

**City of Holly Hill, Florida  
City Commission  
Agenda | January 27, 2026**

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**Large Conference Room**

**Workshop**

**5:00 PM**

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**City Hall  
1065 Ridgewood Avenue  
Holly Hill, FL 32117**

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



Large Conference Room  
City Hall  
1065 Ridgewood Avenue  
Holly Hill, FL 32117

**CITY COMMISSION Members**

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**Mayor**

John Penny

**District 1 - Commissioner**

Debra Snow

**District 3 - Commissioner**

Jeffrey DeLanoy

**District 2 - Commissioner**

Penny Currie

**District 4 - Commissioner**

Roy Johnson

**City Manager**

Joseph Forte

**City Clerk**

Valerie Manning

1. **Call to Order**
2. **Roll Call**
3. **Agenda Item(s)**
  1. 2025 Development Project Status Update  
(Requested by Brian Walker, City Planner)
4. **Adjournment**

The purpose of this workshop is to review the attached report showing the status of all projects in the city as of 12/31/25.

# CITY OF HOLLY HILL PROJECT STATUS 2025

The following slides show the status of all the status of all horizontal projects in the City of Holly Hill as of December 31, 2025.

- Zoning Approval Only - 1
- Under Construction - 6
- Site Plan Under Review - 7
- Site Plan Approved But Construction Not Started - 5
- Permitted (site and building plans) But Construction Not Started – 5
- Completed - 4
- Coming Soon – 1 (Dunkin Donuts)



# SINGLE-FAMILY HOMES

## CO Issued - 4 Homes

1598 Montgomery Ave.

846 Orange Ave.

495 6<sup>th</sup> Street

121 12<sup>th</sup> Street

## In Process – 7 Homes

1201 Center Ave

921 Magnolia Ave

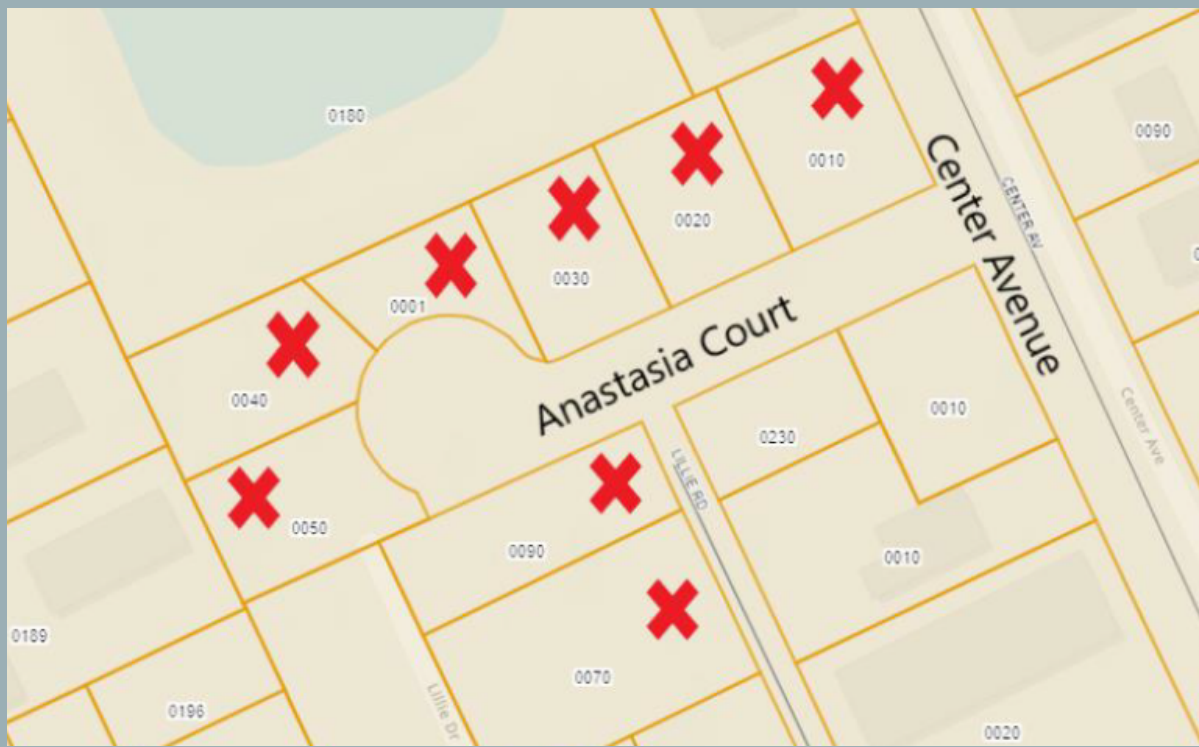
919 Magnolia Ave

1616 Selma Ave

9 Ronnie Circle

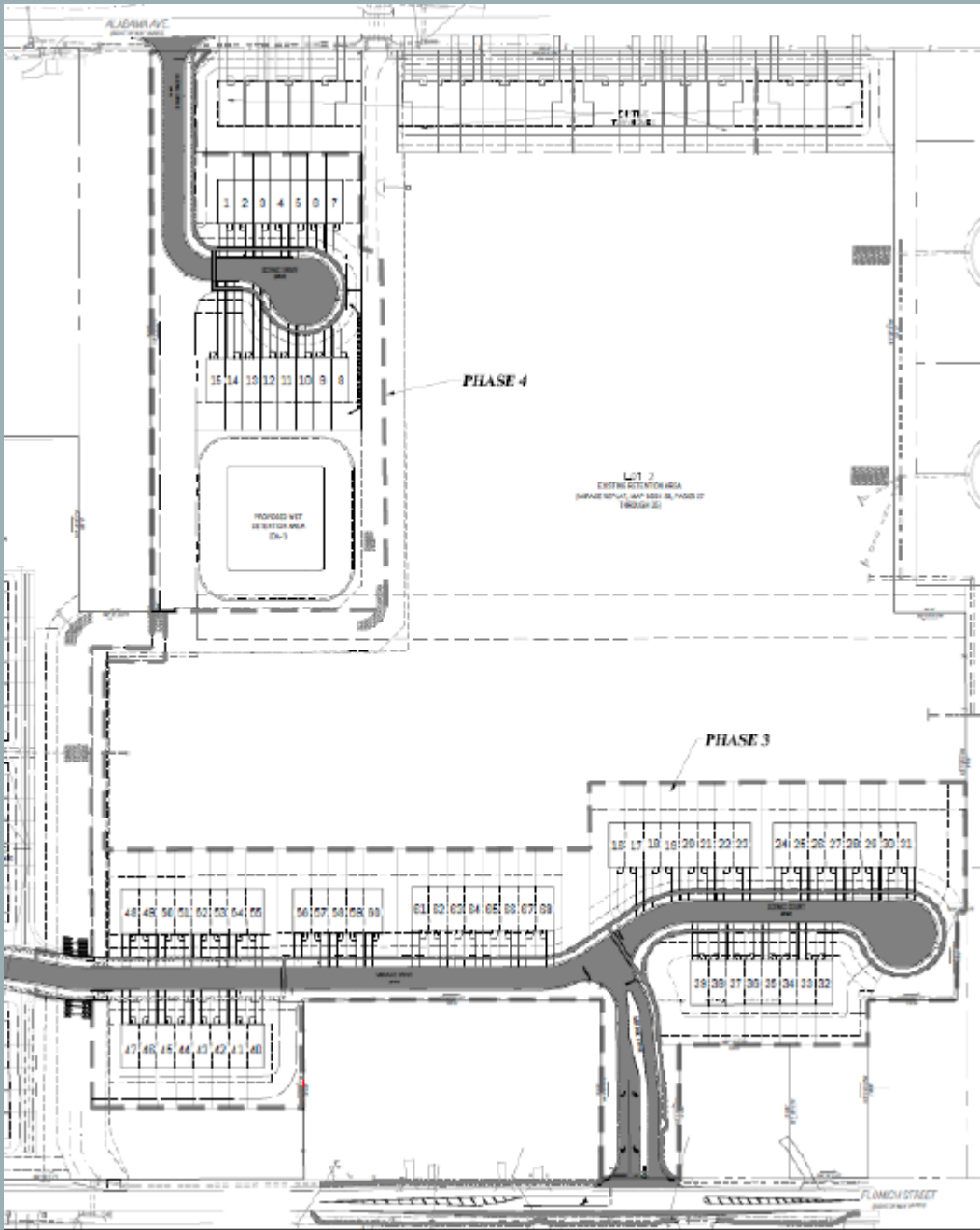
1567 Hammock Drive

1632 Espanola Ave



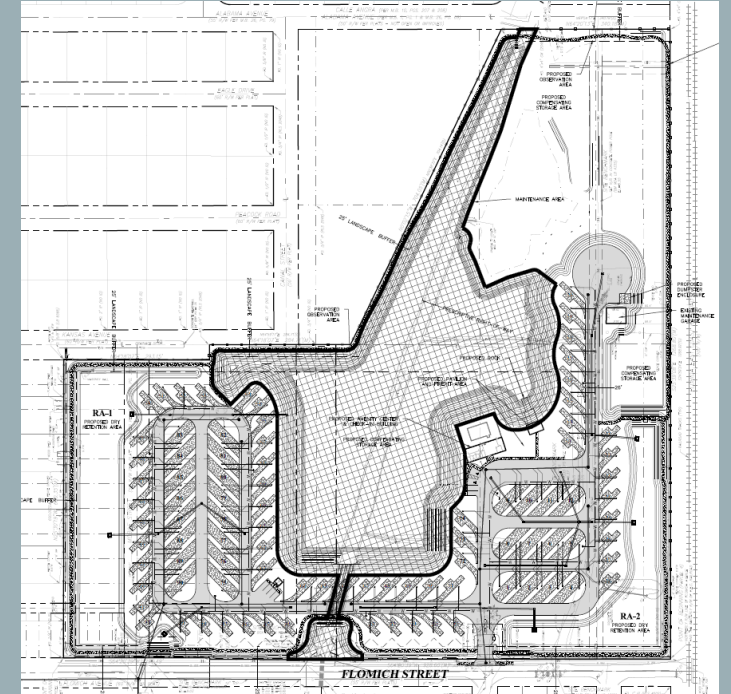
Anastasia Court Townhomes – 17 townhomes proposed on 2.11 acres, located approximately 400 feet northwest of 3<sup>rd</sup> Street on the west side of Center Avenue. This project went through a rezone and land use amendment in 2023 and is ready for site plan submittal.

Status: Last communication with one of the owners was on 1/9/26. They fully intend on moving forward with the project.



Mirage Subdivision Phases 3 and 4 – Site work is actively underway on the north side of Flomich Street and the south side of Alabama for 68 townhome lots. The final plat was recorded in November 2025 and it is expected that building permit applications will soon be submitted.





Lake Belle RV Park – Site work on the north side of Flomich Street abutting the railroad tracks, is actively in process on 25 acres for 90 RV camping spaces, an amenity center, check-in building, bathroom and dock. A permit has been issued for vertical construction of the amenity center.





The Vineyards Townhome Development – Site work for a 134 lot (23 building) townhome development on the south side of 6<sup>th</sup> Street – 1000 feet west of Center Avenue - is complete. Vertical construction is in process and twelve of the 23 buildings are complete.





1540 Garden Avenue

Construction is almost complete for a 10,800 square foot – 8 unit building.



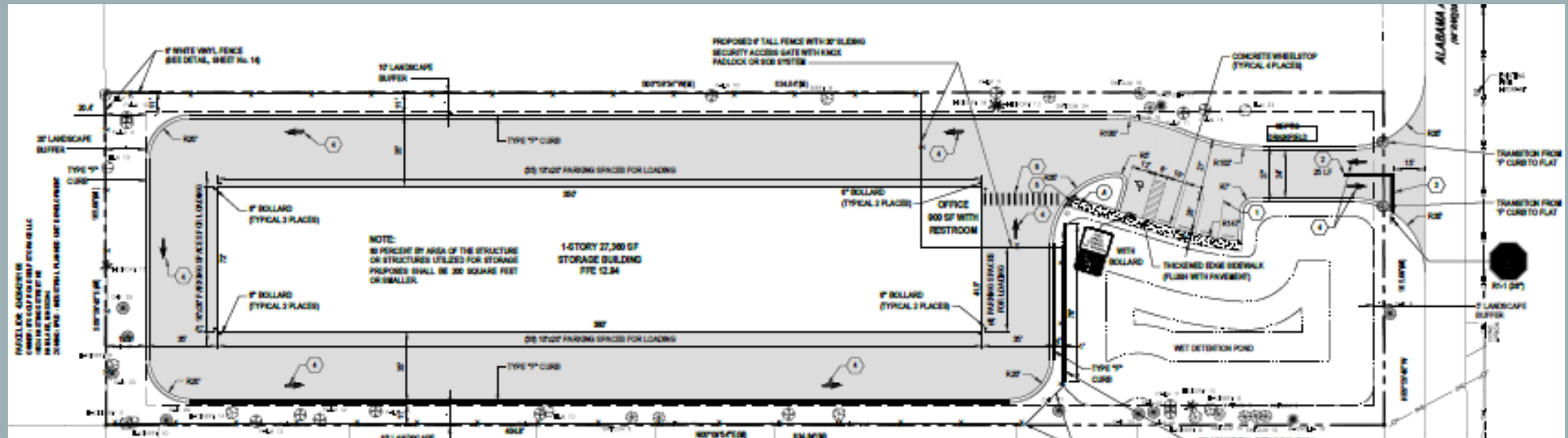


Drewry Site Development - 415 3<sup>rd</sup> Street – Construction is in process for a new 5,500 square foot building and all site related improvements.



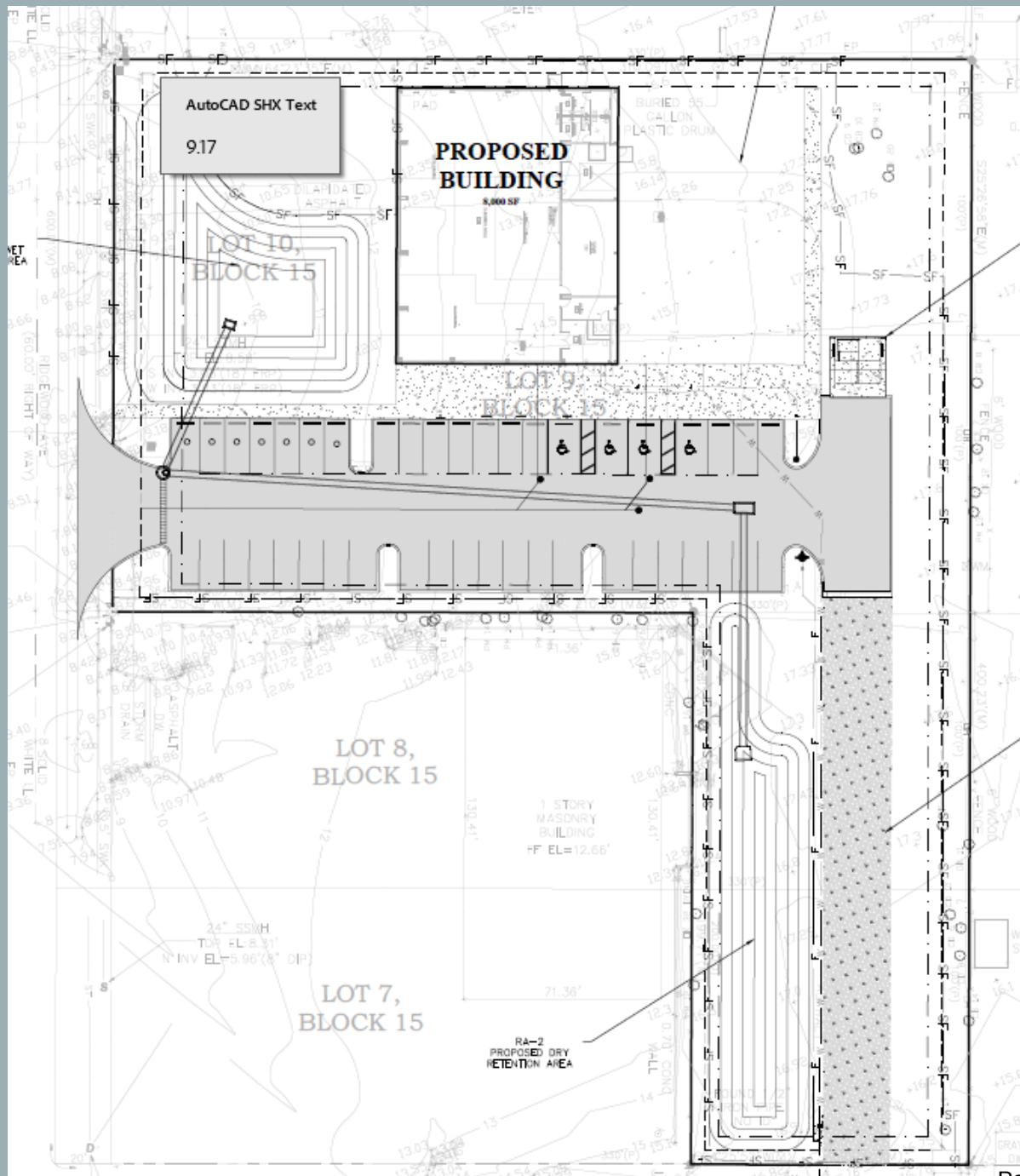
Fox Point Apartments – 1088 10<sup>th</sup> Street – This 70 Unit apartment complex has just been completed.





Alabama Self Storage – 990 Alabama Ave - 1 story 27,360 square foot storage building. A Special Exception was approved for this project. A site plan has been submitted and is under active review. No building plans have been submitted.

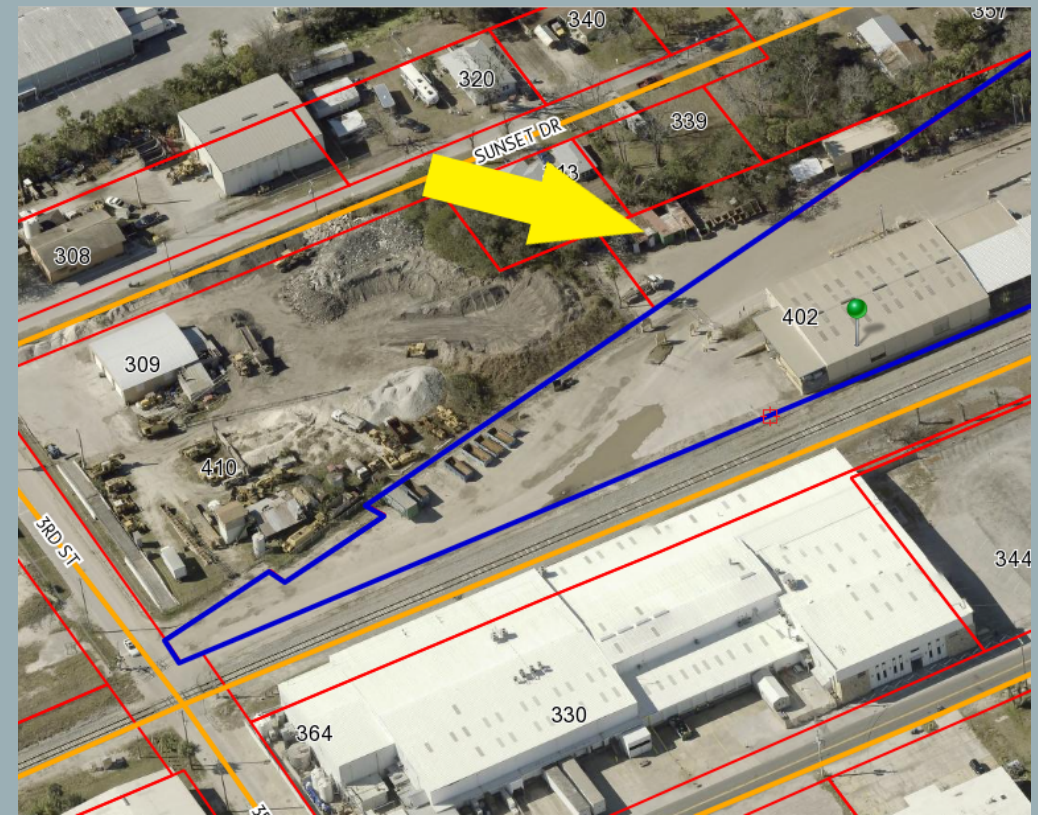
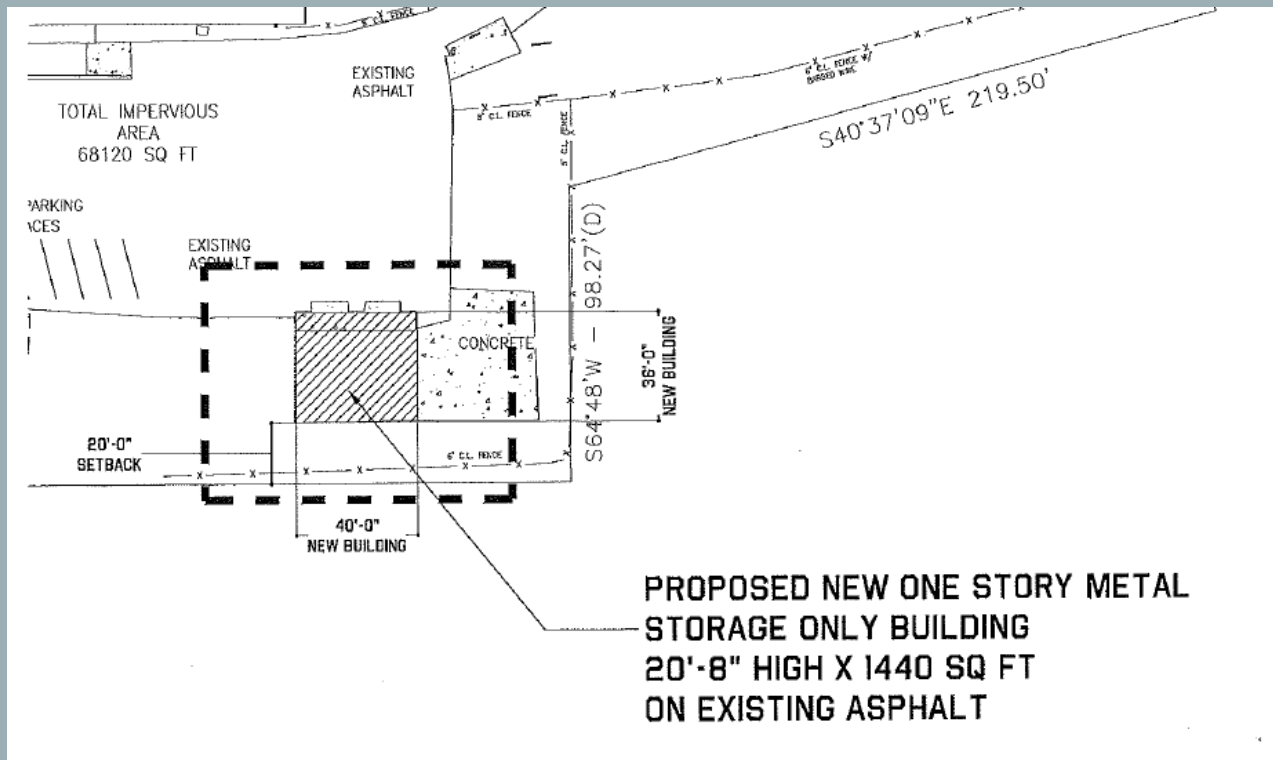
The owner intends to complete the project.



Daytona Rock Climbing – 627 Ridgewood Avenue. Plans submitted in late 2023 for an 8,000 square foot rock climbing facility.

Plans have not been approved and no building plans have been submitted.

Last communication with one of the owners was in January 2026. They stated that they intend to move forward with the project but are waiting on construction cost (tariffs, etc.) to come down.



Trade Mark Metals – 402 3<sup>rd</sup> Street – Site plan is actively under review for a 1440 square foot warehouse.



The site plan illustrates the proposed development layout. The building footprint is shown with internal room divisions. A large parking area is located to the right of the building. A stormwater pond is situated to the right of the parking area. The plan includes various control points for stormwater management, labeled as CONTROL POINT #1, #2, #3, and #4. These points are located at different stages of the stormwater flow path, including at the building entrance, along the parking area, and at the stormwater pond. The plan also shows the location of the stormwater pond and the stormwater management system. The plan is oriented with North at the top.

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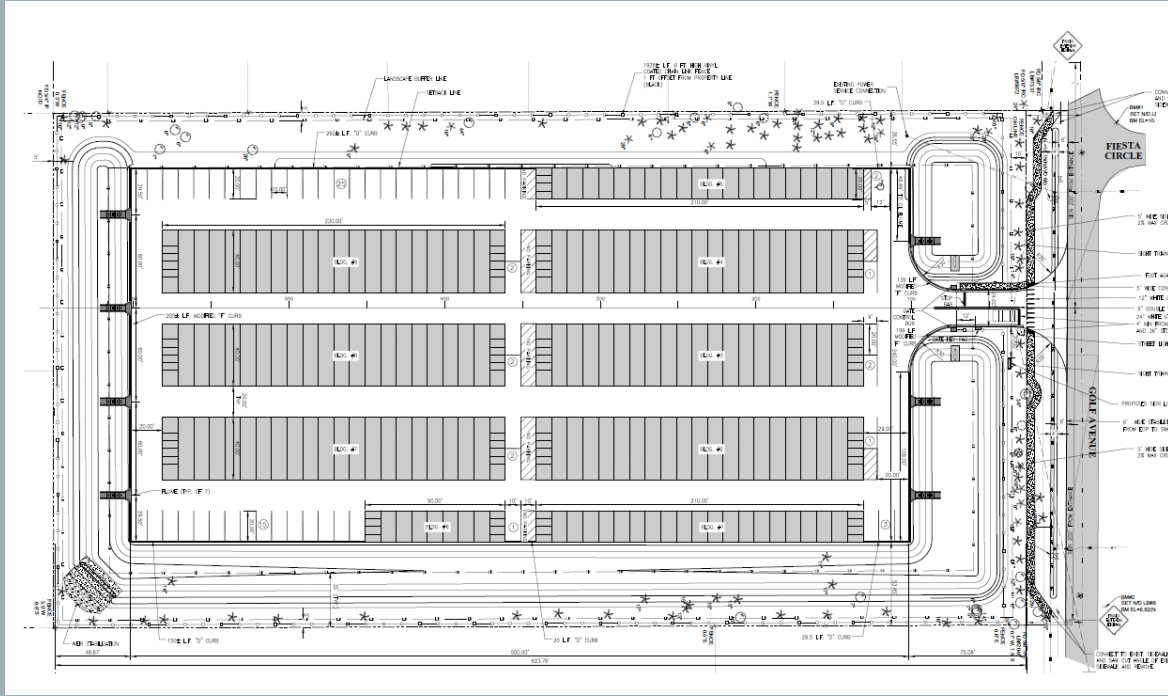






Bentley Oaks – 475 3<sup>rd</sup> Street – This project was approved for 4 buildings each containing 4 units back in 2005. Much of the infrastructure has been completed. After years of no activity, there was renewed interest in the project and in 2024 a comprehensive plan amendment was done to amend the land use from LDR to MDR but nothing beyond that. Throughout 2025 there have been several inquiries and meetings showing interest in the site. As of January 2026, the owner is Sunshine Property Development Trust LLC and they are trying to sell the property.



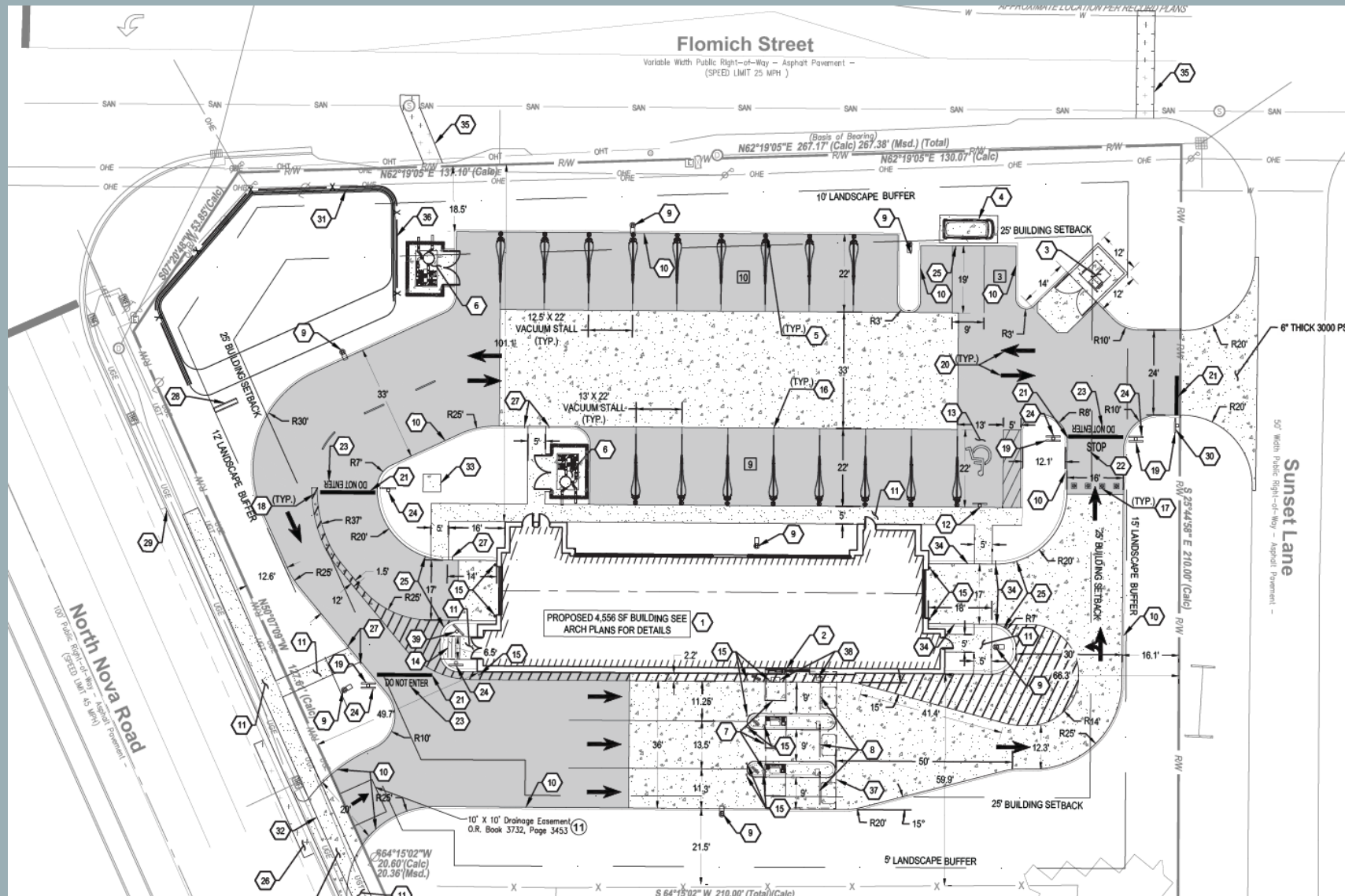


Golf Avenue Storage – 975 Golf Avenue – Site plan is approved for 4.7 acres to develop a 68,400 square foot storage facility. Construction has not started.

Staff spoke with the owner on January 2026. They stated that they are wrapping up funding and anticipate starting movement on the property soon.







Hang 10 Car Wash  
1885 Nova Road  
(corner of Nova and  
Flomich).

Plans for a 3,957 square foot car wash on 1.25 acres. Site development has not started and no building permits have been issued. However, the project consultant states that they are actively working on construction permits and will be starting earthwork in the Spring of 2026.

Plan for 2,314 square feet of new impervious to provide a driveway apron, delivery access and a dumpster location at 1660 Ridgewood Ave. The improvements will be done on the Espanola Avenue side of the property.

Site development has not started.







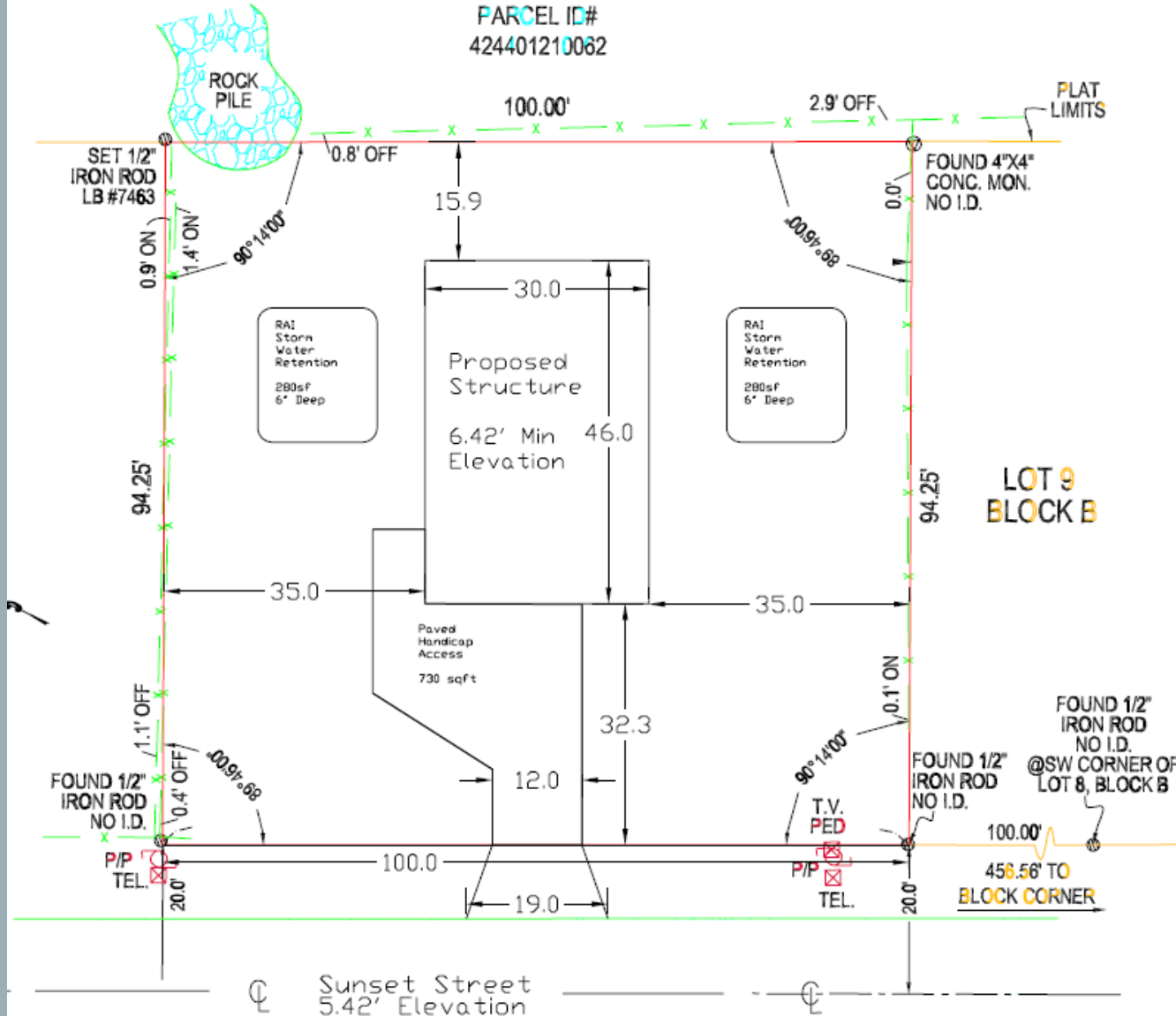
Space Shop Self Storage at 134 Mason Avenue – Site plans and building permits were issued on 12/22/25 for a 99,786 square foot – 3 story storage building. The existing building will be demolished.

Ground breaking is expected in February of 2026.

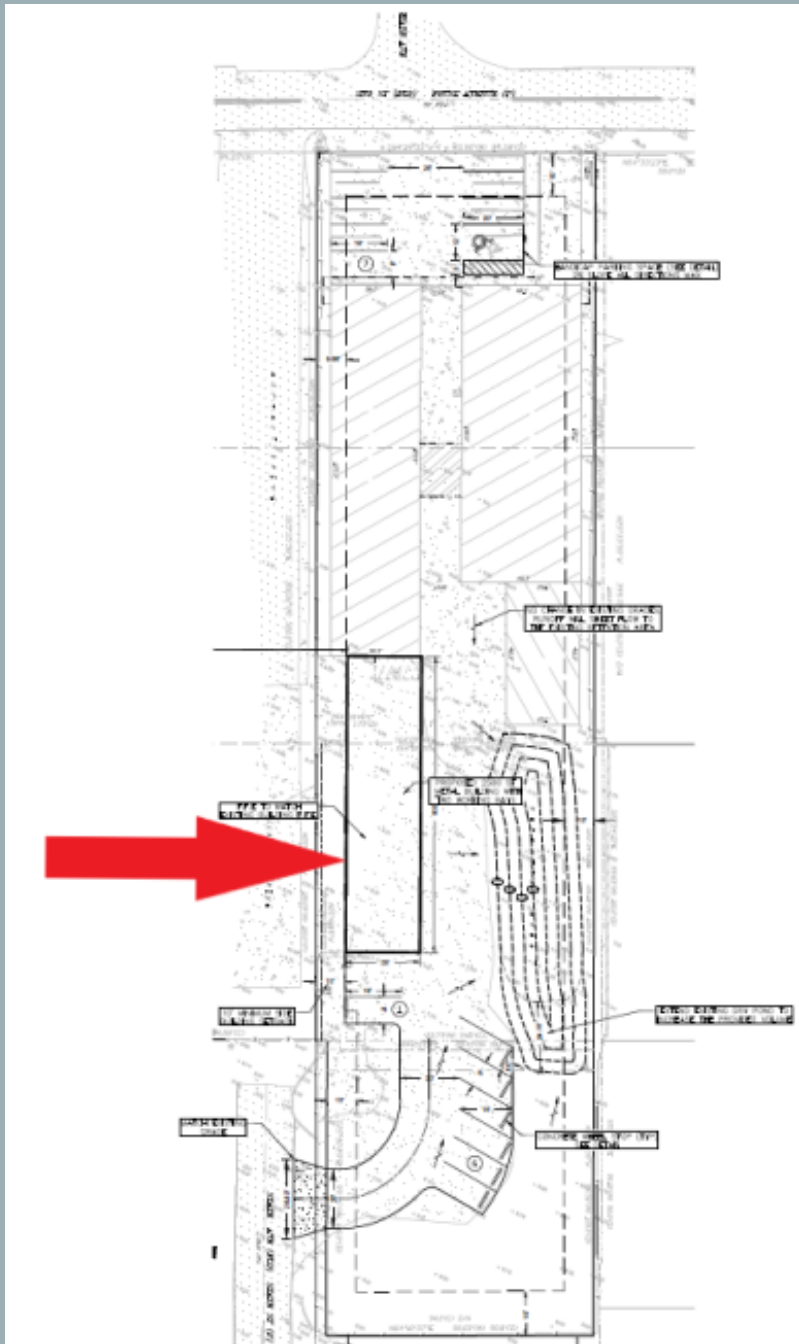
A grant application has been requested and sent to the owner on 12/23/25.

Holly Hill, FL 32117

PARCEL ID#  
424401210062



339 Sunset Avenue – Site plan and building permit were approved and issued in December 2025 for a 1,380 square foot warehouse. Site work has not yet started.



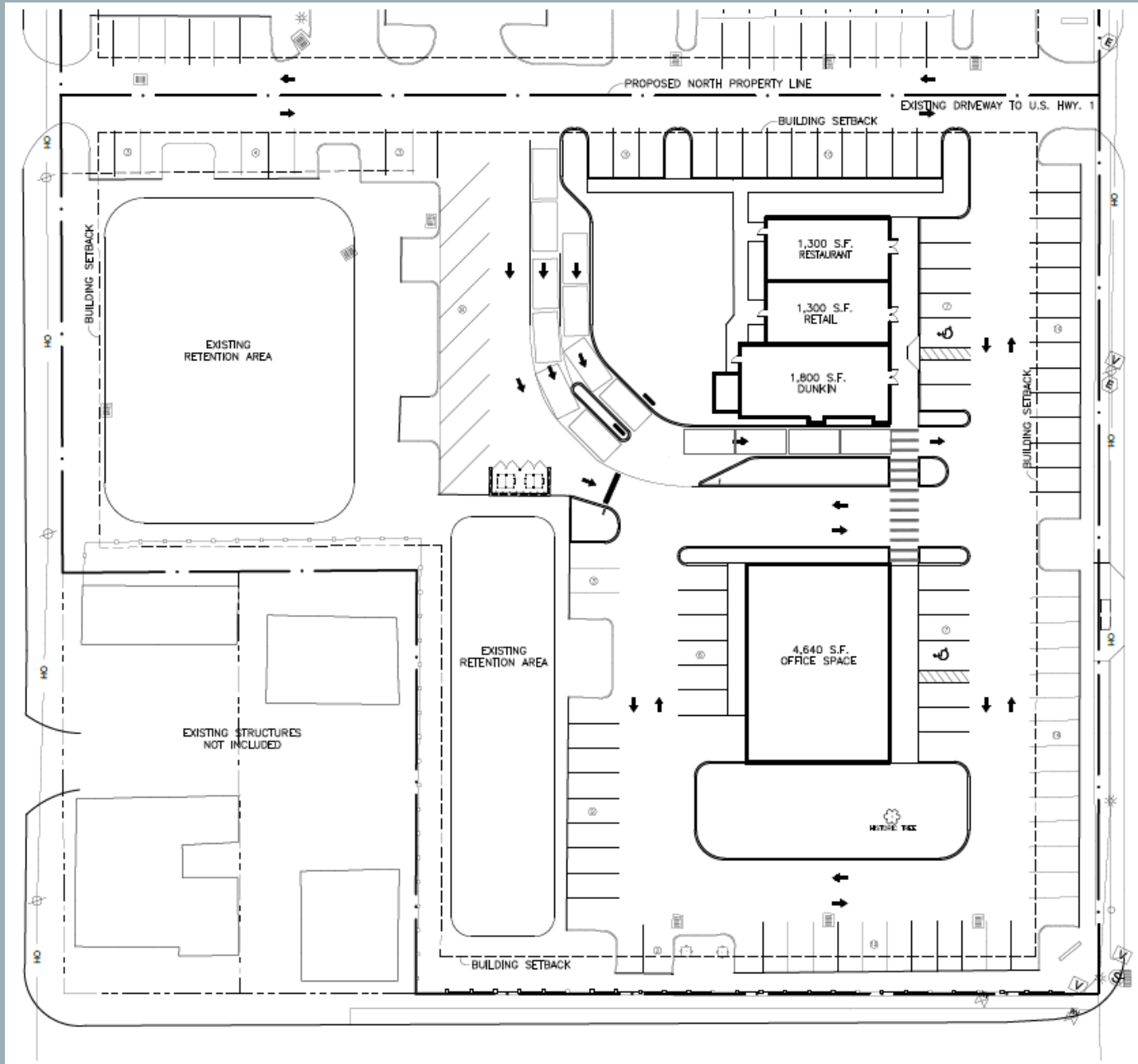
321 2<sup>nd</sup> Street – Site plan approval and a building permit were issued in December of 2025 for a new 2,750 square foot building for use as a collision center. The site is already in use and has an existing building. Site work for the new building has not started.





1704 Nova Road – (Braintree Self Storage) Site plan approval for a 3 story climate controlled storage facility totaling 119,655 square feet (841 units) was issued and a development permit issued on 8/15/24. However, site work has not started and it is unlikely that this project will happen for several reasons not the least of which the market is saturated with personal storage facilities.

For that reason the owner reached out and met with staff on 1/12/26. A productive meeting was held wherein the owner discussed rezoning the property to allow other uses.



Dunkin Donuts and other businesses.

The site at 1300 Ridgewood Avenue was purchased in December 2025 with the goal of building a structure that will house a Dunkin Donuts, a retail store and possibly a restaurant such as a pizza shop. No official plans have been submitted and the plan attached is conceptual. It is anticipated that site plan submittal will be in February of 2026, with ground breaking in July, and opening for business in July of 2027.



BEFOR



AFTER



Daytona Area Realtor's Association –  
1716 Ridgewood Avenue.

Site plan approved in January of 2025 for  
site related improvements of the parking  
area for expansion of the existing office  
building.

All site work and building expansion has  
been completed.







Devon Self Storage – This conversion project at 1340 Ridgewood Avenue started in 2024 and was completed and opened in 2025. It provides 55,970 square feet of personal storage space.



Jeff's Restoration – 1750 Nova Road (corner of 15<sup>th</sup>) – Site plan approval was issued in January 2025 for a 4,000 square foot storage building to be used for the existing autobody repair business next door – Classi Autobody. The building is complete but has not received a CO.



Parque Business Park – This project consisted of (5) 13,133 square foot buildings for a total of 65,665 square feet of office and light industrial space.

Final site plans were approved for this project in 2022, and the last building (not shown in this picture) was completed in 2025.