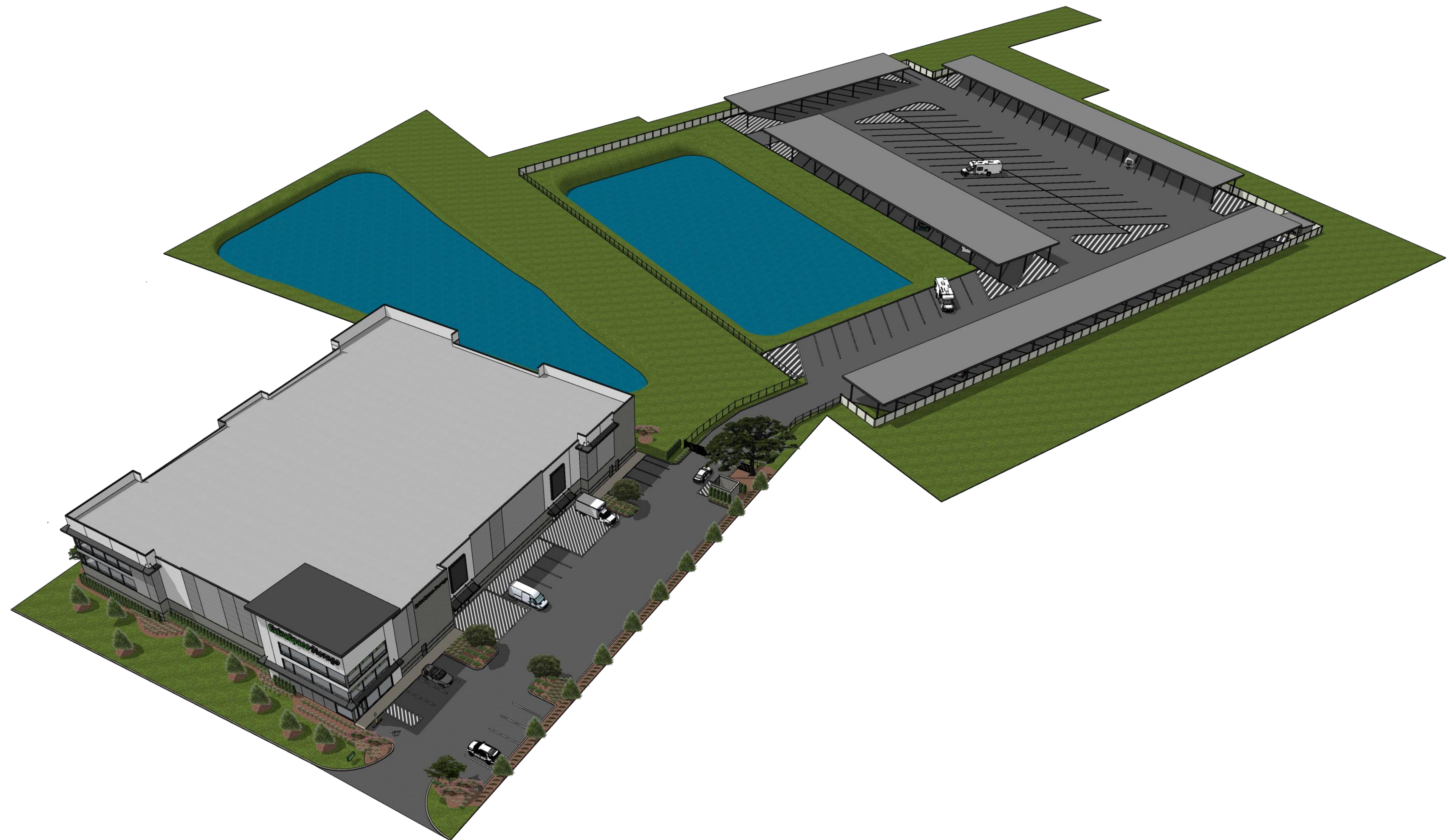
Attachment: Renderings (2023-O-3060 : Holly Hill Storage CPA and Rezoning - 1704 Nova Road (Ordinances 3060 & 3061))

CONCEPTUAL SKETCH | AERIAL VIEW FROM SOUTHWEST



Holly Hill Storage
Conceptual Design
BrainTree Properties

APRIL 29, 2023



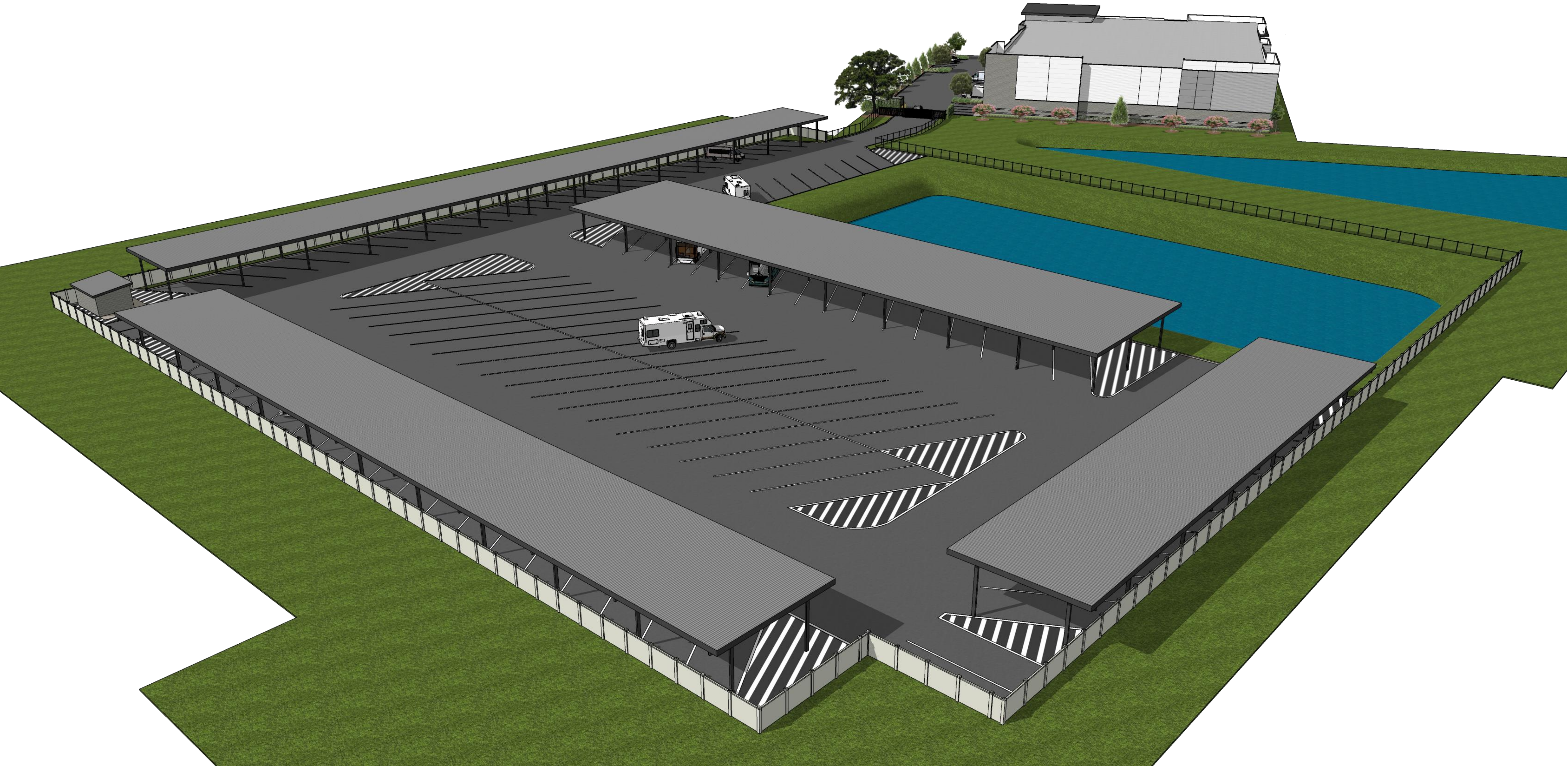
Attachment: Renderings (2023-O-3060 : Holly Hill Storage CPA and Rezoning - 1704 Nova Road (Ordinances 3060 & 3061))

CONCEPTUAL SKETCH | FULL SITE AERIAL VIEW FROM NORTHWEST



Holly Hill Storage
Conceptual Design
BrainTree Properties

APRIL 29, 2023



CONCEPTUAL SKETCH | FULL SITE AERIAL VIEW FROM SOUTHEAST

CONCEPTUAL SKETCH | AERIAL VIEW OF RV PARKING WITH RESTROOM BUILDING



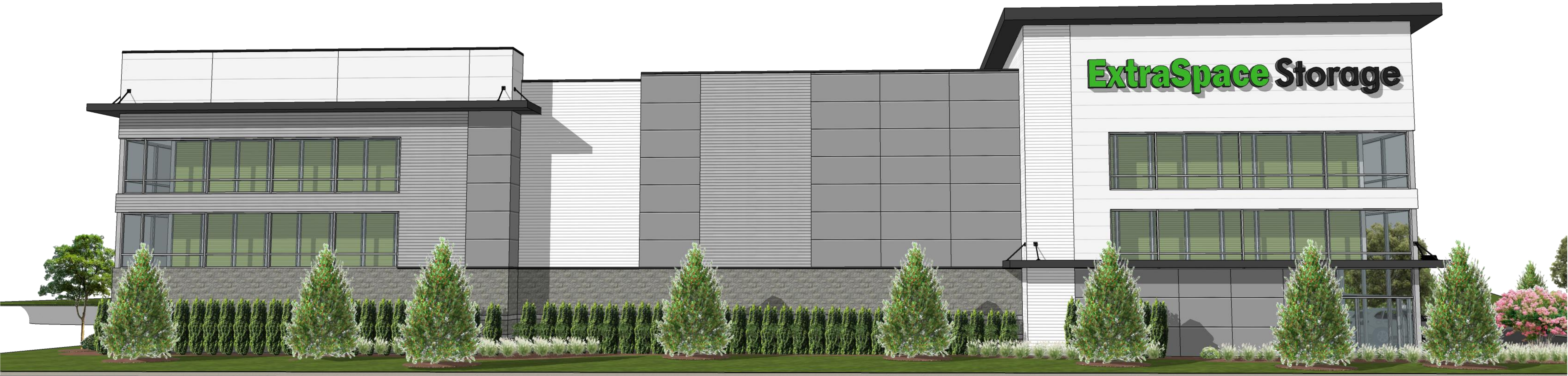
Attachment: Renderings (2023-C-3060 : Holly Hill Storage CPA and Rezone - 1704 Nova Road (Ordinances 3060 & 3061))

CONCEPTUAL SKETCH | NORTHEAST CORNER



Holly Hill Storage
Conceptual Design
BrainTree Properties

APRIL 29, 2023



Attachment: Renderings (2023-C-3060 : Holly Hill Storage CPA and Rezoning - 1704 Nova Road (Ordinances 3060 & 3061))

CONCEPTUAL SKETCH | NORTH ELEVATION



Holly Hill Storage
Conceptual Design
BrainTree Properties

APRIL 29, 2023



CONCEPTUAL SKETCH | NORTHWEST CORNER

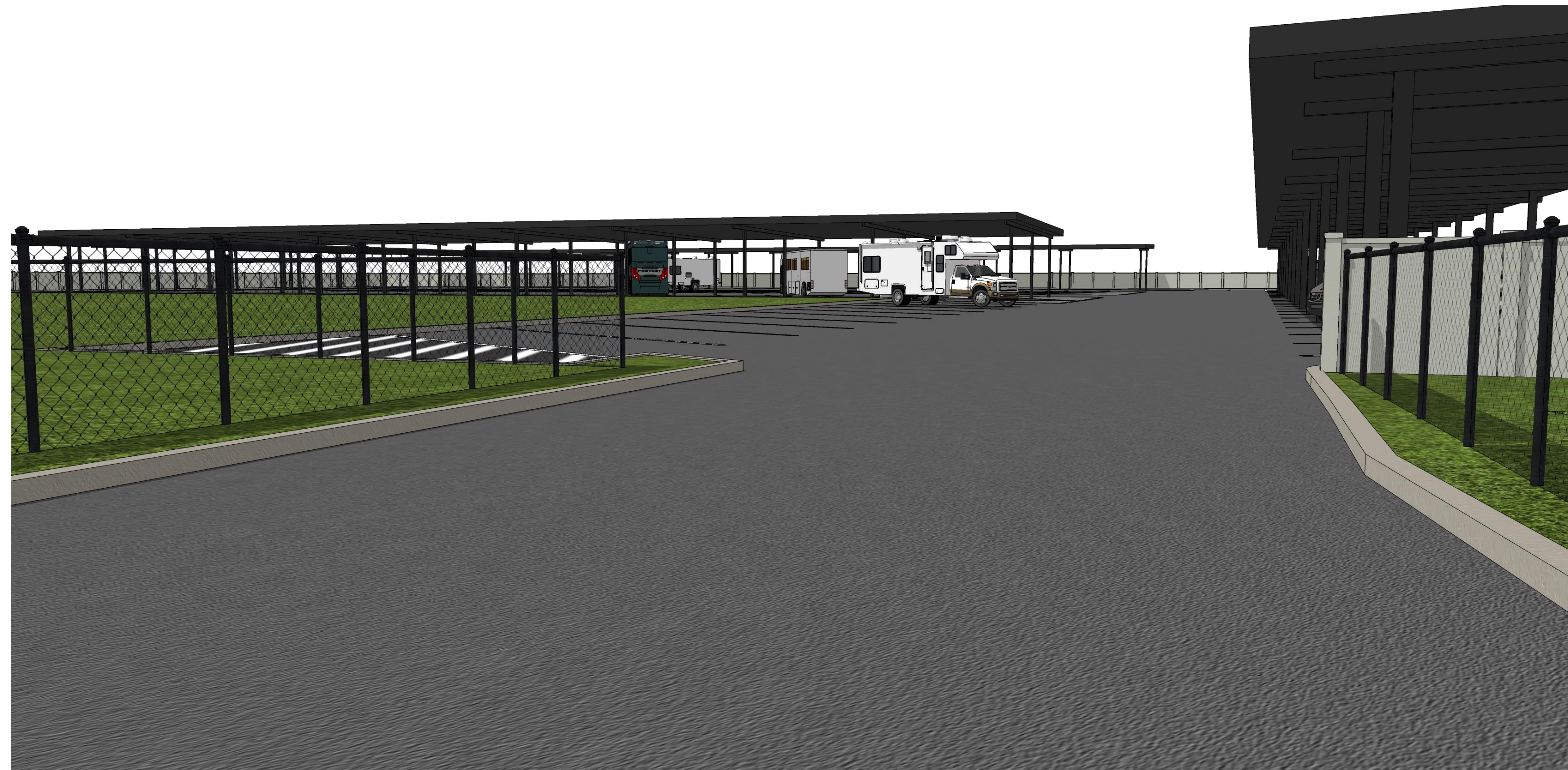


Holly Hill Storage
Conceptual Design
BrainTree Properties

APRIL 29, 2023



CONCEPTUAL SKETCH | LOADING ZONE



CONCEPTUAL SKETCH | RV PARKING AREA

Legal Description of Parcels with Commercial Use Limitation.

Parcels

4242-86-03-0240, 4242-86-02-0040, 4242-04-34-0220, 4242-86-02-0070, 4242-86-02-0030 4242-86-03-0260, 4242-86-02-0060, 4242-86-03-0250, 4242-86-02-0050, 4242-86-02-0011

LEGAL DESCRIPTION:

(NO. 1 - ORIGINAL OWNERSHIP OF REAR PARCEL.)

PARCEL 1:

PART OF THE NORTH 1/2 OF LOTS 22 AND 23, BLOCK 34, MARY C. FLEMING SUBDIVISION OF THE THOMAS FITCH GRANT PER MAP BOOK 1, PAGE 1, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 22, BLOCK 34, MARY C. FLEMING SUBDIVISION OF THE THOMAS FITCH GRANT AS PER MAP BOOK 1, PAGE 1, THENCE N 72 DEGREES 01 MINUTES 52 SECONDS E ALONG THE NORTH LINE OF SAID LOT 22, A DISTANCE OF 190.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 72 DEGREES 01 MINUTES 52 SECONDS E ALONG SAID NORTH LINE OF LOTS 22 AND 23, A DISTANCE OF 470.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 23, THENCE S 17 DEGREES 57 MINUTES 09 SECONDS E ALONG THE EAST LINE OF THE NORTH 1/2 OF LOT 23, A DISTANCE OF 329.24 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF LOT 23;

THENCE S 72 DEGREES 07 MINUTES 06 SECONDS W ALONG THE SOUTH LINE OF THE NORTH 1/2 OF SAID LOTS 22 AND 23, A DISTANCE OF 470.00 FEET; THENCE N 17 DEGREES 57 MINUTES 09 SECONDS W A DISTANCE OF 139.14 FEET; THENCE S 72 DEGREES 07 MINUTES 06 SECONDS W TO THE EAST RIGHT-OF-WAY LINE OF OLD KINGS ROAD A DISTANCE OF 160.00 FEET; THENCE N 17 DEGREES 57 MINUTES 09 SECONDS W ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 120.00 FEET; THENCE N 72 DEGREES 01 MINUTES 52 SECONDS E, A DISTANCE OF 160.00 FEET; THENCE N 17 DEGREES 57 MINUTES 09 SECONDS W, A DISTANCE OF 69.14 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING:

PART OF THE NORTH ONE-HALF OF LOT 22, BLOCK 34, MARY C. FLEMING SUBDIVISION OF THE THOMAS FITCH GRANT, OF RECORD IN MAP BOOK 1, PAGE 1, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 22; THENCE NORTH 72 DEGREES 01 MINUTES 52 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 22, A DISTANCE OF 40.00 FEET TO A POINT IN THE EAST RIGHT-OF-WAY EASEMENT LINE OF OLD KINGS ROAD PER OFFICIAL RECORDS BOOK 2881, PAGES 1193 AND 1194, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE SOUTH 17 DEGREES 57 MINUTES 09 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 129.14 FEET TO THE POINT OF BEGINNING; THENCE NORTH 72 DEGREES 01 MINUTES 52 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTHERLY 129.14 FEET OF SAID LOT 22, A DISTANCE OF 150.00 FEET; THENCE SOUTH 17 DEGREES 57 MINUTES 09 SECONDS EAST, PARALLEL WITH THE EAST RIGHT-OF-WAY EASEMENT LINE OF SAID OLD KINGS ROAD, A DISTANCE OF 60.24 FEET; THENCE SOUTH 72 DEGREES 07 MINUTES 06 SECONDS WEST A DISTANCE OF 150 FEET TO A POINT IN THE EAST RIGHT-OF-WAY EASEMENT LINE OF SAID OLD KINGS ROAD; THENCE NORTH 17 DEGREES 57 MINUTES 09 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 60.02 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT:

THE SOUTHERLY 60 FEET OF THE NORTHERLY 129.14 FEET OF THE WESTERLY 190.00 FEET OF LOT 22, BLOCK 34, MARY C. FLEMING SUBDIVISION OF THE THOMAS FITCH GRANT OF RECORD IN MAP BOOK 1, PAGE 1, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, EXCEPTING THEREFROM THE WESTERLY 40.00 FEET THEREOF NOW A PART OF THAT RIGHT-OF-WAY EASEMENT PER OFFICIAL RECORDS BOOK 2881, PAGES 1193 AND 1194, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

PARCEL 2:

LOT 1, EXCEPT THE NORTH 50.22 FEET, AND ALL OF LOTS 3, 4, 5, 6 AND 7, BLOCK B, AND LOTS 24, 25 AND 26, BLOCK C, AMENDED PLAN OF FLEMING PARK, AS RECORDED IN MAP BOOK 26, PAGE 110, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. ALL CONTAINING 5.19 ACRES, MORE OR LESS.

PARCELS WITH "BLACK DOT" ARE DESCRIBED ABOVE AND SUBJECT TO A COMMERCIAL DEVELOPMENT RESTRICTION OF STORAGE USES CONSISTING OF MINI-WAREHOUSE, VEHICLE/TRAILER, AND OUTDOOR COVERED STORAGE USES, LIMITED TO THE TRAFFIC GENERATING EQUIVALENT OF 700 PERSONAL STORAGE UNITS.

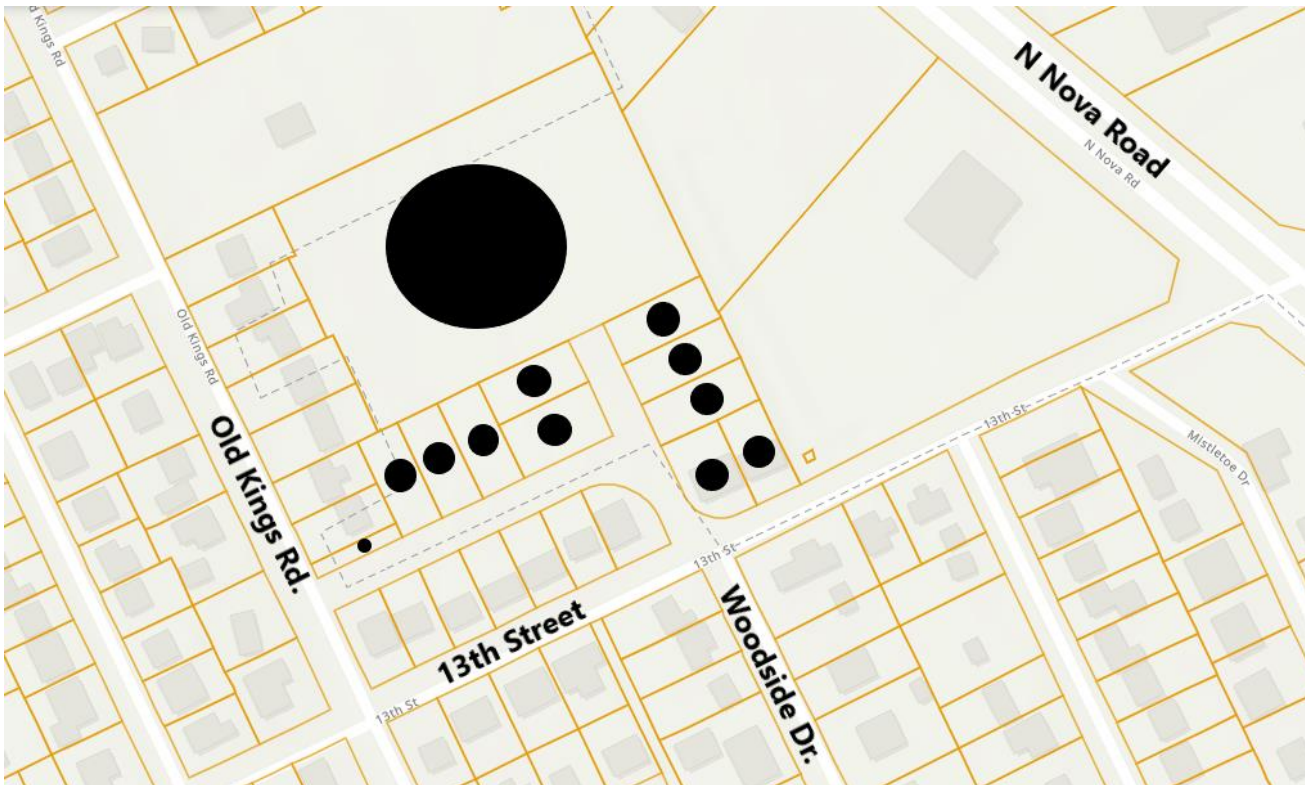


Table 1: Land Use and Zoning Table

Holly Hill Storage Facility

	Existing Development	Future Land Use Designation	Zoning Classification
Site	Vacant Land	Commercial and Low Medium-Density Residential	CC-1 and R-7
North	Commercial and County Residential	Commercial and County Residential	CC-1 and County (Residential)
South	Commercial and County Residential	Commercial and County Residential	CC-1 and County (Residential)
East	Commercial Development and Nova Road	Commercial	CC-1, B-4, B-5 and Nova Road
West	County Residential Development	County (Residential)	County (Residential)

LEGAL DESCRIPTION:

(NO. 4 - NEW OVERALL PUD BOUNDARY)

PART OF THE NORTH 1/2 OF LOTS 22 AND 23, BLOCK 34, MARY C. FLEMING SUBDIVISION OF THE THOMAS FITCH GRANT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 1, PAGE 1, AND PART OF LOT 1, AND ALL OF LOTS 2-7, BLOCK B, AND ALL OF LOTS 24-26, BLOCK C, AND A PORTION OF 13TH STREET AND THE UN-NAMED STREET, AMENDED PLAT OF FLEMING PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 19, PAGE 140, ALL OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 23, BLOCK 34, MARY C. FLEMING SUBDIVISION OF THE THOMAS FITCH GRANT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 1, PAGE 1, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, THENCE S25°41'21"E ALONG THE EAST LINE OF SAID LOT 23, AND THE EAST LINE OF BLOCK C, AMENDED PLAT OF FLEMING PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 19, PAGE 140, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, A DISTANCE OF 508.77 FEET TO THE NORTHEAST CORNER OF LOT 23, BLOCK C, SAID AMENDED PLAT OF FLEMING PARK; THENCE S64°21'37"W ALONG THE NORTH LINE OF SAID LOT 23 AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 165.00 FEET TO THE CENTER LINE OF AN UN-NAMED STREET AS SHOWN ON SAID AMENDED PLAT OF FLEMING PARK; THENCE N25°41'21"W ALONG SAID CENTERLINE, A DISTANCE OF 15.00 FEET TO THE CENTERLINE OF 13TH STREET AS SHOWN ON SAID AMENDED PLAT OF FLEMING PARK; THENCE S64°21'37" ALONG SAID CENTERLINE, A DISTANCE OF 464.95 FEET TO THE EAST RIGHT-OF-WAY LINE OF OLD KINGS ROAD, HAVING A 60.00 FOOT RIGHT-OF-WAY; THENCE N25°39'45"W ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 44.78 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 50.22 FEET OF LOT 1, BLOCK B, SAID AMENDED PLAT OF FLEMING PARK; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, RUN N64°21'37"E ALONG SAID SOUTH LINE, A DISTANCE OF 125.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1; THENCE N25°39'45"W ALONG THE EAST LINE OF SAID LOT 1 AND LOT 2, BLOCK B, A DISTANCE OF 120.22 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE N64°21'37"E, ALONG THE NORTH LINE OF LOT 3, BLOCK B, SAID AMENDED PLAT OF FLEMING PARK, A DISTANCE OF 35.00 FEET TO A POINT ON THE EAST LINE OF THE WEST 190.00 FEET OF LOT 22, AFORESAID MARY C. FLEMING SUBDIVISION OF THE THOMAS FITCH GRANT; THENCE N25°39'45"W, A DISTANCE OF 328.32 FEET TO A POINT ON THE SOUTH LINE OF LOT 13, SAID MARY C. FLEMING SUBDIVISION OF THE THOMAS FITCH GRANT; THENCE N64°18'17"E ALONG THE SOUTH LINE OF SAID LOT 13 AND LOT 12, SAID MARY C. FLEMING SUBDIVISION OF THE THOMAS FITCH GRANT, A DISTANCE OF 469.72 FEET TO THE POINT OF BEGINNING.

AND

LOT 2, WESTSIDE NOVA COMMERCIAL PARK REPLAT, ACCORDING THE PLAT THEREOF, RECORDED IN MAP BOOK 47, PAGE 184, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

SAID LANDS CONTAINING 8.05 ACRES, MORE OR LESS.



Volusia County Property Appraiser
 123 W. Indiana Ave., Rm. 102
 DeLand, FL. 32720
 Phone: (386) 736-5901 Web: vcpa.vcgov.org

AltKey: 5951243

Parcel ID: 42420M000020

NISBETT PROPERTIES LLC

1704 NOVA RD, HOLLY HILL, FL

Parcel Summary

Alternate Key:	5951243
Parcel ID:	42420M000020
Township-Range-Section:	14 - 32 - 42
Subdivision-Block-Lot:	0M - 00 - 0020
Owner(s):	NISBETT PROPERTIES LLC - FS - Fee Simple - 100%
Mailing Address On File:	332 JOHN ANDERSON DR ORMOND BEACH FL 32176
Physical Address:	1704 NOVA RD, HOLLY HILL 32117
Property Use:	1000 - VACANT COMM
Tax District:	203-HOLLY HILL
2022 Final Millage Rate:	18.7895
Neighborhood:	7250
Business Name:	
Subdivision Name:	WESTSIDE NOVA COMMERCIAL PARK REPLAT
Homestead Property:	No



Volusia County Property Appraiser
 123 W. Indiana Ave., Rm. 102
 DeLand, FL. 32720
 Phone: (386) 736-5901 Web: vcpa.vcgov.org

AltKey: 4969489

Parcel ID: 424286020011

NISBETT PROPERTIES LLC

OLD KINGS RD, ORMOND BEACH, FL

Parcel Summary

Alternate Key:	4969489
Parcel ID:	424286020011
Township-Range-Section:	14 - 32 - 42
Subdivision-Block-Lot:	86 - 02 - 0011
Owner(s):	NISBETT PROPERTIES LLC - FS - Fee Simple - 100%
Mailing Address On File:	332 JOHN ANDERSON ORMOND BEACH FL 32176
Physical Address:	OLD KINGS RD, ORMOND BEACH 32117
Property Use:	0000 - VACANT RES
Tax District:	203-HOLLY HILL
2022 Final Millage Rate:	18.7895
Neighborhood:	2741
Business Name:	
Subdivision Name:	
Homestead Property:	No



Volusia County Property Appraiser
 123 W. Indiana Ave., Rm. 102
 DeLand, FL. 32720
 Phone: (386) 736-5901 Web: vcpa.vcgov.org

AltKey: 3169824

Parcel ID: 424204340220

NISBETT PROPERTIES LLC

13TH ST, HOLLY HILL, FL

Parcel Summary

Alternate Key:	3169824
Parcel ID:	424204340220
Township-Range-Section:	14 - 32 - 42
Subdivision-Block-Lot:	04 - 34 - 0220
Owner(s):	NISBETT PROPERTIES LLC - FS - Fee Simple - 100%
Mailing Address On File:	332 JOHN ANDERSON ORMOND BEACH FL 32176
Physical Address:	13TH ST, HOLLY HILL 32117
Property Use:	0000 - VACANT RES
Tax District:	203-HOLLY HILL
2022 Final Millage Rate:	18.7895
Neighborhood:	2741
Business Name:	
Subdivision Name:	
Homestead Property:	No



Volusia County Property Appraiser
 123 W. Indiana Ave., Rm. 102
 DeLand, FL. 32720
 Phone: (386) 736-5901 Web: vcpa.vcgov.org

AltKey: 4670076

Parcel ID: 424286030260

NISBETT PROPERTIES LLC

OLD KINGS RD, ORMOND BEACH, FL

Parcel Summary

Alternate Key:	4670076
Parcel ID:	424286030260
Township-Range-Section:	14 - 32 - 42
Subdivision-Block-Lot:	86 - 03 - 0260
Owner(s):	NISBETT PROPERTIES LLC - FS - Fee Simple - 100%
Mailing Address On File:	332 JOHN ANDERSON ORMOND BEACH FL 32176
Physical Address:	OLD KINGS RD, ORMOND BEACH 32117
Property Use:	0000 - VACANT RES
Tax District:	203-HOLLY HILL
2022 Final Millage Rate:	18.7895
Neighborhood:	2741
Business Name:	
Subdivision Name:	
Homestead Property:	No



Volusia County Property Appraiser
 123 W. Indiana Ave., Rm. 102
 DeLand, FL. 32720
 Phone: (386) 736-5901 Web: vcpa.vcgov.org

AltKey: 4670068

Parcel ID: 424286030250

NISBETT PROPERTIES LLC

OLD KINGS RD, ORMOND BEACH, FL

Parcel Summary

Alternate Key:	4670068
Parcel ID:	424286030250
Township-Range-Section:	14 - 32 - 42
Subdivision-Block-Lot:	86 - 03 - 0250
Owner(s):	NISBETT PROPERTIES LLC - FS - Fee Simple - 100%
Mailing Address On File:	332 JOHN ANDERSON ORMOND BEACH FL 32176
Physical Address:	OLD KINGS RD, ORMOND BEACH 32117
Property Use:	0000 - VACANT RES
Tax District:	203-HOLLY HILL
2022 Final Millage Rate:	18.7895
Neighborhood:	2741
Business Name:	
Subdivision Name:	
Homestead Property:	No



Volusia County Property Appraiser
 123 W. Indiana Ave., Rm. 102
 DeLand, FL. 32720
 Phone: (386) 736-5901 Web: vcpa.vcgov.org

AltKey: 4670050

Parcel ID: 424286030240

NISBETT PROPERTIES LLC

OLD KINGS RD, ORMOND BEACH, FL

Parcel Summary

Alternate Key:	4670050
Parcel ID:	424286030240
Township-Range-Section:	14 - 32 - 42
Subdivision-Block-Lot:	86 - 03 - 0240
Owner(s):	NISBETT PROPERTIES LLC - FS - Fee Simple - 100%
Mailing Address On File:	332 JOHN ANDERSON ORMOND BEACH FL 32176
Physical Address:	OLD KINGS RD, ORMOND BEACH 32117
Property Use:	0000 - VACANT RES
Tax District:	203-HOLLY HILL
2022 Final Millage Rate:	18.7895
Neighborhood:	2741
Business Name:	
Subdivision Name:	
Homestead Property:	No



Volusia County Property Appraiser
 123 W. Indiana Ave., Rm. 102
 DeLand, FL. 32720
 Phone: (386) 736-5901 Web: vcpa.vcgov.org

AltKey: 4669868

Parcel ID: 424286020070

NISBETT PROPERTIES LLC

OLD KINGS RD, ORMOND BEACH, FL

Parcel Summary

Alternate Key:	4669868
Parcel ID:	424286020070
Township-Range-Section:	14 - 32 - 42
Subdivision-Block-Lot:	86 - 02 - 0070
Owner(s):	NISBETT PROPERTIES LLC - FS - Fee Simple - 100%
Mailing Address On File:	332 JOHN ANDERSON ORMOND BEACH FL 32176
Physical Address:	OLD KINGS RD, ORMOND BEACH 32117
Property Use:	0000 - VACANT RES
Tax District:	203-HOLLY HILL
2022 Final Millage Rate:	18.7895
Neighborhood:	2741
Business Name:	
Subdivision Name:	
Homestead Property:	No



Volusia County Property Appraiser
 123 W. Indiana Ave., Rm. 102
 DeLand, FL. 32720
 Phone: (386) 736-5901 Web: vcpa.vcgov.org

AltKey: 4669850

Parcel ID: 424286020060

NISBETT PROPERTIES LLC

OLD KINGS RD, ORMOND BEACH, FL

Parcel Summary

Alternate Key:	4669850
Parcel ID:	424286020060
Township-Range-Section:	14 - 32 - 42
Subdivision-Block-Lot:	86 - 02 - 0060
Owner(s):	NISBETT PROPERTIES LLC - FS - Fee Simple - 100%
Mailing Address On File:	332 JOHN ANDERSON ORMOND BEACH FL 32176
Physical Address:	OLD KINGS RD, ORMOND BEACH 32117
Property Use:	0000 - VACANT RES
Tax District:	203-HOLLY HILL
2022 Final Millage Rate:	18.7895
Neighborhood:	2741
Business Name:	
Subdivision Name:	
Homestead Property:	No



Volusia County Property Appraiser
 123 W. Indiana Ave., Rm. 102
 DeLand, FL. 32720
 Phone: (386) 736-5901 Web: vcpa.vcgov.org

AltKey: 4669841

Parcel ID: 424286020050

NISBETT PROPERTIES LLC

OLD KINGS RD, ORMOND BEACH, FL

Parcel Summary

Alternate Key:	4669841
Parcel ID:	424286020050
Township-Range-Section:	14 - 32 - 42
Subdivision-Block-Lot:	86 - 02 - 0050
Owner(s):	NISBETT PROPERTIES LLC - FS - Fee Simple - 100%
Mailing Address On File:	332 JOHN ANDERSON ORMOND BEACH FL 32176
Physical Address:	OLD KINGS RD, ORMOND BEACH 32117
Property Use:	0000 - VACANT RES
Tax District:	203-HOLLY HILL
2022 Final Millage Rate:	18.7895
Neighborhood:	2741
Business Name:	
Subdivision Name:	
Homestead Property:	No



Volusia County Property Appraiser
 123 W. Indiana Ave., Rm. 102
 DeLand, FL. 32720
 Phone: (386) 736-5901 Web: vcpa.vcgov.org

AltKey: 4669833

Parcel ID: 424286020040

NISBETT PROPERTIES LLC

OLD KINGS RD, ORMOND BEACH, FL

Parcel Summary

Alternate Key:	4669833
Parcel ID:	424286020040
Township-Range-Section:	14 - 32 - 42
Subdivision-Block-Lot:	86 - 02 - 0040
Owner(s):	NISBETT PROPERTIES LLC - FS - Fee Simple - 100%
Mailing Address On File:	332 JOHN ANDERSON ORMOND BEACH FL 32176
Physical Address:	OLD KINGS RD, ORMOND BEACH 32117
Property Use:	0000 - VACANT RES
Tax District:	203-HOLLY HILL
2022 Final Millage Rate:	18.7895
Neighborhood:	2741
Business Name:	
Subdivision Name:	
Homestead Property:	No



Volusia County Property Appraiser
 123 W. Indiana Ave., Rm. 102
 DeLand, FL. 32720
 Phone: (386) 736-5901 Web: vcpa.vcgov.org

AltKey: 4669825

Parcel ID: 424286020030

NISBETT PROPERTIES LLC

OLD KINGS RD, ORMOND BEACH, FL

Parcel Summary

Alternate Key:	4669825
Parcel ID:	424286020030
Township-Range-Section:	14 - 32 - 42
Subdivision-Block-Lot:	86 - 02 - 0030
Owner(s):	NISBETT PROPERTIES LLC - FS - Fee Simple - 100%
Mailing Address On File:	332 JOHN ANDERSON ORMOND BEACH FL 32176
Physical Address:	OLD KINGS RD, ORMOND BEACH 32117
Property Use:	0000 - VACANT RES
Tax District:	203-HOLLY HILL
2022 Final Millage Rate:	18.7895
Neighborhood:	2741
Business Name:	
Subdivision Name:	
Homestead Property:	No

EXHIBIT C LOCATION MAP



EXHIBIT D AERIAL MAP



EXHIBIT E

CURRENT FLU – LOW MEDIUM DENSITY RESIDENTIAL



PROPOSED FLU - COMMERCIAL



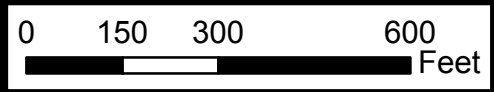
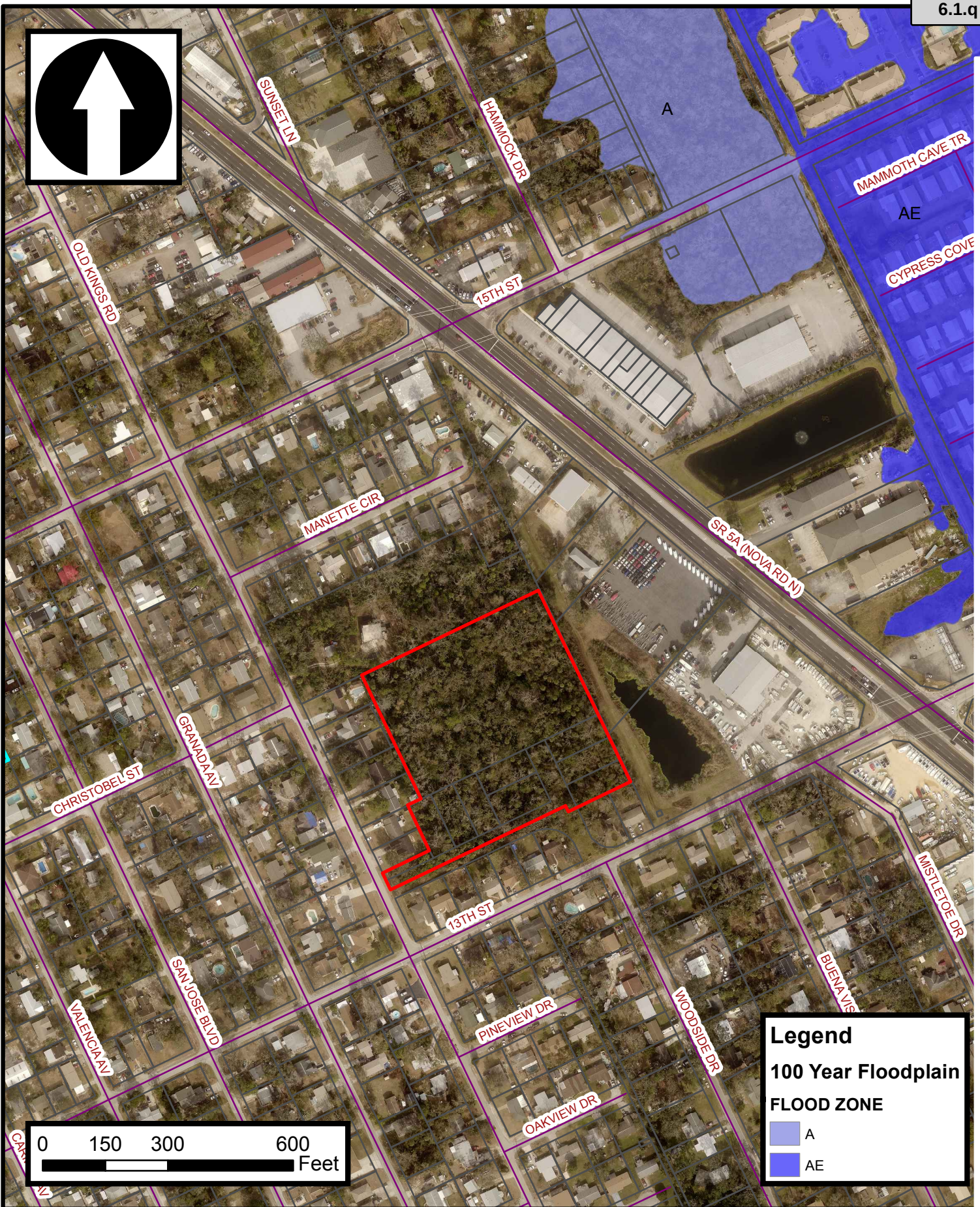
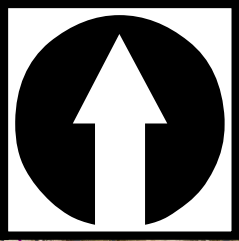
EXHIBIT F

CURRENT ZONING – R-7 AND CC-1



PROPOSED ZONING – PLANNED DEVELOPMENT (Brown Area on map)





Legend

100 Year Floodplain

FLOOD ZONE

- A
- AE

Legend

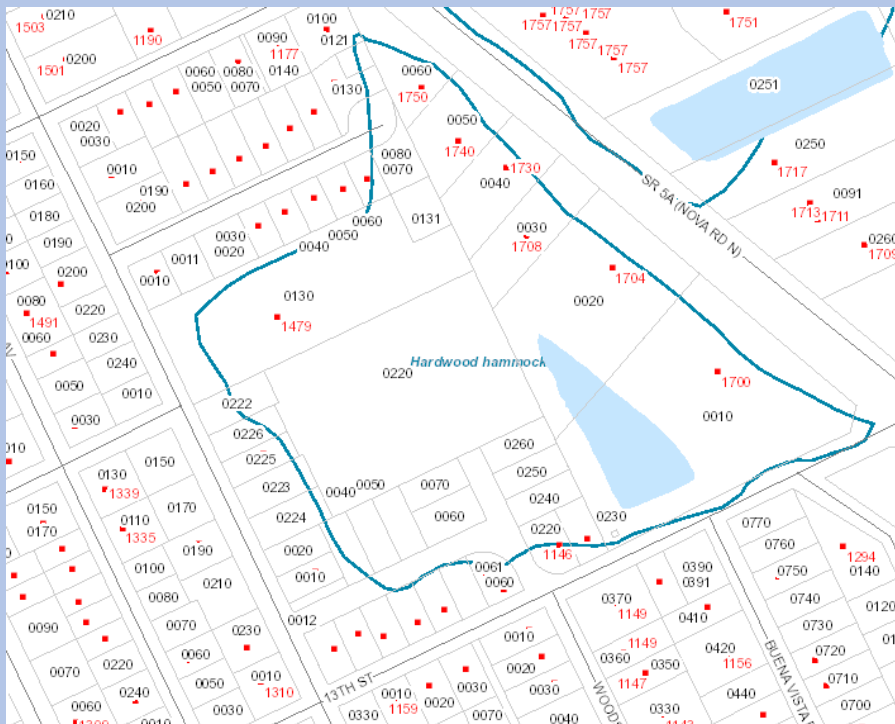
SITE BOUNDARY

HOLLY HILL CPA FLOOD MAP

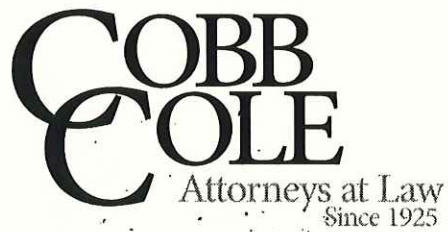
MARK DOWST & ASSOCIATES, INC.
CIVIL ENGINEERS • LAND SURVEYORS • LAND PLANNERS
536 N. Halifax Ave., Suite # 100 Daytona Beach

EXHIBIT H

WETLAND MAPS



Scott W. Cichon
 Robert A. Merrell III
 John P. Ferguson
 Mark A. Watts
 Heather Bond Vargas
 Michael J. Woods
 Raymond L. Schumann
 Kathleen L. Crotty
 Michael O. Sznajstajler
 Matthew S. Welch
 Robert E. Doan
 William A. Rice
 Douglas J. Collins
 Sara E. Glover
 Holly W. Zitzka
 Jessica L. Gow
 Nika K. Hosseini
 Sydney V. Cichon
 Brandon T. Byers
 Baylee D. Bunyard
 Anne M. Kehrl
 James P. Love III



Daytona Beach • DeLand

149 South Ridgewood Avenue, Suite 700
 Daytona Beach, Florida 32114
 (386) 255-8171
 CobbCole.com

OF COUNSEL
 Larry D. Marsh
 Frederick B. Karl, Jr.

RETIRED
 Thomas S. Hart

William M. Cobb
 (1881-1939)
 Thomas T. Cobb
 (1916-2004)
 W. Warren Cole, Jr.
 (1926-2008)

May 8, 2023

VIA HAND DELIVERY

Brian Walker
 Community Development Director
 City of Holly Hill
 1065 Ridgewood Avenue
 Holly Hill, FL 32117

Re: Holly Hill Self Storage
 Planned Unit Development Rezoning

Dear Brian:

As you know, it is this Firm's pleasure to represent Nisbett Properties, LLC (Owner) and their contract purchaser in connection with their application for Planned Unit Development Rezoning on property located west of Nova Road in Holly Hill, FL. The Applicant intends to develop the property for a phased storage project that will provide support uses for existing residential in the vicinity of the property and allow for greater commercial activity along the Nova Road corridor.

Pursuant to our Pre-Application meetings, please find enclosed the following:

1. Rezone/Future Land Use Amendment Application (Rev. 1/23);
2. Planned Unit Development Rezoning Application Fee in the amount of \$2,000.00;
3. Notarized Authorization of Owner;
4. Sunbiz Information;
5. List of Parcels Included;
6. Property Appraiser Information Cards;

City of Holly Hill
May 8, 2023

7. Copies of Deeds;
8. Proof of Taxes Paid;
9. Survey;
10. Our proposed Nova Road Storage Planned Unit Development Agreement/Ordinance;
11. Preliminary Site Plan prepared by Galloway;
12. Architectural Renderings; and
13. Sign Plan.

Overview of Rezoning Review Standards:

1. Is it consistent with all adopted elements of the comprehensive plan?
Yes, as amended by the concurrent application for a change to the applicable land use over a portion of the property and subject to a site-specific policy limited commercial activity on the rear of the site to storage type uses.
2. What is its impact upon the environment or natural resources?
The proposed redevelopment allows for commercial uses along a major thoroughfare where public services are available and away from environmentally sensitive areas. The rear half of the site, which has not been historically developed, has been reviewed under an environmental analysis and no species of concern are listed as present on the site.
3. What is its impact upon the economy of any affected area?
The proposed redevelopment of the site will allow for greater commercial uses in the area, which may result in a higher property value for the site and surrounding areas, contributing additional ad valorem taxation to the corridor. The proposed redevelopment will include additional job creation within the site.
4. What is its impact upon any existing necessary governmental services such as schools, sewage disposal, solid waste or transportation systems?
The front portion of the redevelopment is not expected to modify existing demands on these services. The redevelopment plan for the rear of the site will result in a decrease in potential demand, as the area will be transitioned away from residential development and limited to storage activities, which have a very low demand on governmental services. An overview of the water and sewer demand for the rear portion of the site was completed and is included in the concurrent land use amendment being processed with this proposed rezoning.

City of Holly Hill
May 8, 2023

5. Are there any changes in circumstances or conditions affecting the area?
The proposed rezoning allows for the creation of supporting retail uses to accompany the residential homes in the vicinity of the project, while directing such uses through major roadway facilities. The build out of residential homes in the vicinity lends itself to redevelopment for neighborhood support uses such as the proposed storage use.
6. Are there any mistakes in the original classification?
While we do not believe there is a mistake in the original classification, we believe the rezoning is appropriate based on the changed nature of the area. The build out of residential homes in the vicinity lends itself to redevelopment for neighborhood support uses such as the proposed storage use, which will not result in an increase to proposed impacts to traffic and public utilities.
7. What is its effect upon the use or value of the affected area?
The proposed redevelopment of the site will allow for greater commercial uses in the area, which may result in a higher property value for the site and surrounding areas, contributing additional ad valorem taxation to the corridor. The proposed redevelopment will include additional job creation within the site.
8. What is its impact upon the public health, welfare, safety or morals?
The proposed redevelopment is not contemplated to result in an impact upon the public health, welfare, safety, or morals. The project located storage uses in close proximity to existing residential uses benefited by the proposed use, and allows for a transition from residential to commercial uses along Nova Road.

We look forward to working with you and your staff on this Amendment. Please don't hesitate to contact me if you have any questions regarding this request or this Application package.

Sincerely,

Robert A. Merrell III

Direct Dial (386) 323-9263
Email Rob.Merrell@CobbCole.com
Fax (386) 944-7955

RAM:JLG/ddl

Enclosures

cc: Mr. Richard Nisbett
Mike Carter Construction, Inc.
Mark Dowst & Associates, Inc.

EXHIBIT L

Parcels

4242-86-03-0240, 4242-86-02-0040, 4242-04-34-0220, 4242-86-02-0070, 4242-86-02-0030 4242-86-03-0260, 4242-86-02-0060, 4242-86-03-0250, 4242-86-02-0050, 4242-86-02-0011

LEGAL DESCRIPTION:

(NO. 1 - ORIGINAL OWNERSHIP OF REAR PARCEL.)

PARCEL 1:

PART OF THE NORTH 1/2 OF LOTS 22 AND 23, BLOCK 34, MARY C. FLEMING SUBDIVISION OF THE THOMAS FITCH GRANT PER MAP BOOK 1, PAGE 1, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 22, BLOCK 34, MARY C. FLEMING SUBDIVISION OF THE THOMAS FITCH GRANT AS PER MAP BOOK 1, PAGE 1, THENCE N 72 DEGREES 01 MINUTES 52 SECONDS E ALONG THE NORTH LINE OF SAID LOT 22, A DISTANCE OF 190.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 72 DEGREES 01 MINUTES 52 SECONDS E ALONG SAID NORTH LINE OF LOTS 22 AND 23, A DISTANCE OF 470.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 23, THENCE S 17 DEGREES 57 MINUTES 09 SECONDS E ALONG THE EAST LINE OF THE NORTH 1/2 OF LOT 23, A DISTANCE OF 329.24 FEET TO THE SOUTHEAST COMER OF THE NORTH 1/2 OF LOT 23;

THENCE S 72 DEGREES 07 MINUTES 06 SECONDS W ALONG THE SOUTH LINE OF THE NORTH 1/2 OF SAID LOTS 22 AND 23, A DISTANCE OF 470.00 FEET; THENCE N 17 DEGREES 57 MINUTES 09 SECONDS W A DISTANCE OF 139.14 FEET; THENCE S 72 DEGREES 07 MINUTES 06 SECONDS W TO THE EAST RIGHT-OF-WAY LINE OF OLD KINGS ROAD A DISTANCE OF 160.00 FEET; THENCE N 17 DEGREES 57 MINUTES 09 SECONDS W ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 120.00 FEET; THENCE N 72 DEGREES 01 MINUTES 52 SECONDS E, A DISTANCE OF 160.00 FEET; THENCE N 17 DEGREES 57 MINUTES 09 SECONDS W, A DISTANCE OF 69.14 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING:

PART OF THE NORTH ONE-HALF OF LOT 22, BLOCK 34, MARY C. FLEMING SUBDIVISION OF THE THOMAS FITCH GRANT, OF RECORD IN MAP BOOK 1, PAGE 1, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 22; THENCE NORTH 72 DEGREES 01 MINUTES 52 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 22, A DISTANCE OF 40.00 FEET TO A POINT IN THE EAST RIGHT-OF-WAY EASEMENT LINE OF OLD KINGS ROAD PER OFFICIAL RECORDS BOOK 2881, PAGES 1193 AND 1194, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE SOUTH 17 DEGREES 57 MINUTES 09 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 129.14 FEET TO THE POINT OF BEGINNING; THENCE NORTH 72 DEGREES 01 MINUTES 52 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTHERLY 129.14 FEET OF SAID LOT 22, A DISTANCE OF 150.00 FEET; THENCE SOUTH 17 DEGREES 57 MINUTES 09 SECONDS EAST, PARALLEL WITH THE EAST RIGHT- OF-WAY EASEMENT LINE OF SAID OLD KINGS ROAD, A DISTANCE OF 60.24 FEET; THENCE SOUTH 72 DEGREES 07 MINUTES 06 SECONDS WEST A DISTANCE OF 150 FEET TO A POINT IN THE EAST RIGHT-OF-WAY EASEMENT LINE OF SAID OLD KINGS ROAD; THENCE NORTH 17 DEGREES 57 MINUTES 09 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 60.02 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT:

THE SOUTHERLY 60 FEET OF THE NORTHERLY 129.14 FEET OF THE WESTERLY 190.00 FEET OF LOT 22, BLOCK 34, MARY C. FLEMING SUBDIVISION OF THE THOMAS FITCH GRANT OF RECORD IN MAP BOOK 1, PAGE 1, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, EXCEPTING THEREFROM THE WESTERLY 40.00 FEET THEREOF NOW A PART OF THAT RIGHT-OF-WAY EASEMENT PER OFFICIAL RECORDS BOOK 2881, PAGES 1193 AND 1194, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

PARCEL 2:

LOT 1, EXCEPT THE NORTH 50.22 FEET, AND ALL OF LOTS 3, 4, 5, 6 AND 7, BLOCK B, AND LOTS 24, 25 AND 26, BLOCK C, AMENDED PLAN OF FLEMING PARK, AS RECORDED IN MAP BOOK 26, PAGE 110, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. ALL CONTAINING 5.19 ACRES, MORE OR LESS.

Existing and Proposed Utility Generation

Utility Comparison

Water Demand

	Land Use	Quantity	Equavalent SF	Water Demand	Total
Existing FLU	Multi-Family Mid-Rise	56 DU	n/a	250 gpd/unit	14,000 gpd
Proposed FLU	Mini-Warehouse	700 storage units	140,000 SF	0.1 gpd/sf	14,000 gpd

Sewer Demand

	Land Use	Quantity	Equavalent SF	Water Demand	Total
Existing FLU	Multi-Family Mid-Rise	56 DU	n/a	250 gpd/unit	14,000 gpd
Proposed FLU	Mini-Warehouse	700 storage units	140,000 SF	0.1 gpd/sf	14,000 gpd



Via email: (mikeadams@mcconst.com)

Ref: 5945.01

TECHNICAL MEMORANDUM

To: Mike Adams, Mike Carter Construction, Inc.

From: Matthew West, AICP

Subject: Holly Hill Storage – Comprehensive Plan Amendment (CPA)
Holly Hill, FL

Date: April 20, 2023

INTRODUCTION

LTG, Inc. (LTG) has been retained by Mike Carter Construction, Inc. (the CLIENT) to conduct traffic engineering and transportation planning services on behalf of the proposed future land use change for Holly Hill Storage (the PROJECT). The proposed future land use Comprehensive Plan Amendment (CPA) will change the future land use designation of a 5.65-acre property from Low Medium Density Residential to General Retail Commercial. The CLIENT has agreed to limit trip generation of the development program on the site to an equivalent of 700 storage units/boat RV parking spaces, which equates to 128 daily trips, 8 AM peak hour trips, and 12 PM peak hour trips. The proposed CPA is accompanied by a related rezoning application which is addressed in a separate technical memorandum. The subject property is located north of 13th Street and east of Old Kings Road in Holly Hill, Florida (the CITY). Figure 1 shows the location of the property in relation to the surrounding roadway network.

The methodology and procedures used in this analysis are consistent with the guidelines for the CITY, the Florida Department of Economic Opportunity (FDEO), and the Florida Department of Transportation (FDOT).

TRIP GENERATION FOR THE EXISTING VS PROPOSED FLU DESIGNATION

The trip generation was determined using the Institute of Transportation Engineers (ITE) document, Trip Generation Manual, 11th Edition. The total daily, AM peak hour, and PM peak hour trips for the existing and proposed future land use (FLU) designations are shown in Table 1.

First, the existing future land use designation, Low Medium Residential (LMR), was examined. Based on LMR, the maximum allowable density is ten (10) dwelling units per acre which would yield a maximum of 56 multifamily dwelling units. Multifamily Mid-Rise (ITE Land Use Code (LUC) 221) was utilized as the highest trip-generating use. As indicated in Table 1, the existing FLU would generate 221 daily, 13 AM peak hour, and 22 PM peak hour trips.

Next, the proposed General Retail Commercial designation was examined using a proposed trip cap equivalent of 700 personal storage units. Mini-warehouse (ITE LUC 151) was utilized as the highest trip-generating use that would be permitted as found in ITE. As indicated in Table 1, this development program would generate 128 daily, 8 AM peak hour, and 12 PM peak hour trips.

TECHNICAL MEMORANDUM

Mike Adams
April 19, 2023
Page 2

Table 1
Existing and Proposed FLU Trip Generation
Holly Hill Storage – CPA

	Time Period	Land Use	ITE LUC	Trip Rate Equation	Quantity (X)		Percent Entering	Percent Exiting	Trips Entering	Trips Exiting	Total Trips
Existing FLU	Daily	Multifamily Mid-Rise	221	$T = 4.77(X) - 46.46$	56	DU	50%	50%	110	111	221
	AM Peak Hour			$T = 0.44(X) - 11.61$			23%	77%	3	10	13
	PM Peak Hour			$T = 0.39(X) + 0.34$			61%	39%	13	9	22
	Time Period	Land Use	ITE LUC	Trip Rate Equation	Quantity (X)		Percent Entering	Percent Exiting	Trips Entering	Trips Exiting	Total Trips
Proposed FLU	Daily	Mini-Warehouse	151	$T = 18.86(X) - 4.09$	7.00	100 Storage Units	50%	50%	64	64	128
	AM Peak Hour			$T = 1.21(X)$			51%	49%	4	4	8
	PM Peak Hour			$T = 1.68(X)$			50%	50%	6	6	12

TRIP GENERATION DIFFERENCE BETWEEN EXISTING & PROPOSED FLU DESIGNATION

The trip difference between the existing FLU and the proposed FLU designations is determined by subtracting trips generated by the proposed designation from the trips generated by the existing designation. The results displayed in Table 2 show a potential trip reduction if the comprehensive plan amendment is approved.

Table 2
Difference in Trip Generation
Holly Hill Storage – CPA

	Daily	AM Peak Hour	PM Peak Hour
Existing FLU	221	13	22
Proposed FLU	128	8	12
Decrease	93	5	10

CONCLUSION

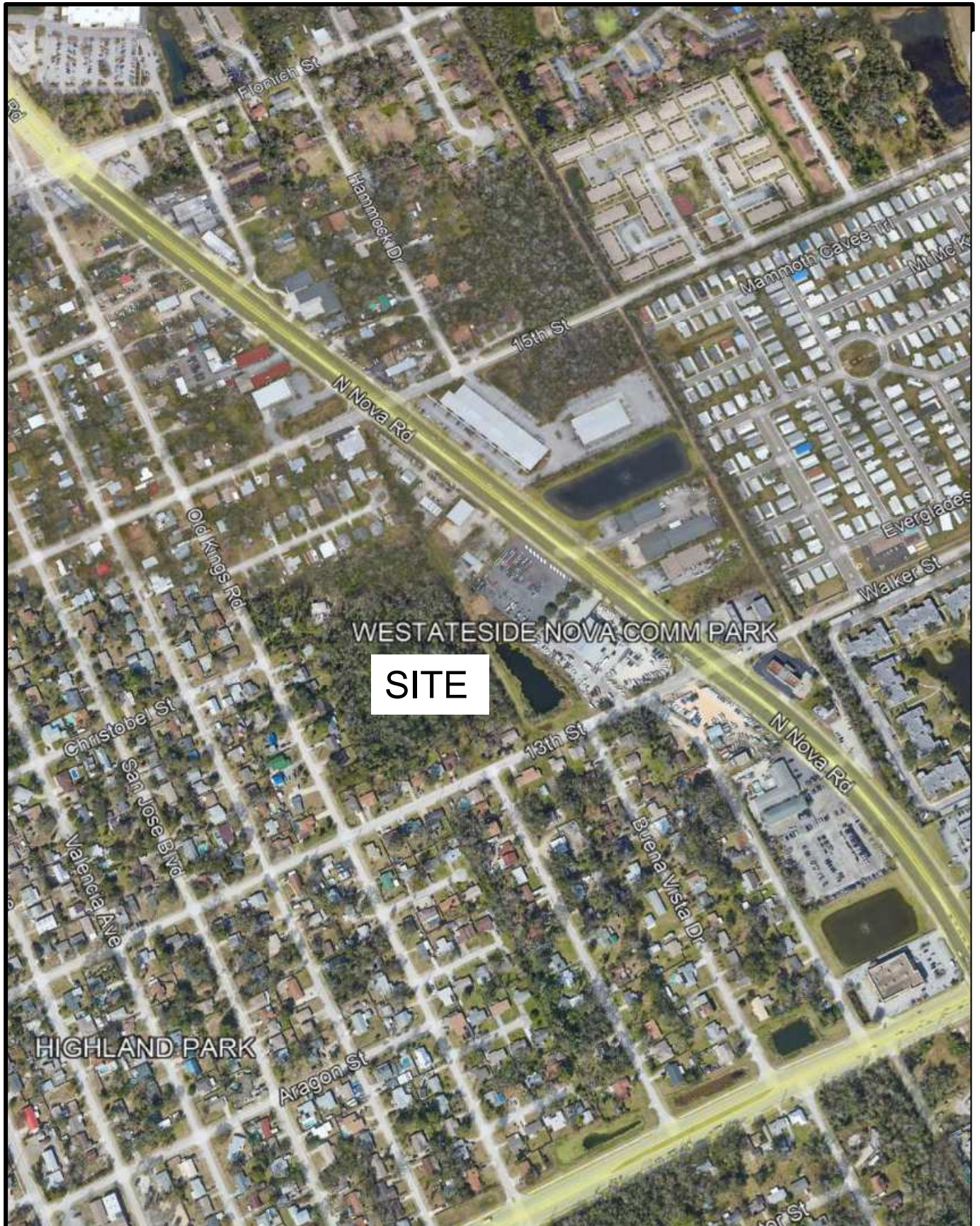
The study was conducted to evaluate the potential impact the proposed CPA would have on area roadways. Based on this analysis, there would be a net decrease in potential trip generation. Concurrency and any required mitigation to support a proposed development plan will be assessed in greater detail during the final development permitting process.

I affirm, by affixing my signature below, that the findings contained herein are, to my knowledge, accurate and truthful and were developed using current procedures standard to the practice of professional planning.

Name: Matthew West

Signature: _____

Date: April 20, 2023



Holly Hill Storage



NTS

Location Map

Project No.:5945.01

Figure: 1


LTG Engineering
& Planning

 1450 West Granada Blvd., Suite 2 – Daytona Beach, Florida 32174
 Telephone: 386.257.2571 Fax: 386.257.6996 FB# 0009227



STAFF REPORT
CITY OF HOLLY HILL, FLORIDA

City Commission
Agenda Item

MEETING DATE: June 27, 2023
FROM: Brian Walker
SUBJECT: 1660 Ridgewood Avenue - Special Exception Special Exception
Approval to Allow a Warehousing and Distribution Facility on
a Parcel in the CC-1 Zoning District Within the
Redevelopment Overlay.
NUMBER: (ID # 4173)
APPLICANT: Elghali Elakram
PLANNER: Brian Walker

INTRODUCTION:

The applicant is seeking special exception approval to allow a warehousing and distribution facility on a parcel in the CC-1 zoning district within the redevelopment overlay. The subject property is approximately 1.25 acres in size and located on the west side of Ridgewood Avenue approximately 300 feet north of Flomich Street, and is more specifically known as 1660 Ridgewood Avenue; (SE2023-02) (Elghali Elakram, Applicant) (District 4 - Johnson) (Brian Walker, Community Development Director)

BACKGROUND:

The subject property is a developed site with a 10,413 square foot building. The applicant would like to use the facility as a wholesale and distribution business that supply's tobacco products to other stores. There will be a retail component as well. A detailed description of the applicant's activities is provided in **Exhibit A**. Use of the building for wholesale and distribution activities within the Redevelopment Overlay is permitted only as a special exception.

The proposed hours of operation are from 6 am to 5 pm, 5 days a week. Deliveries will primarily be provided by commercial carriers such as UPS and FEDEX. Large trucks such as 18 wheelers will not be used at the site. Deliveries will consist of boxed tobacco products and not large pallets.

DISCUSSION:

In order to approve the warehousing and distribution use at the subject location, the City Commission must find that the site and conditions meet the requirements of Section 114-709 listed as follows:

Sec. 114-709. - Warehousing and distribution facilities.

Warehousing and distribution facilities are permitted as a special exception, provided:

- (1) The facility does not produce, store, or utilize items that:
- a. Are of a flammable or explosive nature.
 - b. Emit odorous gases.
 - c. Emit fumes, vapors and gases of a noxious, toxic or corrosive nature which can cause damage or irritation to person or property.
 - d. Would create excessive dust in storage or transfer, such as bulk feed or grain storage.
 - e. Are radioactive.

Staff Comment: The facility will not produce or store the items stated above.

(2) All parts and supplies such as, but not limited to, automotive parts, pool supplies, electrical, plumbing, building and paint supplies, are kept within a fully enclosed structure. Except that large parts and supplies, as determined by the city manager or code administrator, may be kept outdoors in a neat and orderly fashion if completely screened from view within an enclosed storage area or open structure such as one containing three walls and a roof.

Staff Comment: The facility will warehouse tobacco products within the building. There will be no outside storage of materials.

(3) Warehouses are used as an integral part of a retail commercial operation wherein products and supplies in the warehouse are stored temporarily before being sold to the public. Examples include but are not limited to the following types of businesses: flooring and carpet supply stores, shoe stores and furniture stores where supplies are stored in a warehouse area before being sold to the public. The warehouse and retail establishment must be on the same site with the warehouse component located in the rear.

Staff Comment: The warehouse will provide tobacco products to other stores as well as to a retail operation located at the same site.

(4) Warehouses shall not be used solely for storage.

Staff Comment: A majority of the building will be used for warehouse; however, the building will also contain offices and retail area for tobacco products.

Additionally, Section 82-346 of the land development regulations, provides guidance with regard to reasons why the special exception request can be denied. The reasons for denial are provided in **Exhibit B**.

Staff has reviewed the requirements and reasons for denial and does not object to the application for a special exception.

RECOMMENDATION: Staff recommends special exception approval to allow a warehousing and distribution facility on an approximately 1.25-acre parcel in the CC-1 zoning district within the redevelopment overlay, located on the west side of Ridgewood Avenue approximately 300 feet north of Flomich Street, and more specifically known as 1660 Ridgewood Avenue; subject to the following conditions:

1. The products to be warehoused and distributed are tobacco products in boxes.
 2. Vehicles used in the operation, including delivery vehicles, shall be limited to vehicles such as cars, vans and box trucks, and not 18 wheelers.
 3. If deemed as necessary by the City, and in accordance with required codes, the applicant agrees to provide necessary improvements to the parking and delivery areas as required by code. Such improvements may include but not be limited to stormwater management and surface stabilization.
- Application (PDF)
 - Location Map and Aerial (PDF)
 - Exhibit A - Applicant's Narrative (PDF)
 - Exhibit B - Sec. 82-346. Reasons for denial (PDF)
 - Sec 114-709 - Requirements (PDF)
 - Property Record Card (PDF)

SE# 23-981



HOLLY HILL

FLORIDA

1065 Ridgewood Avenue, Holly Hill, FL 32117

Phone: 386-248-9442 Email: permitdesk@hollyhillfl.org

RECEIVED
APR 24 2023

SPECIAL EXCEPTION

APPLICATION WILL NOT BE ACCEPTED UNLESS ALL REQUIRED DOCUMENTS ARE SUBMITTED
AND A PRE-APPLICATION HAS BEEN REVIEWED

PROPERTY

PARCEL ID #:	424220100060		
ADDRESS:	1660 Ridgewood Ave Holly Hill FL 32117		
TOTAL ACREAGE:	1.43	CURRENT USE OF PROPERTY:	
WATER PROVIDER:	city	SEWER PROVIDER:	city
ZONING:	CC-1	FUTURE LAND USE:	COM
IS THE PROPERTY AVAILABLE FOR INSPECTION WITHOUT AN APPOINTMENT?		☐ YES	☒ NO

OWNER

NAME:	EL Ghali ELakram			COMPANY:	
ADDRESS:	M Pleasantwood way				
CITY:	Ormond Beach	STATE:	FL	ZIP:	32174
PHONE:	386-307-9713	EMAIL:	Galliakram@AOL.com		

APPLICANT/CONSULTANT

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

Attachment: Application (4173 : 1660 Ridgewood Avenue - Special Exception)

SE# _____



HOLLY HILL

FLORIDA

1065 Ridgewood Avenue, Holly Hill, FL 32117

Phone: 386-248-9442 Email: permitdesk@hollyhillfl.org

ATTACHMENT CHECKLIST

- ☒ APPLICATION
- ☒ APPLICATION FEE - \$500.00
- ☐ 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.**
- ☐ OWNERSHIP DISCLOSURE FORM (ADD'L DOCUMENTATION REQUIRED IF OWNER IS A TRUST OR CORPORATION)
- ☒ ~~OWNER'S AUTHORIZATION FORM, IF APPLICABLE~~
- ☐ STATEMENT OF REQUEST (INCLUDE: SUMMARY OF BUSINESS OPERATION, SQUARE FOOTAGE, HOURS OF OPERATION, SEATING CAPACITY, NUMBER OF CLIENTS/STUDENTS AND STAFF, EMPLOYEE SHIFTS, SITE CONCERNS THAT MAY IMPACT ADJACENT PROPERTIES, ETC.)
- ☒ ONE SIGNED AND SEALED SURVEY OF THE PROPERTY (NO MORE THAN 2 YEARS OLD).
- ☒ ~~DETAILED CONCEPTUAL SITE PLAN (INCLUDE: SIZE AND DIMENSION OF THE PARCEL, EXISTING AND/OR PROPOSED STRUCTURES, FENCES AND IMPROVEMENTS, STRUCTURE HEIGHT(S), SETBACKS FROM EACH STRUCTURE TO THE PROPERTY LINES, IDENTIFICATION OF AVAILABLE UTILITIES, LOCATIONS OF WETLANDS, FLOOD LINES, ABUTTING STREETS/RIGHT OF WAYS, DRIVEWAYS, SEPTIC SYSTEMS, DRAIN FIELDS, WELLS, EASEMENTS, BUFFERS, PARKING SPACES, OUTDOOR LIGHTING, SIGNAGE, FIRE LANES, ETC.)~~
- ☒ A DESCRIPTION OF THE SPECIAL EXCEPTION AND HOW IT COMPLIES WITH THE SPECIAL EXCEPTION CRITERIA OF CHAPTER 114. ARTICLE III. DIVISION 2. COMPLETE QUESTIONNAIRE BELOW.

Attachment: Application (4173 : 1660 Ridgewood Avenue - Special Exception)

 SIGNATURE OF OWNER/AUTHORIZED AGENT

4/22/23

 DATE

Legal Description:

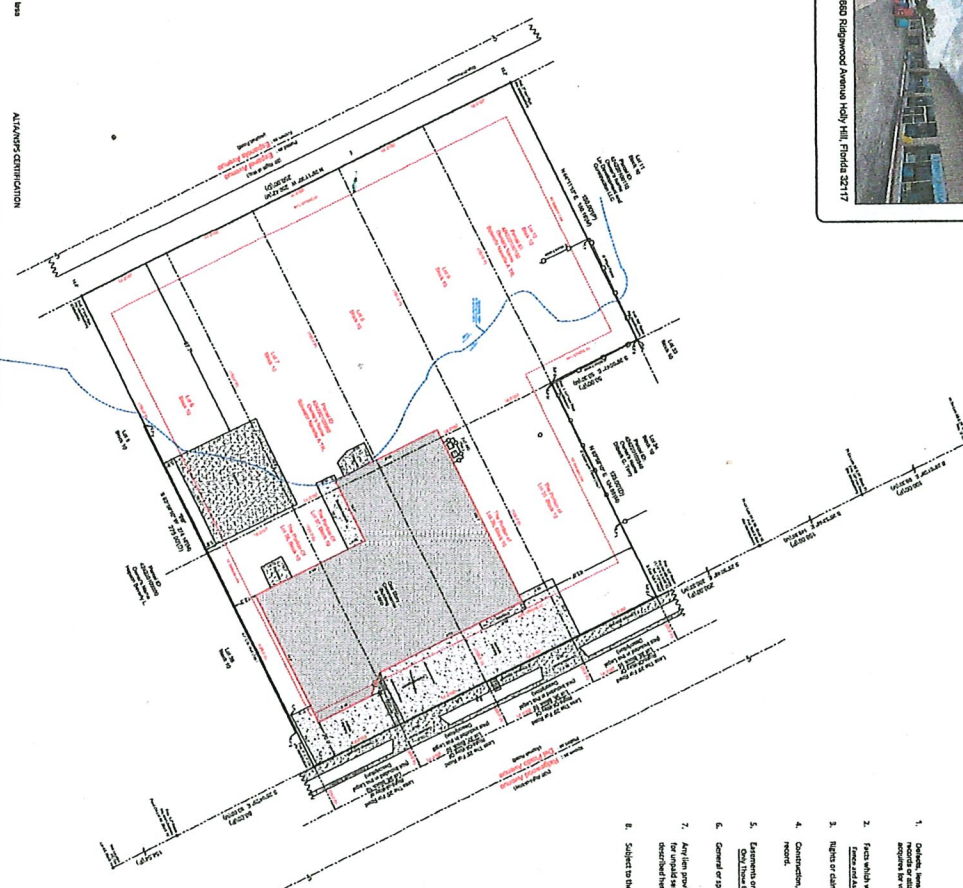
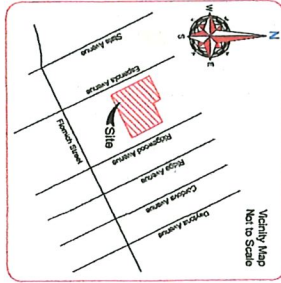
LOTS 6, 7, 8, 9, 10, 35, 36, 37, 38, BLOCK 10, RIO VISTA SECTION B, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 150, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, LESS AND EXCEPT ANY PART IN RIDGEWOOD AVENUE.

Record Description: A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR BY PERFORMING A SEARCH WITH THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, LESS AND EXCEPT ANY PART IN RIDGEWOOD AVENUE. THIS PROPERTY WAS FOUND IN VOLUSIA COUNTY, COMMUNITY NUMBER 123112, DATED 06/29/2017



1660 Ridgewood Avenue Holy Hill, Florida 32117

ALTANSPS Land Title Survey Boundary Survey



1. The Surveyor, upon completion of the survey, shall provide a written report to the client, which shall include a description of the property, a description of the survey, and a description of the results of the survey.
2. The Surveyor shall be responsible for the accuracy of the survey, and shall be liable for any errors or omissions in the survey.
3. The Surveyor shall be responsible for the accuracy of the survey, and shall be liable for any errors or omissions in the survey.
4. The Surveyor shall be responsible for the accuracy of the survey, and shall be liable for any errors or omissions in the survey.
5. The Surveyor shall be responsible for the accuracy of the survey, and shall be liable for any errors or omissions in the survey.
6. The Surveyor shall be responsible for the accuracy of the survey, and shall be liable for any errors or omissions in the survey.
7. The Surveyor shall be responsible for the accuracy of the survey, and shall be liable for any errors or omissions in the survey.
8. The Surveyor shall be responsible for the accuracy of the survey, and shall be liable for any errors or omissions in the survey.

Legend

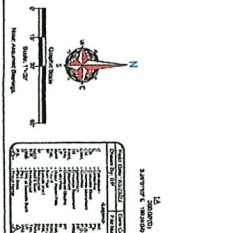
1. Survey Boundary	2. Easement	3. Right of Way	4. Other
5. Survey Boundary	6. Easement	7. Right of Way	8. Other
9. Survey Boundary	10. Easement	11. Right of Way	12. Other
13. Survey Boundary	14. Easement	15. Right of Way	16. Other
17. Survey Boundary	18. Easement	19. Right of Way	20. Other
21. Survey Boundary	22. Easement	23. Right of Way	24. Other
25. Survey Boundary	26. Easement	27. Right of Way	28. Other
29. Survey Boundary	30. Easement	31. Right of Way	32. Other
33. Survey Boundary	34. Easement	35. Right of Way	36. Other
37. Survey Boundary	38. Easement	39. Right of Way	40. Other
41. Survey Boundary	42. Easement	43. Right of Way	44. Other
45. Survey Boundary	46. Easement	47. Right of Way	48. Other
49. Survey Boundary	50. Easement	51. Right of Way	52. Other
53. Survey Boundary	54. Easement	55. Right of Way	56. Other
57. Survey Boundary	58. Easement	59. Right of Way	60. Other
61. Survey Boundary	62. Easement	63. Right of Way	64. Other
65. Survey Boundary	66. Easement	67. Right of Way	68. Other
69. Survey Boundary	70. Easement	71. Right of Way	72. Other
73. Survey Boundary	74. Easement	75. Right of Way	76. Other
77. Survey Boundary	78. Easement	79. Right of Way	80. Other
81. Survey Boundary	82. Easement	83. Right of Way	84. Other
85. Survey Boundary	86. Easement	87. Right of Way	88. Other
89. Survey Boundary	90. Easement	91. Right of Way	92. Other
93. Survey Boundary	94. Easement	95. Right of Way	96. Other
97. Survey Boundary	98. Easement	99. Right of Way	100. Other

ALTANSPS CERTIFICATION

I, the undersigned, being duly qualified and sworn, do hereby certify that the foregoing is a true and correct copy of the original survey as the same appears in the records of the County of Volusia, Florida.

Witness my hand and the seal of the County of Volusia, Florida, this 1st day of June, 2017.

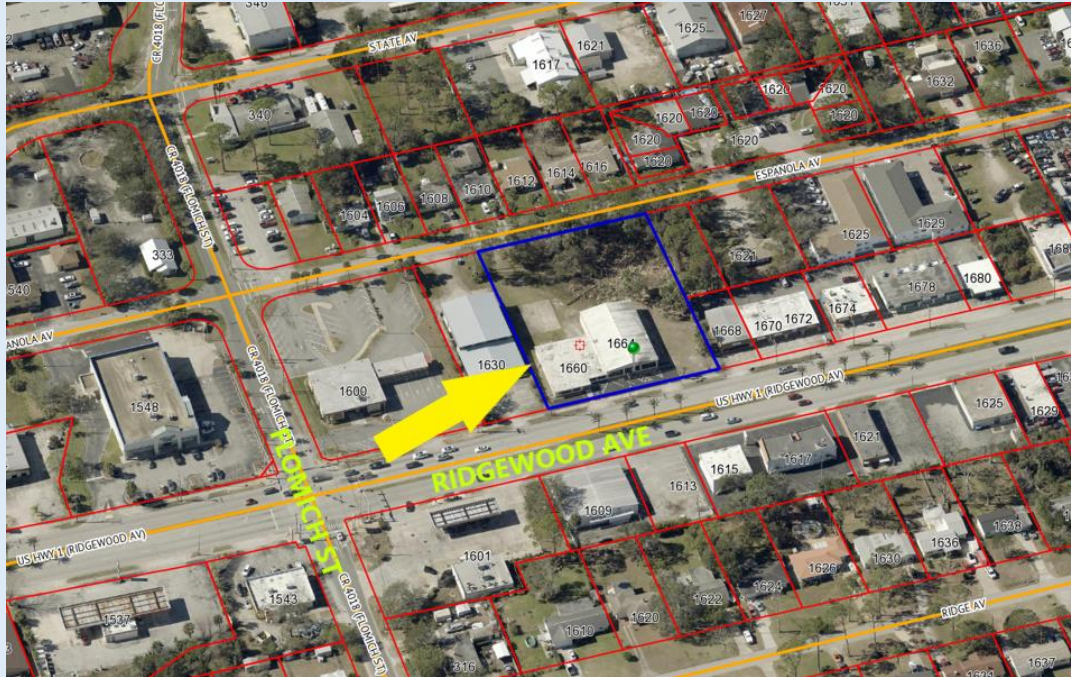
Patrick K. Ireland, PSN 6637



Survey Data

Survey Date	06/29/2017
Survey Time	10:00 AM
Survey Location	1660 Ridgewood Avenue, Holy Hill, Florida 32117
Surveyor	Patrick K. Ireland, PSN 6637
Client	ALTANSPS
Project Name	ALTANSPS Land Title Survey
Project Number	4173
Project Address	1660 Ridgewood Avenue, Holy Hill, Florida 32117
Project City	Holy Hill, Florida 32117
Project State	Florida 32117
Project Zip	32117
Project Country	USA
Project Continent	North America
Project Region	South America
Project Subregion	South America
Project Country Code	USA
Project Continent Code	North America
Project Region Code	South America
Project Subregion Code	South America
Project Country Code	USA
Project Continent Code	North America
Project Region Code	South America
Project Subregion Code	South America

Location Map and Aerial



Attachment: Location Map and Aerial (4173 : 1660 Ridgewood Avenue - Special Exception)

Business description # 1660 Ridgewood Ave

The building will be use for a whole sale business in the tobacco industry. We will have about 10 employees 5 days a week from 6 am to 5 pm. We will be selling tobacco items to other stores^{and} on premises. The main room which is about 8500 sqf will hold all the merchandise and will be utilized as our operation room. The small unit about 1500 sqf will used as offices and the last room will be where we will receive and process our merchandise.

All employees will park in the back of the building and the front parking will be used by customers. Please note that the back area will also be used for loading and unloading merchandise.

Sec. 82-346. Reasons for denial.

The city commission may deny any application for a special exception for one or more of the following reasons:

- (1) It is inconsistent with the purpose or intent of this subpart.
- (2) It is inconsistent with any element of the comprehensive plan.
- (3) It will adversely affect the public interest.
- (4) It does not meet the expressed requirements of the applicable special exception.
- (5) The applicant will not be able to meet all requirements imposed by federal, state or local governments, or by the city commission.
- (6) It will generate undue traffic congestion.
- (7) It will create a hazard or a public nuisance, or be dangerous to individuals or to the public.
- (8) It will materially alter the character of surrounding neighborhoods, or adversely affect the value of surrounding land, structures or buildings.
- (9) It will adversely affect the natural environment, natural resources or scenic beauty, or cause excessive pollution.

(Ord. No. 2352, § 2(11.3.5), 7-13-93)

Sec. 114-709. - Warehousing and distribution facilities.

Warehousing and distribution facilities are permitted as a special exception, provided:

- (1) The facility does not produce, store, or utilize items that:
 - a. Are of a flammable or explosive nature.
 - b. Emit odorous gases.
 - c. Emit fumes, vapors and gases of a noxious, toxic or corrosive nature which can cause damage or irritation to person or property.
 - d. Would create excessive dust in storage or transfer, such as bulk feed or grain storage.
 - e. Are radioactive.
- (2) All parts and supplies such as, but not limited to, automotive parts, pool supplies, electrical, plumbing, building and paint supplies, are kept within a fully enclosed structure. Except that large parts and supplies, as determined by the city manager or code administrator, may be kept outdoors in a neat and orderly fashion if completely screened from view within an enclosed storage area or open structure such as one containing three walls and a roof.
- (3) Warehouses are used as an integral part of a retail commercial operation wherein products and supplies in the warehouse are stored temporarily before being sold to the public. Examples include but are not limited to the following types of businesses: flooring and carpet supply stores, shoe stores and furniture stores where supplies are stored in a warehouse area before being sold to the public. The warehouse and retail establishment must be on the same site with the warehouse component located in the rear.
- (4) Warehouses shall not be used solely for storage.

(Ord. No. 2999, § 5, 3-13-18)



Volusia County Property Appraiser

123 W. Indiana Ave., Rm. 102

DeLand, FL. 32720

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

AltKey: 3184009

Parcel ID: 424220100060

ELAKRAM HOME SOLUTIONS CORP

1660 RIDGEWOOD AVE, HOLLY HILL, FL

Parcel Summary

Alternate Key:	3184009
Parcel ID:	424220100060
Township-Range-Section:	14 - 32 - 42
Subdivision-Block-Lot:	20 - 10 - 0060
Owner(s):	ELAKRAM HOME SOLUTIONS CORP - FS - Fee Simple - 100%
Mailing Address On File:	7 PLEASANTWOOD WAY ORMOND BEACH FL 32174
Physical Address:	1660 RIDGEWOOD AVE, HOLLY HILL 32117
Property Use:	1100 - STORES 1 STORY
Tax District:	203-HOLLY HILL
2022 Final Millage Rate:	18.7895
Neighborhood:	7254
Business Name:	TROPICASUAL FURNITURE
Subdivision Name:	
Homestead Property:	No

Attachment: Property Record Card (4173 : 1660 Ridgewood Avenue - Special Exception)



STAFF REPORT
CITY OF HOLLY HILL, FLORIDA

6.3

City Commission
Agenda Item

MEETING DATE: June 27, 2023
FROM: Brian Walker
SUBJECT: 1340 Ridgewood Avenue Storage Facility Special Exception Special
Exception Approval to Allow an Indoor, Climate-Controlled
Storage Facility on a Parcel in the CC-1 Zoning District Within
the Redevelopment Overlay
NUMBER: (ID # 4174)
APPLICANT: Joseph Posey - Storch Law Firm
PLANNER: Brian Walker

INTRODUCTION: The applicant is seeking special exception approval to allow an indoor, climate-controlled storage facility on a parcel in the CC-1 zoning district within the redevelopment overlay. The subject property is approximately 7 acres in size and located on the west side of Ridgewood Avenue, and is more specifically known as 1340 Ridgewood Avenue; (SE2023-01) (A. Joseph Posey, Jr, Esquire, Applicant) (District 3 - Danio) (Brian Walker, Community Development Director)

BACKGROUND: The subject property is currently the site of a vacant building that once served as the offices of a Florida Healthcare Facility. It is zoned CC-1 (Commercial Corridor District) and is located within the Redevelopment Overlay. The applicant would like to convert the north portion of the building into a 3-story, indoor, climate-controlled storage facility containing approximately 86,980 square feet and 800 to 900 units. Access hours would be 6:00am to 10:00pm daily and the “office” hours would be from 9:30am to 6:00pm, Monday through Friday & 9:00am to 5:00pm on Saturday.

The facility will look substantially like the facilities shown in **Exhibit A**. Development of the proposed facility, within the Redevelopment Overlay is permitted only as a special exception, subject to the provisions of Section 114-686 of the Land Development Regulations of Holly Hill.

DISCUSSION: In order to approve the storage facility at the subject location, the City Commission must find that the site and conditions meet the requirements of Section 114-686 listed as follows:

Sec. 114-686. - Miniwarehouses.

Miniwarehouses are permitted as special exceptions, provided:

(1) They shall be limited to dead storage use only. No activities such as miscellaneous or garage sales shall be conducted on the premises. The servicing, repair, sale, exchange or distribution of any goods, materials, equipment or vehicles shall not be conducted on the premises. The operation of a Miniwarehouses shall in no way be

deemed to include a transfer and storage business where the use of a vehicle is part of such business.

Staff Comment: The applicant proposes dead storage and none of the listed prohibited activities will occur.

(2) Vehicular access to the premises shall be limited to one entrance and exit per street front.

Staff Comment: The site is an existing developed site with more than one curb cut on three of the streets (Ridgewood Ave, Walker St., and State Ave.) abutting the site. The cuts have previously been approved by the City and State and the applicant would like to keep the existing curb cuts. Staff has no objection to this request.

(3) Off-site vehicular parking shall be provided at the rate of one parking space for every ten storage cubicles. Such parking shall be distributed equally throughout the premises in order to offer convenient access to every storage cubicle.

Staff Comment: The site contains ample spaces to accommodate the required parking.

(4) There shall be a minimum of 35 feet between warehouse buildings for driveway parking and fire lanes. Where no parking spaces are provided between the buildings, such areas need only be 15 feet in width.

Staff Comment: The facility will be a conversion and remodel of an existing structure and this requirement does not apply to the development as proposed.

Additionally, Section 82-346 of the land development regulations, provides guidance with regard to reasons why the special exception request can be denied. The reasons for denial and comments from the applicant are addressed in **Exhibit B**.

Staff has reviewed the requirements, reasons for denial and the applicant's responses, and does not object to the application for a special exception, nor does staff find any reason to disagree with the applicant's responses.

RECOMMENDATION: Staff recommends special exception approval with conditions, to allow an indoor, climate-controlled storage facility, on approximately 7 acres zoned CC-1 within the redevelopment overlay, located at the southwest corner of Ridgewood Avenue and Walker Street, and more specifically known as 1340 Ridgewood Avenue; subject to the following conditions:

1. That a full site plan including landscaping shall be submitted and approved prior to the commencement of site work.
2. That the storage facility be a three-story, indoor, climate-controlled building, that shall appear substantially in appearance like the facilities shown in **Exhibit A**.
3. That the site shall not be subdivided (as agreed to by the applicant) prior to a certificate of occupancy being issued for the storage facility.

- ALTA Survey - 1340 Ridgewood Ave (PDF)
- Authorization of Owner - Devon (PDF)
- Development Plan Concept (PDF)
- Exhibit A - Presentation (PPTX)
- Exhibit B (PDF)
- Location Map and Building ID (PDF)
- Property Record Card (PDF)
- Sec. 82-346. Reasons for denial (PDF)
- Sec. 114-686. Miniwarehouses (PDF)
- Application (PDF)

SCHEDULE B - TITLE ITEMS

THE SUBJECT PROPERTY SURVEYED, DESCRIBED, AND SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN A COMMITMENT FOR TITLE INSURANCE PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 1361038, DATED JANUARY 19, 2023 AT 11:00 PM.

SCHEDULE B ITEMS NOT LISTED BELOW ARE NOT CONSIDERED TO BE SURVEY RELATED MATTERS.

- 5
- RESERVATIONS IN FAVOR OF THE STATE OF FLORIDA, AS SET FORTH IN THE DEED FROM THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA RECORDED FEBRUARY 24, 1947, UNDER DEED BOOK 346, PAGE 370, AS AFFECTED BY QUIT CLAIM DEED RELEASING THE RESERVATION FOR STATE ROAD RIGHT OF WAY RECORDED IN O.R. BOOK 1995, PAGE 68, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; HOWEVER, THE RIGHT OF ENTRY AND EXPLORATION ASSOCIATED WITH THE OIL AND MINERAL RESERVATION HAS BEEN RELEASED PURSUANT TO SEC. 270.11, F.S.
(RESERVATION FOR STATE ROAD RIGHT-OF-WAY DOES NOT AFFECT, AREA LIES OFFSITE, RESERVATION FOR OIL AND MINERALS DOES AFFECT, BLANKET IN NATURE TO LOT 9)
- 6
- GRANT OF SEWER EASEMENT TO THE CITY OF HOLLY HILL RECORDED IN O.R. BOOK 705, PAGE 609, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
(SEWER EASEMENT AFFECTS, PLOTTED AND SHOWN, AS TO PARCEL 1 ONLY; CONSTRUCTION EASEMENT DOES NOT AFFECT, EASEMENT HAS SINCE EXPIRED)
- 7
- EASEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O.R. BOOK 932, PAGE 331, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
(AFFECTS, APPROXIMATE LOCATION SHOWN, DUE TO THE AGE AND AMBIGUITY OF THE DOCUMENT DESCRIBED AS A 10' FLORIDA POWER AND LIGHT EASEMENT IN ORB 932, PG 331, THE EASEMENT IS SHOWN AS APPROXIMATE)
- 8
- LANDSCAPE EASEMENT AGREEMENT WITH THE CITY OF HOLLY HILL RECORDED IN O.R. BOOK 6326, PAGE 4366, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
(THE EXACT LOCATION OF THE LANDSCAPE EASEMENT IS NOT DESCRIBED IN THE REFERENCED EXHIBIT, THE SURVEYOR ESTIMATES THE LOCATION OF THE LANDSCAPE EASEMENT BASED UPON A PREPONDERANCE OF THE REFERENCED EXHIBIT AND UPON EVIDENCE OBSERVED DURING THE COURSE OF THE FIELDWORK.)
- 9
- UTILITY EASEMENT IN FAVOR OF THE CITY OF HOLLY HILL RECORDED IN O.R. BOOK 8022, PAGE 3680, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
(AFFECTS, PLOTTED AND SHOWN)
- 10
- UTILITY EASEMENT IN FAVOR OF THE CITY OF HOLLY HILL RECORDED IN O.R. BOOK 8022, PAGE 3684, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
(AFFECTS, PLOTTED AND SHOWN)
- 11
- UTILITY EASEMENT IN FAVOR OF THE CITY OF HOLLY HILL RECORDED IN O.R. BOOK 8022, PAGE 3675, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
(AFFECTS, PLOTTED AND SHOWN)

TITLE COMMITMENT(RECORD)
LEGAL DESCRIPTION

PARCEL 1:
THAT PORTION OF BLOCK "I", HOLLY HEIGHTS SUBDIVISION, PLAT NO. 2, OF RECORD IN MAP BOOK 6, PAGE 206, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND THAT PART OF LOTS 1, 2, 3, 4, 5, 6, 7 AND 8, BLOCK 3, MAGNOLIA PARK, OF RECORD IN MAP BOOK 11, PAGE 180, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND THAT PORTION OF LOTS 15 AND 30, BLOCK 33, MARY C. FLEMING SUBDIVISION, OF RECORD IN MAP BOOK 1, PAGE 1, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, DEDICATED BUT NOT MONUMENTED IN SAID MAGNOLIA PARK, AND THAT PORTION OF LOT 50, HOPKINS SUBDIVISION IN THE FITCH GRANT, OF RECORD IN DEED BOOK "C", PAGE 79, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, ALL BEING DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE WESTERLY LINE OF RIDGEWOOD AVENUE, A 100 FOOT STREET AS NOW LAID OUT, WITH THE NORTHERLY LINE OF WALKER STREET, SAID POINT BEING A DISTANCE OF 25 FEET NORTHERLY FROM THE SOUTH LINE OF SAID LOT 50, HOPKINS SUBDIVISION, THENCE WESTERLY AND PARALLEL TO THE SAID SOUTH LINE OF LOT 50, BEING THE NORTHERLY LINE OF WALKER STREET, A DISTANCE OF 273.25 FEET TO A POINT IN THE WESTERLY LINE OF SAID LOT 50; THENCE NORTHERLY ALONG SAID WESTERLY LINE OF LOT 50, A DISTANCE OF 169.64 FEET TO THE EXTENSION EASTERLY OF THE SOUTH LINE OF LOT 3, BLOCK 3, MAGNOLIA PARK; THENCE WESTERLY ALONG SAID LINE AND THE SOUTH LINE OF LOT 8, A DISTANCE OF 141.82 FEET TO THE SOUTHWEST CORNER OF LOT 8; THENCE NORTHERLY ALONG THE WESTERLY LINE OF LOTS 8, 7, 6, 5, 4, 3 AND 2, A DISTANCE OF 559.81 FEET TO THE SOUTHWEST CORNER OF LOT 1; THENCE EASTERLY ALONG THE SOUTH LINE OF LOT 1, A DISTANCE OF 84.25 FEET TO A POINT; THENCE NORTHERLY AND PARALLEL TO THE WEST LINE OF LOT 1, A DISTANCE OF 43.6 FEET TO A POINT; THENCE NORTHWESTERLY A DISTANCE OF 49.2 FEET TO A POINT IN THE NORTH LINE OF LOT 1 BEING 88 FEET WESTERLY OF THE NORTHEAST CORNER OF LOT 1; THENCE EASTERLY ALONG THE NORTH LINE OF LOT 1 AND THE CONTINUATION THEREOF, A DISTANCE OF 96.7 FEET TO THE WEST LINE OF AFORESAID LOT 50, HOPKINS SUBDIVISION; THENCE NORTHERLY ALONG THE WEST LINE OF LOT 50 A DISTANCE OF 6.1 FEET TO THE NORTHWEST CORNER OF LOT 9, BLOCK "I", HOLLY HEIGHTS AFORESAID, BEING ALSO THE SOUTH LINE OF FOURTEENTH STREET, A 40 FOOT STREET AS NOW LAID OUT, THENCE EASTERLY ALONG THE SOUTH LINE OF FOURTEENTH STREET, A DISTANCE OF 270.1 FEET TO THE WESTERLY LINE OF RIDGEWOOD AVENUE; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF RIDGEWOOD AVENUE A DISTANCE OF 815.55 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
LOT 1, BLOCK 3, MAGNOLIA PARK, AS PER MAP IN MAP BOOK 11, PAGE 180, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, EXCEPT THE FOLLOWING DESCRIBED: SURVEY OF THAT PART OF LOT 1, BLOCK 3, MAGNOLIA PARK, A SUBDIVISION IN BLOCK 33, MARY C. FLEMMING SUBDIVISION, AS RECORDED IN MAP BOOK 11, PAGE 180, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE RUN 80.0 FEET SOUTHERLY ALONG THE EAST LINE OF LOT 1 TO THE SOUTHEAST CORNER THEREOF; THENCE RUN 55.75 FEET WESTERLY ALONG THE SOUTH LINE OF SAID LOT 1; THENCE RUN NORTHERLY AND PARALLEL TO THE WEST LINE OF LOT 1 FOR A DISTANCE OF 43.6 FEET; THENCE NORTHWESTERLY FOR A DISTANCE OF 49.2 FEET TO A POINT IN THE NORTH LINE OF SAID LOT 1; THENCE EASTERLY ALONG THE SAID NORTH LINE FOR A DISTANCE OF 88.0 FEET TO THE POINT OF BEGINNING.

PARCEL IDENTIFICATION NUMBER: 4242405000040

THE SUBJECT PROPERTY SURVEYED, DESCRIBED, AND SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN A COMMITMENT FOR TITLE INSURANCE PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 1361038, DATED JANUARY 19, 2023 AT 11:00 PM.

SIGNIFICANT OBSERVATIONS

- PARKING STRIPING APPEARS TO EXTEND PAST THE NORTH BOUNDARY LINE BY AS MUCH AS 10.5'.
- 4 STORY BUILDING APPEARS TO EXTEND INTO THE 10.0' UTILITY EASEMENT BY AS MUCH AS 173.5'.

SURVEY NOTES

1. THIS PROPERTY IS DESIGNATED BY VOLUSIA COUNTY, AS TAX MAP PARCEL 424240500040 AND 424244030010.
2. THE BASIS OF BEARINGS OF THIS SURVEY IS GRID NORTH BASED ON THE WEST LINE OF THE SUBJECT PROPERTY. THE BEARING IS DENOTED AS N 25°51'23" W PER GPS COORDINATE OBSERVATIONS FLORIDA STATE PLANE, EAST ZONE NAD83.
LATITUDE = N29°15'02.1563"
LONGITUDE = W81°02'45.2996"
CONVERGENCE ANGLE = N 00°01'20.7704" E
3. THIS PROPERTY HAS AN AREA OF 314,376 SQUARE FEET OR 7.217 ACRES OF LAND.
4. IN REGARD TO TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREON.
5. IN REGARD TO TABLE A ITEM 17, THERE WERE NO KNOWN PROPOSED CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.
6. THERE WAS NO OBSERVABLE EVIDENCE OF CEMETERIES, GRAVE SITES, OR BURIAL GROUNDS FOUND DURING THE TIME FIELDWORK WAS PERFORMED.
7. INTERIOR ROADWAYS APPEAR TO BE PRIVATE, VARIABLE IN WIDTH AND UNNAMED, UNLESS OTHERWISE SHOWN.
8. THE PROPERTY HAS DIRECT PHYSICAL ACCESS TO RIDGEWOOD AVENUE, STATE AVENUE, AND 14TH STREET, EACH BEING PUBLICLY DEDICATED AND MAINTAINED PUBLIC RIGHTS-OF-WAY.
9. THIS SURVEY IS TO BE RELIED UPON ONLY BY THE PARTIES LOCATED IN THE CERTIFICATION OF THIS SURVEY.
10. THIS SURVEY IS NOT INTENDED FOR CONSTRUCTION OR DESIGN PURPOSES.
11. THE NEAREST INTERSECTION OF STREETS IS THAT OF RIDGEWOOD AVENUE & 14TH STREET, WHICH ABUTS THE NORTHEAST CORNER OF THE SUBJECT PROPERTY.
12. THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
13. IN REGARD TO TABLE A ITEM 10, NO VISIBLE DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE FIELD SURVEY WAS PERFORMED, NOR WERE ANY DESIGNATED BY THE CLIENT.
14. IN RESPONSE TO TABLE A, ITEM 18, THE FOLLOWING ITEMS, IF ANY, ARE PLOTTED ON THE SURVEY TO THE EXTENT REFERENCED ON THE APPLICABLE TITLE COMMITMENT, 1: ALL PLOTTABLE AREAS DENOTED IN THE RECIPROCAL EASEMENT AGREEMENTS AND , 2: THE BOUNDARY LIMITS ONLY OF ALL OFFSITE APPURTENANT EASEMENTS.
15. A POSTED ADDRESS WAS NOT OBSERVED AT THE TIME OF FIELD WORK EXCEPT AS OTHERWISE NOTED HEREON.
16. THE LEGAL DESCRIPTION OF THE SUBJECT PROPERTY MATHEMATICALLY CLOSES IN A GEOMETRIC SHAPE.
17. THE SUBJECT PROPERTY IS CONTIGUOUS TO ALL ADJACENT PROPERTIES AND RIGHTS-OF-WAY WITH NO GAPS, STRIPS, OR GORES SEPARATING THE SUBJECT PROPERTY AND SUCH ADJACENT PROPERTIES AND RIGHTS-OF-WAY.
18. AT THE TIME OF SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF THE SUBJECT PROPERTY BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
19. THIS REPORT IS FOR THE USE AND BENEFIT OF, AND MAY BE RELIED UPON
20. ANY DISCREPANCIES BETWEEN THE MEASURED AND RECORDED BOUNDARY ANNOTATIONS ARE CONSIDERED DE MINIMIS. DISCREPANCIES CAN OCCUR BASED ON THE FOUND MONUMENTATION LOCATED IN THE FIELD BY THE SURVEYOR.

UTILITY INFORMATION

THE UTILITIES SHOWN ON THIS DRAWING HEREON HAVE BEEN LOCATED BY FIELD MEASUREMENTS, & CLIENT-PROVIDED UTILITY MAP DRAWINGS. BLEW & ASSOCIATES MAKES NO WARRANTY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. CALL FLORIDA ONE-CALL AT 811 OR (800) 432-4770 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES BEFORE DIGGING.

ALTA/NSPS LAND TITLE SURVEY

SURVEYOR'S CERTIFICATION

TO: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AND REALM LAND SERVICES, INC.

HEALTH CARE BUILDING – HOLLY HILL
0006-23-0007
1340 NORTH RIDGEWOOD AVENUE
HOLLY HILL, FLORIDA 32117

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDE ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10, 11(A), 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON FEBRUARY 6, 2023
LAST REVISION DATE: APRIL 5, 2023



PETER G. JOHNSON
PROFESSIONAL SURVEYOR AND MAPPER LS5913
STATE OF FLORIDA
FLORIDA C.O.A. LB 8173

For Questions & Comments & Updates on this survey please contact Info@RealmLandServices.com or call 571-208-2090

Survey Performed and Drafted By:

BLEW & ASSOCIATES, P.A.
3825 NORTH SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
479-443-4506
SURVEY@BLEWINC.COM

Surveyor's File Name and/or No.: 23-0698
CAD Operator: CW



FLOOD ZONE NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X," ZONE "X-SHADED," AND ZONE "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NOS. 12127C0218K AND 12127C0356J, WHICH BEAR AN EFFECTIVE DATE OF 9/29/2017 AND IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA AS PROVIDED ON FEMA'S WEBSITE [HTTP://MSC.FEMA.GOV]. AS INDICATED BY A FIRMETTE, IT IS OUR UNDERSTANDING THAT THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

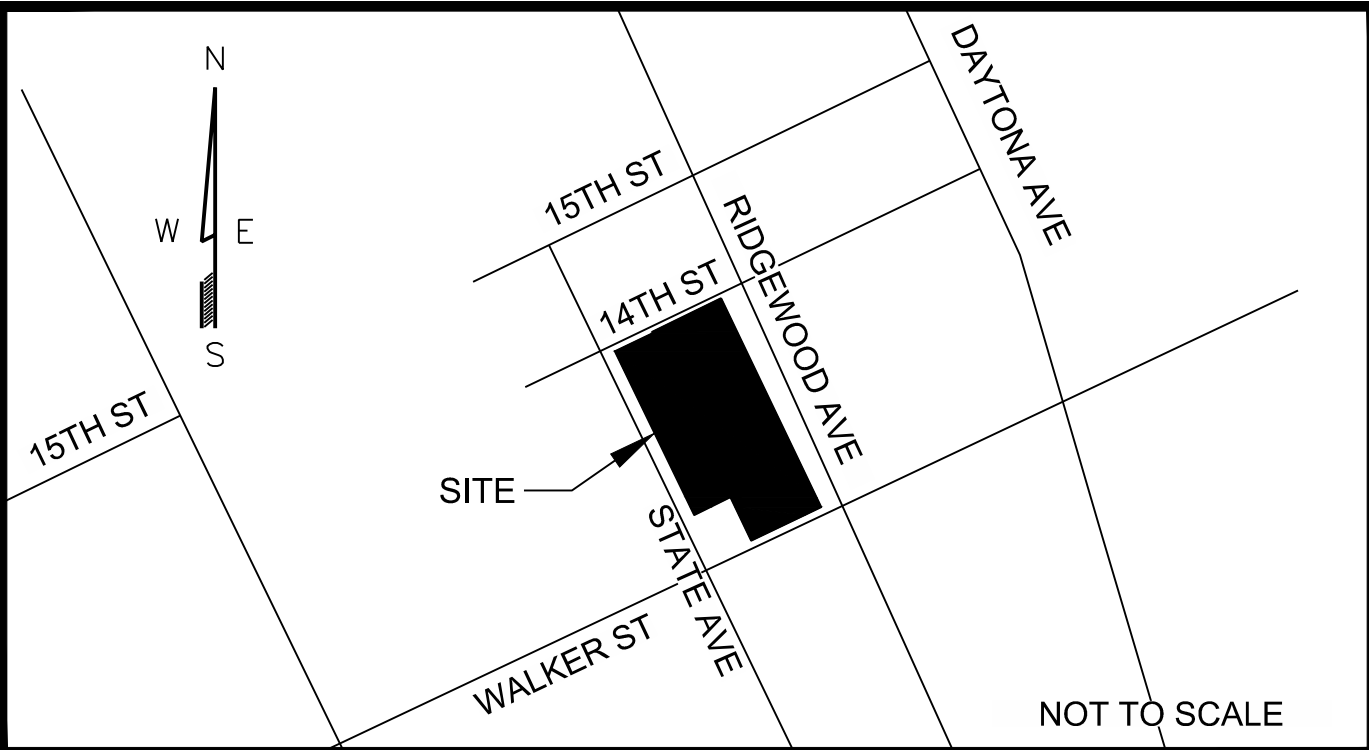
ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

ZONE "X-SHADED" - AREA OF MODERATE FLOOD HAZARD, USUALLY THE AREA BETWEEN THE LIMITS OF THE 100- YEAR AND 500-YEAR FLOODS.

ZONE "AE" - THE BASE FLOODPLAIN WHERE BASE FLOOD ELEVATIONS ARE PROVIDED. "AE" ZONES ARE NOW USED ON NEW FORMAT FIRMS INSTEAD OF A1-A30 ZONES.

***SEE SHEET 2 OF 2
FOR SURVEY DRAWING ***

VICINITY MAP



FOR QUESTIONS, COMMENTS, & UPDATES ON THIS SURVEY PLEASE CONTACT:

REALM LAND SERVICES, Inc.
Info@RealmLandServices.com 571-208-2090



REALM PROJECT NAME: HEALTH CARE BUILDING – HOLLY HILL

REALM PROJECT NO.: 0006-23-0007

SITE ADDRESS: 1340 NORTH RIDGEWOOD AVENUE
HOLLY HILL, FLORIDA 32117

For Questions & Comments & Updates on this survey
please contact Info@RealmLandServices.com or call 571-208-2090

Survey Performed and Drafted By:

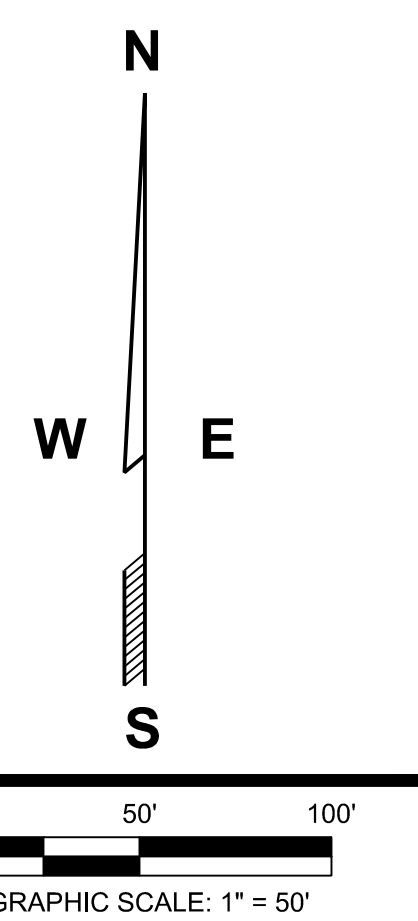
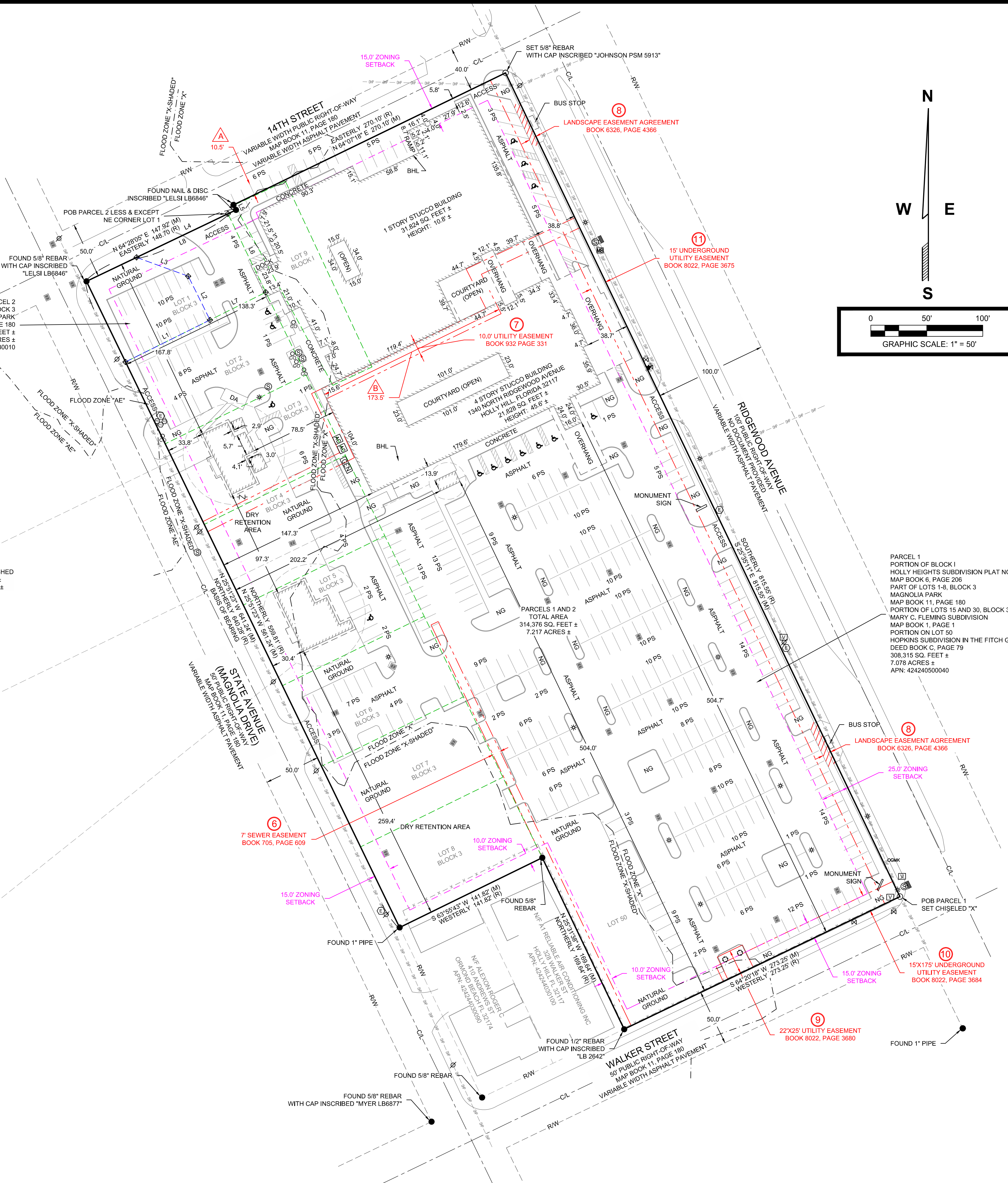
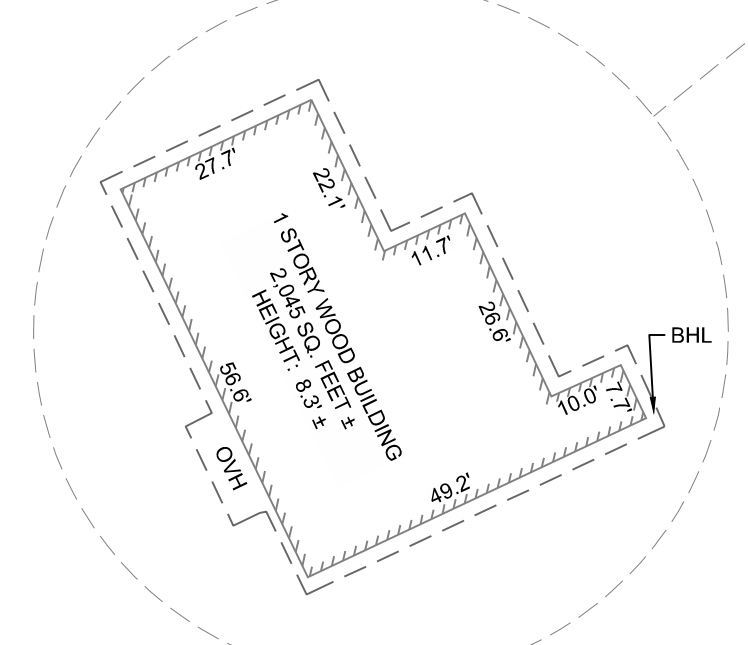
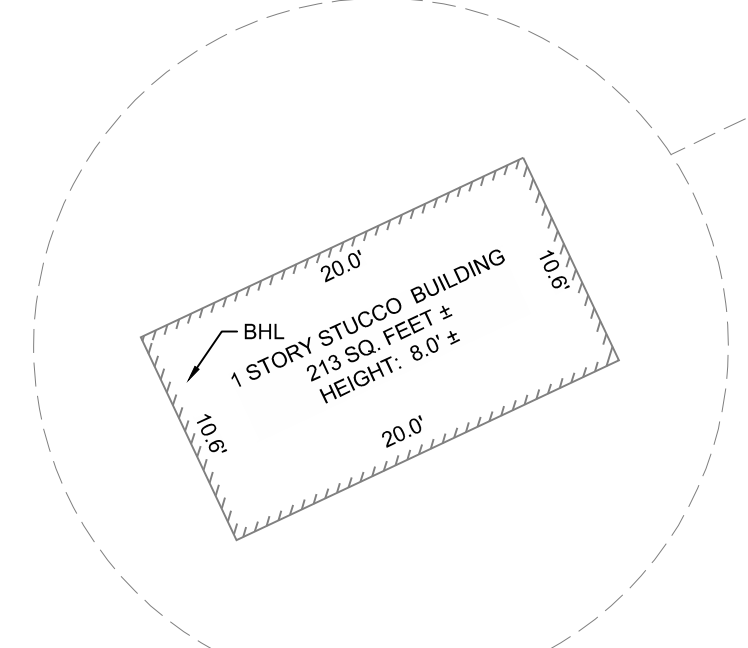
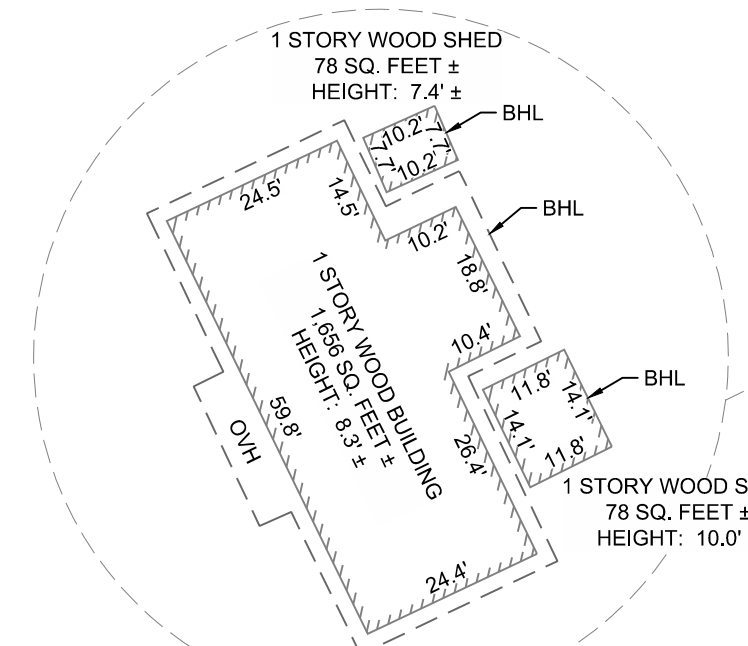
BLEW & ASSOCIATES, P.A.
3825 NORTH SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
479-443-4506
SURVEY@BLEWINC.COM

Surveyor's File Name and/or No.: 23-0698
CAD Operator: CW



LINE TABLE		
LINE	BEARING	DISTANCE
L1 (M)	N 63°35'40" E	84.25'
L1 (R)	EASTERLY	84.25'
L2 (M)	N 26°24'20" W	43.60'
L2 (R)	NORTHERLY	43.60'
L3 (M)	N 69°59'10" W	48.20'
L3 (R)	NORTHWESTERLY	48.20'
L4 (R)	EASTERLY	96.70'
L5 (M)	N 26°46'58" W	5.00'
L5 (R)	NORTHERLY	6.10'
L6 (M)	S 25°43'06" E	77.87'
L6 (R)	SOUTHERLY	80.00'
L7 (M)	S 63°35'40" W	53.56'
L7 (R)	WESTERLY	55.75'
L8 (R)	EASTERLY	88.00'

BUILDING DETAIL
NOT TO SCALE



LEGEND OF SYMBOLS AND ABBREVIATIONS	
	FOUND MONUMENT AS NOTED
	SET MONUMENT AS NOTED
	COMPUTED POINT
	LIGHT POLE
	UTILITY POLE
	ELECTRIC BOX
	ELECTRIC VAULT
	AIR CONDITIONER
	WATER VALVE
	FIRE HYDRANT
	BACKFLOW PREVENTOR
	GAS UTILITY MARKER
	GRATED INLET
	CURB INLET
	SANITARY SEWER MANHOLE
	CLEANOUT
	FIBER OPTIC VAULT
	TELEPHONE VAULT
	UTILITY VAULT
	MAILBOX
	HANDICAPPED PARKING
	POINT OF BEGINNING
	RECORD DIMENSION
	MEASURED / CALCULATED DIMENSION
	PARKING SPACE(S)
	NATURAL GROUND
	DUMPSTER AREA
	RIGHT OF WAY
	CENTERLINE
	NOW OR FORMERLY
	OVERHANG
	BUILDING HEIGHT LOCATION
	SUBJECT PROPERTY LINE
	EASEMENT LINE
	BUILDING SETBACK LINE
	INTERNAL PARCEL LINE
	INTERNAL LOT LINE
	ADJOINING LOT LINE
	FLOOD PLAIN LINE
	BUILDING OVERHANG LINE
	FENCE
	OVERHEAD POWER LINE
	NO PARKING AREA

**FOR QUESTIONS, COMMENTS, & UPDATES ON THIS
SURVEY PLEASE CONTACT:**

REALM LAND SERVICES, Inc.
Info@RealmLandServices.com 571-208-2090



REALM PROJECT NAME: **HEALTH CARE BUILDING - HOLLY HILL**
REALM PROJECT NO.: **0006-23-0007**
SITE ADDRESS: **1340 NORTH RIDGEWOOD AVENUE
HOLLY HILL, FLORIDA 32117**

NOTARIZED AUTHORIZATION OF OWNER

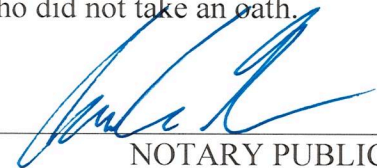
I, David Schandel as CEO/President of FLORIDA HEALTH CARE PLAN, INC., a Florida corporation, formerly known as NAC HEALTH PLAN, INC., a Florida corporation, the owner of Parcel Nos. 4242-40-50-0040 and 4242-44-03-0010 (the "Property"), hereby authorize STORCH LAW FIRM, as agent for owner, to represent me in a special exception application to permit mini-storage use on the Property, and all other actions necessary to necessary to accomplish same, and to act as applicant, representing me in City of Holly Hill public hearings regarding same.



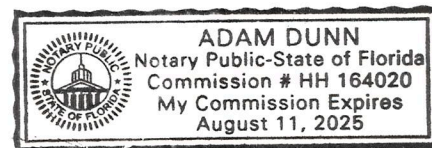
By: David Schandel
 Title: CEO/President

STATE OF FLORIDA
 COUNTY OF VOLUSIA

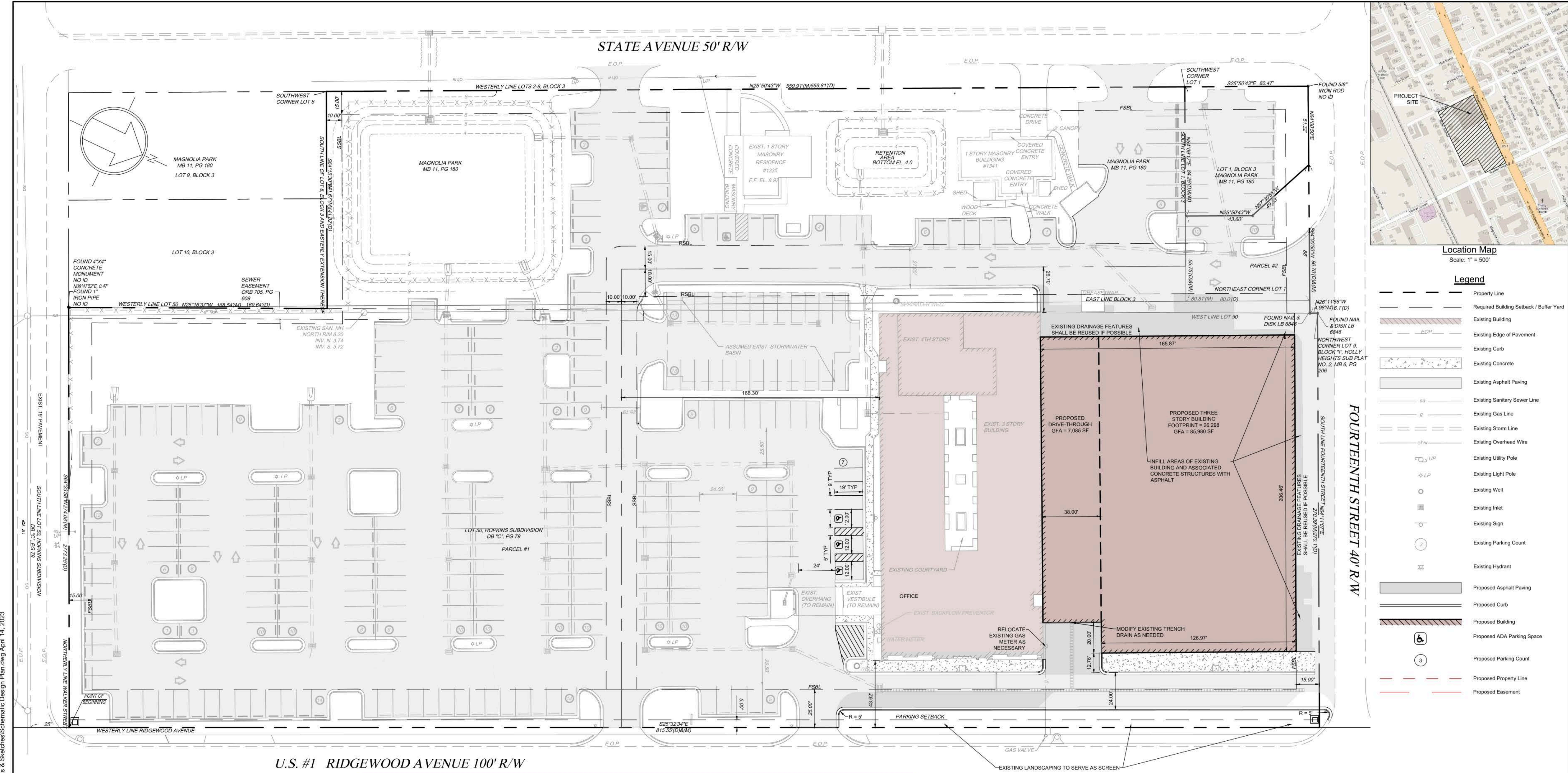
The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 18th day of April 2023, David Schandel as CEO/President of FLORIDA HEALTH CARE PLAN, INC. formerly known NAC HEALTH PLAN, INC., a Florida corporation, who is ☒ personally known to me or ☐ who has produced _____ as identification and who did not take an oath.


 NOTARY PUBLIC

Type or print name:
 Commission No.:



Attachment: Authorization of Owner - Devon (4174 : 1340 Ridgewood Avenue Storage Facility Special Exception)



X:\PROJECTS\2400 - 2499\2404\03 - 1340 Ridgewood Avenue\AutoCAD\DRAWINGS\Exhibits & Sketches\Schematic Design Plan.dwg April 14, 2023

General Notes

- This plan was prepared in accordance with the instructions of the Client and should not be used for construction.
- The location of existing features, utilities, topography and boundaries are per the SPECIFIC PURPOSE SURVEY prepared by Siger & Associates, Inc., dated June 1, 2020 and the best available aerial photography.
- This plan does not reflect a new boundary or existing features survey.
- This plan does not reflect the findings of a title report.
- Whatever underground utilities are depicted on this plan are taken from the plan noted above. The locations of underground utilities should be field verified prior to beginning any detailed design(s).
- This property is subject to all easements, restrictions and agreements of record.
- Easements, if shown, are done so to the best of our abilities given the quality of the reference documents.
- Per NWI Wetland Mapper there are no existing wetlands on-site.
- Portions of the described property depicted hereon are located within Zone X Flood Hazard Area according to the Secretary of Housing and Urban Development, Flood Insurance Rate Map No. 12127C0218K with an effective date of September 29, 2017.

ZONING DATA TABLE						
DESCRIPTION	REQUIRED	EXISTING	PROPOSED - LOT 1	COMPLIANCE	PROPOSED - LOT 2	COMPLIANCE
HOLLY HILL FLORIDA	COMMERCIAL CORRIDOR DISTRICT (CC-1)	COMMERCIAL CORRIDOR DISTRICT (CC-1)	COMMERCIAL CORRIDOR DISTRICT (CC-1)	COMMERCIAL CORRIDOR DISTRICT (CC-1)	COMMERCIAL CORRIDOR DISTRICT (CC-1)	COMMERCIAL CORRIDOR DISTRICT (CC-1)
USE DESCRIPTION		OFFICE MEDICAL	MINI-WAREHOUSE	YES	UNKNOWN	
MINIMUM LOT AREA (SF)	10,000	308,471	139,567	YES	168,904	YES
MINIMUM LOT WIDTH AT BSBL	100 FT	377 FT	257 FT	YES	117 FT	YES
MINIMUM FRONTAGE AT R.O.-W		816 FT	456 FT	YES	560 FT	YES
BUILDING SETBACKS (BSBL)						
FRONT (ABUTTING RIDGEWOOD AVE)	25 FT	6.29 FT*	44 FT	YES	N/A	YES
FRONT (ABUTTING ALL OTHER STREETS)	15 FT	2.80 FT*	15 FT	YES	31 FT	YES
REAR	15 FT PLUS 3 FT PER STORY OVER THREE	N/A	30 FT	YES	47 FT	YES
SIDE	10 FT	360 FT	168 FT	YES	272 FT	YES
REQUIRED LANDSCAPING						
FRONT ADJOINING ROADWAY	20% Required Front Yard area or 100 SF	EXISTING LANDSCAPING	EXISTING LANDSCAPING TO REMAIN	YES	N/A	N/A
ABUTTING STREET ROW	N/A	N/A	N/A	N/A	N/A	N/A
MAXIMUM IMPERVIOUS COVERAGE	N/A	70%	N/A	N/A	N/A	N/A
MAXIMUM BUILDING COVERAGE	N/A	18%	40%	N/A	2%	N/A
MAXIMUM STREET FRONTAGE @ BUILDING SETBACK	N/A	816 FT	456 FT	N/A	560 FT	N/A
MAXIMUM BUILDING HEIGHT	70 FT	40 FT	NO CHANGE	YES	NO CHANGE	YES
MINIMUM PARKING STALL DIMENSIONS 90° PARKING	19 FT X 9 FT	TBD	19 FT X 9 FT	YES	TBD	YES
MINIMUM NUMBER OF PARKING STALLS						
MINI-WAREHOUSE						
1 SPACE PER 15 STORAGE CUBICLES (900 CUBICLES)	60 SPACES	327 SPACES	79 SPACES		233 SPACES	
3 ACCESSIBLE PARKING SPACES (FOR 51 TO 75 SPACES REQUIRED)	3 SPACES		3 SPACES	YES	N/A	YES
TOTAL SPACES	60 SPACES	327 SPACES	82 SPACES	YES	233 SPACES	YES
MINIMUM LOADING SPACE DIMENSIONS	12 FT X 30 FT AS REQUIRED	N/A	INTERIOR DRIVETHROUGH	N/A	N/A	N/A
REQUIRED NUMBER OF LOADING SPACES			INTERIOR DRIVETHROUGH	N/A	N/A	N/A
MINIMUM PARKING AISLE 90 DEG PARKING (TWO WAY TRAFFIC) - WIDTH	24 FT	24 FT	24 FT	YES	24 FT	YES

Site Data:

Address: 1340 Ridgewood Ave
Holly Hill, Florida, 32117
Zoned: Commercial Corridor District
Lot Area: 7.08 ACRES

Equitable Owner/Applicant:

Devon Self Storage
2000 Powell Street
Suite 1240
Emeryville, CA, 94608

Parcel Information:

Parcel ID: 42424050040

DRAFT - ISSUED FOR COMMENTS 04/14/23

Schematic Design Plan

1340 Ridgewood Avenue

Holly Hill, Volusia County, Florida



807 Easton Road
Building B - 2nd Floor
Willow Grove, PA 19090

Tel: (215) 348-8737
Fax: (215) 348-8759
www.eustaceeng.com

DRAWN BY

SMS

CHECKED BY

MWW

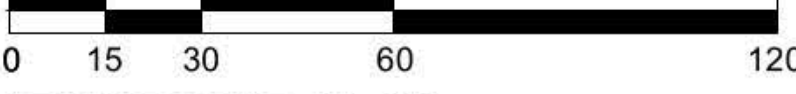
DATE

04/14/23

DRAWING No.

D 2404 03 01

GRAPHIC SCALE



DRAWING SCALE: 1" = 30'

SHEET 1 OF 1

Conversion - Before

1340 Ridgewood Ave, Holly Hill, FL 32117



6.3.d



This property is centrally located in the City of Holly Hill taking up almost the entire city block fronting Ridgewood Ave (U.S Hwy1). Surrounded by rooftops, the property is conveniently located within 20 minutes of the Daytona International Speedway, Daytona International Airport, Embry-Riddle Aeronautical University, Daytona State College, Bethune Cookman College, and Ormond Beach Municipal airport.

Available Sqft: 98,310

Lot Size: 6.28 acres

Year built: 1959

Year renovated: 1978

Former use: Hospital

Current use: Administration Offices

Building Class: C

Number of stories: 3

Attachment: Exhibit A - Presentation (4174 : 1340 Ridgewood Avenue Storage Facility Special Exception)

Conversion - After

1340 Ridgewood Ave, Holly Hill, FL 32117



6.3.d

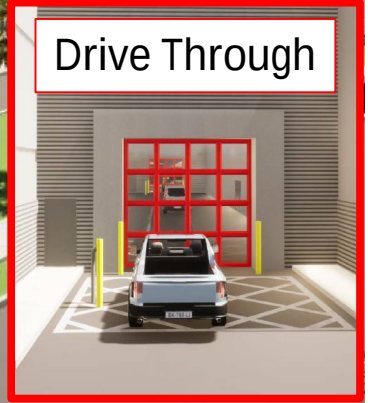


Property Highlights

- Class A facility
- Climate Controlled 92,400 sq. ft.
- 884 units
- 2 employee's
- 60+ security camera's
- 82 parking spaces
- Packing supplies & amenities
- Accessible Mon-Sun, 6am-10pm



Drive Through



Attachment: Exhibit A - Presentation (4174 : 1340 Ridgewood Avenue Storage Facility Special Exception)

Devon Highlights

6.3.d



Devon is an employee-owned, private real estate company founded in 1988 with a seasoned senior management team that has worked together for an average of 20 years. Each member of the Devon senior management team has been instrumental in growing the company and executing a business plan which has resulted in approximately \$2.5 billion in self-storage transactions. As a leader in the self-storage industry, Devon has maintained a dedicated self-storage operating platform since 1993 and has owned and/or managed in excess of 200 facilities in 24 states and three European countries. **Devon is ranked as a top private self-storage operator in the nation**, and continuously strives to achieve the highest returns for its investment partners leveraging its experience. **Devon currently operates 115 self-storage properties in 24 states, with a market value in excess of \$1.2 billion.**

Devon implements the best and latest self-storage technologies including online unit reservations and bill payment, managed lead tracking, and call center support, while benefiting from the utilization of various social media platforms. Devon's sophisticated operational platform is one advantage that sets them apart from the traditional "mom and pop" operators that lack in technology efforts and established partnerships with major financial organizations and industry peers. **Devon has extensive market knowledge and utilizes proprietary acquisition and detailed market analysis specific to the self-storage industry.** Devon also has a history of hiring team members with strong qualifications in their field of expertise, from property management and maintenance technicians to regional directors. **Most Devon properties are secured by video surveillance and electronic alarm systems with a 24-hour dispatch center. Rental agreements are issued on a month-to-month basis** and each of Devon's properties has at least one on-site manager.

Over the years, Devon has created more than a dozen relationships with several prominent institutions to execute sophisticated self-storage construction projects, which include ground-up developments and conversions/redevelopments. Devon has decades of experience in acquiring properties and converting them for other use or function from its original format. Devon's acquisition team meets weekly to evaluate and discuss conversion candidate properties, geographic markets, feasible site criteria, and the deal objectives of each project.

Devon Highlights³

# of Developments Since Inception:	80
Approximate Aggregate Development Project Cost Since Inception:	2.5 B
Facilities Owned and/or Managed Since Inception:	More than 200
#of Facilities Currently Operating:	115
# of States Currently Operating in:	24
Approximate Current Market Value:	1.2 B

Devon Self Storage - Operations

6.3.d



Office Hours

Monday – Friday: 9:30am – 6:00pm

Saturday: 9:00am – 5:00pm

Sunday: Closed

Access Hours

Monday – Sunday: 6:00am – 10:00pm



EXCEPTIONAL CUSTOMER SERVICE. BEST IN-CLASS SECURITY.

Each of our 115 [locations](#) is outfitted with 24/7 security monitoring, a fully fenced perimeter, well-lit grounds, and electronic gated entrance. Our experienced management team is onsite during office hours and happy to lend a hand, answer a question, or find the right storage solution to meet your needs – whether it's a temporary fix or a long-term partnership.



Convenience

Rent Units Online

Ample Hours for Access

Online Bill Payment

Onsite Moving & Packing Supplies

Tenant Insurance

Onsite Management



Security

24/7 Video Surveillance

Well-Lit, Fully-Fenced

Secure Access

Electronic Keypad Access



Unit Options

Range of Sizes

Parking Spaces

Climate Controlled

Drive-Up Units

Ground Floor Units

Specialized Storage

Before/After

4815 West Colonial Drive, Orlando FL

6.3.d



Attachment: Exhibit A - Presentation (4174 : 1340 Ridgewood Avenue Storage Facility Special Exception)

Finished Product

6.3.d



Attachment: Exhibit A - Presentation (4174 : 1340 Ridgewood Avenue Storage Facility Special Exception)

Finished Product

6.3.d



Attachment: Exhibit A - Presentation (4174 : 1340 Ridgewood Avenue Storage Facility Special Exception)

Finished Product

6.3.d



Attachment: Exhibit A - Presentation (4174 : 1340 Ridgewood Avenue Storage Facility Special Exception)

Finished Product

6.3.d



Attachment: Exhibit A - Presentation (4174 : 1340 Ridgewood Avenue Storage Facility Special Exception)

Finished Product

6.3.d



Attachment: Exhibit A - Presentation (4174 : 1340 Ridgewood Avenue Storage Facility Special Exception)

Finished Product

6.3.d



Attachment: Exhibit A - Presentation (4174 : 1340 Ridgewood Avenue Storage Facility Special Exception)



GLENN D. STORCH, ESQUIRE
glenn@storchlawfirm.com

COREY D. BROWN, ESQUIRE
corey@storchlawfirm.com

A. JOSEPH POSEY, ESQUIRE
joey@storchlawfirm.com

April 21, 2023

Mr. Brian Walker, AICP, CNU-A
Community Development Director
City Planner
City of Holly Hill
1065 Ridgewood Avenue
Holly Hill, FL 32117

***Re: Devon Self-Storage / Special Exception for Miniwarehouses
1340 Ridgewood Avenue / Parcel Nos. 424240500040 and 424244030010***

Dear Brian:

Please consider this letter as a request by Florida Health Care Plan, Inc., the property owner of the above-mentioned property, for special exception approval for "Miniwarehouses", as defined in Section 114-686 of the City of Holly Hill Land Development Code (the "City LDC"). The special exception will be limited to Lot 1 as identified on the enclosed survey for the property.

Responses to the special exception criteria listed in Section 114-686 of the City LDC are as follows:

1. Is it inconsistent with the purpose or intent of this subpart?

Response: No. The enclosed request is for a use permitted by the City special exception process.

2. Is it inconsistent with any element of the comprehensive plan?

Response: No. The Future Land Use designation for the property is General Retail Commercial, which lists the CC-1 district as a compatible zoning classification. The general intent of the CC-1 district is to promote relatively intense commercial and light industrial uses with limited residential uses. Miniwarehouse is a commercial use permitted in the CC-1 district by special exception.

3. Will it adversely affect the public interest?

Response: No. The City has an existing need for Miniwarehouses. Unlike other commercial uses, the proposed self-storage facility will have little to no traffic or noise.

These types of projects do not create major new demands, as they do not attract new and out of area residents but rely solely on existing residents.

4. Does it meet the expressed requirements of the applicable special exception?

Response: Yes, the enclosed special exception meets all applicable requirements of the City LDC.

5. Is the applicant able to meet all requirements imposed by federal, state or local governments, or by the city commission?

Response: Yes, the enclosed special exception meets all applicable requirements of City LDC.

6. Will it generate undue traffic congestion?

Response: No, this request will reduce traffic and impacts on public infrastructure. Miniwarehouses are one of the lowest commercial traffic generators listed in the ITE Trip Generation Manual.

7. Will it create a hazard or a public nuisance, or be dangerous to individuals or to the public?

Response: No. Self-storage facilities make great neighbors. The use is quiet and does not generate additional trips on the wider road network. Security will be monitored 24/7 and the only visitors will be existing residents from 6:00AM to 10:00PM. On the other hand, other commercial uses, such as restaurants and retail, are open for a greater number of hours and modeled around customer turnaround, which creates higher public demands and attracts new and out of area residents.

8. Will it materially alter the character of surrounding neighborhoods, or adversely affect the value of surrounding land, structures or buildings?

Response: No. The property is already developed. The project will be a complete redevelopment of the property, which will include construction of a brand-new building. If anything, this project will increase the value of surrounding land, structures and buildings.

9. Will it adversely affect the natural environment, natural resources or scenic beauty, or cause excessive pollution?

Response: No. Again, this property is already improved. The redevelopment of the property will not affect the natural environment, natural resources or scenic beauty, or cause excessive pollution.

In addition, Section 114-686 of the City LDC further requires that “Miniwarehouses” incorporate the following requirements.

1. **They shall be limited to dead storage use only. No activities such as miscellaneous or garage sales shall be conducted on the premises. The servicing, repair, sale, exchange or distribution of any goods, materials, equipment or vehicles shall not be conducted on the premises. The operation of a miniwarehouse shall in no way be deemed to include a transfer and storage business where the use of a vehicle is part of such business.**

Response: The proposed facility will not include any of the above activities.

2. **Vehicular access to the premises shall be limited to one entrance and exit per street front.**

Response: No new curb cuts are proposed for this project.

3. **Off-site vehicular parking shall be provided at the rate of one parking space for every ten storage cubicles. Such parking shall be distributed equally throughout the premises in order to offer convenient access to every storage cubicle.**

Response: Modern self-storage facilities generate little to no traffic. A parking rate of one parking space for every ten storage cubicles is high for a climate-controlled storage building. We are coordinating with our engineer to review the practical parking rate for the project.

4. **There shall be a minimum of 35 feet between warehouse buildings for driveway parking and fire lanes. Where no parking spaces are provided between the buildings, such areas need only be 15 feet in width.**

Response: The project will include the above separation requirements.

This project will fill an important need that area residents have for additional storage. As mentioned previously, the proposed use is a very low traffic generator and will not impact any adjoining residents. Self-storage facilities do not create major new demands. In this case, there will be a huge reduction in traffic and potential impacts. To put it simply, this is a much better project for surrounding neighbors than what is currently permitted.

Enclosed please find the following documents as part of the above submittal:

- Completed Special Exception Application
- Authorization of Owner
- Evidence of Ownership
- Check for \$500.00
- Statement of Request (PowerPoint Presentation)
- Signed and Sealed Survey

- Detailed Conceptual Site Plan
- Digital Copy of Submittal

Please feel free to contact me if you have any questions or if you need additional information for the enclosed request.

Kindest regards,



A. Joseph Posey, Jr.

GDS/ajp
Enclosure





Volusia County Property Appraiser
 123 W. Indiana Ave., Rm. 102
 DeLand, FL. 32720
 Phone: (386) 736-5901 Web: vcpa.vcgov.org

Property Summary

Alternate Key: 3199359
Parcel ID: 424240500040
Township-Range-Section: 14 - 32 - 42
Subdivision-Block-Lot: 40 - 50 - 0040
Business Name: FLORIDA HEALTH CARE/PREFERRED MEDICAL CENTER
Owner(s): NAC HEALTH PLAN INC - 100%
Mailing Address On File: 1340 RIDGEWOOD AVE
 HOLLY HILL FL 32117
Physical Address: 1340 RIDGEWOOD AVE, HOLLY HILL 32117
Building Count: 4
Neighborhood: 7060 - EAST PRIMARY OFFICES
Subdivision Name:
Property Use: 1900 - OFFICE MEDICAL
Tax District: 203-HOLLY HILL
2022 Final Millage Rate: 18.7895
Homestead Property: No
Agriculture Classification: No
Short Description: S 641.9 FT OF W 294 FT OF LOT 50 EXC RD HOPKINS MAP FITCH GR
 ANT & LOTS 2 TO 8 INC & E 88 FT ON N/L & E 55.75 FT ON S/L
 OF LOT 1 BLK 3 MAGNOLIA PK MB 11 PG 180 & LOTS 1 TO 9 INC BL

Property Values

Tax Year:	2023 Working	2022 Final	2021 Final
Valuation	1-Market Oriented	1-Market Oriented	1-Market Oriented
Method:	Cost	Cost	Cost
Improvement	\$5,738,440	\$5,220,718	\$4,735,868
Value:	\$978,435	\$978,435	\$978,435
Land Value:	\$6,716,875	\$6,199,153	\$5,714,303
Just/Market Value:			

Working Tax Roll Values by Taxing Authority

Values shown below are the 2023 WORKING TAX ROLL VALUES that are subject to change until certified. Millage Rates below that are used in the calculation of the Estimated Taxes are the 2022 FINAL MILLAGE RATES. The Just/Market listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Just/Market Value	Assessed Value	Exempt Value	100% Taxable Value	Millage Rate	Estimated Taxes
0017 CAPITAL IMPROVEMENT	\$6,716,875	\$6,716,875	\$0	\$6,716,875	0.0015000	\$10,075.31
0012 DISCRETIONARY	\$6,716,875	\$6,716,875	\$0	\$6,716,875	0.0007480	\$5,024.22
0011 REQ LOCAL EFFORT	\$6,716,875	\$6,716,875	\$0	\$6,716,875	0.003340	\$21,722.37
0050 GENERAL FUND	\$6,716,875	\$6,716,875	\$0	\$6,716,875	0.00499	\$32,576.17

Sec. 82-346. Reasons for denial.

The city commission may deny any application for a special exception for one or more of the following reasons:

- (1) It is inconsistent with the purpose or intent of this subpart.
- (2) It is inconsistent with any element of the comprehensive plan.
- (3) It will adversely affect the public interest.
- (4) It does not meet the expressed requirements of the applicable special exception.
- (5) The applicant will not be able to meet all requirements imposed by federal, state or local governments, or by the city commission.
- (6) It will generate undue traffic congestion.
- (7) It will create a hazard or a public nuisance, or be dangerous to individuals or to the public.
- (8) It will materially alter the character of surrounding neighborhoods, or adversely affect the value of surrounding land, structures or buildings.
- (9) It will adversely affect the natural environment, natural resources or scenic beauty, or cause excessive pollution.

(Ord. No. 2352, § 2(11.3.5), 7-13-93)

Sec. 114-686. Miniwarehouses.

Miniwarehouses are permitted as special exceptions, provided:

- (1) They shall be limited to dead storage use only. No activities such as miscellaneous or garage sales shall be conducted on the premises. The servicing, repair, sale, exchange or distribution of any goods, materials, equipment or vehicles shall not be conducted on the premises. The operation of a miniwarehouse shall in no way be deemed to include a transfer and storage business where the use of a vehicle is part of such business.
- (2) Vehicular access to the premises shall be limited to one entrance and exit per street front.
- (3) Off-site vehicular parking shall be provided at the rate of one parking space for every ten storage cubicles. Such parking shall be distributed equally throughout the premises in order to offer convenient access to every storage cubicle.
- (4) There shall be a minimum of 35 feet between warehouse buildings for driveway parking and fire lanes. Where no parking spaces are provided between the buildings, such areas need only be 15 feet in width.

(Ord. No. 2352, § 2(5.6.1.Y), 7-13-93)

SE# _____



CITY OF HOLLY HILL
COMMUNITY DEVELOPMENT DEPARTMENT
 1065 RIDGEWOOD AVENUE
 HOLLY HILL, FLORIDA, 32117-2807
 TELEPHONE: (386) 248-9442
PERMITDESK@HOLLYHILLFL.ORG

SPECIAL EXCEPTION

**APPLICATION WILL NOT BE ACCEPTED UNLESS ALL REQUIRED DOCUMENTS ARE SUBMITTED
 AND A PRE-APPLICATION HAS BEEN REVIEWED**

PROPERTY

PARCEL ID #: 424240500040 & 424244030010	
ADDRESS: 1340 Ridgewood Avenue, Holly Hill, Florida 32117	
TOTAL ACREAGE: 7.22 acres	CURRENT USE OF PROPERTY: Medical Office/Vacant Land
WATER PROVIDER: City of Holly Hill	SEWER PROVIDER: City of Holly Hill
ZONING: Commercial Corider District (CC-1) FUTURE LAND USE: Self-Storage	
IS THE PROPERTY AVAILABLE FOR INSPECTION WITHOUT AN APPOINTMENT? ☐ YES ☒ NO	

OWNER

NAME:	COMPANY: Florida Healthcare Plan, Inc.		
ADDRESS: 2450 Mason Avenue			
CITY: Daytona Beach	STATE: Florida	ZIP: 32114	
PHONE: (386) 676-7100 ext. 5112	EMAIL: adunn@fhcp.com		

APPLICANT/CONSULTANT

NAME: c/o Storch Law Firm	COMPANY: Devon Self Storage Holdings (US) LLC		
ADDRESS: 2000 Powell Street, Suite 1240			
CITY: Emeryville	STATE: CA	ZIP: 94608	
PHONE: (510) 450-9207	EMAIL: ksiclari@devonselfstorage.com		

Attachment: Application (4174 : 1340 Ridgewood Avenue Storage Facility Special Exception)

SE# _____

ATTACHMENT CHECKLIST

- ☒ APPLICATION
- ☒ APPLICATION FEE - \$500.00
- ☐ 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.**
- ☒ OWNERSHIP DISCLOSURE FORM (ADD'L DOCUMENTATION REQUIRED IF OWNER IS A TRUST OR CORPORATION)
- ☒ OWNER'S AUTHORIZATION FORM, IF APPLICABLE
- ☒ STATEMENT OF REQUEST (INCLUDE: SUMMARY OF BUSINESS OPERATION, SQUARE FOOTAGE, HOURS OF OPERATION, SEATING CAPACITY, NUMBER OF CLIENTS/STUDENTS AND STAFF, EMPLOYEE SHIFTS, SITE CONCERNS THAT MAY IMPACT ADJACENT PROPERTIES, ETC.)
- ☒ ONE SIGNED AND SEALED SURVEY OF THE PROPERTY (NO MORE THAN 2 YEARS OLD).
- ☒ DETAILED CONCEPTUAL SITE PLAN (INCLUDE: SIZE AND DIMENSION OF THE PARCEL, EXISTING AND/OR PROPOSED STRUCTURES, FENCES AND IMPROVEMENTS, STRUCTURE HEIGHT(S), SETBACKS FROM EACH STRUCTURE TO THE PROPERTY LINES, IDENTIFICATION OF AVAILABLE UTILITIES, LOCATIONS OF WETLANDS, FLOOD LINES, ABUTTING STREETS/RIGHT OF WAYS, DRIVEWAYS, SEPTIC SYSTEMS, DRAIN FIELDS, WELLS, EASEMENTS, BUFFERS, PARKING SPACES, OUTDOOR LIGHTING, SIGNAGE, FIRE LANES, ETC.)
- ☒ A DESCRIPTION OF THE SPECIAL EXCEPTION AND HOW IT COMPLIES WITH THE SPECIAL EXCEPTION CRITERIA OF CHAPTER 114. ARTICLE III. DIVISION 2. COMPLETE QUESTIONNAIRE BELOW.

 STORCH LAW FIRM

 SIGNATURE OF OWNER/AUTHORIZED AGENT
 AGENT FOR OWNER

4/21/23

 DATE

Attachment: Application (4174 : 1340 Ridgewood Avenue Storage Facility Special Exception)



STAFF REPORT
CITY OF HOLLY HILL, FLORIDA

City Commission
Agenda Item

6.4

MEETING DATE: June 27, 2023
FROM: Brian Walker
SUBJECT: 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).

NUMBER: (ID # 4172)
APPLICANT: Kate Smith and Joe Ducati
PLANNER: Brian Walker

INTRODUCTION

VARIANCE - 317 Flomich Street - 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 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).

BACKGROUND

- The parcel is part of the Rio Vista Section C Plat, approved by the Holly Hill City Commission on August 14, 1925 and filed in Map Book 10 Page 69.
- The lot contains a home originally built in 1956.
- The property under consideration is zoned R-2 (Single-Family), and has a Low Density Single-Family Residential future land use.
- The property sits on a corner and therefore is considered to have two front yards and two side yards.

- The property owner would like to install an above ground pool and enclosure on the west side of the home but is unable to meet the 30' rear setback as required by Sec. 114-765 - Schedule of dimensional requirements.
- On April 18, 2023, the property owner applied for a front-yard setback variance.

DISCUSSION:

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.

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.

REQUESTED

VARIANCE:

Request a variance from the requirement of Sec. 114-765 - Schedule of dimensional requirements, which requires that principal structures in the R-2 (Single-Family) zoning district be a minimum of thirty-feet (30') from the front property line. The request is to eliminate the setback requirement (0-foot setback) for an above ground pool and enclosure with 6-foot fence, on the property's west side.

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 home on the property was built in 1959 on a 5,900 square foot corner lot. This occurred prior to the City adopting its Land Development Regulations in 1993. The minimum lot size in the R-2 zoning district, of which this home is a part, is currently 7,500 square feet. Therefore, the lot is over 20% smaller than what is required for the zoning district. This make finding room for common accessory structures such as a swimming pool and enclosure, while meeting the setbacks required for the R-2 zoning district, not possible.

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 install a pool and enclosure, which are permitted for all homes in the R-2 zoning district.

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 deprive the applicant of an above ground pool, a right 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.

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:

The distance between the house and property line on Ridge Avenue is approximately 20 feet. This is the minimum area needed to reasonably accommodate a pool and enclosure. Even with the elimination of the required 30-foot setback from the property line for structures on the west, the property line is set back 40 feet from Ridge Road. Therefore, the grassed area between Ridge Road and the property line, is more than the required 30-foot property line setback and on its own, acts as a de facto buffer and setback.

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 FRONT-YARD SETBACK VARIANCE FROM THE REQUIREMENTS OF SEC. 114-765 - SCHEDULE OF DIMENSIONAL

REQUIREMENTS, FROM THIRTY-FEET (30 FEET) TO ZERO FEET (0 FEET) ON THE WEST PROPERTY LINE ONLY, 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, AND MORE PARTICULARLY KNOWN AS 317 FLOMICH STREET.

- Application (PDF)
- Plat (PDF)
- Survey (PDF)
- General Location Map (PDF)
- Map Views (PDF)
- Aerial (PDF)
- Possible Layouts (PDF)
- Property Record Card (PDF)



HOLLY HILL FLORIDA

1065 Ridgewood Avenue, Holly Hill, FL 32117

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

HOLLY HILL RECEIVED
APR 18 2017
PERMIT DEVELOPMENT

V# 23-912



VARIANCE

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

PROPERTY

PARCEL ID #: 318 2863	
ADDRESS: 317 Flomich Street	
TOTAL ACREAGE: RESIDENTIAL .115 acre	USE OF PROPERTY: ☒ RESIDENTIAL ☐ NON-RESIDENTIAL
ZONING: residential	FUTURE LAND USE: Above ground pool 12' x 25'
TYPE OF STRUCTURE: ☐ SHED ☐ FENCE ☒ POOL ☒ SCREEN ENCLOSURE ☐ ADDITION ☐ SINGLE FAMILY HOME	
DESCRIPTION OF STRUCTURE:	
TYPE OF VARIANCE:	☒ FRONT YARD SETBACK REQUIRED: 30 FT. PROPOSED: 0 FT.
	☐ SIDE YARD SETBACK REQUIRED: _____ FT. PROPOSED: _____ 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.
	☐ LINE REQUIRED: _____ FT. PROPOSED: _____ FT.
☐ HEIGHT	
IS THIS REQUEST FOR A STRUCTURE THAT HAS ALREADY BEEN BUILT? ☐ YES ☒ NO	
IS THE PROPERTY AVAILABLE FOR INSPECTION WITHOUT APPOINTMENT? ☒ YES ☐ NO	

OWNER

NAME: Kate Smith, Joe Ducati		COMPANY: _____
ADDRESS: 317 Flomich Street		
CITY: Holly Hill	STATE: Florida	ZIP: 32117
PHONE: 267 307 6614	EMAIL: jducati12@gmail.com	

Attachment: Application (4172 : 317 Flomich Street Variance)

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:		
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 (4172 : 317 Flomich Street Variance)

V# _____



1065 Ridgewood Avenue, Holly Hill, FL 32117

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

I understand that the application for variance must include all required submittals. Submission of incomplete plans may create delays.

I hereby represent that I have the lawful right and authority to file this application.

[Signature]

Feb. 21, 2023

SIGNATURE OF OWNER/AUTHORIZED APPLICANT

DATE

(PROOF OF PROPERTY OWNER'S AUTHORIZATION IS REQUIRED WITH SUBMITTAL IF SIGNED BY SOMEONE OTHER THAN THE PROPERTY OWNER)

Respond completely and fully to all six criteria listed below to demonstrate that the request meets the standards of Land Development Regulations of Holly Hill Sec. 82-317 for the granting of a variance:

1. Describe the special conditions and circumstances that exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district.

The maintenance easement on Ridge St. is peculiarly large in comparison to other streets in the same zoning district.

2. Describe how special conditions and circumstances that currently exist are not the result of the actions of the applicant or petitioner.

We, the applicants, have had no input in the planning of maintenance easements.

Attachment: Application (4172 : 317 Flomich Street Variance)

V# _____



HOLLY HILL

F L O R I D A

1065 Ridgewood Avenue, Holly Hill, FL 32117

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

3. Explain how the granting of the variance request would not confer on the applicant, or petitioner, any special privilege that is denied by Code to other lands, buildings, or structures in the same zoning district.

The variance request would not allow us any special privilege, as we would like our lot ^{size} to be in alignment with others in the same zoning district.

4. Describe how the literal interpretation of the provisions of the zoning regulations would deprive the applicant, or petitioner, of rights commonly enjoyed by other properties in the same zoning district and would work an unnecessary and undue hardship on the applicant.

We, the applicants, would be deprived of land use as the maintenance easement, at present, is 40' wide from the side of our property to Ridge Street.

5. Describe how the requested variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.

To make possible the reasonable use of the requested variance we need 10' extra feet to install ^{above ground} an swimming pool. [REDACTED] 12' X 25' pool

In the last two years, both Joe Ducati and Kale Smith-Ducati have been physically disabled, and are presently getting Social Security Disability payments. Having a swimming pool would greatly help us improve our health. Which is why

V# _____



HOLLY HILL

F L O R I D A

1065 Ridgewood Avenue, Holly Hill, FL 32117

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

6. Describe how the granting 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.

the variance we are asking for is for the installation of an ^{above ground} swimming pool, which will ~~be~~ have a fence around it, so as not to be detrimental to the public welfare.

Attachment: Application (4172 : 317 Flomich Street Variance)

SECTION "C"

RIO VISTA

ON THE HALIFAX
FLORIDA

WALTER C HARDESTY
OWNER & DEVELOPER

SCALE 1" = 100'

Located in the Town of Holly Hill, in Section 42 of Township 14-South, Range 32 East, Volusia County, Florida.

Being a replat of Blocks 1, 2, 3, 4, 5 & 6 of Section "B" of Rio Vista as recorded in Plat Book 6, page 180, of Volusia County Records. More particularly described as follows: Beginning at a point in the East line of the Thomas Fitch Grant, 1840 feet South of the S.W. corner of Section 26; thence S. 64° 50' W. 1664.38 feet; thence by a curve whose radius is 100.00 feet and long chord bears S 88° 12' W. 73.80 feet; thence by a curve whose radius is 150.00 feet and long chord bears S 88° 12' W. 119.46 feet to a point in the Easterly Right of Way line of the Florida East Coast R.R.; thence S 24° 49' E. along said R. of W. line 1371.91 feet; thence N 64° 46' E. 1842.30 feet to a point in the East line of the Thomas Fitch Grant; thence N 25° 0' W. 1293.00 feet to the place of beginning.

STATE OF FLORIDA,
COUNTY OF VOLUSIA.

This is to certify that "Walter C. Hardesty, Inc." is the owner of the land enumerated and described on this plat; That the said "Walter C. Hardesty, Inc." caused the replat of said property to be made according to the plat herewith and that "Walter C. Hardesty, Inc." hereby dedicates to Public Use as highways all land shown on this plat as Streets and Avenues.

By and with the authority of its Board of Directors.

WALTER C. HARDESTY, INC.

WITNESSES { *Wm. Young* By *Walter C. Hardesty* PRESIDENT.
Margaret Town *Annie Hardesty* SECRETARY.

STATE OF FLORIDA,
COUNTY OF VOLUSIA.

On this day personally appeared before me Walter C. Hardesty, President, and Annie Hardesty, Secretary of "WALTER C. HARDESTY, INC." to me well known as such officers, who acknowledged that they executed the foregoing instrument for the purpose therein expressed; whereupon it is prayed that the same may be recorded.

In witness whereof, I have hereunto affixed my hand and seal, this 14th day of September, A.D. 1925.

Margaret Town NOTARY PUBLIC.

My Commission Expires May 14th 1927

I hereby certify that this is a true and correct representation of the land platted and that permanent reference monuments are set at points marked "O.R.M." Platted August 1925.
Wm. Young Civil Engr.

Approved by the Town Council of Holly Hill, Aug. 14th 1925

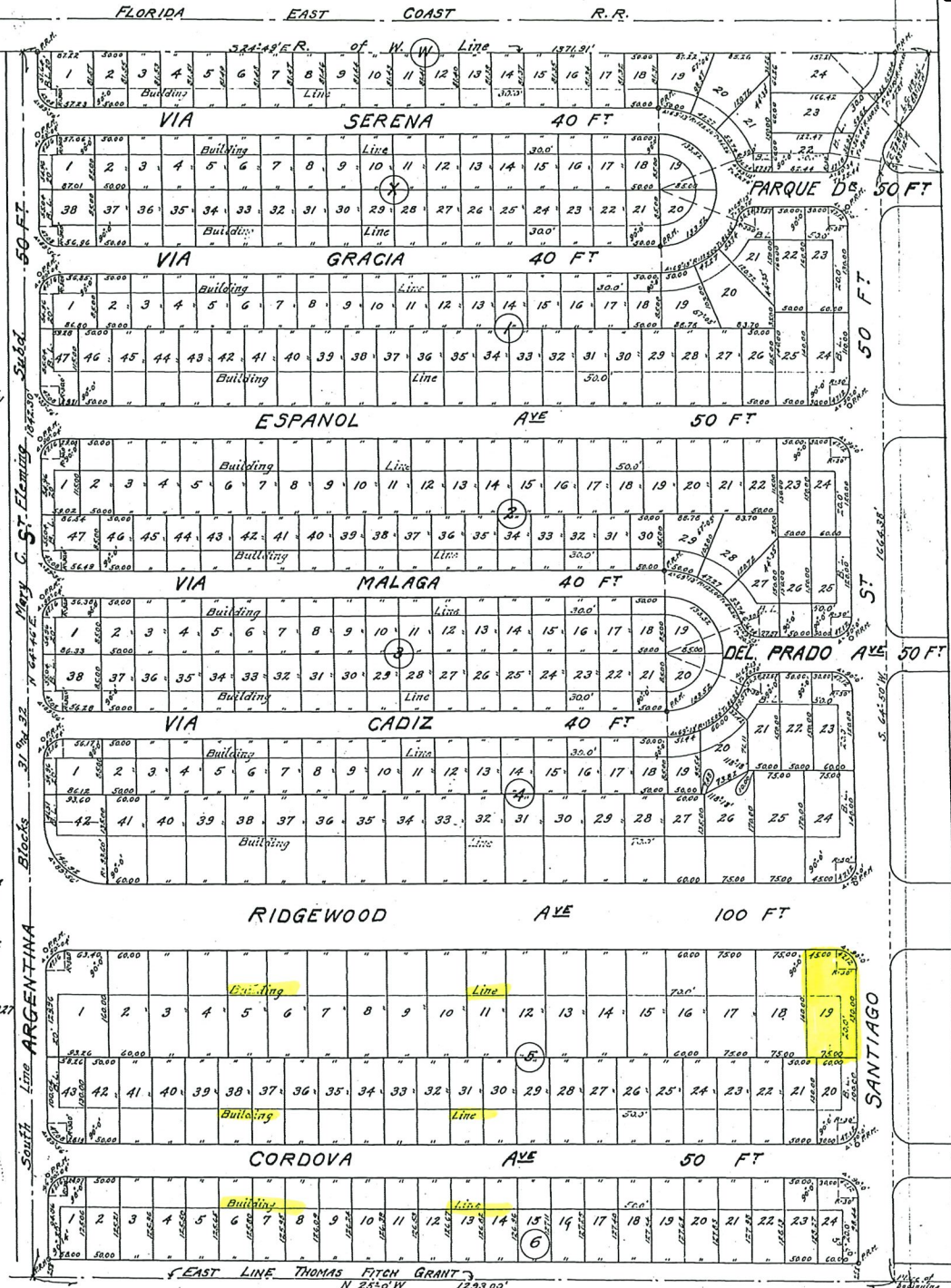
Frank B. Murphy Town Clerk.

I hereby certify that this plat complies with the SURVEY LAW passed June 14th 1925.
Filed for record and recorded OCT 26 1925.

Volume _____ Page _____

James O. Jordan County Clerk & Recorder.

By Clifford B. Smith



317 Flomich Street, Holly Hill, FL.
Kale Smith-Ducati
Joe Ducati

6.4.c

LEGAL DESCRIPTION: THE WESTERLY 50 FEET OF LOT 19 AND THE WESTERLY 50 FEET OF THE NORTHERLY 25 FEET OF LOT 18, BLOCK 5, SECTION "C" RIO VISTA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 10, PAGE 69, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.



317 FLOMICH STREET
HOLLY HILL, FL.

**SOUTHERN TITLE
HOLDING
COMPANY, LLC**

Long Surveying, Inc.

"Specializing in Residential Surveying"

L.B. No. 7371

1061 S. Sun Dr. Ste. #1113

Lake Mary, FL 32746

Office 407-330-9717 or 407-330-9716

Fax 407-330-9775

www.longsurveying.com

DRAWN BY:

RAJESH-RG

CHECKED BY:

BRETT

CERTIFIED TO:

KATHERINE G. SMITH-DUCATI & JOSEPH A. DUCATI
SOUTHERN TITLE HOLDING COMPANY, LLC
AGENTS NATIONAL TITLE INSURANCE COMPANY
GUARANTEED RATE INC. ISAON/ATIMA

COMMUNITY NO:

125112

PANEL:

0218

FLOOD ZONE:

X

SUFFIX:

K

FIRM DATE:

09/29/17

SURVEY NO.

127300

FIELD DATE:

11/03/22

Boundary Survey

LOT 23
BLOCK 5

LOT 22
BLOCK 5

LOT 21
BLOCK 5

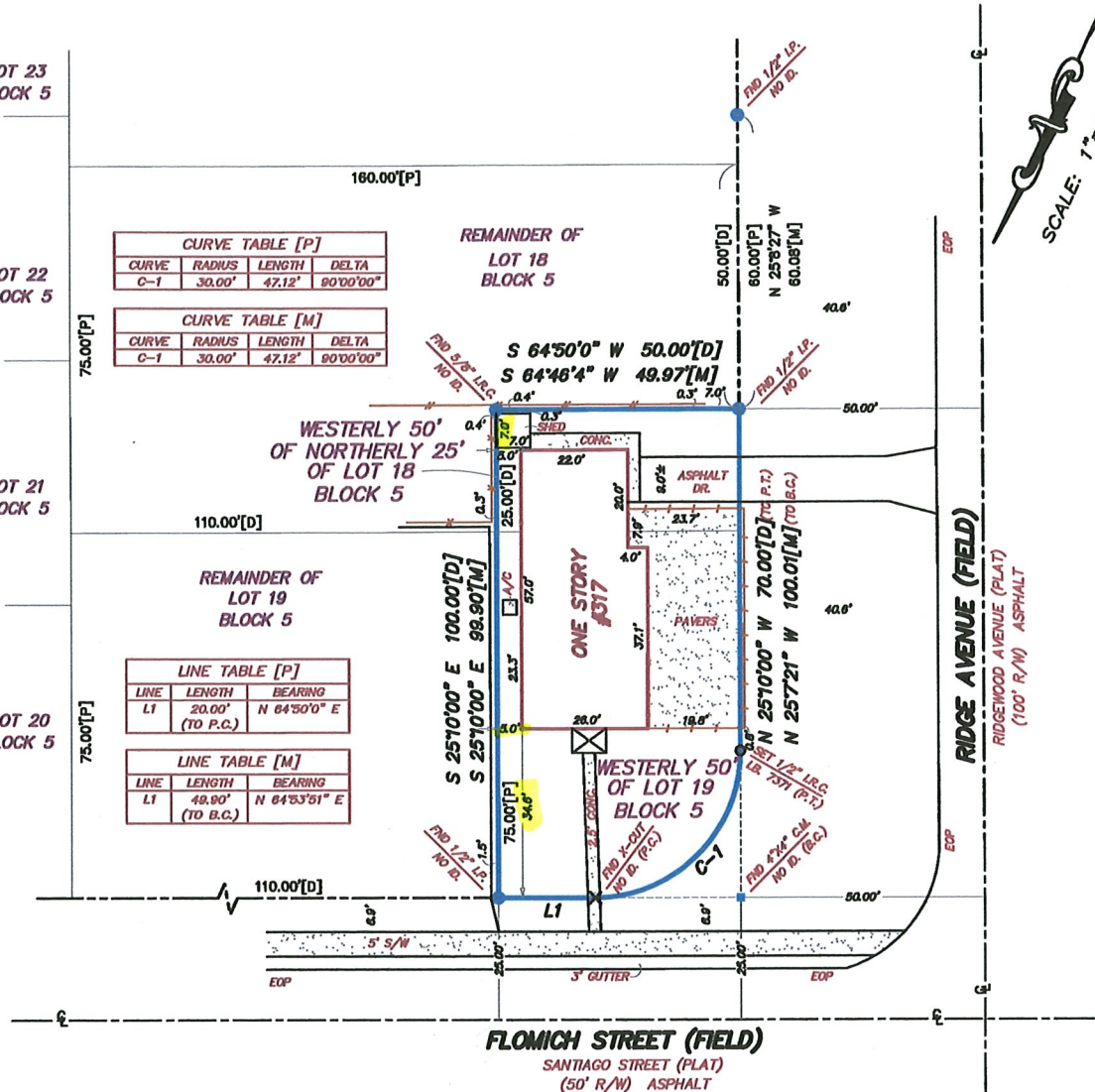
LOT 20
BLOCK 5

CURVE TABLE [P]			
CURVE	RADIUS	LENGTH	DELTA
C-1	30.00'	47.12'	90°00'00"

CURVE TABLE [M]			
CURVE	RADIUS	LENGTH	DELTA
C-1	30.00'	47.12'	90°00'00"

LINE TABLE [P]		
LINE	LENGTH	BEARING
L1	20.00'	N 64°50'0" E (TO P.C.)

LINE TABLE [M]		
LINE	LENGTH	BEARING
L1	49.90'	N 64°53'51" E (TO B.C.)



- A/C - AIR CONDITIONER
A.E. - ALLEY EASEMENT
B.C. - BLOCK CORNER
BLK - BLOCK
C.B. - CONCRETE BLOCK
C.B.S. - CONCRETE BLOCK STRUCTURE
C.M. - CONCRETE MONUMENT
CONC. - CONCRETE
D. - DEED
D.E. - DRAINAGE EASEMENT
E.O.P. - EDGE OF PAVEMENT
F.C.C. - FOUND CROSS CUT
F.F.E. - FINISHED FLOOR ELEVATION
FID - FOUND
ID. - IDENTIFICATION
I.P. - IRON PIPE
I.R. - IRON ROD
I.R.C. - IRON ROD & CAP
L. - ARC LENGTH
L.B. - LAND SURVEYING BUSINESS
L.S. - LAND SURVEYOR
L.E. - LANDSCAPE EASEMENT
M. - MEASURED
M.E. - MAINTENANCE EASEMENT
N&D - NAIL AND DISK
P. - PLAT
P.E. - PEDESTRIAN EASEMENT
P.C. - POINT OF CURVATURE
P.C.C. - POINT OF COMPOUND CURVATURE
P.C.P. - PERMANENT CONTROL POINT
P.L. - PROPERTY LINE
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
P.O.L. - POINT ON LINE
P.R.C. - POINT OF REVERSE CURVE
P.R.M. - PERMANENT REFERENCE MONUMENT
P.D.A.E. - PRIVATE DRAINAGE AND ALLEY EASEMENT
P.T. - POINT OF TANGENT
R. - RADIAL
R/W - RIGHT OF WAY
S/W - SIDEWALK
U.E. - UTILITY EASEMENT
W.F.S. - WOOD FRAME STRUCTURE
F.P.L.E. - FLORIDA POWER & LIGHT EASEMENT
R.P. - RADIAL POINT
PK. - PARKER KALON COMPANY NAIL
R. - RIGHT-OF-WAY LINE
C. - CENTERLINE
B. - BARB WIRE FENCE
W. - WOOD FENCE
C. - CHAIN LINK FENCE
P. - PLASTIC FENCE

BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF FLOMICH STREET BEING S 25°10'00" E PER PLAT

NOTES:

- 1) This survey is based on the legal description as provided by the Client
- 2) This Surveyor has not abstracted the land shown hereon for easements, rights of way or restrictions of record which may affect the title or use of the land
- 3) Do not reconstruct property lines from building ties
- 4) No footing or overhang have been located except as shown
- 5) No improvements or utilities have been located except as shown
- 6) Not valid without a signature and the authenticated electronic seal or the original raised seal of a Florida Licensed Surveyor and Mapper

OFFICE #407-330-9717

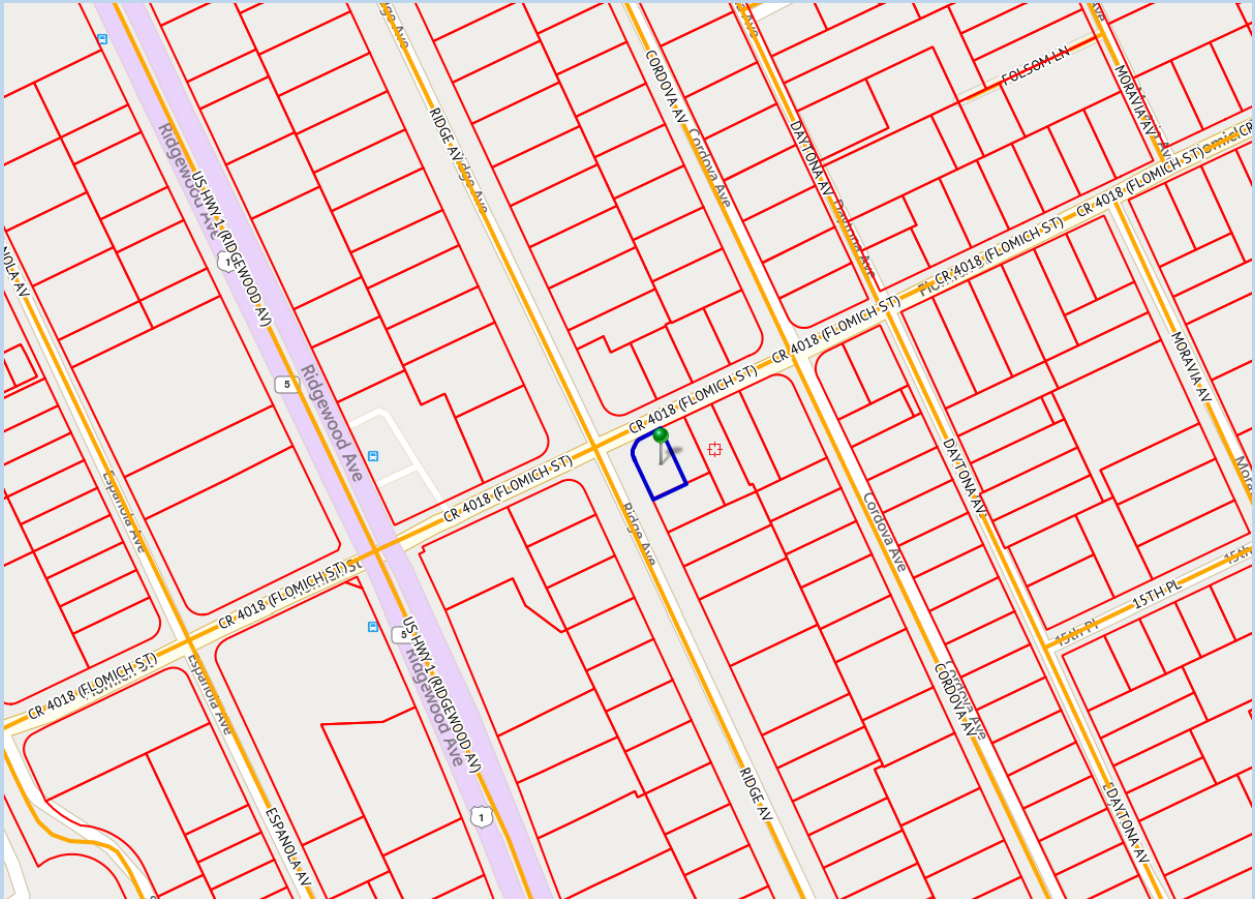
Certification: I certify that this survey was made under my direction and that it meets the minimum technical standards set forth by the Board of Professional Land Surveyors and Mappers in Chapter 47-17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



LOUIS RAMIREZ L.S. NO. 6304

Attachment: Survey (4172 : 317 Flomich Street Variance)

General Location Map



View on Ridge Avenue Side of the Property

Pool and Enclosure will be behind the existing fence. The applicant proposes to extend the 6-foot fence with gate, along the property line and across the drive-way.



View from Flomich Street Looking South – Pool and Enclosure will be behind the white fence to the right of the house.



View on Ridge Ave Looking North



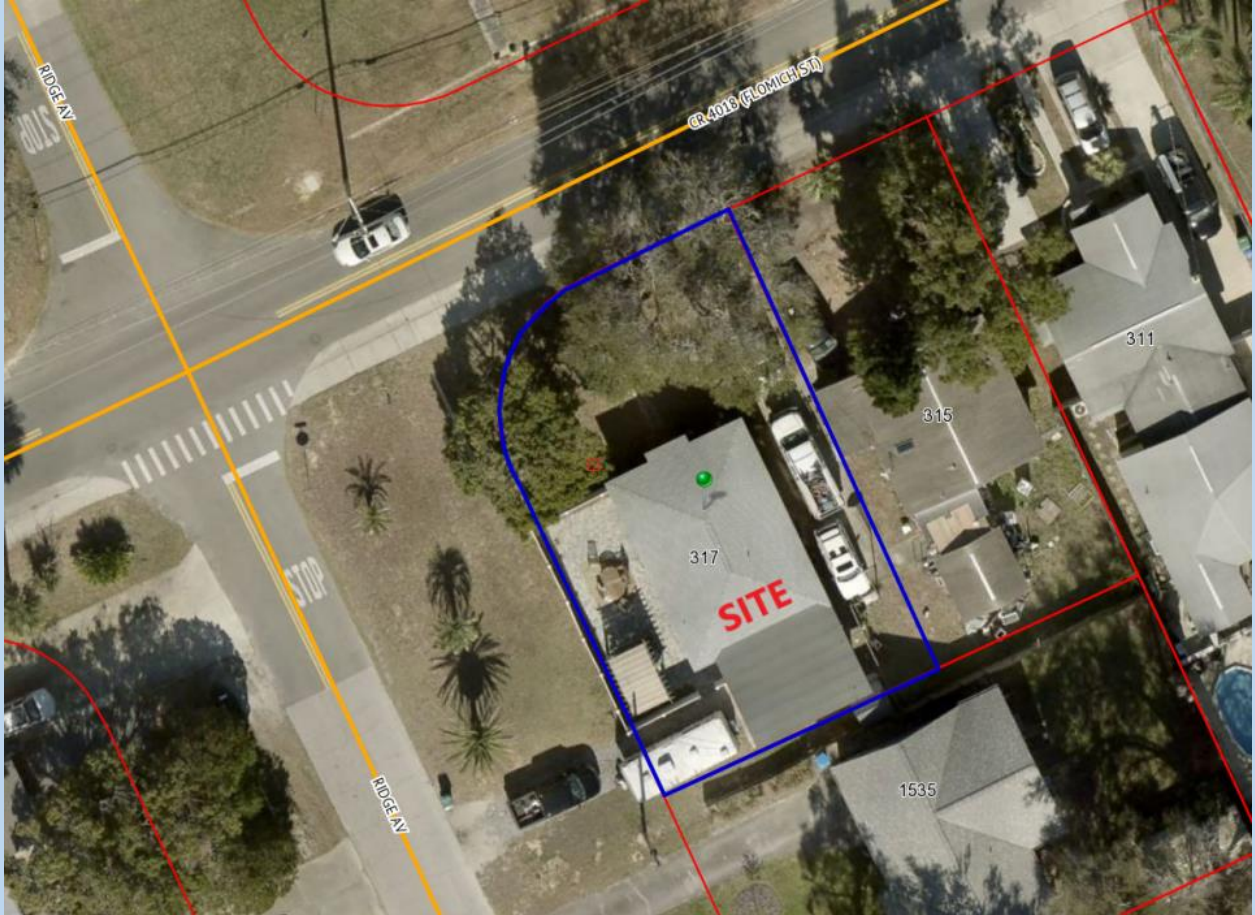
View on Ridge Ave Looking South



View from Flomich Street Looking East



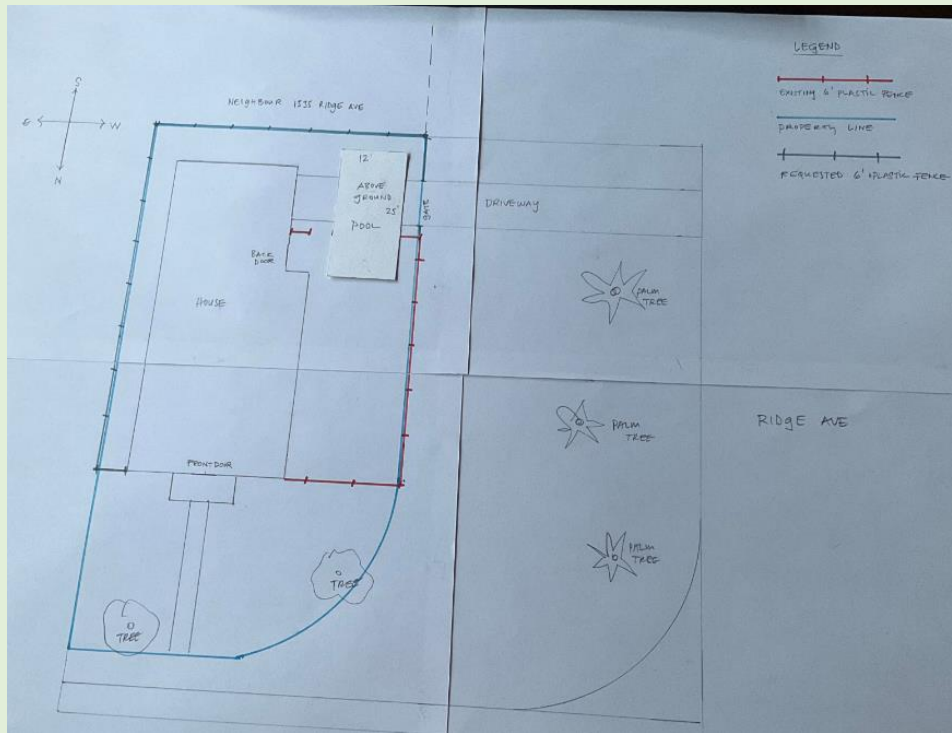
AERIAL



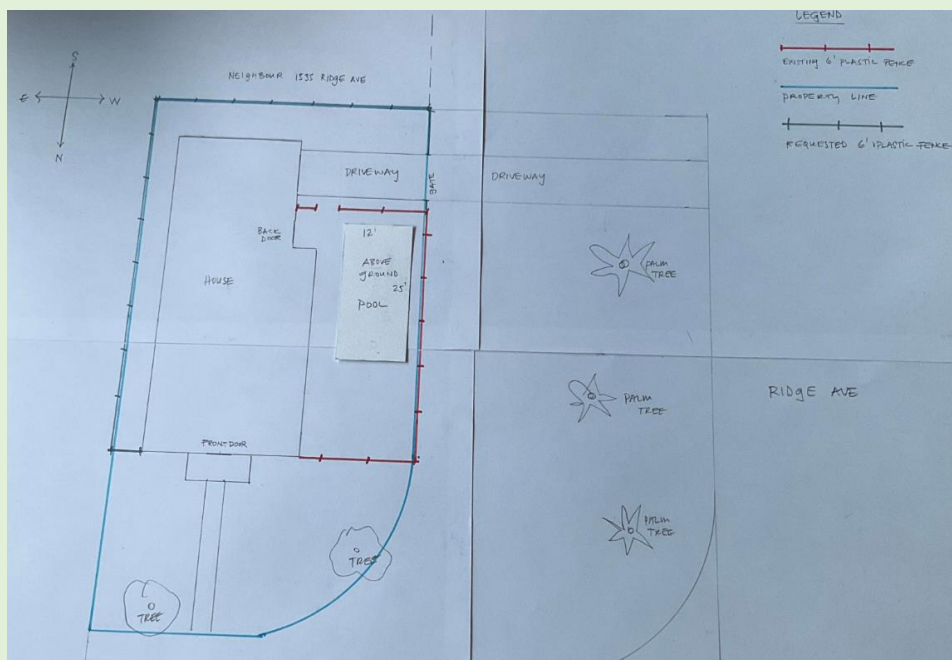
Attachment: Aerial (4172 : 317 Flomich Street Variance)

Possible Layouts

This layout puts the pool across the driveway.



This layout puts the pool north of the driveway.





Volusia County Property Appraiser

123 W. Indiana Ave., Rm. 102

DeLand, FL. 32720

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

AltKey: 3182863

Parcel ID: 424220050191

SMITH-DUCATI KATHARINE G

317 FLOMICH ST, HOLLY HILL, FL

Parcel Summary

Alternate Key:	3182863
Parcel ID:	424220050191
Township-Range-Section:	14 - 32 - 42
Subdivision-Block-Lot:	20 - 05 - 0191
Owner(s):	SMITH-DUCATI KATHARINE G - TE - Tenancy in the Entirety - 100 DUCATI JOSEPH A - TE - Tenancy in the Entirety - 100%
Mailing Address On File:	317 FLOMICH ST HOLLY HILL FL 32117
Physical Address:	317 FLOMICH ST, HOLLY HILL 32117
Property Use:	0100 - SINGLE FAMILY
Tax District:	203-HOLLY HILL
2022 Final Millage Rate:	18.7895
Neighborhood:	2216
Business Name:	
Subdivision Name:	
Homestead Property:	Yes

Attachment: Property Record Card (4172 : 317 Flomich Street Variance)