



City Commission
Minutes • January 27, 2026

Large Conference Room

Workshop

5:00 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

The meeting was called to order at approximately 5:00 PM.

2. Roll Call

Present:

Mayor John Penny

City Commissioner Debra Snow

City Commissioner Jeffrey DeLanoy

Absent:

City Commissioner Penny Currie

Excused:

City Commissioner/Vice-Mayor Roy Johnson

3. Agenda Item(s)

1. 2025 Development Project Status Update

(Requested by Brian Walker, City Planner)

Brian Walker, City Planner/Assist., City Manager, stated that the purpose of this workshop is to review the attached PowerPoint presentation showing the status of all projects in the city as of December 31, 2025. Mr. Walker went through the following slides for the workshop. ***(This workshop in its entirety is available upon request on a CD in the City Clerk's Office and available online on the city's YouTube channel.)***

CITY OF HOLLY HILL PROJECT STATUS
2025

The following tables 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 - 4
- Site Plan Under Review - 7
- Site Plan Approved But Construction Not Started - 5
- Permitted (not building plans) But Construction Not Started - 3
- Completed - 4
- Canceled/Withdrawn - 1 (Checklist Channel)

SINGLE-FAMILY HOMES	
CO Issued - 4 Homes	In Process - 7 Homes
1598 Montgomery Ave.	1201 Center Ave
840 Orange Ave.	921 Magnolia Ave
485 6 th Street	919 Magnolia Ave
121 12 th Street	1616 Selma Ave
	9 Ronnie Circle
	1567 Hammock Drive
	1632 Espanola Ave




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

Status: Last communication with one of the owners was on 1/10/26. 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 6th 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.



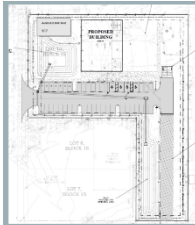
Drewry Site Development - 415 3rd Street – Construction is in process for a new 5,500 square foot building and all site related improvements.



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



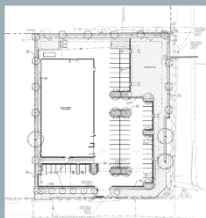
Alabama Self Storage – 990 Alabama Ave - 1 story 27,360 square foot storage building. A Special Exception was approved for this project. A site plan has been submitted and is under active review. No building plans have been submitted. The owner intends to complete the project.



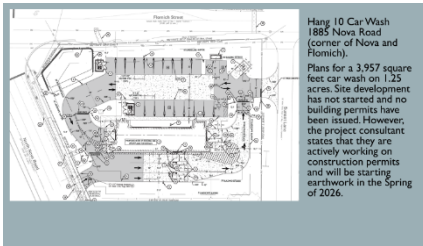
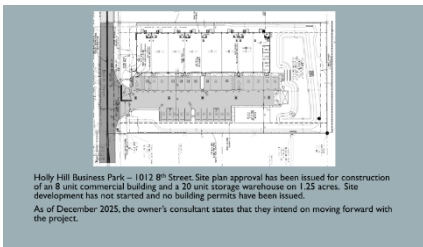
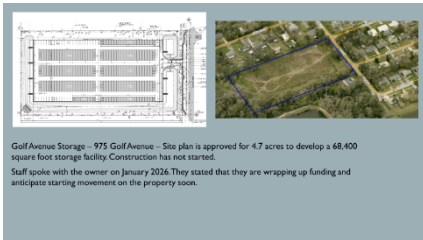
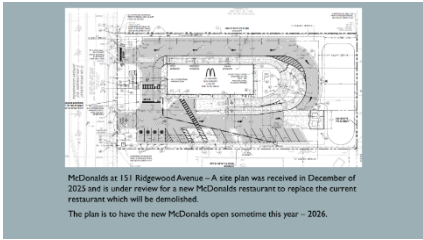
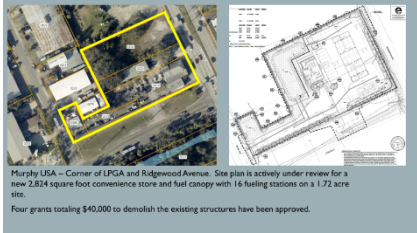
Daytona Rock Climbing – 627 Ridgewood Avenue. Plans submitted in late 2023 for an 8,000 square foot rock climbing facility. Plans have not been approved and no building plans have been submitted. Last communication with one of the owners was in January 2026. They stated that they intend to move forward with the project but are waiting on construction cost (tariffs, etc.) to come down.

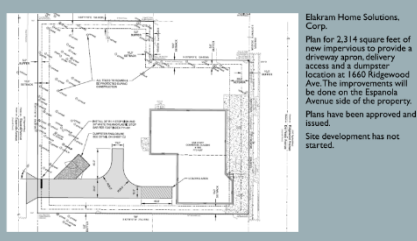


Trade Mark Metals – 402 3rd Street – Site plan is actively under review for a 1440 square foot warehouse.



Crash Champions – 1410 Nova Road (corner of 8th and Nova) – Site plan is actively under review for a new 18,598 square foot autobody repair building and related site improvements. Existing structures are being demolished.





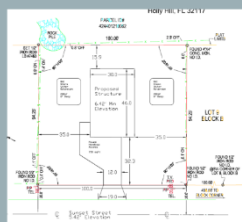
Elukram Home Solutions, Corp.
Plan for 2,314 square feet of new impervious to provide a driveway apron, delivery access and a dumpster location at 1660 Ridgewood Ave. The improvements will be done on the Espanola Avenue side of the property. Plans have been approved and issued.
Site development has not started.



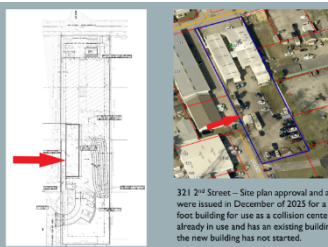
Zen Living Apartments – Site plans were approved in September of 2023 for 4 (3) story apartment buildings (120 Units) on Ridgewood Avenue (corner of 37th). The approved site plans and approved building plans are ready for pick-up from the applicant. A minor amendment has also been prepared and needs to be signed by the applicant.
No site development has started but the owner states that they fully intend on starting the project once things stabilize economically.



Space Shop Self Storage at 134 Mason Avenue – Site plans and building permits were issued on 12/22/25 for a 99,796 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.



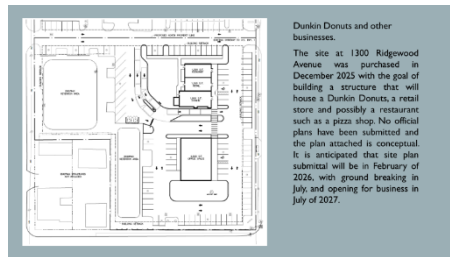
339 Sunset Avenue – Site plan and building permit were approved and issued in December 2025 for a 1,380 square foot warehouse.
Site work has not yet started.



321 2nd 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 – (Brainree 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 11/3/24. A productive meeting was held wherein the owner discussed rezoning the property to allow other uses.



4. Adjournment

The workshop adjourned at approximately 5:55 PM.

