City of Holly Hill, Florida
City Commission
Agenda | July 28, 2026

City Commission Chamber	Regular City Commission	6:00 PM

City Hall
1065 Ridgewood Avenue
Holly Hill, FL 32117

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

HOLLY HILL
FLORIDA

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

CITY COMMISSION Members

Mayor
John Penny

District 1 - Commissioner
Debra Snow

District 2 - Commissioner
Penny Currie

District 3 - Commissioner
Jeffrey DeLanoy

District 4 - Commissioner
Vacant

City Manager
Joseph Forte

City Clerk
Jonathan Jacob

1. Call to Order

a. Roll Call
b. Invocation by Mayor John Penny
c. Pledge of Allegiance

2. Presentations

1. Elected Officials Roundtable Stormwater Mitigation and Flooding Subcommittee

   (Requested by Joe Forte, City Manager)

3. Public Comments

This is the time for the public to come forward with any comments they may have on any subject related to city business not listed on the Regular Agenda or under Public Hearings. Prior to commenting, individuals are asked to clearly state their name and city of residence for the record. Each individual shall be afforded no more than 3 minutes to speak unless such time is extended by a majority vote of the City Commission. The City Clerk's Office is required to retain any documents, photographs, drawings, etc., that are shown to the City Commissioners. All comments shall be directed to the presiding officer.

4. Approval of Minutes

1. Minutes - July 14, 2026 Regular City Commission Meeting

   (Requested by Jonathan Jacob, City Clerk)

2. Minutes - July 14, 2026 - Budget Worshop

   (Requested by Jonathan Jacob, City Clerk)

5. Consent Agenda

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. 2026-R-45 - Budget Amendment - Capital Purchases

   (Requested by Michele Moore, Finance Director)

6. Regular Agenda

1. 2026-R-46 - FEC Crossing Maintenance 10th Street and 2nd Street

   (Requested by Michele Moore, Finance Director)

2. 2026-R-47 - Adopt a Maximum Proposed Millage Rate for the Fiscal Year Beginning 10/01/2026

   (Requested by Michele Moore, Finance Director)

3. Agreement For Services Between Halifax Humane Society, Inc. And City Of Holly Hill

   (Requested by Brian Walker, City Planner)

4. Proposed Second Amendment To Interlocal Agreement For Supplemental Operational Assistance And Voluntary Cooperation For Animal Control Services

   (Requested by Brian Walker, City Planner)

5. 403 Ridgewood Ave (Happy Time Motel) Nuisance Hearing

   (Requested by Brian Walker, City Planner)

7. 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 will be heard first. Comments should be restricted to pertinent information regarding the agenda item under discussion. Out of courtesy to others, we ask that members of the public keep their comments brief and try to limit these comments to information not previously discussed. Members of the public who wish to speak, should state their name and city of residence clearly for the record. Each individual shall be afforded no more than 3 minutes to speak unless such time is extended by a majority vote of the City Commission. The City Clerk's office is required to retain any documents, photographs, drawings, etc., that are shown to the City Commissioners. 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. SECOND READING - Ordinance 3092 - Proposed Large-Scale Evaluation and Appraisal Report (EAR) - Based 2050 Comprehensive Plan Amendment

   (Requested by Brian Walker, City Planner)

2. SECOND READING - Ordinance 3100 - First Major Amendment RPUD - Fox Pointe

   (Requested Joshua Steele, Senior Planner)

8. Communications

a. City Manager Comments
b. City Attorney Comments
c. Mayor Comments
d. City Commission Comments

9. 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 3 days prior to the proceedings.

July 2026

The Honorable John Penny
Mayor, City of Holly Hill
1065 Ridgewood Ave.,
Holly Hill, FL 32117

Dear Mayor Penny:

Stormwater management and flood resilience in Volusia County are shared priorities that benefit from a unified, countywide approach. The Elected Officials Roundtable Stormwater Mitigation and Flooding Subcommittee was established to foster collaboration among elected officials representing all Volusia County jurisdictions. We believe it is important that every municipality has the opportunity to be informed of, and engaged in, these efforts.

We write to respectfully request that the City of Holly Hill consider playing the attached video regarding stormwater mitigation and flooding efforts currently underway across Volusia County at an upcoming Council meeting. The brief video does not require significant additional presentation time.

We respectfully request that this item be scheduled for a meeting of your governing body no later than the end of September 2026. We appreciate your partnership in this important countywide effort and look forward to continued collaboration on behalf of the residents and communities of Volusia County.

Please contact Miriam Richardson at 386-736-5920 or mrichardson@volusia.gov if you have any questions.

Sincerely,

Nancy Miller

Jake Johansson

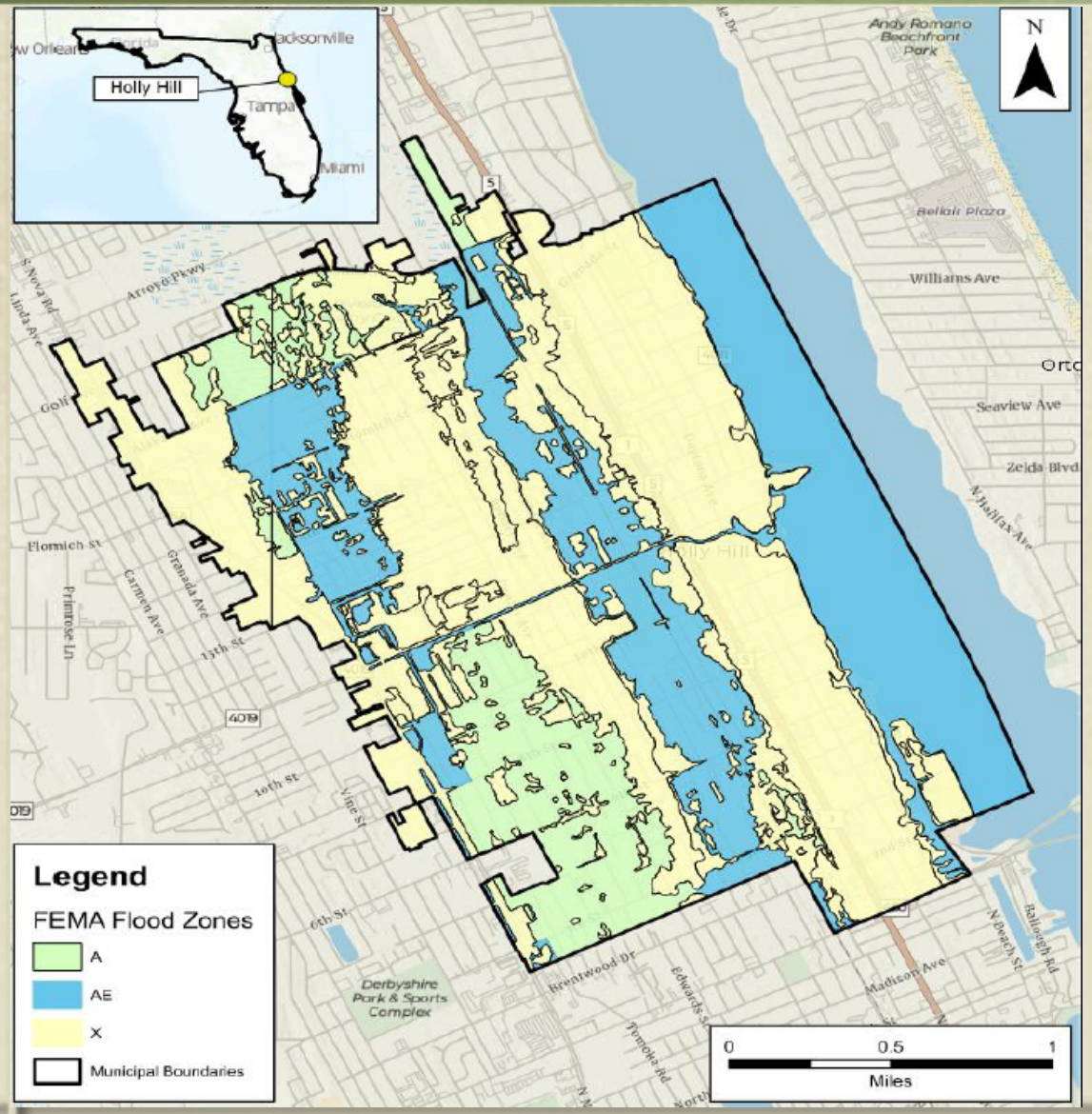
c.c. Joseph Forte, City Manager
Valerie Manning, City Clerk

The City of Holly Hill

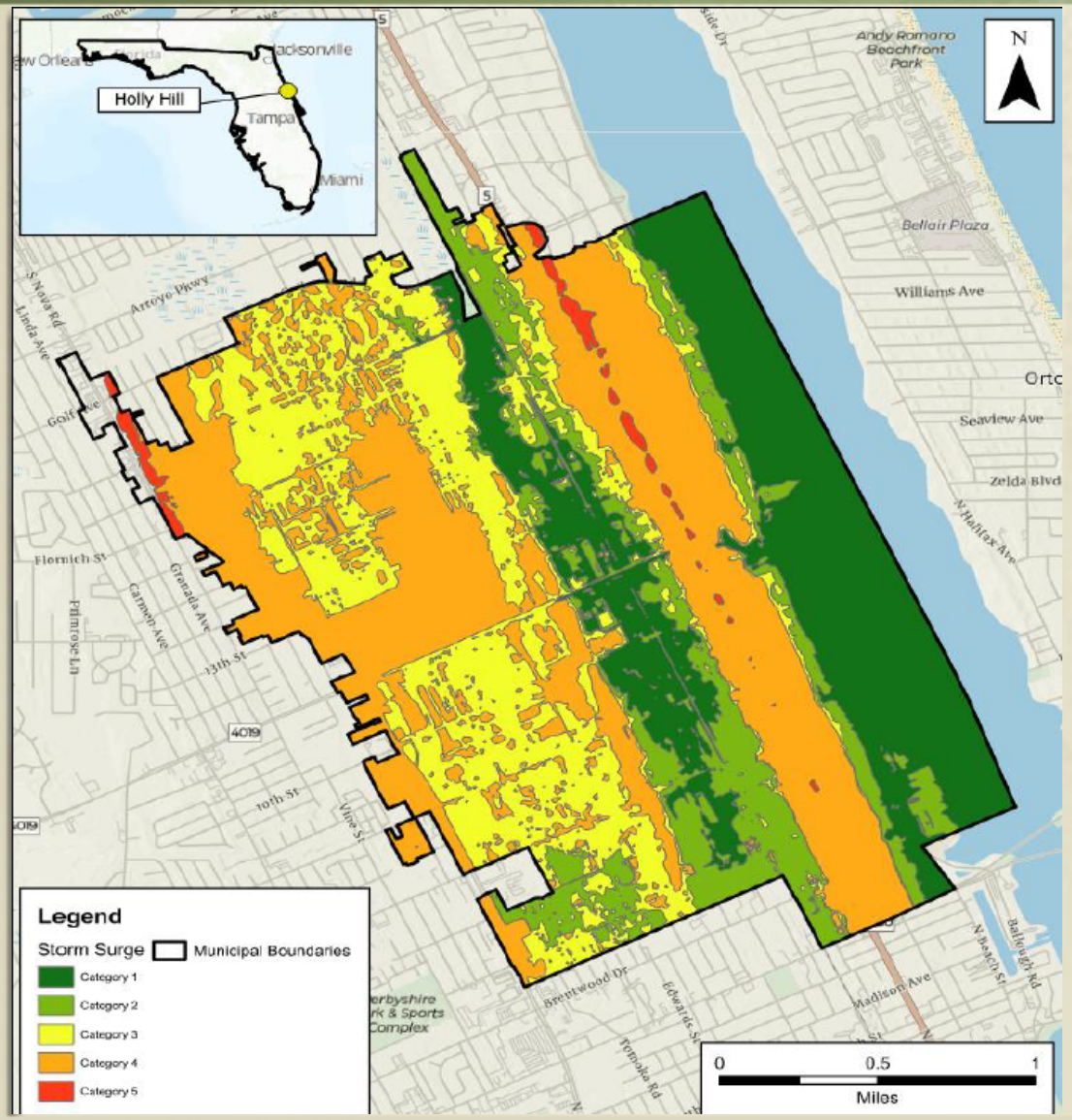
City of Holly Hill

Capital Stormwater Program Update

July 28, 2026



- Zone A is a high-risk inland flood area with a 1% annual chance of flooding, also known as a “100-Year Flood Zone”
- Zone AE is a high-risk flood area with a 1% annual chance of flooding, also known as a “100-Year Flood Zone”. Unlike zone A, AE zones have detailed Base Flood Elevations established through FEMA’s Flood Insurance Study
- Zone X represents a moderate flood risk between the 100-year floodplain and the 500-year floodplain



This figure shows storm surge estimates by hurricane category. Items worth noting:

- Storm surge and wind speed categories are different
- Wind speed categories are solely defined by maximum sustained windspeeds measured as 1 minute average winds 33 feet above the surface
- Storm surge is influenced by the storm's forward speed and track, timing of the storm's passage over the coast.

Capital Projects Overview

There have been sixteen (16) capital improvements projects in the stormwater division since Hurricane Milton in 2024.

- Stormwater Analysis Projects = 3
- Stormwater Pipe Lining Projects = 2
- Stormwater Mitigation Projects = 3
- Stormwater Equipment/Operational Support = 8

Stormwater Analysis

Project	Status	Project Cost	Grants	City Cost
Vulnerability Assessment	Complete	$75,000.00	**$75,000.00**	$0.00
Estuary Monitoring Project	Design 100%; Bid Preparation	$126,000.00	**$94,500.00**	$31,500.00
Stormwater Master Plan	Anticipated Completion February 2027	$190,000.00	**$190,000.00**	$0.00

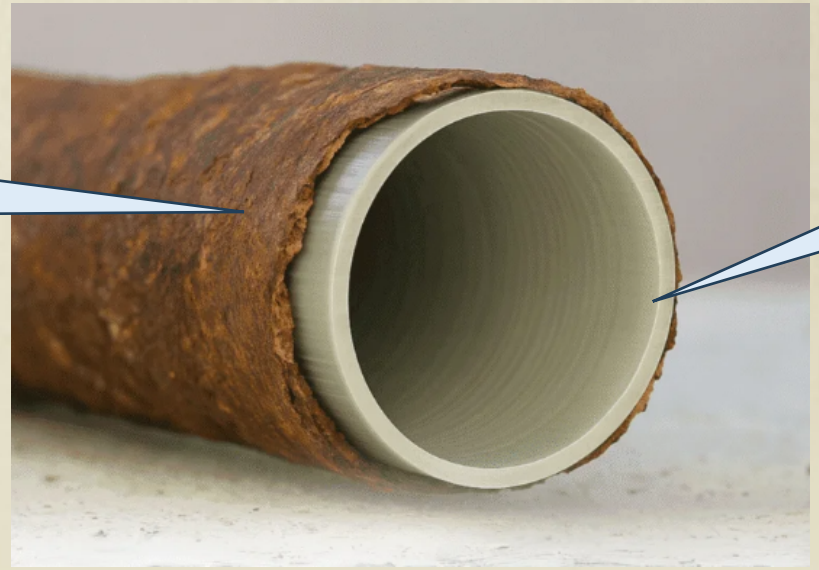
- The Vulnerability Assessment estimates future flooding due to storm events and climate change and how it affects assets within the City of Holly Hill.
- The Estuary Monitoring Project will provide data on the current water levels in the LPGA Canal
- The Stormwater Master Plan will provide the City with a minimum of (12) feasible projects to mitigate flooding within the City of Holly Hill.

Pipe Lining Projects

Project	Status	Project Cost	Grants	City Cost
Drainage Pipe Lining (contractor)	Complete	$215,988.00	$0.00	$215,988.00
Drainage Pipe Lining (CDBG-DR)	Ready for Broadcast	$5,441,573.49	$4,081,180.12	$1,360,393.37

- The drainage pipe lining partially funded through the CDBG-DR project will include stormwater lines east of US1.
- The drainage pipe lining completed included work on State Avenue (north end), Granada Street and Indian Oaks

Failing Steel Drainage Pipe With Saltwater Contact



Fiberglass Insert Liner to Store Drainage Pipe Integrity

Mitigation Projects

Project	Status	Project Cost	Grants	City Cost
Backflow Preventer Installation	Complete	$813,601.94	**$400,000.00**	$413,601.94
Riverside Park Bulkhead Replacement	Complete	$784,835,81	**$400,000.00**	$384,835.81
Chemical Tank Replacements	Design Review	$800,000.00	**$600,000.00**	$200,000.00

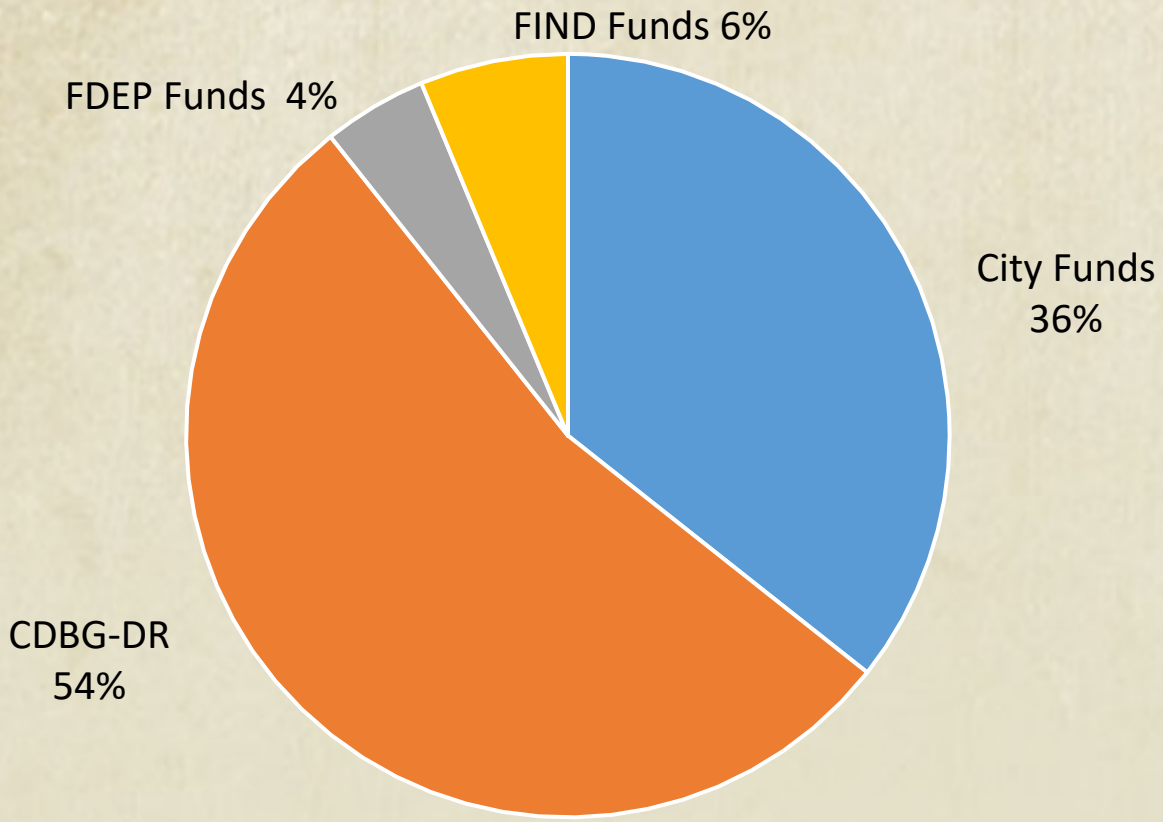
- (8) Backflow Preventers installed near Riverside Drive outfalls from Ross Point south to 2nd Street
- Riverside Park Bulkhead replaced with composite sheeting and new concrete cap
- Chemical Tank Replacements are designed to raise Water Treatment and Wastewater Treatment Plant Chemicals above the flood zone.

Typical Backflow Prevent On Stormwater Discharge Pipe



The Backflow Preventer Is Designed To Keep Tidal Flows from Backflowing into City Stormwater System

Stormwater Capital Investments



Total Projects Cost	**$9,076,850.25**
Grants Received	**$5,840,680.12**
City Cost	**$3,236,170.13**

2026 Stormwater Total Assessment Revenue = $ 1,125,381

Stormwater Operational Maintenance

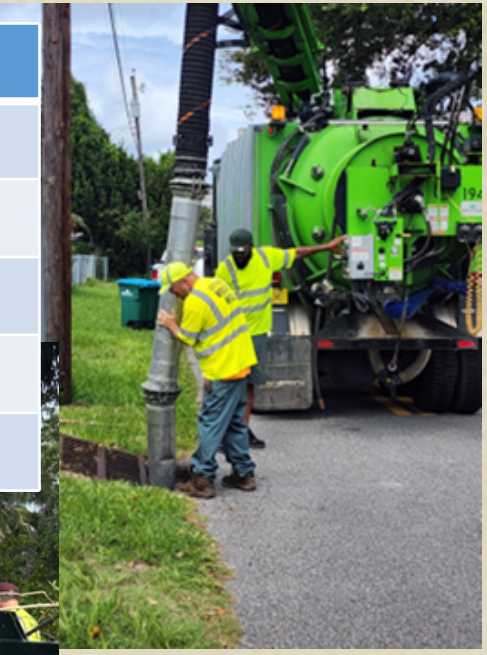
September 15, 2025 to Date



Category	Staff Hours Logged
Ditch Maintenance	1,734.50
Retention Pond Maintenance	1,082.50
Pipe Cleaning	1,050.00
Catch Basin Cleaning	144.00
Stormwater Structure Repair	26.00







The City of Holly Hill

New Operational Equipment Improvements

Project	Status	Equipment Cost	Grants	City Cost
Excavator	Received	$131,650.00	$0.00	$131,650.00
Ground Penetrating Radar	Ordered	$20,886.48	$0.00	$20,886.48
Vacuum Trailer	Ordered	$61,580.00	$0.00	$61,580.00
Track Loader & Dump Trailer	Ordered	$140,531.47	$0.00	$140,531.47
Tractor with Boom Mower	Received	$94,500.00	$0.00	$94,500.00
Dump Truck (F-750)	Ordered	$94,628.06	$0.00	$94,628.06
Pipe Maintenance Trailer	Received	$42,500.00	$0.00	$42,500.00
Sandbagger Machine	Received	$43,575.00	$0.00	$43,575.00

Example – New Sandbag Machine can produce 1,800 Bags/Hr



City Commission
Minutes • July 14, 2026

City Commission Chamber	Regular City Commission	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

The meeting was called to order at 6:05 pm.

Present:
Mayor John Penny
City Commissioner Debra Snow
City Commissioner Penny Currie, Vice-Mayor
City Commissioner Jeffrey DeLanoy

B. Invocation by Mayor John Penny
C. Pledge of Allegiance to the Flag led by Mayor John Penny

2. Presentations

1. Holly Hill Police Officers - Swearing-In Ceremony for Officers Jagger Lowery and Jerry Huckaby

   (Requested by Police Chief Byron Williams)

   Police Chief Williams Swore in New Officers Jagger Lowery and Jerry Huckaby.

3. Public Comments

1. Domestic Violence Database Proposal from Volusia County Councilman Matt Reinhart, District 2

   (Requested by Joseph Forte, City Manager)

   The following individuals spoke to the Mayor and City Commissioners:

   Rose Schumacher, Holly Hill.
   Mary Nichols, Holly Hill.
   Danielle LaTona, Holly Hill.
   Jim Legary, Holly Hill.
   Kimberly Dribble, Holly Hill.
   Phillip Wahby, Holly Hill.

4. Approval of Minutes

1. Minutes - June 23, 2026 Regular City Commission Meeting

(Requested by Valerie Manning, City Clerk)

Motion to Approve.	
Result:	**Passed [UNANIMOUS]**
Mover:	City Commissioner Debra Snow
Seconder:	City Commissioner Jeffrey Delanoy
Ayes:	John Penny, Penny Currie, Debra Snow, Jeffrey DeLanoy
Nays:	None

5. Consent Agenda

1. 2026-R-40 - Wex Fuel Card Services

(Requested by Michele Moore, Finance Director)

RESOLUTION 2026-R-40
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLY HILL, FLORIDA, RATIFYING THE CONTINUED PIGGYBACKING OF THE STATE OF FLORIDA CONTRACT NO. 78181701-21-NASPO-ACS WITH WEX BANK/WEX, INC., FOR FUEL CARD SERVICES FOR CITY VEHICLES AND EQUIPMENT; APPROVING CONTINUED PARTICIPATION THROUGH DECEMBER 31, 2027; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.
WHEREAS, on August 24, 2021, the City Commission approved piggybacking the State of Florida Contract No. 78181701-21-NASPO-ACS with WEX, Inc. for fuel card services for City vehicles and equipment through December 31, 2025; and
WHEREAS, the City has successfully utilized the WEX Fuel Card Program for the purchase of fuel for City-owned vehicles and equipment since the original approval; and
WHEREAS, the Florida Department of Management Services and WEX Bank executed an amendment extending State of Florida Contract No. 78181701-21-NASPO-ACS through December 31, 2027; and
WHEREAS, the City desires to continue utilizing the State of Florida Contract No. 78181701-21-NASPO-ACS for fuel card services through the amended contract expiration date; and
WHEREAS, Section 2.39 of the City of Holly Hill Purchasing Manual authorizes the City to utilize competitively awarded contracts of other governmental entities when determined to be in the City's best interest; and
WHEREAS, Chapter 287, Florida Statutes, authorizes governmental entities to participate in cooperative purchasing arrangements and piggyback contracts competitively procured by other governmental agencies; and
WHEREAS, continued participation in the WEX Fuel Card Program provides an efficient and cost-effective means of purchasing fuel necessary for the operation of City vehicles and equipment and supports the delivery of essential municipal services.
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HOLLY HILL, FLORIDA:
SECTION 1. The City Commission hereby ratifies the continued use of the WEX Fuel Card Program and purchases made pursuant to State of Florida Contract No. 78181701-21-NASPO-ACS since January 1, 2026.
SECTION 2. APPROVAL. The City Commission hereby approves the continued piggybacking of State of Florida Contract No. 78181701-21-NASPO-ACS with WEX Bank/WEX, Inc. for fuel card services for City vehicles and equipment through December 31, 2027, or until the expiration or termination of the State contract, unless otherwise extended in accordance with the terms of the State contract and approved by the City Commission.
SECTION 3. SEVERABILITY. If any section or portion of a section of this Resolution

proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other section or part of this Resolution.
SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

APPROVED AND AUTHENTICATED on this 14th day of JULY, 2026.

Motion to Approve.	
Result:	**Passed [UNANIMOUS]**
Mover:	City Commissioner Penny Currie
Seconder:	City Commissioner Debra Snow
Ayes:	John Penny, Debra Snow, Penny Currie, Jeffrey DeLanoy
Nays:	None

2. 2026-R-41 - Lease Agreement Extension with the Volusia/Flagler YMCA

(Requested by Michele Moore, Finance)

RESOLUTION 2026-R-41
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLY HILL, FLORIDA, AUTHORIZING THE CITY MANAGER TO SIGN A ONE YEAR LEASE AGREEMENT EXTENSION BETWEEN THE CITY AND THE VOLUSIA/FLAGLER YMCA; ESTABLISHING THE TERMS OF THIS AGREEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.
WHEREAS, The City of Holly Hill desires to continue its relationship with the Volusia/Flagler YMCA to provide recreational programs at the FACILITY located at 1046 Daytona Avenue; and
WHEREAS, the YMCA has a nationally recognized reputation and long-term history of providing quality community recreation programs.
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HOLLY HILL, Florida:
SECTION 1. That the City Commission approve a one-year continuation of the attached agreement dated September 2024 and the City Manager is hereby authorized to extend the lease agreement, under the same terms and conditions, so that the Volusia/Flagler YMCA may continue to perform as a recreation provider at the Daytona Avenue FACILITY.
SECTION 2. That the term of this agreement shall commence on October 1, 2026 and shall continue for a period of (1) one year, expiring on September 30, 2027.
SECTION 3. Severability. If any section or portion of a section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other section or part of this Resolution.
SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

APPROVED AND AUTHENTICATED on this 14th day of JULY, 2026.

Mayor Penny asked if there was anyone from the audience who wished to speak on the Consent Agenda or if any member of the Commission would like to pull the item for further discussion.

Kimberly Dibble, Holly Hill.

Mayor Penny closed public participation.

Motion to Approve.	
Result:	**Passed [UNANIMOUS]**
Mover:	Commissioner Penny Currie

Seconder:	Commissioner Debra Snow
Ayes:	John Penny, Penny Currie, Debra Snow, Jeffrey DeLanoy
Nays:	None

6. Regular Agenda

1. 2026-R-37 - Ratifying Year 3 of the Three-Year Agreement with the Police Benevolent Association (P.B.A.) - October 1, 2024 - September 30, 2027

(Requested by Michele Moore, Finance Director)

RESOLUTION 2026-R-37
A RESOLUTION OF THE CITY OF HOLLY HILL, FLORIDA, RATIFYING YEAR 3 OF THE THREE-YEAR AGREEMENT WITH THE POLICE BENEVOLENT ASSOCIATION OF HOLLY HILL (P.B.A.) OCTOBER 1, 2024 - SEPTEMBER 30, 2027; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTING RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.
WHEREAS, negotiations between management of the City of Holly Hill and representatives from the Police Benevolent Association (P.B.A.) have concluded with an agreement between the representatives and now requires ratification by the City Commission; and
WHEREAS, on May, 19, 2026, management was advised that the members of the P.B.A. voted in support of the proposed agreement.
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HOLLY HILL, FLORIDA:
SECTION 1. That the City Commission hereby ratifies the attached Agreement with the P.B.A. as an amendment to the three-year contract, effective the first full pay period in
October 2025 and expiring on September 30, 2027.
SECTION 2. That if any section, subsection, sentence, clause, phrase, or portion of this resolution, or application hereof, is for any reason held invalid or unconstitutional by an
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 3. That all resolutions made in conflict with this Resolution are hereby repealed.
SECTION 4. That this Resolution shall become effective immediately upon its adoption.
APPROVED AND AUTHENTICATED on this 14th day of JULY 2026.

Mayor Penny opened public participation. No one spoke.

Motion to Approve.	
Result:	**Passed [UNANIMOUS]**
Mover:	City Commissioner Penny Currie
Seconder:	City Commissioner Jeffrey DeLanoy
Ayes:	John Penny, Penny Currie, Debra Snow, Jeffrey DeLanoy
Nays:	None

2. 2026-R-42 - Setting the Tentative Stormwater Utility Assessment Per Equivalent Residential Unit

(Requested by Michele Moore, Finance Director)

RESOLUTION 2026-R-42

A RESOLUTION OF THE CITY OF HOLLY HILL, FLORIDA, SETTING THE TENTATIVE STORMWATER UTILITY ASSESSMENT AT $99.00 PER EQUIVALENT RESIDENTIAL UNIT PER YEAR; ESTABLISHING THE EQUIVALENT RESIDENTIAL UNIT FOR NON-RESIDENTIAL AND MULTI-FAMILY PROPERTIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTING RESOLUTIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission has determined that continued maintenance, operation, repair, replacement, and improvement of the City's stormwater management system is necessary to protect public health, safety, welfare, and property; and

WHEREAS, the City Commission has determined that it is in the best interest of the City of Holly Hill to set the stormwater utility assessment at $8.25 per Equivalent Residential Unit (ERU) per month, or $99.00 per year; and

WHEREAS, for non-residential and multi-family properties, the City Commission has previously established that one Equivalent Residential Unit shall equal 2,050 square feet of impervious area.

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

SECTION 1. The Tentative Stormwater Utility Assessment is hereby established at $8.25 per Equivalent Residential Unit (ERU) per month, or $99.00 per year, effective October 1, 2026, for Fiscal Year 2026-2027. The assessment shall be collected pursuant to the uniform method of collection provided by Chapter 197, Florida Statutes.

SECTION 2. For non-residential and multi-family properties, one Equivalent Residential Unit (ERU) shall equal 2,050 square feet.

SECTION 3. A Public Hearing will be held on September 9, 2026 to establish the Final Stormwater Utility assessment.

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

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

APPROVED AND AUTHENTICATED on this 14th day of JULY 2026.

Mayor Penny opened up public participation. No one spoke.

Motion to Approve.	
Result:	**Passed [UNANIMOUS]**
Mover:	City Commissioner Penny Currie
Seconder:	City Commissioner Jeffrey DeLanoy
Ayes:	John Penny, Penny Curie, Debra Snow, Jeffrey DeLanoy
Nays:	None

3. 2026-R-43 - Volusia County ECHO Grant Application — Ross Point Heritage Park & Scenic Observation Pier

(Requested by Michele Moore, Finance)

RESOLUTION 2026-R-43
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLY HILL, FLORIDA, AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE VOLUSIA COUNTY ECHO GRANT PROGRAM IN THE AMOUNT OF $1,000,000 FOR THE CONSTRUCTION OF THE ROSS POINT HERITAGE PARK AND SCENIC OBSERVATION PIER; APPROVING THE COMMITMENT OF LOCAL MATCHING FUNDS; AUTHORIZING THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS; PROVIDING SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Holly Hill proposes to construct the Ross Point Heritage Park and Scenic Observation Pier to expand public waterfront access along the Halifax River while providing outdoor recreational opportunities for residents and visitors and incorporating heritage interpretation recognizing the Ross Point area's early settlement; and

WHEREAS, the proposed project consists of the construction of an approximately 4,500-square-foot public observation and recreation pier featuring a 250-foot pedestrian walkway and an expansive 100-foot-wide "T-head" observation deck; and

WHEREAS, the City intends to apply for funding through the Volusia County ECHO Grant Program in the amount of $1,000,000 toward the total estimated project cost of $2,033,350.30; and

WHEREAS, the City of Holly Hill has committed local matching funds in the amount of $1,033,350.30, including $34,500.00 in previously expended matching funds, to satisfy the required local match; and

WHEREAS, the City acknowledges and accepts the required 20-year maintenance and public use obligation associated with the Volusia County ECHO Grant Program for the Ross Point Heritage Park and Scenic Observation Pier and understands that grant compliance may require the execution of agreements or other related documents to ensure continued public benefit and maintenance of the facility.

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

SECTION 1. The City Commission hereby authorizes the submission of an application to the Volusia County ECHO Grant Program requesting funding in the amount of $1,000,000 for the construction of the Ross Point Heritage Park and Scenic Observation Pier, acknowledges and accepts the required 20-year maintenance and public use obligation associated with the program, and authorizes the City Manager to execute all grant applications, agreements, and related documents required by Volusia County.

SECTION 2. The City Commission hereby commits local matching funds in the amount of **$1,033,350.30** for the project, consisting of **$34,500.00** in previously expended matching funds and **$998,850.30** from City of Holly Hill funds.

SECTION 3. SEVERABILITY. If any section or portion of a section of this Resolution is determined to be invalid, unlawful, or unconstitutional, such determination shall not affect the validity of the remaining portions of this Resolution.

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

APPROVED AND AUTHENTICATED on the 14th day of JULY 2026.

Mayor Penny opened public participation.

Phil Wahby, Holly Hill.

Mayor Penny closed public participation.

Motion to Approve.	
Result:	**Passed [UNANIMOUS]**
Mover:	City Commissioner Debra Snow

Seconder:	City Commissioner Penny Currie
Ayes:	John Penny, Debra Snow, Penny Currie, Jeffrey DeLanoy
Nays:	None

4. 2026-R-44 - Hydra Services Annual Contract

(Steven Juegnst, Deputy Public Works Director)

RESOLUTION 2026-R-44
A Resolution of the City Commission of the City of Holly Hill, Florida, Approving the Piggy-back of THE CITY OF PALM COAST, FLORIDA master services agreement ITB-UT-24-41 with HYDRA SERVICES, INC FOR ABS pump equipment and Repairs in an Amount Not to Exceed $118,500 annually and Authorizing the City Manager to Execute the Same; and Providing for Severability; and Providing for an Effective Date.
WHEREAS, the Wastewater Division requires contract pump, repair and parts services to maintain continuous sewer collection and wastewater treatment under Florida Department of Environmental permitted operation; and
WHEREAS, Hydra Services, Inc., is a local service provider with an active Master Services Agreement with The City of Palm Coast, Florida for the repair, rehabilitation and replacement of motors, pumps and related equipment; and
WHEREAS, The City purchasing policy 2.39 states the City of Holly Hill may utilize piggy-back agreements for contract services; and
WHEREAS, funds have been allocated within the City Wastewater operations budget to provide for the repair of pump equipment in the amount of $38,500 and replacement pumps allocated within the City Wastewater capital budget to provide for pump replacements in the amount of $80,000 annually for a total amount not to exceed $118,500.
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HOLLY HILL, Florida:
SECTION 1. That the Commission of the City of Holly Hill approve the piggy-back of Palm Coast Master Services Agreement ITB-UT-24-41 with Hydra Services, Inc.
SECTION 2. That the Commission of the City of Holly Hill approve the repair of pump equipment from Hydra Services, Inc., in an amount not to exceed $38,500 annually and the replacement of ABS pumps from Hydra Services, Inc., in an amount not to exceed $80,000 annually and authorize the City Manager to execute the same.
SECTION 3. Severability. If any section or portion of a section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other section or part of this Resolution.
SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.
APPROVED AND AUTHENTICATED on this 14th day of JULY, 2026.

Mayor Penny opened public participation. No one spoke.

Motion to Approve.	
Result:	**Passed [UNANIMOUS]**
Mover:	City Commissioner Penny Currie
Seconder:	City Commissioner Jeffrey DeLanoy
Ayes:	John Penny, Penny Currie, Debra Snow, Jeffrey DeLanoy
Nays:	None

7. Public Hearings

1. SECOND READING - Ordinance 3099 - 988 3rd Street Rezone

(Requested by Joshua Steele, Senior Planner)

ORDINANCE 3099
AN ORDINANCE OF THE CITY OF HOLLY HILL, FLORIDA, AMENDING THE OFFICIAL ZONING MAP TO DESIGNATE THE PROPERTY DESCRIBED IN ATTACHMENT "A" FROM B-1 (PROFESSIONAL OFFICE/MEDICAL OFFICE DISTRICT) TO B-5 (GENERAL COMMERCIAL DISTRICT); 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 B-5 (General Commercial District.)

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

APPROVED AND AUTHENTICATED on this 14th day of JULY 2026, for second reading.

The Mayor and City Commissioners stated that they have had no ex parte communications with the applicant.

Mayor Penny opened public participation. No one spoke.

Motion to Approve.	
Result:	**Passed [UNANIMOUS]**
Mover:	City Commissioner Penny Currie
Seconder:	City Commissioner Debra Snow
Ayes:	John Penny, Penny Currie, Debra Snow, Jeffrey DeLanoy
Nays:	None

2. FIRST READING - Ordinance 3100 - First Major Amendment RPUD - Fox Pointe

(Requested Joshua Steele, Senior Planner)

ORDINANCE 3100
AN ORDINANCE OF THE CITY OF HOLLY HILL, FLORIDA, APPROVING THE FIRST AMENDMENT TO FOX POINT (AKA FOX POINTE) MULTIFAMILY PLANNED UNIT DEVELOPMENT AGREEMENT TO ADD A DWELLING UNIT AND AN ACCESSORY STRUCTURE; 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 administratively amend its Land Development Regulations as herein provided in order to more effectively implement its adopted comprehensive plan; and
WHEREAS, the Owner of Fox Pointe Multifamily Planned Unit Development (PUD) has proposed a First Amendment to add one dwelling unit and an accessory utility structure.
NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF HOLLY HILL, FLORIDA:
SECTION 1. The City Commission of the City of Holly Hill hereby approves the First Amendment to Fox Pointe Multifamily Planned Unit Development (PUD) a true and correct copy attached hereto as Attachment A, and the attached associated preliminary plan.
SECTION 2. 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 3. That all ordinances made in conflict with this Ordinance are hereby repealed.
SECTION 4. That this Ordinance shall become effective immediately upon its adoption.
SECTION 5. That this Ordinance shall be posted at City Hall as required by law.
APPROVED AND AUTHENTICATED on this 14th day of JULY, 2026 for First Reading.

The Mayor and Commissioners stated that they had no ex parte communications with the applicant.

Mayor Penny opened public participation. No one spoke.

Motion to Approve.	
Result:	**Passed [UNANIMOUS]**
Mover:	City Commissioner Penny Currie
Seconder:	City Commissioner Debra Snow
Ayes:	John Penny, Penny Currie, Debra Snow, Jeff DeLanoy
Nays:	None

8. Communications

Mayor Penny stated he got "dunked" about a hundred times at the American Legion on July 4th. Mayor Penny mentioned at least two of the candidates for County Council at large will be at Sica Hall on July 27th at 6:30 pm for a public forum. Mayor Penny stated the Sunrise Park Market started off well a few years ago. However, things have been declining. Mayor Penny had

discussed with Joe Forte, City Manager, and came up with the idea of sending out an RFP/RFQ. This will come with clear expectations and proposals for the City Commission to formally decide how to improve the current Market from its current state.

Commissioner Snow stated there are two dates starting for railroad crossing construction: July 19th on 10th St., and July 22nd on 2nd St., lasting several days. Commissioner Snow also mentioned they are looking for YMCA board members.

Commissioner Currie thanked Valerie Manning for her long-term service as City Clerk. Commissioner Currie recommended the current candidates for City Commission attend the Budget Workshops to learn as much as possible before being elected to office. She also thanked the citizens for coming out and being active in their local government.

Commissioner DeLanoy stated the "railroad tells us what we're going to do," and that we need to clean the ditches within the City.

Joe Forte, City manager, mentioned he and Brian Walker, Deputy City Manager, drove around to the North End and put together a list of roadside ditches. They sent the list to the County directly to get an estimated cost of that work.

Mayor Penny stated there were 9 pallets of meals, canned goods, and water for hurricane supplies this past Saturday at the First Church located Flomich and Center. Mayor Penny mentioned that the Mayor's golf tournament, held on September 12th, will raise money for the nonprofit Food Bridge Pantry.

9. Adjournment

The meeting adjourned at approximately 7:30 PM.

City Commission
Minutes • July 14, 2026

Large Conference Room	**Workshop - Enterprise Budget**	**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

2. Roll Call

Present: John Perry, Mayor
Debra Snow, City Commissioner
Penny Currie, City Commissioner
Jeffrey DeLanoy, City Commissioner

3. Agenda Item(s)

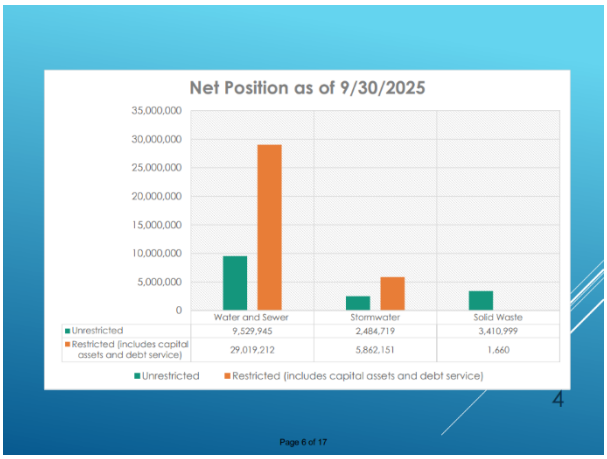
1. Enterprise Funds

(Requested by Michele Moore, Finance Director)

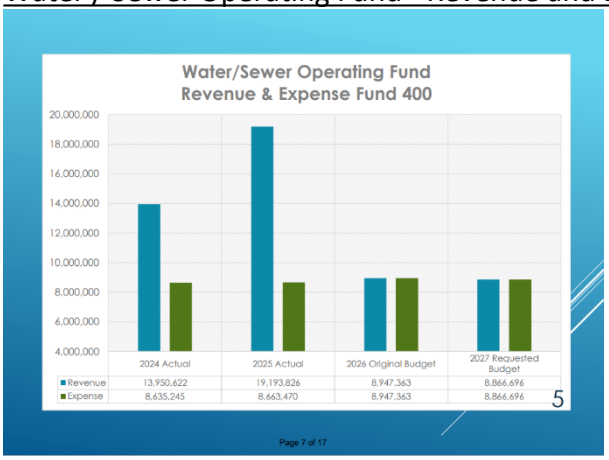
Michele Moore, Finance Director shared a PowerPoint presentation pertaining to the FY2027 Budget for Water/Sewer, Stormwater, and Solid Waste Funds. Below are the slides that were presented and discussed. ***(You can listen to the workshop in its entirety on the City's website and the City's YouTube channel.)***

- Rate change of 2% Water and 4% Sewer. This is the 3rd year of the 5 year plan as recommended by the Raftelis rate study.
- No rate change proposed on Water & Sewer repair & replacement (R&R) fees. Rates are $3 per month for water and $3 per month for sewer.
- Proposed rate change from the current annual Stormwater Utility Assessment of $96.00 to $99.00 per equivalent residential unit (ERU).

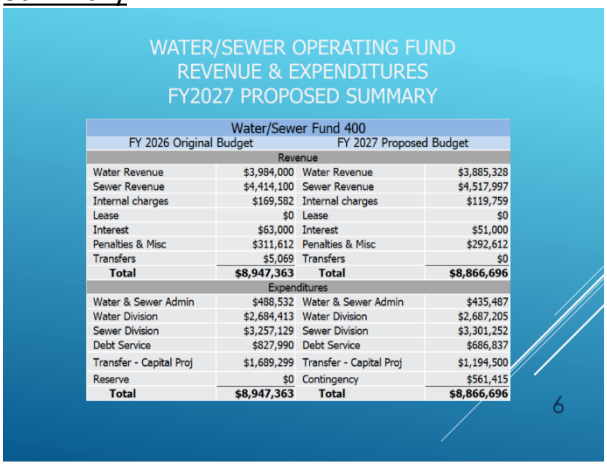
<u>Net Position as of September 30, 2025</u>



Water / Sewer Operating Fund - Revenue and Expense Fund 400



Water / Sewer Operating Fund Revenue and Expenditures FY2027 Proposed Summary



Water/Sewer Fund 400			
FY 2026 Original Budget		FY 2027 Proposed Budget	
Revenue			
Water Revenue	$3,984,000	Water Revenue	$3,885,328
Sewer Revenue	$4,414,100	Sewer Revenue	$4,517,997
Internal charges	$169,582	Internal charges	$119,759
Lease	$0	Lease	$0
Interest	$63,000	Interest	$51,000
Penalties & Misc	$311,612	Penalties & Misc	$292,612
Transfers	$5,069	Transfers	$0
Total	**$8,947,363**	**Total**	**$8,866,696**
Expenditures			
Water & Sewer Admin	$488,532	Water & Sewer Admin	$435,487
Water Division	$2,684,413	Water Division	$2,687,205
Sewer Division	$3,257,129	Sewer Division	$3,301,252
Debt Service	$827,990	Debt Service	$686,837
Transfer - Capital Proj	$1,689,299	Transfer - Capital Proj	$1,194,500
Reserve	$0	Contingency	$561,415
Total	**$8,947,363**	**Total**	**$8,866,696**

FY 2027 Proposed Water & Sewer R&R Fund 407 Budget

FY 2027 PROPOSED WATER & SEWER R&R FUND 407 BUDGET

Renewal & Replacement Fund 407			
FY 2026 Original Budget		FY 2027 Proposed Budget	
Revenue			
R&R Revenue	$580,000	R&R Revenue	$580,000
Grants & Investments	$37,201	Investments	$27,500
Transfers	$1,689,299	Transfers	$1,194,500
Prior Year Carryforward	$201,500	Prior Year Carryforward	$0
Total Revenue	**$2,508,000**	**Total Revenue**	**$1,802,000**
Expenditures			
Infrastructure/Equipment	$2,508,000	Infrastructure/Equipment	$1,194,500
Contingency	$0	Contingency	$607,500
Total Expenditures	**$2,508,000**	**Total Expenditures**	**$1,802,000**

7

Water & Sewer R&R Fund 407 Projects

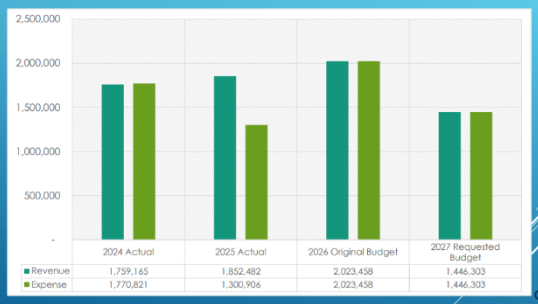
WATER & SEWER R&R FUND 407 PROJECTS

Fire Hydrant Replacement	$	45,000.00
16" Softener Valve Replacement	$	36,000.00
Slaker Rehabilitation	$	15,000.00
Well Refurbishment Program	$	85,000.00
Flushing Devices	$	20,000.00
Riverside Bridge Pipe Replacement	$	179,000.00
Third St Water Main Replacement	$	250,000.00
Lift Station Pump Replacements	$	80,000.00
Resurface/Seal Manholes	$	150,000.00
Sewer Lining	$	100,000.00
Wastewater Treatment Facility Pumps	$	80,000.00
Generator Rehab	$	98,000.00
Sewer Push Camera	$	11,500.00
PW Yard East Fence Replacement	$	45,000.00
FUND 407 TOTAL	$	1,194,500.00

8

Stormwater Fund 460

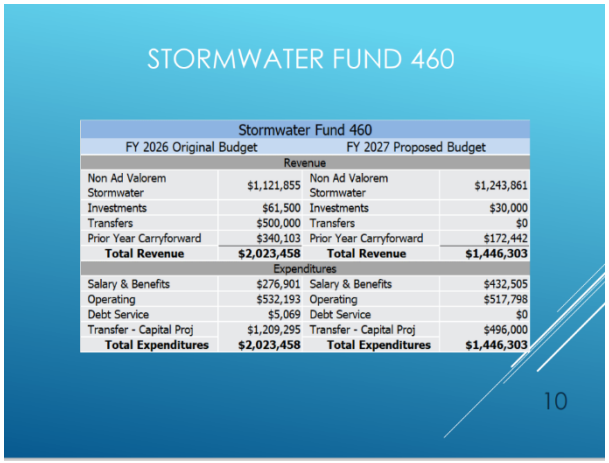
STORMWATER FUND 460



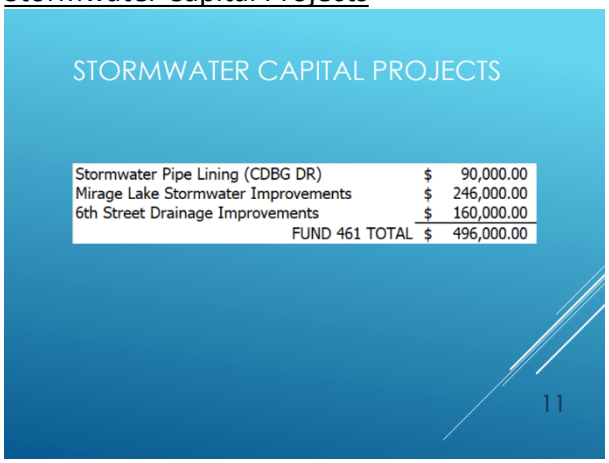
9

Page 11 of 17

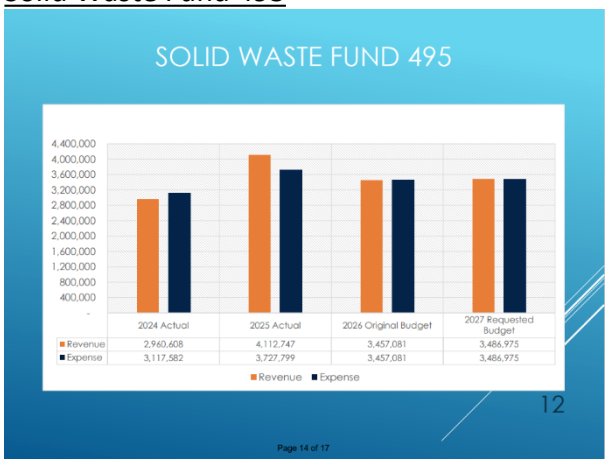
Stormwater Fund 460



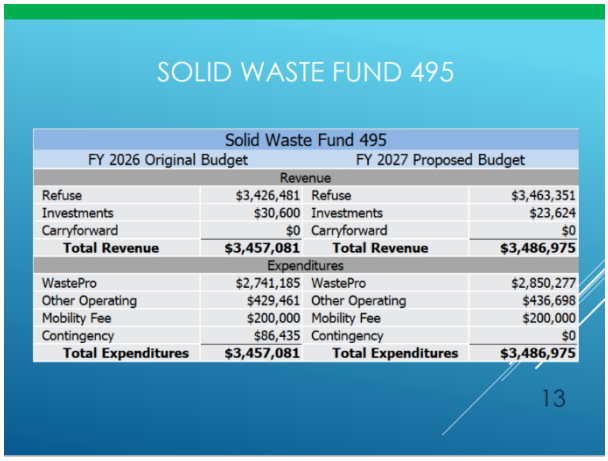
Stormwater Capital Projects



Solid Waste Fund 495



Solid Waste Fund 495



After the presentation, Mayor Penny wanted to discuss a few topics. He feels that the time period when political signs go up should be addressed. The ordinance is very old, and he felt that as soon as a candidate qualifies, the signs should be able to go up immediately after. Mayor Penny mentioned a Volusia County storm video will be played at the next meeting and will be followed by a PowerPoint presentation from Public Works. Mayor Penny addressed the Holly Hill Sunday Market, which has been lackluster as of late. Mayor Penny felt there is a lack of consistency with vendors and needs further direction to improve. Commissioner DeLanoy asked about some of the improvements coming, like the US1 upgrade and intersections. Joe Forte, City Manager, explained that they are focused on big projects that can make a difference.

4. Adjournment

The workshop adjourned at approximately 5:50 PM.

DISCUSSION:

On June 23, 2026, the City Commission approved the purchase of three pieces of equipment to support Public Works operations:

- A used tractor through Resolution 2026-R-28 in the amount of $94,500.
- A loader/trailer through Resolution 2026-R-33 in the amount of $140,531.47.
- An excavator through Resolution 2026-R-35 in the amount of $131,650.

At the time of approval, these purchases were budgeted within the Water & Sewer Enterprise Fund capital equipment account based on the understanding that the equipment would primarily support Water & Sewer operations. Following the purchases and further evaluation of operational needs and intended use, staff determined that these assets will primarily support the City's Stormwater operations. Accordingly, the purchases should be funded by the Stormwater Fund rather than the Water & Sewer Enterprise Fund.

This budget amendment reallocates funding totaling $366,681.47 from the Water & Sewer Enterprise Fund to the Stormwater Fund, including the associated capital equipment appropriations and the necessary carryforward funding. The Stormwater Fund has sufficient available prior-year carryforward to support the transfer. This amendment aligns the funding source with the equipment's intended primary operational use.

FISCAL ANALYSIS:

This budget amendment reallocates funding for the following equipment purchases:

Equipment	Amount
Used Tractor	$94,500.00
Loader/Trailer	$140,531.47
Excavator	$131,650.00
Total Budget Adjustment:	$366,681.47

This amendment does not increase the City’s overall budget or authorize any additional expenditures. It reallocates existing budget authority by transferring the carryforward appropriation from Water & Sewer account 407-0000-389-1000 to Stormwater account 460-0000-389-1000, and the capital equipment appropriation from account 407-8110-580-6400 to account 460-8110-580-6400.

A budget amendment is included under “Exhibit A”.

STAFF RECOMMENDATION:

Approve the resolution reallocating funding for the equipment purchases from the Water & Sewer Enterprise Fund to the Stormwater Fund.

Goal #1: Develop and maintain a sound and sustainable financial plan for the city that establishes

sufficient reserves for all funds, ensures (whenever possible) that user fees pay for services rendered, provides a realistic capital improvement program, and encourages public/private sector partnerships and intergovernmental partnerships.

RESOLUTION 2026-R-45

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLY HILL, FLORIDA, APPROVING A BUDGET AMENDMENT TO REALLOCATE $366,681.47 IN FUNDING FROM THE WATER AND SEWER ENTERPRISE FUND TO THE STORMWATER FUND AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE SAME; AND PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission approved the purchase of a used tractor through resolution 2026-R-28, the purchase of a loader/trailer through resolution 2026-R-33 and an excavator through resolution 2026-R-35; and

WHEREAS, these purchases were budgeted within the Water & Sewer Enterprise Fund capital equipment account; and

WHEREAS, it has been determined that this equipment will primarily support the City's stormwater operations; and

WHEREAS, a budget amendment is required to reallocate funds accordingly.

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

SECTION 1. That the Commission of the City of Holly Hill approve a budget amendment reallocating existing budget authority by transferring the carryforward appropriation from Water & Sewer account 407-0000-389-1000 to Stormwater account 460-0000-389-1000, and the capital equipment appropriation from account 407-8110-580-6400 to account 460-8110-580-6400 for the purchase of this equipment.

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 28th day of JULY, 2026.

CITY OF HOLLY HILL
Budget Adjustment Request
Fiscal Year 2025-2026

Requesting Department			Date
Public Works			7/28/2026

TAKE FUNDS FROM ACCOUNT NUMBER:	PROJECT NUMBER:	ACCOUNT DESCRIPTION:	AMOUNT:
460-0000-389-1000		Stormwater Carry-forward	94,500.00
460-0000-389-1000		Stormwater Carry-forward	140,531.47
460-0000-389-1000		Stormwater Carry-forward	131,650.00
407-8110-580-6400		Water & Sewer Machinery & Equipment	94,500.00
407-8110-580-6400	26WW17	Water & Sewer Machinery & Equipment	140,531.47
407-8110-580-6400	26WW15	Water & Sewer Machinery & Equipment	131,650.00
		Total	733,362.94

ADD FUNDS TO ACCOUNT NUMBER:	PROJECT NUMBER:	ACCOUNT DESCRIPTION:	AMOUNT:
407-0000-389-1000		Water & Sewer Carry-forward	94,500.00
407-0000-389-1000		Water & Sewer Carry-forward	140,531.47
407-0000-389-1000		Water & Sewer Carry-forward	131,650.00
460-8110-580-6400		Stormwater Machinery & Equipment	94,500.00
460-8110-580-6400	26WW17	Stormwater Machinery & Equipment	140,531.47
460-8110-580-6400	26WW15	Stormwater Machinery & Equipment	131,650.00
		Total	733,362.94

Purpose of Transfer: (include as much detail as possible)

A used tractor was approved by the City Commission to be purchased through Resolution 2026-R-28 at a cost of $94,500 during the May 26, 2026 meeting. On June 23, 2026, the City Commission approved the purchase of a loader/trailer at a cost of $140,531.7 through resolution 2026-R-33 and approved the purchase of an excavator at a cost of $131,650 through resolution 2026-R-35. All of these purchases were approved to be funded through general ledger account 407-8110-580-6400, which are specific to the water and sewer divisions. Since these units will primarily be used by the city's stormwater division, the units should be paid for out of stormwater funds. There is adequate funding in the prior year stormwater carryover for these purchases.

Note: Funds can only be transferred within the same fund and same department without requiring further commission action. In addition funds can only be expended after amendment is completed.

---------- Management Approvals ----------

Department Head Signature	Date	
City Manager Signature	7-17-2026 Date	

---------- For Finance Use Only ----------

Finance Review Michael F Moore	7-17-26	
Finance Director Signature	Date	Resolution #

DISCUSSION:

On July 1, 2024, Florida East Coast Railway, LLC (FEC) notified the City that grade crossing maintenance would be required on Walker Street and 8th Street. Although this work was originally anticipated to occur during Fiscal Year 2024/2025, the project was delayed and was not completed or paid until Fiscal Year 2025/2026. The Notice of Intent of Work and corresponding estimates for the Walker Street and 8th Street railroad crossing maintenance are included as Exhibit A.

During Fiscal Year 2025/2026, FEC also scheduled grade crossing maintenance for the 10th Street and 2nd Street crossings at a total cost of $396,707.26. City staff requested that this work be postponed until the following fiscal year, consistent with the City's budget planning, which anticipated funding two railroad crossing maintenance projects each year. FEC declined the request and has scheduled construction to begin in July 2026. The Notice of Intent of Work and corresponding estimates for the 10th Street and 2nd Street railroad crossing maintenance are included as Exhibit B.

As a result, the City will incur the cost of four railroad crossing maintenance projects within **a** single fiscal year, although only two crossings had been anticipated when the current fiscal year budget was developed. Accordingly, a budget amendment is necessary to appropriate General Fund carryforward reserves to fund the unanticipated expenditures.

FISCAL ANALYSIS:

Staff recommends appropriating $396,707.26 from General Fund carryforward reserves to General Ledger Account 001-4141-541-4910 to fund the required grade crossing maintenance at 10th Street and 2nd Street.

Funding for these repairs had previously been included in the proposed Fiscal Year 2026/2027 operating budget based on the anticipated construction schedule. Because FEC accelerated the work into Fiscal Year 2025/2026, those budgeted appropriations have been reallocated to the General Fund Contingency account for Fiscal Year 2026/2027. This adjustment recognizes the expenditure in the proper fiscal year while preserving budget flexibility in the subsequent fiscal year. A budget amendment reflecting this appropriation is included as Exhibit C**.**

STAFF RECOMMENDATION:

Approve a budget amendment in the amount of **$**396,707.26 from General Fund carryforward reserves to General Ledger Account 001-4141-541-4910 for railroad crossing maintenance at 10th Street and 2nd Street and authorize the City Manager to execute the same.

COMMISSION GOAL:

Goal #1: Develop and maintain a sound and sustainable financial plan for the city that establishes sufficient reserves for all funds, ensures (whenever possible) that user fees pay for services

rendered, provides a realistic capital improvement program, and encourages public/private sector partnerships and intergovernmental partnerships.

MOTION:

APPROVE A BUDGET AMENDMENT IN THE AMOUNT OF $396,707.26 FROM GENERAL FUND CARRYFORWARD RESERVES TO GENERAL LEDGER ACCOUNT 001-4141-541-4910 FOR RAILROAD GRADE CROSSING MAINTENANCE AT 10TH STREET AND 2ND STREET, AUTHORIZE THE CITY MANAGER TO EXECUTE THE SAME, AND PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

RESOLUTION 2026-R-46

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLY HILL, FLORIDA, APPROVING A BUDGET AMENDMENT IN THE AMOUNT OF $396,707.26 FROM GENERAL FUND CARRYFORWARD RESERVES TO GENERAL LEDGER ACCOUNT 001-4141-541-4910 FOR RAILROAD GRADE CROSSING MAINTENANCE AT 10TH STREET AND 2ND STREET; AUTHORIZING THE CITY MANAGER TO EXECUTE THE SAME; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has active agreements with Florida East Coast Railway, LLC (FEC) that require the City to fund the maintenance of railroad grade crossings associated with public road crossings; and

WHEREAS, FEC notified the City that grade crossing maintenance at Walker Street and 8th Street, originally anticipated for Fiscal Year 2024/2025, was delayed and ultimately completed and paid during Fiscal Year 2025/2026; and

WHEREAS, FEC has scheduled additional grade crossing maintenance at 10th Street and 2nd Street to begin in July 2026 during Fiscal Year 2025/2026, and declined the City's request to postpone the work until the following fiscal year; and

WHEREAS, as a result, the City is required to fund four railroad grade crossing maintenance projects during Fiscal Year 2025/2026, although only two projects had been anticipated when the current fiscal year budget was adopted; and

WHEREAS, the City Commission finds it necessary and appropriate to amend the Fiscal Year 2025/2026 budget by appropriating $396,707.26 from General Fund carryforward reserves to General Ledger Account 001-4141-541-4910 to fund the required grade crossing maintenance at 10th Street and 2nd Street.

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

SECTION 1. The City Commission hereby approves a budget amendment in the amount of $396,707.26 from General Fund carryforward reserves to General Ledger Account 001-4141-541-4910 to fund railroad grade crossing maintenance at 10th Street and 2nd Street and authorizes the City Manager to execute all documents necessary to implement this Resolution.

SECTION 2. SEVERABILITY. If any section or portion of this Resolution is determined to be invalid, unlawful, or unconstitutional, such determination shall not affect the validity or enforceability of the remaining provisions of this Resolution.

SECTION 3. EFFECTIVE DATE. This Resolution shall become effective immediately upon its adoption.

APPROVED AND AUTHENTICATED on this 28th day of JULY, 2026.

Florida East Coast RAILWAY

GrupoMéxico TRANSPORTES

August 15, 2025

CITY OF HOLLY HILL: **GRADE CROSSING MAINTENANCE**
WALKER STREET - MP 106+4168'–FDOT# 271926P
NOTICE OF INTENT TO WORK

Mr. Josef Grusauskas
Director of Public Works
City of Holly Hill
453 LPGA Blvd
Holly Hill, FL 32117

Dear Mr. Grusauskas:

This is in reference to the FEC notification letter dated July 1, 2024, listing the crossings scheduled for maintenance in the year 2025. The above-referenced grade crossing has declined to the point of requiring said maintenance. The Railway or our contractors will perform all work associated with the crossing to include maintenance of traffic and paving. We have scheduled this work to begin on **October 12, 2025.**

In accordance with the terms of the agreement dated July 19, 1993, the cost of the crossing maintenance is the responsibility of the CITY. The costs to the CITY are as outlined in the enclosed updated estimate, however this is an estimate only and all charges for which the CITY is responsible shall be billed on an actual cost basis. Additionally, the CITY will be responsible to replace the traffic loop sensors if they are damaged during construction. If this occurs, the new sensors must be installed behind the crossing warning device gate arm to better protect them during future crossing maintenance.

I have included the enclosed updated estimate for your reference and review. Upon completion, FEC will invoice the actual cost for this work. If there is a specific account or tracking number you wish to be included or noted with this invoicing, please provide that information at your earliest opportunity prior to this invoicing. In the interim, our Contractor, Gonzalez and Sons, will be in contact to coordinate the scheduling of the work. Otherwise, if you have any questions in this matter, please do not hesitate to contact me at (904) 279-3196.

Sincerely,

John Blaine

John Blaine
Public Projects Manager

Enclosure

cc: Mr. Bill Young
Mr. Markus Jansen

FLORIDA EAST COAST RAILWAY		DATE:	August 13, 2025
SURFACE EXISTING TYPE T-MODIFIED GRADE CROSSING		DISTRICT:	North
WALKER STREET		RESPONSIBLE PARTY:	City of Holly Hill
MILEPOST 106.79 (+4168')		AGREEMENT DATE:	July 19, 1993
FDOT# 271926P		CROSSING LENGTH:	44
DIVISION OF RESPONSIBILITY - 100% RE-COLLECTIBLE		NUMBER OF TRACKS:	2
COST PER/FT.	$2,071.60	LENGTH OF TRACK PANEL:	208

CONTRACT SERVICES:

	Quantity	Unit	Unit Cost	Total Cost
Mobilization	1	LS	7,350.00	$7,350.00
Maintenance of Traffic	1	LS	21,000.00	21,000.00
Police Protection	3	Days	5,424.00	16,272.00
Construct New Track Panel	0	TF	107.88	0.00
Sawcut & Remove Asphalt	50	TF	115.39	5,769.40
Remove Concrete Panels & Old Track Panel, Install New Track Pan	208	TF	93.80	19,510.40
Install Concrete Crossing Panels	88	TF	90.31	7,947.63
Perform Thermite Welds	0	Each	3,444.00	0.00
Asphalt in Place	53	Tons	294.00	15,582.00
Install Transition Rails	0	Each	630.00	0.00
Milling	1	LS	3,843.00	3,843.00
Striping	1	LS	6,164.20	6,164.20
Site Cleanup & Debri Disposal	1	LS	3,851.40	3,851.40
Miscellaneous & Contingencies	1	LS	5,364.50	5,364.50

TOTAL CONTRACT SERVICES…….. $112,654.53

RAILWAY SERVICES:

Material $29,673.18
Includes Ballast, Timber Screw Spikes, E-Clips, Crossing Pads, Ties, and O.T.M

Equipment $21,017.23
Includes Gang Trucks, Mechanical & Signal Vehicles, and On-Track Equipment

Labor $11,254.76
Includes Supervisor, Mechanic, Signal Maintainer, Surfacing Gang, and Overheads

Lodging $1,500.00

Miscellaneous & Contingencies $6,201.32

TOTAL RAILWAY SERVICES…… $69,646.49

TOTAL PROJECT COST…… $182,301.03

TOTAL COST TO BE BORNE BY CITY $182,301.03

NOTE: THE ABOVE IS AN ESTIMATE ONLY, ALL CHARGES WILL BE BASED ON ACTUAL COST.
THE RAILWAY IS NOT RESPONSIBLE FOR DAMAGE TO TRAFFIC LOOP SENSORS DURING CONSTRUCTION.

Florida East Coast RAILWAY

GrupoMéxico TRANSPORTES

August 15, 2025

CITY OF HOLLY HILL: **GRADE CROSSING MAINTENANCE**
8TH STREET - MP 107+2834'–FDOT# 271928D
NOTICE OF INTENT TO WORK

Mr. Josef Grusauskas
Director of Public Works
City of Holly Hill
453 LPGA Blvd
Holly Hill, FL 32117

Dear Mr. Grusauskas:

This is in reference to the FEC notification letter dated July 1, 2024, listing the crossings scheduled for maintenance in the year 2025. The above-referenced grade crossing has declined to the point of requiring said maintenance. The Railway or our contractors will perform all work associated with the crossing to include maintenance of traffic and paving. We have scheduled this work to begin on **October 14, 2025.**

In accordance with the terms of the agreement dated August 12, 1969, the cost of the crossing maintenance is the responsibility of the CITY. The costs to the CITY are as outlined in the enclosed updated estimate, however this is an estimate only and all charges for which the CITY is responsible shall be billed on an actual cost basis. Additionally, the CITY will be responsible to replace the traffic loop sensors if they are damaged during construction. If this occurs, the new sensors must be installed behind the crossing warning device gate arm to better protect them during future crossing maintenance.

I have included the enclosed updated estimate for your reference and review. Upon completion, FEC will invoice the actual cost for this work. If there is a specific account or tracking number you wish to be included or noted with this invoicing, please provide that information at your earliest opportunity prior to this invoicing. In the interim, our Contractor, Gonzalez and Sons, will be in contact to coordinate the scheduling of the work. Otherwise, if you have any questions in this matter, please do not hesitate to contact me at (904) 279-3196.

Sincerely,

John Blaine

John Blaine
Public Projects Manager

Enclosure

cc: Mr. Bill Young
Mr. Markus Jansen

FLORIDA EAST COAST RAILWAY		DATE:	August 13, 2025
SURFACE EXISTING TYPE T- MODIFIED GRADE CROSSING		DISTRICT:	North
8TH STREET, HOLLY HILL		RESPONSIBLE PARTY:	City of Holly Hill
MILEPOST 107.54 (+2834)		AGREEMENT DATE:	August 12, 1969
FDOT# 271928D		CROSSING LENGTH:	35
DIVISION OF RESPONSIBILITY - 100% RE-COLLECTIBLE		NUMBER OF TRACKS:	1
COST PER/FT.	$4,250.21	LENGTH OF TRACK PANEL:	95

CONTRACT SERVICES:

	Quantity	Unit	Unit Cost	Total Cost
Mobilization	1	LS	7,350.00	$7,350.00
Maintenance of Traffic	1	LS	21,000.00	21,000.00
Police Protection	3	Days	5,424.00	16,272.00
Construct New Track Panel	0	TF	107.88	0.00
Sawcut & Remove Asphalt	41	TF	115.39	4,730.91
Remove Concrete Panels & Old Track Panel, Install New Track Pan	95	TF	93.80	8,911.00
Install Concrete Crossing Panels	35	TF	90.31	3,160.99
Perform Thermite Welds	0	Each	3,444.00	0.00
Asphalt in Place	42	Tons	294.00	12,348.00
Install Transition Rails	0	Each	630.00	0.00
Milling	1	LS	3,843.00	3,843.00
Striping	1	LS	6,164.20	6,164.20
Site Cleanup & Debri Disposal	1	LS	3,851.40	3,851.40
Miscellaneous & Contingencies	1	LS	4,381.57	4,381.57

TOTAL CONTRACT SERVICES…….. $92,013.07

RAILWAY SERVICES:

Material $17,943.76
Includes Ballast, Timber Screw Spikes, E-Clips, Crossing Pads, Ties, and O.T.M

Equipment $21,017.23
Includes Gang Trucks, Mechanical & Signal Vehicles, and On-Track Equipment

Labor $11,254.76
Includes Supervisor, Mechanic, Signal Maintainer, Surfacing Gang, and Overheads

Lodging $1,500.00

Miscellaneous & Contingencies $5,028.38

TOTAL RAILWAY SERVICES…… $56,744.13

TOTAL PROJECT COST…… $148,757.20

TOTAL COST TO BE BORNE BY COUNTY $148,757.20

NOTE: THE ABOVE IS AN ESTIMATE ONLY, ALL CHARGES WILL BE BASED ON ACTUAL COST.
THE RAILWAY IS NOT RESPONSIBLE FOR DAMAGE TO TRAFFIC LOOP SENSORS DURING CONSTRUCTION.

August 19, 2025

CITY OF HOLLY HILL: **GRADE CROSSING MATTERS**
2026 GRADE CROSSING MAINTENANCE PROGRAM
NOTICE OF INTENT

Mr. Josef Grusauskas
Public Works Director
City of Holly Hill
1065 Ridgewood Ave.
Holly Hill, FL. 32117

Dear Mr. Grusauskas:

The Railway has completed our field inspection of all grade crossings on our line and compiled a list of crossings for our 2026 Grade Crossing Maintenance Program.

Listed below are crossings that fall within your jurisdictional responsibility and are scheduled to be re-worked in the upcoming year beginning January 1, 2026. With each crossing you will find an estimated cost for the City's use in budgeting for the crossing maintenance. It should be noted this is an estimate only and reflects the present cost of material and labor, all charges will be billed on an actual cost basis.

10th ST.	MP 107.04 (+197')	Existing Agreement 06/06/1996	$247,950.06
2ND ST.	MP 108.31 (+1643')	Existing Agreement 07/10/1962	$148,757.20
		Total	**$396,707.26**

PLEASE NOTE *– The above listed crossing(s) are designated at this time for Grade Crossing Maintenance Program Rehabilitation in 2026. This list is provided for your budgetary purposes. The Railway will continue to monitor and review these locations for safety and reliability, and may choose to delay, modify and/or eliminate certain location(s) on this list for the maintenance year 2026. You will be notified of any changes determined by the Railway of the crossings listed above.*

Should you have any questions or comments concerning this matter I can be reached at (904) 279-3196.

Sincerely,

John Blaine

John Blaine
Director Public Projects

CITY OF HOLLY HILL
Budget Amendment Request
Fiscal Year 2025-2026

Requesting Department			Date
Public Works			7/28/2026

ADD FUNDS TO ACCOUNT NUMBER:	PROJECT NUMBER:	ACCOUNT DESCRIPTION:	AMOUNT:
001-0000-389-1000		Prior Year Carryover	396,707.26
		Total	396,707.26

ADD FUNDS TO ACCOUNT NUMBER:	PROJECT NUMBER:	ACCOUNT DESCRIPTION:	AMOUNT:
001-4141-541-4910		Other Charges	396,707.26
		Total	396,707.26

Purpose of Transfer: (include as much detail as possible)

To appropriate General Fund carryforward reserves for railroad grade crossing maintenance at 10th Street and 2nd Street after FEC declined the City's request to defer the work until Fiscal Year 2026/2027, resulting in four crossing maintenance projects occurring in Fiscal Year 2025/2026 instead of two originally anticipated.

Note: Funds can only be transferred within the same fund and same department without requiring further commission action. In addition funds can only be expended after amendment is completed.

---------- Management Approvals----------

Department Head Signature _____ Date _____

City Manager Signature _____ Date _____

---------- For Finance Use Only ----------

Finance Review

Finance Director Signature _____ Date _____ Resolution #

DISCUSSION:

Florida law requires the City Commission to adopt a proposed maximum millage rate for Fiscal Year 2026-2027 and schedule the required hearings for adoption of the tentative and final millage rates and budget. The City Commission may, at a later public hearing, reduce the proposed millage rate but may not increase it above the proposed maximum millage rate adopted at the July 28, 2026 meeting.

State law requires that two formal public hearings be held in September and neither can conflict with the hearing dates established by the County School Board or the County Commission. The recommended dates are Wednesday, September 9, 2026, and Monday, September 21, 2026**.**

Following adoption of the proposed maximum millage rate by the City Commission, the County Property Appraiser will prepare and mail the Truth in Millage (TRIM) Notices to property owners. The notices include the date, time, and location of the City's first public hearing on the tentative budget and tentative millage rate, providing taxpayers with an opportunity to comment on the proposed budget and millage rate.

The first public hearing provides an opportunity for the public to comment on the proposed budget and tentative millage rate. At the conclusion of that hearing, the City Commission will confirm the date, time, and location of the final public hearing, scheduled for September 21, 2026. Prior to the final hearing, the City will publish the required budget summary advertisement, which includes the tentative millage rate and tentative budget.

The current operating millage rate is 5.8000 mills per $1,000 of taxable value. Based on the preliminary taxable value of $1,106,220,545, estimated ad valorem tax revenues for Fiscal Year 2026-2027 are approximately $6,095,275, assuming a 95% collection rate.

The rolled-back millage rate is 5.6599 mills. The proposed millage rate of 5.8000 mills is 2.48% above the rolled-back rate.

State law requires that the public hearing dates be scheduled within 35 days after receipt of the final taxable value certification from the County Property Appraiser.

FISCAL ANALYSIS:

Approval of the proposed maximum millage rate establishes the upper limit for the Fiscal Year 2026-2027 operating millage rate. Actual ad valorem revenues will depend upon the final taxable value certification and the millage rate ultimately adopted by the City Commission.

STAFF RECOMMENDATION:

Staff recommends approval of the Resolution establishing the proposed maximum millage rate for Fiscal Year 2026-2027 and setting the required public hearing dates of September 9, 2026 and September 21, 2026.

COMMISSION GOAL:

N/A – Statutory Requirement.

MOTION:

APPROVE THE RESOLUTION ADOPTING THE MAXIMUM PROPOSED MILLAGE RATE FOR FISCAL YEAR 2026-2027 AND SETTING THE PUBLIC HEARING DATES OF SEPTEMBER 9, 2026, AND SEPTEMBER 21, 2026.

RESOLUTION 2026-R-47

A RESOLUTION OF THE CITY OF HOLLY HILL, FLORIDA, ADOPTING A MAXIMUM PROPOSED MILLAGE RATE FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026; PROVIDING FOR PUBLIC HEARINGS ON THE MILLAGE RATE AND BUDGET; PROVIDING FOR CONFLICTING RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Holly Hill, Florida is required by Section 200.011, Florida Statutes to certify to the County Property Appraiser the general municipal millage rate proposed by the City Commission for the tax year beginning October 1, 2026; and

WHEREAS, pursuant to Florida's Truth in Millage requirements, the City Commission must hold public hearings concerning the proposed millage rate and budget.

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

SECTION 1. The maximum proposed millage rate for the City of Holly Hill for the fiscal year beginning October 1, 2026, is hereby established at 5.8000 mills, or $5.8000 per $1,000 of taxable value. The proposed millage rate is 2.48% greater than the rolled-back rate of 5.6599 mills.

SECTION 2. The City Commission hereby sets the first public hearing on the proposed millage rate and tentative budget for 6:00 p.m. on Wednesday, September 9, 2026, in the Commission Chambers, 1065 Ridgewood Avenue, Holly Hill, Florida.

SECTION 3. The City Commission hereby sets the final public hearing on the millage rate and budget for 6:00 p.m. on Monday, September 21, 2026, in the Commission Chambers, 1065 Ridgewood Avenue, Holly Hill, Florida.

SECTION 4. All resolutions or parts of resolutions in conflict with this Resolution are hereby repealed.

SECTION 5. This Resolution shall become effective immediately upon its adoption.

APPROVED AND AUTHENTICATED on this 28th of July, 2026.

FLORIDA DEPARTMENT OF REVENUE

MAXIMUM MILLAGE LEVY CALCULATION
PRELIMINARY DISCLOSURE

For municipal governments, counties, and special districts

Year: 2026	County: Volusia
Principal Authority Name: City of Holly Hill	Taxing Authority Name: City of Holly Hill - Operating

1.	Is your taxing authority a municipality or independent special district that has levied ad valorem taxes for less than 5 years?	☐ Yes	☑ No	(1)
	IF YES, STOP ***STOP HERE. SIGN AND SUBMIT. You are not subject to a millage limitation.***			
2.	Current year rolled-back rate from Current Year Form DR-420, Line 16	5.6599	per $1,000	(2)
	Calculate maximum millage levy			
3.	Majority vote maximum millage rate allowed *(Enter rolled-back rate from line 2)*	5.6599	per $1,000	(3)
4.	Two-thirds vote maximum millage rate allowed *(Multiply Line 3 by 1.10)*	6.2259	per $1,000	(4)
5.	Current year proposed millage rate (See page 3 for Instructions)	5.8000	per $1,000	(5)
6.	**Minimum vote required to levy proposed millage:** (Check one)			(6)
☐	a. Majority vote of the governing body: Check here if Line 5 is less than or equal to Line 3. The maximum millage rate is equal to the rolled-back rate. *Enter Line 3 on Line 7.*			
☑	b. Two-thirds vote of governing body: Check here if Line 5 is less than or equal to Line 4, but greater than Line 3. The maximum millage rate is equal to proposed rate. *Enter Line 5 on Line 7.*			
☐	c. Unanimous vote of the governing body, or 3/4 vote if nine members or more: Check here if Line 5 is greater than Line 4. The maximum millage rate is equal to the proposed rate. *Enter Line 5 on Line 7.*			
☐	d. Referendum: The maximum millage rate is equal to the proposed rate. *Enter Line 5 on Line 7.*			
7.	The selection on Line 6 allows a maximum millage rate of *(Enter rate indicated by choice on Line 6)*	5.8000	per $1,000	(7)
8.	Current year gross taxable value from Current Year Form DR-420, Line 4	$ 1,106,220,545		(8)
9.	Current year proposed taxes *(Line 5 multiplied by Line 8, divided by 1,000)*	$ 6,416,079		(9)
10.	Total taxes levied at the maximum millage rate *(Line 7 multiplied by Line 8, divided by 1,000)*	$ 6,416,079		(10)
	DEPENDENT SPECIAL DISTRICTS AND MUNICIPAL SERVICE TAXING UNITS (MSTUs) STOP ***STOP HERE. SIGN AND SUBMIT.***			
11.	Enter the current year proposed taxes of all dependent special districts & MSTUs levying a millage. *(The sum of all Lines 9 from each district's Form DR-420MM-P)*	$ 0		(11)
12.	Total current year proposed taxes *(Line 9 plus Line 11)*	$ 6,416,079		(12)
	Total Maximum Taxes			
13.	Enter the taxes at the maximum millage of all dependent special districts & MSTUs levying a millage *(The sum of all Lines 10 from each district's Form DR-420MM-P)*	$ 0		(13)
14.	Total taxes at maximum millage rate *(Line 10 plus line 13)*	$ 6,416,079		(14)
	Total Maximum Versus Total Taxes Levied			
15.	Are total current year proposed taxes on Line 12 equal to or less than total taxes at the maximum millage rate on Line 14? (Check one)	☑ YES	☐ NO	(15)

Continued on page 2

SIGN HERE	**Taxing Authority Certification** City of Holly Hill - Operating	I certify the millages and rates are correct to the best of my knowledge. The millages comply with the provisions of s. 200.065 and the provisions of either s. 200.071 or s. 200.081, F.S.		
	Signature of Chief Administrative Officer :			Date :
	Title:	Contact Name and Contact Title:		
	Mailing Address:	Physical Address:		
	City, State, Zip:	Phone Number:	Fax Number:	

Complete, certify and submit this Form DR-420MM-P, Maximum Millage Levy Calculation-Preliminary Disclosure, to your property appraiser with a completed Form DR-420, Certification of Taxable Value.

Submit the forms electronically through the Department's Oversight and Assistance System (OASYS) electronic portal using the Truth in Millage (eTRIM) application at https://eportal.oasys.floridarevenue.com/.

All TRIM forms for taxing authorities are available at:
floridarevenue.com/property/forms

FLORIDA

CERTIFICATION OF TAXABLE VALUE

DR-420
R. 5/12
Rule 12D-16.002
Florida Administrative Code
Effective 11/12

Year : 2026	County : Volusia
Principal Authority : City of Holly Hill	Taxing Authority : City of Holly Hill - Operating

SECTION I : COMPLETED BY PROPERTY APPRAISER

1.	Current year taxable value of real property for operating purposes	$ 1,009,886,915			(1)
2.	Current year taxable value of personal property for operating purposes	$ 93,238,789			(2)
3.	Current year taxable value of centrally assessed property for operating purposes	$ 3,094,841			(3)
4.	Current year gross taxable value for operating purposes *(Line 1 plus Line 2 plus Line 3)*	$ 1,106,220,545			(4)
5.	Current year net new taxable value (Add new construction, additions, rehabilitative improvements increasing assessed value by at least 100%, annexations, and tangible personal property value over 115% of the previous year's value. Subtract deletions.)	$ 19,287,913			(5)
6.	Current year adjusted taxable value *(Line 4 minus Line 5)*	$ 1,086,932,632			(6)
7.	Prior year FINAL gross taxable value from prior year applicable Form DR-403 series	$ 1,042,228,052			(7)
8.	Does the taxing authority include tax increment financing areas? If yes, enter number of worksheets (DR-420TIF) attached. If none, enter 0	☑ YES	☐ NO	Number 1	(8)
9.	Does the taxing authority levy a voted debt service millage or a millage voted for 2 years or less under s. 9(b), Article VII, State Constitution? If yes, enter the number of DR-420DEBT, *Certification of Voted Debt Millage* forms attached. If none, enter 0	☐ YES	☑ NO	Number 0	(9)

SIGN HERE	**Property Appraiser Certification**	I certify the taxable values above are correct to the best of my knowledge.
	Signature of Property Appraiser: Electronically Certified by Property Appraiser	Date : 6/24/2026 8:35:34 AM

SECTION II : COMPLETED BY TAXING AUTHORITY

If this portion of the form is not completed in FULL your taxing authority will be denied TRIM certification and possibly lose its millage levy privilege for the tax year. If any line is not applicable, enter -0-.

10.	Prior year operating millage levy *(If prior year millage was adjusted then use adjusted millage from Form DR-422)*	5.8000 per $1,000	(10)
11.	Prior year ad valorem proceeds *(Line 7 multiplied by Line 10, divided by 1,000)*	$ 6,044,923	(11)
12.	Amount, if any, paid or applied in prior year as a consequence of an obligation measured by a dedicated increment value *(Sum of either Lines 6c or Line 7a for all DR-420TIF forms)*	$ 1,630,309	(12)
13.	Adjusted prior year ad valorem proceeds *(Line 11 minus Line 12)*	$ 4,414,614	(13)
14.	Dedicated increment value, if any *(Sum of either Line 6b or Line 7e for all DR-420TIF forms)*	$ 306,945,153	(14)
15.	Adjusted current year taxable value *(Line 6 minus Line 14)*	$ 779,987,479	(15)
16.	Current year rolled-back rate *(Line 13 divided by Line 15, multiplied by 1,000)*	5.6599 per $1000	(16)
17.	Current year proposed operating millage rate	5.8000 per $1000	(17)
18.	Total taxes to be levied at proposed millage rate *(Line 17 multiplied by Line 4, divided by 1,000)*	$ 6,416,079	(18)

Continued on page 2

19.	TYPE of principal authority (check one)	☐ County	☐ Independent Special District	(19)
		☑ Municipality	☐ Water Management District	
20.	Applicable taxing authority (check one)	☑ Principal Authority	☐ Dependent Special District	(20)
		☐ MSTU	☐ Water Management District Basin	
21.	Is millage levied in more than one county? (check one)	☐ Yes	☑ No	(21)

DEPENDENT SPECIAL DISTRICTS AND MSTUs STOP **STOP HERE - SIGN AND SUBMIT**

22.	Enter the total adjusted prior year ad valorem proceeds of the principal authority, all dependent special districts, and MSTUs levying a millage. *(The sum of Line 13 from all DR-420 forms)*	$ 4,414,614	(22)
23.	Current year aggregate rolled-back rate *(Line 22 divided by Line 15, multiplied by 1,000)*	5.6599 per $1,000	(23)
24.	Current year aggregate rolled-back taxes *(Line 4 multiplied by Line 23, divided by 1,000)*	$ 6,261,098	(24)
25.	Enter total of all operating ad valorem taxes proposed to be levied by the principal taxing authority, all dependent districts, and MSTUs, if any. *(The sum of Line 18 from all DR-420 forms)*	$ 6,416,079	(25)
26.	Current year proposed aggregate millage rate *(Line 25 divided by Line 4, multiplied by 1,000)*	5.8000 per $1,000	(26)
27.	Current year proposed rate as a percent change of rolled-back rate *(Line 26 divided by Line 23, **minus 1**, multiplied by 100)*	2.48 %	(27)

First public budget hearing	Date : 9/9/2026	Time : 6:00 PM EST	Place : 1065 Ridgewood Avenue Holly Hill 32117

SIGN HERE

Taxing Authority Certification	I certify the millages and rates are correct to the best of my knowledge. The millages comply with the provisions of s. 200.065 and the provisions of either s. 200.071 or s. 200.081, F.S.	
Signature of Chief Administrative Officer :		Date :
Title :	Contact Name and Contact Title :	
Mailing Address :	Physical Address :	
City, State, Zip :	Phone Number :	Fax Number :

Instructions on page 3

FLORIDA

TAX INCREMENT ADJUSTMENT WORKSHEET

DR-420TIF
R. 6/10
Rule 12D-16.002
Florida Administrative Code
Effective 11/12

Year : 2026	County : Volusia
Principal Authority : City of Holly Hill	Taxing Authority : City of Holly Hill - Operating
Community Redevelopment Area : City of Holly Hill CRA	Base Year : 1995

SECTION I : COMPLETED BY PROPERTY APPRAISER

1.	Current year taxable value in the tax increment area	$ 411,442,380	(1)
2.	Base year taxable value in the tax increment area	$ 88,342,219	(2)
3.	Current year tax increment value *(Line 1 minus Line 2)*	$ 323,100,161	(3)
4.	Prior year Final taxable value in the tax increment area	$ 384,223,990	(4)
5.	Prior year tax increment value *(Line 4 minus Line 2)*	$ 295,881,771	(5)

SIGN HERE	**Property Appraiser Certification**	I certify the taxable values above are correct to the best of my knowledge.
	Signature of Property Appraiser : Electronically Certified by Property Appraiser	Date : 6/24/2026 8:35:34 AM

SECTION II: COMPLETED BY TAXING AUTHORITY **Complete EITHER line 6 or line 7 as applicable. Do NOT complete both.**

6. If the amount to be paid to the redevelopment trust fund IS BASED on a specific proportion of the tax increment value:

6a.	Enter the proportion on which the payment is based.	95.00 %	(6a)
6b.	Dedicated increment value *(Line 3 multiplied by the percentage on Line 6a)* ***If value is zero or less than zero, then enter zero on Line 6b***	$ 306,945,153	(6b)
6c.	Amount of payment to redevelopment trust fund in prior year	$ 1,630,309	(6c)

7. If the amount to be paid to the redevelopment trust fund IS NOT BASED on a specific proportion of the tax increment value:

7a.	Amount of payment to redevelopment trust fund in prior year	$	(7a)
7b.	Prior year operating millage levy from Form DR-420, Line 10	per $1,000	(7b)
7c.	Taxes levied on prior year tax increment value *(Line 5 multiplied by Line 7b, divided by 1,000)*	$	(7c)
7d.	Prior year payment as proportion of taxes levied on increment value *(Line 7a divided by Line 7c, multiplied by 100)*	%	(7d)
7e.	Dedicated increment value *(Line 3 multiplied by the percentage on Line 7d)* ***If value is zero or less than zero, then enter zero on Line 7e***	$	(7e)

SIGN HERE	**Taxing Authority Certification**	**I certify the calculations, millages and rates are correct to the best of my knowledge.**	
	Signature of Chief Administrative Officer :	Date :	
	Title :	Contact Name and Contact Title :	
	Mailing Address :	Physical Address :	
	City, State, Zip :	Phone Number :	Fax Number :

TAX INCREMENT ADJUSTMENT WORKSHEET INSTRUCTIONS

Property appraisers must complete and sign Section I of this worksheet and provide it with form DR-420, *Certification of Taxable Value*, to all taxing authorities who make payments to a redevelopment trust fund under:

- s. 163.387(2)(a), Florida Statutes, or
- An ordinance, resolution, or agreement to fund a project or to finance essential infrastructure.

"Tax increment value" is the cumulative increase in taxable value from the base year to the current year within the defined geographic area. It is used to determine the payment to a redevelopment trust fund under:

- s. 163.387(1), F.S. or
- An ordinance, resolution, or agreement to fund a project or finance essential infrastructure. In this case, the taxing authority must certify the boundaries and beginning date to the property appraiser.

"Dedicated increment value" is the portion of the tax increment value used to determine the payment to the redevelopment trust fund. (See s. 200.001(8)(h), F.S.) Calculate the dedicated increment value on this form and enter on either Line 6b or Line 7e.

"Specific proportion," used to determine whether to complete Line 6 or Line 7, refers to the calculation of the tax increment payment. Examples:

- Example 1.

  Section.163.387(1), F.S., states the payment made by the taxing authority should equal 95% of the millage levied times the tax increment value. The specific proportion in this case is 95%. The ordinance providing for the payment may set a percentage lower than 95%. In these cases, the lower percentage would be the specific proportion.
- Example 2.

  Some required tax increment payments are not directly related to the tax increment value. A constant dollar payment is a payment not based on a specific proportion of the tax increment value. Line 7 converts these payments into a proportion based on the prior year's payment and tax increment value to reach the current year's dedicated increment value.

Section I: Property Appraiser

A. Complete Section I of this form for each county, municipality, independent special district, dependent special district, and MSTU that:

- Has a tax increment value and
- Is not exempted from making payments to a community redevelopment trust fund based on tax increments (s. 163.387(2)(c), F.S.).

If a taxing authority has more than one tax increment value, they must complete a separate form for each tax increment value. Send a copy to each taxing authority with the DR-420 and keep a copy. When the taxing authority returns the completed forms, immediately send the original to:

Florida Department of Revenue
Property Tax Oversight Program - TRIM Section
P. O. Box 3000
Tallahassee, Florida 32315-3000

B. Enter only tax increment values that apply to the value located within the taxing authority indicated.

Section II: Taxing Authority

Complete Section II of the form, keep one copy, and return the original and one copy to your property appraiser with DR-420 within 35 days of certification. Send one copy to your tax collector.

Additional Instructions for Lines 6 and 7

Complete Line 6 if the payment into the redevelopment trust fund is a specific proportion of the tax increment value.

Complete Line 7 if the payment is based on a calculation other than a specific proportion. Do not complete both Lines 6 and 7.

STAFF REPORT
CITY OF HOLLY HILL, FLORIDA

City Commission
Agenda Item

MEETING DATE: **July 28, 2026**
FROM: **Brian Walker**
SUBJECT: **Halifax Humane Society Contract Renewal - FY27**
APPLICANT: **Code Enforcement - Animal Services**

DISCUSSION:

The Halifax Humane Society is a cost effective method of ensuring the humane treatment of stray animals collected within the City limits of Holly Hill. The City has contracted with Halifax Humane Society, a well-respected animal shelter service provider for many years to provide sheltering, care, treatment services and reunification of stray animals found within the east Volusia area.

The current contract with the City ends on September 30th, 2026. This proposed renewal Agreement will take effect on the 1st day of October 2026, and will remain in full force and effect for an initial twelve (12) month period ending on midnight September 30, 2027. The Agreement may be renewed upon mutual agreement for one additional consecutive one-year term at any time on or before September 30th, 2027 at 11:59pm.

PRIMARY CHANGES FROM THE CURRENT FY 26 CONTRACT TO THE PROPOSED FY27 CONTRACT:

The fee schedule has changed and prices across the board have increased by 10%.

FISCAL ANALYSIS:

The city has budgeted $70,000 in the 2027 Fiscal Year for the sheltering service provided under this agreement with the Halifax Humane Society.

STAFF RECOMMENDATION:

Authorize the City Manager execute the Agreement for Service with the Halifax Humane Society.

COMMISSION GOAL:

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

RECOMMEDED MOTION:
APPROVE THE AGREEMENT AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE AGREEMENT WITH THE HALIFAX HUMANE SOCIETY TO

PROVIDE ANIMAL SHELTERING AND LISTED MEDICAL SERVICES.

AGREEMENT FOR SERVICES BETWEEN
Halifax Humane Society, Inc.
AND
CITY OF HOLLY HILL

This Services Agreement ("Agreement") is hereby entered into by and between the **Halifax Humane Society, Inc.**, a Florida non-profit corporation, with its principal address at 2364 LPGA Boulevard, Daytona Beach, Florida 32124 ("Humane Society"), and the City of Holly Hill ("Impounding Agency"), a municipal corporation, with its primary address at **1065 Ridgewood Avenue, Holly Hill FL 32117**.

WHEREAS, in order to enforce the ordinances of the City of Holly Hill and the laws of the State of Florida with respect to stray animals, the Impounding Agency desires to deliver stray animals to the Humane Society for the humane impoundment and humane disposition of said animals; and

WHEREAS, the Humane Society is organized for the purpose, among others, of preventing cruelty to animals and is interested in assuring that impounded animals are sheltered in a humane manner and those which must be euthanized, be so euthanized humanely.

NOW, THEREFORE, for and in consideration of the mutual covenants, conditions and provisions herein contained, it is expressly agreed and understood as follows:

1. **TERM**: This Agreement will take effect on the 1st day of October 2025, and will remain in full force and effect for an initial twelve (12) month period ending on midnight between September 30, 2026.

2. **ANIMAL SHELTER, RETURN TO FIELD, AND TRAP, NEUTER, AND RETURN:**

(a) The Humane Society will maintain and operate an animal shelter ("Shelter") in a manner adequate for the confinement, remedial treatment, and, if necessary, disposal of stray dogs, cats, or other companion animals, which may be delivered to the Humane Society from all areas within the jurisdiction of the Impounding Agency, and the Humane Society will furnish, at its sole expense, unless otherwise noted, all supervision, labor, animal food, tools, supplies and other things necessary for the satisfactory performance of the services herein agreed to be provided. Remedial care will be provided for injured animals by the Humane Society during operating hours when there is a staff veterinarian available, at the Impounding Agency's sole expense. The Shelter will be operated at 2364 LPGA Blvd., Daytona Beach, Florida.

(b) The Humane Society will provide means to accept all stray dogs, cats, and other stray or seized domesticated animals delivered to the Shelter by the Impounding Agency's Animal Control Officers, Law Enforcement Officers, or personnel designated for this purpose ("Impounding Agency Personnel"). The Humane Society will NOT accept any dog, cat, or other animal declared dangerous, animals under investigation for being declared dangerous, animals with any known bite history, or animals under a state-

mandated rabies quarantine. The Humane Society will provide Return to Field ("RTF") for unsterilized cats following national animal welfare organization recommendations for the most humane practices with addressing cat overpopulation. The Humane Society will not accept wild animals and livestock. The Humane Society will require all persons who drop off or report injured or stray animals to the Shelter during the Shelter's normal operating hours to give their names, phone number, and current home and post office addresses and identify the place where the animals involved were located or picked up.

(c) If the Impounding Agency delivering an animal to the Shelter for impoundment discovers such animal bears information indicating ownership of the animal, the Impounding Agency shall take reasonable steps to identify the owner of the animal and contact said owner prior to delivering the animal to the Shelter. The Impounding Agency shall also provide all contact information gathered and documented attempts of contact for the owner/guardian to Humane Society at the time the animal is delivered to the Shelter.

Impounding Agency agrees to take all available measures for every animal impounded by personnel to reunite the animal in field prior to impound. These measures include scanning for microchip and researching if one is found, posting on Impounding Agency's social media, and utilizing Petco Love Lost prior to impound. Failure to complete these lifesaving measures prior to impound will result in $50 administrative fee per animal.

(d) When a stray domestic animal is delivered to the Shelter and is not suspected of having rabies or has not bitten or otherwise exposed any person or animal to rabies, the Humane Society will impound the animal at the Impounding Agency's expense for a period not to exceed three (3) calendar days (unless otherwise provided in this Agreement). If the owner has not retrieved the animal within the designated holding period, the Humane Society will thereafter, at its own expense, provide for the adoption or humane euthanasia of the animal in accordance with its policies and procedures.

(e) When a stray cat is delivered to the Shelter and is not suspected of having rabies or has not bitten or otherwise exposed any person or animal to rabies, the Humane Society will determine the eligibility of the animal for the RTF Program and notify the Impounding Agency for the pick and return to field. The Impounding Agency representative will expressly inform the Humane Society if a cat is brought in as part of the Trap, Neuter and Return Program ("TNR"). The Humane Society will only perform feline sterilization services for cats brought to the Humane Society by Impounding Agency Personnel. Cats brought to the Humane Society by any other person will not be eligible for reimbursement by the Impounding Agency. Fees for this service are listed in Section 3(b) of this Agreement under RTF/TNR Cats. The

ORIGINAL DOCUMENT

Impounding Agency will only be responsible for services or procedures that are requested and expressly included in this Agreement. The Impounding Agency will not pay for any other service or procedure. The RTF/TNR Program requires the following:

i. The Humane Society shall notify the Impounding Agency of a schedule for RTF/TNR the day(s) of the week that the Impounding Agency can bring cats to the designated Humane Society facility. Said schedule shall be subject to change by mutual agreement of the parties.

ii. Surgeries will be completed at a facility designated by the Humane Society.

iii. All regular sterilizations are the same price for neuters and spays (males and females). Each surgery includes complimentary ear tipping, FVRCP and rabies vaccines, and anesthesia. Ear tipping must be completed according to Alley Cat Allies recommendations by removing at least 3/8 of an inch from the top of the left ear.

iv. If the Impounding Agency presents a cat for sterilization and the Humane Society finds the cat has already been sterilized, the Humane Society will provide anesthesia, ear tipping, FVRCP and rabies vaccine at the normal sterilization surgery cost outlined in fee section of this Agreement.

v. Upon presentation of a cat, the Humane Society, at its sole discretion, will determine if the cat is healthy enough to survive surgery and whether or not it should be euthanized. The Humane Society recognizes that the Impounding Agency does not have a licensed veterinarian on staff and does not have the ability to determine whether an animal should be euthanized. Outlined in Section 3(b) of this Agreement.

vi. All cats returned to the Impounding Agency staff from Humane Society will have their ear tipped as described above. No exceptions. If a cat is returned to the Impounding Agency staff without an ear tip, or with an ear tip of less than 3/8 of an inch from the top of the left ear, the Impounding Agency cat will be returned to the Humane Society for the procedure without any additional charge to the Impounding Agency.

vii. No procedures other than those listed in this document will be paid for by the Impounding Agency. The Impounding Agency will only reimburse for procedures that have been documented and provided to the Impounding Agency. The Humane Society must provide at least the following information in order to receive reimbursement for each cat:

- Invoice number

- Visit Date
- Billing Date
- Animal Name and/or Number
- Impounding Agency services provided
- Name of Impounding Agency staff authorizing service(s)
- Cost for each service provided
- Total cost

viii. The Humane Society will combine and send all invoices to the Impounding Agency monthly.

ix. Impounding Agency Personnel will notify the Humane Society staff at the LPGA location whether a feline brought there is part of the TNR program, if it is for RTF, is wild, stray, confiscated, or seized.

x. The Humane Society will only release RTF cats to the Impounding Agency Personnel unless the Impounding Agency provides permission for a 3rd party release in writing.

3. **BILLING & PAYMENT:**

(a) The Humane Society shall bill the Impounding Agency pursuant to Paragraph 3(b), as applicable, for:

i. each dog, cat, domesticated animal, injured animal, deceased animal, or confiscated animal delivered to the Shelter by Impounding Agency Personnel;

ii. each stray dog, cat, domesticated animal, injured animal, or deceased animal emanating from within Impounding Agency's jurisdictional limits and delivered to the Shelter by a private citizen who has provided their full name and contact information. Owner surrendered animals will only be accepted via Impounding Agency with Supervisor approval from the Humane Society. Owner requested surrenders in the field should be referred to the Humane Society directly; and

iii. each dog, cat, domesticated animal, injured animal, or deceased animal picked up at the request of the Impounding Agency by the Humane Society within Impounding Agency's jurisdictional limits.

(b) In consideration of the agreements and undertakings to be performed by the Humane Society, the Impounding Agency agrees to pay the following applicable fee(s) per animal to the Humane Society on a monthly basis, in arrears:

Type of Fee	Cost
Dog or Cat Impoundment All impounded animals receive exam, core vaccines and parasite prevention. Dogs- Rabies, DHPP, Bordetella, heartworm test, parasiticides Cats- Rabies, FVRCP, parasiticides	$300.00
Administrative fee for not completing return to home measures prior to impound	$50.00
Other Domesticated Animal	$300.00
Deceased on Arrival (Cadaver Disposal)	$55.00
Confiscated Animal , to include 1st day **Each Additional Day of Impound**	$300.00 $55.00
Fees for RTF/TNR cats	$75.00
Sterilization Surgery Includes ear tipping, FVRCP, Rabies Vaccine, Pain Medication	$75.00
Anesthesia Fee No surgery performed, ear tipping, FVRCP vaccine, rabies vaccine OR veterinarian determined cat cannot undergo surgery due to illness or disease.	$75.00
Euthanasia Fee	$75.00
Hourly Rates for Staff Time	
Forensic calls, emergency treatment at time of impound and staff assistance upon request.	Staff Rates
Veterinary Technician / Animal Care Staff Veterinarian Staff	$52.50 per hr. $180.00 per hr.

(c) Payment must be made to the Humane Society within forty-five (45) days of the date of a proper invoice, as required by the Florida Local Government Prompt Payment Act (Part VII, Chapter 218, Florida Statutes) (the "Prompt Payment Act"). As provided by the Prompt Payment Act, any payment that is not made by the Impounding Agency within such time period shall bear interest from thirty (30) days after the due date at a rate of one percent (1%) per month on the unpaid balance until paid in full. Humane Society shall halt all animal acceptance from Impounding Agency on the 46th day of delinquent payment.

(d) If the Impounding Agency has a dispute about a charge on its invoice, it must contact the Humane Society's Accounting Department at 386-274-4703, extension 315, within

fifteen (15) days of the date of the invoice.

(e) The Humane Society will submit to the Impounding Agency, with its monthly invoice, a list of all pick up addresses of stray animals charged to the Impounding Agency for animals that were not impounded by Impounding Agency Personnel, the names and addresses of all persons claiming any stray animals that are dropped off at the Shelter during normal operating hours, and, if known, the names and addresses of all persons claiming stray animals that are dropped off at the Shelter after-hours.

(f) The Humane Society will make a good faith effort to collect the costs incurred for the care of any animal that is served by the Humane Society and later reclaimed by the animal's owner. Collections received by the Humane Society by an animal owner shall be credited against the fees charged to the Impounding Agency. The animal's owner is financially responsible for any services rendered to the animal by the Humane Society. The Humane Society, without indicating that payment is optional, will seek full payment for said services prior to releasing the animal. The Humane Society may release an animal to its owner without payment in the event the animal's owner completes a financial affidavit indicating that the owner qualifies as indigent. The financial affidavit to be used by Humane Society is attached hereto marked as **Exhibit A.** If the attached financial affidavit is completed by the animal owner, the Humane Society may release the animal to the owner without collecting any fees. The Impounding Agency shall be responsible for the charges associated with the released animal as outlined herein. A copy of the animal owner's financial affidavit shall be included in the corresponding invoice to the Impounding Agency. If the Humane Society does not have the animal owner complete a financial affidavit but releases the animal to the owner, the Impounding Agency shall not be charged for any of the fees associated with the animal released.

5. **CONFISCATED ANIMALS – 828.073, F.S.:** The Humane Society will agree to accept confiscated animals as strays or accept said animals as "confiscated" only when the provisions of Section 828.073, Florida Statutes are satisfied (*i.e.*, pursuant to a Court order after petition and hearing). The Impounding Agency shall be responsible for all charges and expenses incurred in confiscating an animal pursuant to § 828.073, Fla. Stat. Upon request, a copy of the petition must be submitted by Impounding Agency Personnel to the Humane Society within ten (10) business days of the request. Failure to comply with this requirement will result in "confiscated" animals being deemed "stray" animals, at which point care of the animal will be charged to the Impounding Agency at the default "stray" rates plus $55.00 per additional day of impound resulting from the Impounding Agency's failure to provide documentation provided in Section 3(b) of this Agreement. The Impounding Agency agrees to indemnify the Humane Society for any and all claims that may arise as a result of the Impounding Agency's decision to submit the animal as a stray, except that the cap on the amount and liability of the Impounding Agency for

ORIGINAL ORIGINAL

indemnification or damages under this Agreement, regardless of the number or nature of claims in tort, equity, or contract, shall not exceed the dollar amount expended by the Impounding Agency for Humane Society services in the contract year in which the claim arises. The cap shall not apply to attorneys' fees and costs of litigation.

6. **CONFISCATED ANIMALS - OWNER OF ANIMAL IS IN CUSTODY / DECEASED / HOSPITALIZED:** All animals whose owners are in police custody, deceased or hospitalized may be placed in a bona fide boarding kennel or veterinary clinic at the owner's expense. The Humane Society will accept any such animals that are seized or taken by the Impounding Agency. The Impounding Agency will pay the applicable charges for such service (*i.e.*, "Confiscated Animal") pursuant to Section 3(b) of this Agreement. The Impounding Agency agrees to provide the owner/guardian of the animal with a completed Notice of Impoundment **(Exhibit B)** on the Impounding Agency's letterhead and to a copy of Notice of Impoundment to the Humane Society. The Impounding Agency agrees to indemnify the Humane Society for any and all claims that may arise as a result of the Impounding Agency's decision to submit the animal as Confiscated/Owner of Animal in Custody/Deceased/Hospitalized, except that the cap on the amount and liability of the Impounding Agency for indemnification or damages under this Agreement, regardless of the number or nature of claims in tort, equity, or contract, shall not exceed the dollar amount expended by the Impounding Agency for Humane Society services in the contract year in which the claim arises. The cap shall not apply to attorneys' fees and costs of litigation. The Impounding Agency agrees to provide next of kin, emergency contact or any other guardian information to Halifax upon impound of animal. Failure to do so by the Impounding Agency will forfeit any hold on the animal other than the mandatory 3 day holding period for stray animals.

7. **CONFISCATED ANIMALS DUE TO OWNER EVICTION:** Animals seized by the Impounding Agency as a result of owner eviction will be held by the Humane Society for 5 days. The Impounding Agency agrees to leave notice of impoundment at the eviction location listing the whereabouts and description of animal confiscated. Impounding Agency Personnel will provide proof of such notice, agency report or photograph of notice on the dwelling with address or writ of possession displayed upon impound. If not reclaimed by the owner, all charges accruing pursuant to Section 3(b) of this Agreement will be paid by the Impounding Agency.

If the Impounding Agency chooses not to have the Humane Society hold the animal for the entire reclamation period in Section 7, the Impounding Agency may submit the animal to the Humane Society as a "stray," in which case the animal will be held for three (3) days prior to disposition. The Impounding Agency agrees to indemnify the Humane Society for any and all claims that may arise as a result of the Impounding Agency's decision to submit the animal as a "stray", except that the cap on the amount and liability of the Impounding Agency for indemnification or damages under this Agreement, regardless of the number or nature of claims in tort, equity, or contract, shall not exceed the dollar amount expended by the Impounding Agency for Humane Society services in the contract year in which the claim arises. The cap shall not apply to attorneys' fees and costs of litigation. The Impounding Agency shall pay the applicable charges for such service pursuant to Section 3(b) of this Agreement.

8. **REMEDY IN THE EVENT OF BREACH:** In the event that the Impounding Agency fails to make timely payment (45 days from date of invoice) to the Humane Society for services rendered pursuant to this Agreement, the Humane Society, in its sole discretion, may elect to terminate this Agreement and cease providing services to the Impounding Agency. If the Humane Society exercises this option, it will provide the Impounding Agency with thirty (30) days written notice of its decision to terminate the Agreement. The Impounding Agency will remain responsible for payment for all services rendered by the Humane Society prior to and during the thirty (30) day notice period. Upon expiration of the thirty (30) day notice period, the Humane Society will no longer provide any services to the Impounding Agency.

9. **WAIVER OF BREACH:** The waiver by the Humane Society or the Impounding Agency of any breach or violation of this Agreement will not operate as or be construed to be a waiver of any subsequent breach of this Agreement.

10. **INSURANCE:** Humane Society shall maintain insurance of sufficient amounts during the life of this Agreement. Humane Society shall provide the Impounding Agency with a certificate of insurance endorsing the Impounding Agency as an additional named insured, upon request. All insurance coverages of the Humane Society shall be primary and noncontributory. All insurance coverages of the Humane Society shall not seek contribution from any other insurance or self-insurance available to the Impounding Agency.

Policies shall be issued by insurers licensed and/or duly authorized under Florida Law to do business in the State of Florida and all insuring companies are required to have a minimum rating of "A-" in the "Best Key Rating Guide" published by A.M. Best & Company, Inc. Insurer shall provide the Impounding Agency written notice of cancellation, nonrenewal or any other changes in coverage no later than thirty (30) days prior to the effective date of the change and shall provide notice to the Impounding Agency no later than 10 days after non-payment.

Minimum insurance coverages that must remain in place for the life of the Agreement are as follows:

Commercial General Liability:	
Aggregate	$2,000,000.00
Each Occurrence	$1,000,000.00
Automobile Liability	$1,000,000.00
Umbrella Liability	$1,000,000.00

Should at any time the Humane Society not maintain the insurance coverages required herein, the Impounding Agency may terminate the Agreement.

The Humane Society reserves the right to terminate this Agreement without penalty if the cost of any required insurance coverage, including but not limited to general liability, professional

liability, or workers' compensation policies, exceeds a reasonable expense as determined by the Humane Society's Board of Directors in its sole discretion. In such case, written notice of termination will be provided to the other party, and neither party shall have any further obligations under this Agreement except for those expressly surviving termination.

11. **INDEMNIFICATION:** Each party shall defend, indemnify, and hold harmless the other party to this Agreement, its officers, directors, employees, agents, successors, and permitted assigns from and against all losses arising out of or resulting from the bodily injury or death of any person, or damage to real or tangible, personal property resulting from the willful, fraudulent, or negligent acts or omissions of the indemnifying party; and the indemnifying party's breach of any representation, warranty, or obligation set forth in this Agreement. The cap on the amount and liability of each party shall not exceed the dollar amount expended by the Impounding Agency for Humane Society services in the contract year in which the claim arises.

12. **SOVEREIGN IMMUNITY:** The Impounding Agency expressly retains all rights, benefits, and immunities of sovereign immunity in accordance with §768.28, Florida Statutes. Notwithstanding anything set forth in any section of the Agreement to the contrary, nothing in the Agreement shall be deemed as a waiver of immunity of limits of liability of the Impounding Agency beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature or may be adopted by the Florida Legislature, and the cap on the amount and liability of the Impounding Agency for damages, regardless of the number or nature of claims in tort, equity, or contract, shall not exceed the dollar amount set by the legislature for tort. Nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim against the Impounding Agency, which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

13. **PUBLIC RECORDS:** Pursuant to section 119.0701 (2)(a), Florida Statutes, the Impounding Agency is required to provide the Humane Society with this statement and establish the following requirements as contractual obligations pursuant to the Agreement:

IF THE HUMANE SOCIETY HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE HUMANE SOCIETY'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 386-248-9441, VMANNING@HOLLYHILLFL.ORG 1065 RIDGEWOOD AVENUE, HOLLY HILL FL. 32117.

By entering into this Agreement, the Humane Society acknowledges and agrees that some records maintained, generated, received, or kept in connection with, or related to the performance of services provided under, this Agreement are public records subject to the public records disclosure requirements of section 119.07(1), Florida Statutes, and Article I, section 24 of the Florida Constitution. Pursuant to section 119.0701, Florida Statutes, any contractor entering into a contract for services with the Impounding Agency, including the Humane Society, is required to comply with the following with respect to the applicable public records:

ORIGINAL

a) Keep and maintain public records required by the Impounding Agency to perform the services and work provided pursuant to this Agreement.

b) Upon request from the Impounding Agency's custodian of public records, provide the Impounding Agency with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law.

c) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the Humane Society does not transfer the records to the Impounding agency.

d) Upon completion of the contract, transfer, at no cost, to the Impounding Agency all public records in the possession of the Humane Society or keep and maintain public records required by the Impounding Agency to perform the service. If the Humane Society transfers all public records to the Impounding Agency upon completion of the contract, the Humane Society shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Humane Society keeps and maintains public records upon completion of the contract, the Humane Society shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the Impounding Agency, upon request from the Impounding Agency's custodian of public records, in a format that is compatible with the information technology systems of the Impounding Agency.

e) Requests to inspect or copy public records relating to the Impounding Agency's contract for services must be made directly to the Impounding Agency. If Humane Society receives any such request, Humane Society shall instruct the requestor to contact the Impounding Agency. If the Impounding Agency does not possess the records requested, the Impounding Agency shall immediately notify the Humane Society of such request, and the Humane Society must provide the records to the Impounding Agency or otherwise allow the records to be inspected or copied within a reasonable time.

The Humane Society acknowledges that failure to provide the applicable public records to the Impounding Agency within a reasonable time may be subject to penalties under section 119.10, Florida Statutes. The Humane Society further agrees not to release any records that are statutorily confidential or otherwise exempt from disclosure without first receiving prior written authorization from the Impounding Agency. Humane Society and Impounding Agency shall indemnify, defend, and hold each other harmless for and against any and all claims, damage awards, and causes of action arising from either party's failure to comply with the applicable public records disclosure requirements of section 119.07(1), Florida Statutes, or by either party's failure to maintain any applicable public records that are exempt or confidential and exempt from the public records disclosure requirements, including, but not limited to, any third party claims or awards for attorney's fees and costs arising therefrom. Humane Society authorizes

Impounding Agency to seek declaratory, injunctive, or other appropriate relief against Humane Society from a Florida Court of competent jurisdiction on an expedited basis to enforce the requirements of this section.

14. **E-VERIFY**: Humane Society shall utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the Humane Society during the term of this Agreement and shall expressly require any sub-contractors performing services pursuant to this Agreement to likewise utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the sub-contractor during the term of this Agreement.

15. **MEDIATION**: Any dispute arising from this Agreement, including, but not limited to, disputes over fees for services, will be mediated prior to a lawsuit being filed. Mediation will occur within sixty (60) days of written request by either party to mediate unless agreed to otherwise. The written request must be delivered in accordance with the provisions of Paragraph 19, below, of this Agreement. The cost of the mediator's fee will be borne equally by the parties.

16. **ATTORNEY'S FEES**: Both parties agree to bear the cost of their own attorneys' fees with respect to any disputes, lawsuits, or claims arising under this Agreement, except unless otherwise specifically allowed elsewhere in this Agreement or in the event of an action to recover amounts due under Part VII, Chapter 218, Florida Statutes, in which case, the court shall award court costs and reasonable attorney's fees, including fees incurred through appeal, to the prevailing party.

17. **GOVERNING LAW AND VENUE:** The parties further agree that this Agreement will be governed by the laws of the State of Florida and that venue for any and all suits arising out of or otherwise attributable to this Agreement will lie exclusively in the courts of Volusia County, Florida, unless the matter at issue is solely cognizable in federal court, in which case, venue shall be in the Middle District of Florida, Orlando Division.

18. **SEVERABILITY**: If any provision of this Agreement or any part of any provision of this Agreement is found to be invalid by a court of competent jurisdiction, such will not affect the validity of any other provision, or part thereof, of this Agreement.

19. **ENTIRE AGREEMENT**: This Agreement constitutes the entire and final understanding and agreement with respect to the subject matter hereof and supersedes all prior or contemporaneous negotiations, promises, covenants, agreements, or representations concerning all matters directly or indirectly, collaterally related to the subject matter of this Agreement.

20. **AMENDMENTS**: This Agreement cannot be amended or modified except by a writing executed by both of the parties hereto or their respective administrators, trustees, personal representatives and successors.

21. **NOTICES**: Any written notice required to be given under this Agreement is to be mailed by registered or certified mail, postage prepaid, to the party's business address or any other

address designated for that purpose by written notice and sent to the attention of the Impounding Agency Manager with respect to the Impounding Agency and to the attention of the CEO with respect to the Humane Society.

IN WITNESS WHEREOF, the Humane Society and the Impounding agency have executed this Agreement for Services between Halifax Humane Society Inc. and the Impounding Agency, effective on the date and year as set forth above.

HALIFAX HUMANE SOCIETY, INC.

By: _____
Name: Sean Hawkins
Title: Chief Executive Officer
Date: 9-8-25

IMPOUNDING AGENCY

By: _____
Name: Joseph A. Forte
Title: City Manager
Date: 9/24/2025

ATTEST:

By: _____
Name: Christina Sutherin
Title: Chief Operating Officer
Date: 9-8-25

ATTEST:

By: _____
Name: Valerie Manning
Title: City Clerk, CMC
Date: 9/24/2025

ANIMAL SERVICES
RETURN TO CUSTODY

DECLARATION OF NO OR LOW INCOME

This form should be completed by an adult household member if the household is claiming no or low income within the last 30 days.

Last Name	First Name	Phone Number
Address	**City**	**Zip**

1A. I hereby certify that I do not individually receive income from any of the following sources:

- Wages from employment (including commissions, tips, bonuses, fees, etc.)
- Income from operation of a business
- Rental income from real or personal property
- Interest or dividends from assets
- Social Security, annuities, insurance policies, retirement funds, pensions, or death benefits
- Unemployment or disability payments
- Public assistance payments (AFCD, SSI, TANF)
- Alimony, child support, or gifts received from persons not living in my household
- Sales from self-employed resources (Avon, Mary Kay, etc.)
- Any other source not named above

OR

1B. I hereby certify that I am low-income, as defined by Florida law, as a family or individual earning 80% or less of the area median income ($63,075)

2. ☐ I have resources to pay for the daily care of the animal being returned to my custody.

☐ I need access to resources to supplement my source of funds to adequately care for the animal being returned to my custody.

By my signature below, I certify and acknowledge the following:

- That the forgoing is true, complete, and correct.
- Inquiries may be made to verify statements and a request for documentation to verify low or no- income status maybe requested by Volusia County Animal Services.
- That false statements or omissions are grounds for an at large citation if the animal was impounded and the fees not paid upon return to the owner.

Signature	Date

NOTICE OF IMPOUNDMENT OF ANIMAL

To: [Owner's Name]
Address: [Owner's Address]

This notice is to inform you that on [date], Animal Services impounded the following animal in accordance with [insert ordinance / statute reference if applicable]:

- **Species/Breed:** [e.g., Dog – Labrador Retriever]
- **Color/Markings:** [Description]
- **Sex/Age:** [Details]
- **Identification (if any):** [Microchip / Tag Number]

The animal is currently being housed at:
[Animal Shelter / Animal Services Facility Name]
[Address]
[Phone Number]

Reclaim Period
You have until **[specific date and time]** (within [X] days of the impoundment) to reclaim your animal. To reclaim, you must provide proof of ownership (such as veterinary records, license, microchip registration, or photographs) and pay all applicable fees, which may include:

- Impound fees
- Daily boarding charges
- Vaccination, licensing, or medical fees (if required by law)

If the animal is not reclaimed by the above deadline, it will be considered abandoned and may be placed for adoption, transferred, or humanely euthanized as permitted under law.

Important: To avoid forfeiture of ownership, please contact Animal Services immediately at [phone/email] to make arrangements to reclaim your animal.

Sincerely,
[Name]
[Title]
[Animal Services Department]

AGREEMENT FOR SERVICES BETWEEN
Halifax Humane Society, Inc.
AND
City of Holly Hill

This Services Agreement ("Agreement") is hereby entered into by and between the Halifax Humane Society, Inc., a Florida non-profit corporation, with its principal address at 2364 West LPGA Boulevard, Daytona Beach, Florida 32124 ("Humane Society"), and the City of Holly Hill ("Impounding Agency"), a municipal corporation, with its primary address at 1065 Ridgewood Avenue, Holly Hill, FL 32117.

WHEREAS, in order to enforce the ordinances of the City of Holly Hill and the laws of the State of Florida with respect to stray animals, the Impounding Agency desires to deliver stray animals to the Humane Society for the humane impoundment and humane disposition of said animals; and

WHEREAS, the Humane Society is organized for the purpose, among others, of preventing cruelty to animals and is interested in assuring that impounded animals are sheltered in a humane manner and those which must be destroyed, be so destroyed humanely.

NOW, THEREFORE, for and in consideration of the mutual covenants, conditions and provisions herein contained, it is expressly agreed and understood as follows:

1. TERM: This Agreement will take effect on the 1st day of October 2026 and will remain in full force and effect for an initial twelve (12) month period ending on midnight between September 30, 2027. Upon mutual agreement, Humane Society and Impounding Agency may elect to renew this Agreement for one additional consecutive one-year term at any time on or before September 30, 2027, at 11:59pm.

2. **ANIMAL SHELTER, RETURN TO FIELD, AND TRAP, NEUTER, AND RETURN:**

(a) The Humane Society will maintain and operate an animal shelter ("Shelter") in a manner adequate for the confinement, remedial treatment, and, if necessary, disposal of stray dogs, cats, or other companion animals, which may be delivered to the Humane Society from all areas within the jurisdiction of the Impounding Agency, and the Humane Society will furnish, at its sole expense, unless otherwise noted, all supervision, labor, animal food, tools, supplies and other things necessary for the satisfactory performance of the services herein agreed to be provided. Remedial care will be provided for injured animals by the Humane Society during operating hours when there is a staff veterinarian available, at the Impounding Agency's sole expense. The Shelter will be operated at 2364 West LPGA Blvd., Daytona Beach, Florida.

(b) The Humane Society will provide means to accept all stray dogs, cats, and other stray or seized domesticated animals delivered to the Shelter by the Impounding Agency's Animal Control Officers, Law Enforcement Officers, or personnel designated for this purpose ("Impounding Agency Personnel"). The Humane Society will NOT accept any

dog, cat, or other animal declared dangerous, animals under investigation for being declared dangerous, animals with any known bite history, or animals under a state-mandated rabies quarantine. The Humane Society will provide Return to Field ("RTF") for unsterilized cats following national animal welfare organization recommendations for the most humane practices with addressing cat overpopulation. The Humane Society will not accept wild animals and livestock. The Humane Society will require all persons who drop off, or report injured or stray animals to the Shelter during the Shelter's normal operating hours to give their names, phone number, and current home and post office addresses and identify the place where the animals involved were located or picked up.

As part of this agreement, Impounding Agency assumes responsibility for all feline intake, sheltering and/or care, including sterilization surgeries for cats. Impounding Agency will provide the street address for the Shelter to its citizens and hours during which cats may be delivered and will provide mutually agreed signage and handouts containing the street address for the Shelter and daily hours for receiving cats.

(c) If the Impounding Agency delivering an animal to the Shelter for impoundment discovers such animal bears information indicating ownership of the animal, the Impounding Agency shall take reasonable steps to identify the owner of the animal and contact said owner prior to delivering the animal to the Shelter. The Impounding Agency shall also provide all contact information gathered and documented attempts of contact for the owner/guardian to Humane Society at the time the animal is delivered to the Shelter.

Impounding Agency agrees to take all available measures for every animal impounded by personnel to reunite the animal in field prior to impound. These measures include scanning for microchip and researching if one is found, posting on Impounding Agency's social media, and utilizing Petco Love Lost prior to impound. Failure to complete these lifesaving measures prior to impound will result in $55 administrative fee per animal.

(d) When a stray domestic animal is delivered to the Shelter and is not suspected of having rabies or has not bitten or otherwise exposed any person to rabies, the Humane Society will impound the animal at the Impounding Agency's expense for a period of not to exceed three (3) calendar days (unless otherwise provided in this Agreement). If the owner has not retrieved the animal within the designated holding period, the Humane Society will thereafter, at its own expense, provide for the adoption or humane disposal of the animal in accordance with its routine methods and procedures.

(e) When a stray cat is delivered to the Shelter and is not suspected of having rabies or has not bitten or otherwise exposed any person to rabies, the Humane Society will

determine the eligibility of the animal for the RTF Program and notify the Impounding Agency. The Impounding Agency representative will expressly inform the Humane Society if a cat is brought in as part of the Trap, Neuter and Return Program ("TNR"). The Humane Society will only perform feline sterilization services for cats brought to the Humane Society by Impounding Agency Personnel. Cats brought to the Humane Society by any other person will not be eligible for reimbursement by the Impounding Agency. Fees for this service are listed in Section 3(b) of this Agreement under RTF/TNR Cats. The Impounding Agency will only be responsible for services or procedures that are requested and expressly included in this Agreement. The Impounding Agency will not pay for any other service or procedure. The RTF/TNR Program requires the following:

i. The Humane Society and the Impounding Agency shall mutually agree on the day(s) of the week that the Impounding Agency will bring cats to the designated Humane Society facility. Said schedule shall be subject to change by mutual agreement of the parties. The Impounding Agency shall at a minimum have one day reserved each week at a designated Humane Society facility to bring in cats for sterilization.

ii. Surgeries may be completed at either:

Halifax Humane Society 2364 West LPGA Boulevard Daytona Beach, FL 32124

-Or-

Halifax Humane Society Spay & Neuter Clinic, currently located at 600 Mason Ave #150 Daytona Beach, FL 32117

-Or-

Halifax Humane Society 2400 LPGA Blvd. Daytona Beach, FL 32124

iii. All regular sterilizations are the same price for neuters and spays (males and females). Each surgery includes complimentary ear tipping, FVRCP and rabies vaccines, and anesthesia. Ear tipping must be completed according to Alley Cat Allies recommendations by removing at least 3/8 of an inch from the top of the left ear.

iv. If the Impounding Agency presents a cat for sterilization and the Humane Society finds the cat has already been sterilized, the Humane Society will provide anesthesia, ear tipping, FVRCP and rabies vaccine at the normal sterilization surgery cost outlined in fee section of this Agreement.

v. Upon presentation of a cat, the Humane Society, at its sole discretion, will determine if the cat is healthy enough to survive surgery and whether or not it should be euthanized. The Humane Society recognizes that the Impounding Agency does not have a licensed veterinarian on staff and does not have the ability to determine whether an animal should be euthanized. Outlined in Section 3(b) of this Agreement.

vi. All cats returned to the Impounding Agency staff from Humane Society will have their ear tipped as described above. No exceptions. If a cat is returned to the Impounding Agency staff without an ear tip, or with an ear tip of less than 3/8 of an inch from the top of the left ear, the Impounding Agency cat will be returned to the Humane Society for the procedure without any additional charge to the Impounding Agency.

vii. No procedures other than those listed in this document will be paid for by the Impounding Agency. The Impounding Agency will only reimburse for procedures that have been documented and provided to the Impounding Agency. The Humane Society must provide at least the following information in order to receive reimbursement for each cat:

- Invoice number
- Visit Date
- Billing Date
- Animal Name and/or Number
- Impounding Agency services provided
- Name of Impounding Agency staff authorizing service(s)
- Cost for each service provided
- Total cost

viii. The Humane Society will combine and send all invoices to the Impounding Agency monthly.

ix. Impounding Agency Personnel will notify the Humane Society staff at the LPGA location whether a feline brought there is part of the TNR program, if it is for RTF, is wild, stray, confiscated, or seized.

x. The Humane Society will only release RTF cats to the Impounding Agency Personnel unless the Impounding Agency provides permission for a 3rd party release in writing.

3. **BILLING & PAYMENT:**

(a) The Humane Society shall bill the Impounding Agency pursuant to Paragraph 3(b), as applicable, for:

i. each dog, cat, domesticated animal, injured animal, deceased animal, or confiscated animal delivered to the Shelter by Impounding Agency Personnel;

ii. each stray dog, cat, domesticated animal, injured animal, or deceased animal emanating from within Impounding Agency's jurisdictional limits and delivered to the Shelter by a private citizen who has provided their full name and contact information. Owner surrendered animals will only be accepted via Impounding Agency with Supervisor approval from the Humane Society. Owner requested surrenders in the field should be referred to the Humane Society directly; and

iii. each dog, cat, domesticated animal, injured animal, or deceased animal picked up at the request of the Impounding Agency by the Humane Society within Impounding Agency's jurisdictional limits.

(b) In consideration of the agreements and undertakings to be performed by the Humane Society, the Impounding Agency agrees to pay the following applicable fee(s) per animal to the Humane Society on a monthly basis, in arrears:

Type of Fee	Cost
Dog or Cat Impoundment All impounded animals receive exam, core vaccines and parasite prevention. Dogs- Rabies, DHPP, Bordetella, heartworm test, parasiticides Cats- Rabies, FVRCP, parasiticides	$330.00
Administrative fee for not completing return to home measures prior to impound	$55.00
Other Domesticated Animal	$330.00
Deceased on Arrival (Cadaver Disposal)	$60.50
Confiscated Animal, to include 1st day of impoundment *Each Additional Day of Impound*	$330.00 *$60.50*
Fees for RTF/TNR cats	$82.50

Sterilization Surgery Includes ear tipping, FVRCP, Rabies Vaccine, Pain Medication	$82.50
Anesthesia/Euthanasia Fee No surgery performed, ear tipping, FVRCP vaccine, rabies vaccine OR veterinarian determined cat cannot undergo surgery due to illness or disease.	$82.50
Hourly Rates for Staff Time	
Forensic calls, emergency treatment at time of impound and staff assistance upon request.	Staff Rates
Veterinary Technician / Animal Care Staff	$57.75 per hr.
Veterinarian Staff	$198.00 per hr.

(c) Payment must be made to the Humane Society within forty-five (45) days of the date of a proper invoice, as required by the Florida Local Government Prompt Payment Act (Part VII, Chapter 218, Florida Statutes) (the "Prompt Payment Act"). As provided by the Prompt Payment Act, any payment that is not made by the Impounding Agency within such time period shall bear interest from thirty (30) days after the due date at a rate of one percent (1%) per month on the unpaid balance until paid in full. Humane Society shall halt all animal acceptance from Impounding Agency on the 46th day of delinquent payment.

(d) If the Impounding Agency has a dispute about a charge on its invoice, it must contact the Humane Society's Accounting Department at 386-274-4703, extension 315, within fifteen (15) days of the date of the invoice.

(e) The Humane Society will submit to the Impounding Agency, with its monthly invoice, a list of all pick up addresses of stray animals charged to the Impounding Agency for animals that were not impounded by Impounding Agency Personnel, the names and addresses of all persons claiming any stray animals that are dropped off at the Shelter during normal operating hours, and, if known, the names and addresses of all persons claiming stray animals that are dropped off at the Shelter after-hours.

(f) The Humane Society will make a good faith effort to collect the costs incurred for the care of any animal that is served by the Humane Society and later reclaimed by the animal's owner. Collections received by the Humane Society by an animal owner shall

be credited against the fees charged to the Impounding Agency. The animal's owner is financially responsible for any services rendered to the animal by the Humane Society. The Humane Society, without indicating that payment is optional, will seek full payment for said services prior to releasing the animal. The Humane Society may release an animal to its owner without payment in the event the animal's owner completes a financial affidavit indicating that the owner qualifies as indigent. The financial affidavit to be used by Humane Society is attached hereto marked as **Exhibit A**. If the attached financial affidavit is completed by the animal owner, the Humane Society may release the animal to the owner without collecting any fees. The Impounding Agency shall be responsible for the charges associated with the released animal as outlined herein. A copy of the animal owner's financial affidavit shall be included in the corresponding invoice to the Impounding Agency. If the Humane Society does not have the animal owner complete a financial affidavit but releases the animal to the owner, the Impounding Agency shall not be charged for any of the fees associated with the animal released.

(g) Any and all fees set forth in Paragraph 3 or elsewhere in this Agreement shall increase by 10% for each additional consecutive one-year term of this Agreement as elected by the Humane Society and Impounding Agency.

5. **CONFISCATED ANIMALS – 828.073, F.S.**: The Humane Society will agree to accept confiscated animals as strays or accept said animals as "confiscated" only when the provisions of Section 828.073, Florida Statutes are satisfied (*i.e.*, pursuant to a Court order after petition and hearing). The Impounding Agency shall be responsible for all charges and expenses incurred in confiscating an animal pursuant to § 828.073, Fla. Stat. Upon request, a copy of the petition must be submitted by Impounding Agency Personnel to the Humane Society within ten (10) business days of the request. Failure to comply with this requirement will result in "confiscated" animals being deemed "stray" animals, at which point care of the animal will be charged to the Impounding Agency at the default "stray" rates plus $60.50 per additional day of impound resulting from the Impounding Agency's failure to provide documentation provided in Section 3(b) of this Agreement. The Impounding Agency agrees to indemnify the Humane Society for any and all claims that may arise as a result of the Impounding Agency's decision to submit the animal as a stray, except that the cap on the amount and liability of the Impounding Agency for indemnification or damages under this Agreement, regardless of the number or nature of claims in tort, equity, or contract, shall not exceed the dollar amount expended by the Impounding Agency for Humane Society services in the contract year in which the claim arises. The cap shall not apply to attorneys' fees and costs of litigation.

6. **CONFISCATED ANIMALS - OWNER OF ANIMAL IS IN CUSTODY / DECEASED / HOSPITALIZED**: All animals whose owners are in police custody, deceased or hospitalized may be placed in a bona fide boarding kennel or veterinary clinic at the owner's expense. The Humane Society will accept any such animals that are seized or taken by the Impounding Agency. The Impounding Agency will pay the applicable charges for such service (*i.e.*, "Confiscated Animal")

pursuant to Section 3(b) of this Agreement. The Impounding Agency agrees to provide the owner/guardian of the animal with a completed Notice of Impoundment **(Exhibit B)** on the Impounding Agency's letterhead and to a copy of Notice of Impoundment to the Humane Society. The Impounding Agency agrees to indemnify the Humane Society for any and all claims that may arise as a result of the Impounding Agency's decision to submit the animal as Confiscated/Owner of Animal in Custody/Deceased/Hospitalized, except that the cap on the amount and liability of the Impounding Agency for indemnification or damages under this Agreement, regardless of the number or nature of claims in tort, equity, or contract, shall not exceed the dollar amount expended by the Impounding Agency for Humane Society services in the contract year in which the claim arises. The cap shall not apply to attorneys' fees and costs of litigation. The Impounding Agency agrees to provide next of kin, emergency contact or any other guardian information to Halifax upon impound of animal. Failure to do so by the Impounding Agency will forfeit any hold on the animal other than the mandatory 3 day holding period for stray animals.

7. **CONFISCATED ANIMALS DUE TO OWNER EVICTION:** Animals seized by the Impounding Agency as a result of owner eviction will be held by the Humane Society for 5 days. The Impounding Agency agrees to leave notice of impoundment at the eviction location listing the whereabouts and description of animal confiscated. Impounding Agency Personnel will provide proof of such notice, agency report or photograph of notice on the dwelling with address or writ of possession displayed upon impound. If not reclaimed by the owner, all charges accruing pursuant to Section 3(b) of this Agreement will be paid by the Impounding Agency.

If the Impounding Agency chooses not to have the Humane Society hold the animal for the entire reclamation period in Section 7, the Impounding Agency may submit the animal to the Humane Society as a "stray," in which case the animal will be held for three (3) days prior to disposition. The Impounding Agency agrees to indemnify the Humane Society for any and all claims that may arise as a result of the Impounding Agency's decision to submit the animal as a "stray", except that the cap on the amount and liability of the Impounding Agency for indemnification or damages under this Agreement, regardless of the number or nature of claims in tort, equity, or contract, shall not exceed the dollar amount expended by the Impounding Agency for Humane Society services in the contract year in which the claim arises. The cap shall not apply to attorneys' fees and costs of litigation. The Impounding Agency shall pay the applicable charges for such service pursuant to Section 3(b) of this Agreement.

8. **REMEDY IN THE EVENT OF BREACH:** In the event that the Impounding Agency fails to make timely payment (60 days from date of invoice) to the Humane Society for services rendered pursuant to this Agreement, the Humane Society, in its sole discretion, may elect to terminate this Agreement and cease providing services to the Impounding Agency. If the Humane Society exercises this option, it will provide the Impounding Agency with thirty (30) days written notice of its decision to terminate the Agreement. The Impounding Agency will remain responsible for payment for all services rendered by the Humane Society prior to and during the thirty (30) day notice period. Upon expiration of the thirty (30) day notice period, the Humane Society will no longer provide any services to the Impounding Agency.

9. **WAIVER OF BREACH**: The waiver by the Humane Society or the Impounding Agency of any breach or violation of this Agreement will not operate as or be construed to be a waiver of any subsequent breach of this Agreement.

10. **INSURANCE**: Humane Society shall maintain insurance of sufficient amounts during the life of this Agreement. Humane Society shall provide the Impounding Agency with a certificate of insurance endorsing the Impounding Agency as an additional named insured, upon request. All insurance coverages of the Humane Society shall be primary and noncontributory. All insurance coverages of the Humane Society shall not seek contribution from any other insurance or self-insurance available to the Impounding Agency.

Policies shall be issued by insurers licensed and/or duly authorized under Florida Law to do business in the State of Florida and all insuring companies are required to have a minimum rating of "A-" in the "Best Key Rating Guide" published by A.M. Best & Company, Inc. Insurer shall provide the Impounding Agency written notice of cancellation, nonrenewal or any other changes in coverage no later than thirty (30) days prior to the effective date of the change and shall provide notice to the Impounding Agency no later than 10 days after non-payment.

Minimum insurance coverages that must remain in place for the life of the Agreement are as follows:

Commercial General Liability:	
Aggregate	$2,000,000.00
Each Occurrence	$1,000,000.00
Automobile Liability	$1,000,000.00
Umbrella Liability	$1,000,000.00

Should at any time the Humane Society not maintain the insurance coverages required herein, the Impounding Agency may terminate the Agreement or at its sole discretion shall be authorized to purchase such coverages and charge the Humane Society for such coverages purchased. The Impounding Agency shall be under no obligation to purchase such insurance, nor shall it be responsible for the coverages purchased or the insurance company or companies used. The decision of the Impounding Agency to purchase such insurance coverage shall in no way be construed to be a waiver of any of its rights under the Agreement.

The Humane Society reserves the right to terminate this Agreement without penalty if the cost of any required insurance coverage, including but not limited to general liability, professional liability, or workers' compensation policies, exceeds a reasonable expense as determined by the Humane Society's Board of Directors in its sole discretion. In such case, written notice of termination will be provided to the other party, and neither party shall have any further obligations under this Agreement except for those expressly surviving termination.

11. **INDEMNIFICATION**: Each party shall defend, indemnify, and hold harmless the other party to this Agreement, its officers, directors, employees, agents, successors, and permitted assigns from and against all losses arising out of or resulting from the bodily injury or death of any person, or damage to real or tangible, personal property resulting from the willful, fraudulent, or negligent acts or omissions of the indemnifying party; and the indemnifying party's breach of any representation, warranty, or obligation set forth in this Agreement. The cap on the amount and liability of each party shall not exceed the dollar amount expended by the Impounding Agency for Humane Society services in the contract year in which the claim arises.

12. **SOVEREIGN IMMUNITY:** The Impounding Agency expressly retains all rights, benefits, and immunities of sovereign immunity in accordance with §768.28, Florida Statutes. Notwithstanding anything set forth in any section of the Agreement to the contrary, nothing in the Agreement shall be deemed as a waiver of immunity of limits of liability of the Impounding Agency beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature or may be adopted by the Florida Legislature, and the cap on the amount and liability of the Impounding Agency for damages, regardless of the number or nature of claims in tort, equity, or contract, shall not exceed the dollar amount set by the legislature for tort. Nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim against the Impounding Agency, which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

13. **PUBLIC RECORDS**: Pursuant to section 119.0701 (2)(a), Florida Statutes, the Impounding Agency is required to provide the Humane Society with this statement and establish the following requirements as contractual obligations pursuant to the Agreement:

IF THE HUMANE SOCIETY HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE HUMANE SOCIETY'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 386-248-9441, JJACOB@HOLLYHILLFL.ORG, AND 1065 Ridgewood Avenue Holly Hill, FL 32117.

By entering into this Agreement, the Humane Society acknowledges and agrees that some records maintained, generated, received, or kept in connection with, or related to the performance of services provided under, this Agreement are public records subject to the public records disclosure requirements of section 119.07(1), Florida Statutes, and Article I, section 24 of the Florida Constitution. Pursuant to section 119.0701, Florida Statutes, any contractor entering into a contract for services with the Impounding Agency, including the Humane Society, is required to comply with the following with respect to the applicable public records:

a) Keep and maintain public records required by the Impounding Agency to perform the services and work provided pursuant to this Agreement.

b) Upon request from the Impounding Agency's custodian of public records, provide the Impounding Agency with a copy of the requested records or allow the records to be

inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law.

c) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the Humane Society does not transfer the records to the Impounding agency.

d) Upon completion of the contract, transfer, at no cost, to the Impounding Agency all public records in the possession of the Humane Society or keep and maintain public records required by the Impounding Agency to perform the service. If the Humane Society transfers all public records to the Impounding Agency upon completion of the contract, the Humane Society shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Humane Society keeps and maintains public records upon completion of the contract, the Humane Society shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the Impounding Agency, upon request from the Impounding Agency's custodian of public records, in a format that is compatible with the information technology systems of the Impounding Agency.

e) Requests to inspect or copy public records relating to the Impounding Agency's contract for services must be made directly to the Impounding Agency. If Humane Society receives any such request, Humane Society shall instruct the requestor to contact the Impounding Agency. If the Impounding Agency does not possess the records requested, the Impounding Agency shall immediately notify the Humane Society of such request, and the Humane Society must provide the records to the Impounding Agency or otherwise allow the records to be inspected or copied within a reasonable time.

The Humane Society acknowledges that failure to provide the applicable public records to the Impounding Agency within a reasonable time may be subject to penalties under section 119.10, Florida Statutes. The Humane Society further agrees not to release any records that are statutorily confidential or otherwise exempt from disclosure without first receiving prior written authorization from the Impounding Agency. Humane Society and Impounding Agency shall indemnify, defend, and hold each other harmless for and against any and all claims, damage awards, and causes of action arising from either party's failure to comply with the applicable public records disclosure requirements of section 119.07(1), Florida Statutes, or by either party's failure to maintain any applicable public records that are exempt or confidential and exempt from the public records disclosure requirements, including, but not limited to, any third party claims or awards for attorney's fees and costs arising therefrom. Humane Society authorizes Impounding Agency to seek declaratory, injunctive, or other appropriate relief against Humane Society from a Florida Court of competent jurisdiction on an expedited basis to enforce the requirements of this section.

14. **E-VERIFY**: Humane Society shall utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the Humane Society during the term of this Agreement and shall expressly require any sub-contractors performing services pursuant to this Agreement to likewise utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the sub-contractor during the term of this Agreement.

15. **MEDIATION**: Any dispute arising from this Agreement, including, but not limited to, disputes over fees for services, will be mediated prior to a lawsuit being filed. Mediation will occur within sixty (60) days of written request by either party to mediate unless agreed to otherwise. The written request must be delivered in accordance with the provisions of Paragraph 19, below, of this Agreement. The cost of the mediator's fee will be borne equally by the parties.

16. **ATTORNEY'S FEES**: Both parties agree to bear the cost of their own attorneys' fees with respect to any disputes, lawsuits, or claims arising under this Agreement, except unless otherwise specifically allowed elsewhere in this Agreement or in the event of an action to recover amounts due under Part VII, Chapter 218, Florida Statutes, in which case, the court shall award court costs and reasonable attorney's fees, including fees incurred through appeal, to the prevailing party.

17. **GOVERNING LAW AND VENUE:** The parties further agree that this Agreement will be governed by the laws of the State of Florida and that venue for any and all suits arising out of or otherwise attributable to this Agreement will lie exclusively in the courts of Volusia County, Florida, unless the matter at issue is solely cognizable in federal court, in which case, venue shall be in the Middle District of Florida, Orlando Division.

18. **SEVERABILITY**: If any provision of this Agreement or any part of any provision of this Agreement is found to be invalid by a court of competent jurisdiction, such will not affect the validity of any other provision, or part thereof, of this Agreement.

19. **ENTIRE AGREEMENT**: This Agreement constitutes the entire and final understanding and agreement with respect to the subject matter hereof and supersedes all prior or contemporaneous negotiations, promises, covenants, agreements, or representations concerning all matters directly or indirectly, collaterally related to the subject matter of this Agreement.

20. **AMENDMENTS**: This Agreement cannot be amended or modified except by a writing executed by both of the parties hereto or their respective administrators, trustees, personal representatives and successors.

21. **NOTICES**: Any written notice required to be given under this Agreement is to be mailed by registered or certified mail, postage prepaid, to the party's business address or any other address designated for that purpose by written notice and sent to the attention of the Impounding Agency Manager with respect to the Impounding Agency and to the attention of the CEO with respect to the Humane Society.



IN WITNESS WHEREOF, the Humane Society and the Impounding agency have executed this Agreement for Services between Halifax Humane Society Inc. and the Impounding Agency, effective on the date and year as set forth above.

HALIFAX HUMANE SOCIETY, INC.

By: Sean Hawkins
Name: Sean Hawkins
Title: Chief Executive Officer
Date: June 30, 2026

ATTEST:

By:
Name: Christina Sutherin
Title: Chief Lifesaving Officer
Date: 07/01/2026

IMPOUNDING AGENCY

By: _____
Name:
Title:
Date: _____

ATTEST:

By: _____
Name:
Title:
Date: _____

Exh. B

ANIMAL SERVICES
RETURN TO CUSTODY

DECLARATION OF NO OR LOW INCOME

This form should be completed by an adult household member if the household is claiming no or low income within the last 30 days.

Last Name	First Name	Phone Number
Address	**City**	**Zip**

1A. I hereby certify that I do not individually receive income from any of the following sources:

- Wages from employment (including commissions, tips, bonuses, fees, etc.)
- Income from operation of a business
- Rental income from real or personal property
- Interest or dividends from assets
- Social Security, annuities, insurance policies, retirement funds, pensions, or death benefits
- Unemployment or disability payments
- Public assistance payments (AFCD, SSI, TANF)
- Alimony, child support, or gifts received from persons not living in my household
- Sales from self-employed resources (Avon, Mary Kay, etc.)
- Any other source not named above

OR

1B. I hereby certify that I am low-income, as defined by Florida law, as a family or individual earning 80% or less of the area median income ($63,075)

2. ☐ I have resources to pay for the daily care of the animal being returned to my custody.

   ☐ I need access to resources to supplement my source of funds to adequately care for the animal being returned to my custody.

By my signature below, I certify and acknowledge the following:

- That the forgoing is true, complete, and correct.
- Inquiries may be made to verify statements and a request for documentation to verify low or no- income status maybe requested by Volusia County Animal Services.
- That false statements or omissions are grounds for an at large citation if the animal was impounded and the fees not paid upon return to the owner.

Signature	Date

NOTICE OF IMPOUNDMENT OF ANIMAL

To: [Owner's Name]
Address: [Owner's Address]

This notice is to inform you that on [date], Animal Services impounded the following animal in accordance with [insert ordinance / statute reference if applicable]:

- **Species/Breed:** [e.g., Dog – Labrador Retriever]
- **Color/Markings:** [Description]
- **Sex/Age:** [Details]
- **Identification (if any):** [Microchip / Tag Number]

The animal is currently being housed at:
[Animal Shelter / Animal Services Facility Name]
[Address]
[Phone Number]

Reclaim Period
You have until **[specific date and time]** (within [X] days of the impoundment) to reclaim your animal. To reclaim, you must provide proof of ownership (such as veterinary records, license, microchip registration, or photographs) and pay all applicable fees, which may include:

- Impound fees
- Daily boarding charges
- Vaccination, licensing, or medical fees (if required by law)

If the animal is not reclaimed by the above deadline, it will be considered abandoned and may be placed for adoption, transferred, or humanely euthanized as permitted under law.

Important: To avoid forfeiture of ownership, please contact Animal Services immediately at [phone/email] to make arrangements to reclaim your animal.

Sincerely,
[Name]
[Title]
[Animal Services Department]

DISCUSSION:

On October 14th, 2020, the City entered into an Interlocal Agreement with Volusia County for Supplemental Operational Assistance and Voluntary Cooperation for Animal Control Services (the Interlocal), for an initial term through September 30, 2025, with an additional five year period through September 30, 2030.

The purpose and intent of the agreement is that the County agreed to provide supplemental operational assistance and voluntary cooperation to the City for animal control services relating to specified violations of Florida Statutes, including but not limited to animal cruelty, animal fighting, dangerous dogs, and impoundment of animals found in distress.

In October of 2025 a First Amendment to the Interlocal was approved to add the provision for the County to accept and shelter dangerous animals from Holly Hill, as space permits. This was necessary since such services were no longer provided by the Halifax Humane Society.

The purpose of this attached **Second Amendment**, is to amend Section 8 D (Liabilities and Responsibilities of Parties) of the Agreement to read, in whole, as follows:

Liabilities and Responsibility of Parties.

D. The County and the City agree to share both unique and common emergency response resources for the purpose of providing expeditious and effective emergency service delivery to County and City citizens alike. To ensure the highest level of service possible, the City's animal control services may request supplemental operational assistance from the County's animal control services in the event the City's services are unavailable to address those incidents specified herein. The County agrees to provide to the City the personnel and equipment necessary for the Supplemental Operation Assistance services specified herein at the hourly rate of $102.59 per hour, plus fees paid to an appropriate shelter (the County reserves the right to transport animals to a shelter of its choice); fees for emergency and/or necessary veterinarian services; and fees paid for spay and neuter services. All personnel billing for their time for Supplemental Operation Assistance services to the City will do so in increments of one-quarter (¼) of an hour (i.e., fifteen minute) and shall round said time to the nearest such increment.

Should the County request supplemental operational assistance from the City, the County agrees to pay City for the personnel and equipment necessary for the Supplemental Operation Assistance services specified herein at the hourly rate of $102.59 per hour, plus fees paid to an appropriate shelter (the County reserves the right to transport animals to a shelter of its choice); fees for emergency and/or necessary veterinarian services; and fees paid for spay and neuter services. All personnel billing for their time for Supplemental Operation Assistance services to the County by the City will do so in increments of one-quarter (¼) of an hour (i.e., fifteen minute) and shall round said time to the nearest such increment.

~~Because the services provided by both the County and City are reciprocal in nature, each Party shall bear the costs of providing such services and neither Party shall owe any monetary payments or reimbursements to the other for personnel, equipment, or fuel or other expendable supplies~~

~~provided pursuant to this Agreement.~~

To summarize: This Second Amendment proposes a fee of $102.59 per hour when the County provides operational assistance with regard to the specified animal control assistance when the City's services are unavailable. The County also agrees to pay the City $102.59 when the City provides such operational assistance to the County.

Currently, the County is the only expeditious option for animal control assistance when the City's services are unavailable (for example after hours) to address the incidents specified in the Interlocal.

The entire Interlocal Agreement and both amendments to the document are attached. This hearing is to consider approval of the Second Amendment only.

STAFF RECOMMENDATION:

Approve the Second Amendment to the Interlocal Agreement for Supplemental Operational Assistance And Voluntary Cooperation For Animal Control Services by City of Holly Hill and the County of Volusia

MOTION:

APPROVE THE SECOND AMENDMENT TO THE INTERLOCAL AGREEMENT BETWEEN THE COUNTY OF VOLUSIA AND THE CITY OF HOLLY HILL FOR SUPPLEMENTAL OPERATIONAL ASSISTANCE AND VOLUNTARY COOPERATION FOR ANIMAL CONTROL SERVICES.

Prepared by
Volusia County
123 West Indiana Avenue
DeLand, Florida 32720

INTERLOCAL AGREEMENT BETWEEN THE COUNTY OF VOLUSIA AND THE CITY OF HOLLY HILL FOR SUPPLEMENTAL OPERATIONAL ASSISTANCE AND VOLUNTARY COOPERATION FOR ANIMAL CONTROL SERVICES

THIS INTERLOCAL AGREEMENT (hereinafter referred to as the "Agreement") is made and entered into on this 14th day of October, 2020, by and between the COUNTY OF VOLUSIA, a political subdivision of the State of Florida (hereinafter referred to as the "County"), and the CITY OF HOLLY HILL, a municipal corporation of the State of Florida (hereinafter referred to as the "City"), each one consisting a public agency as defined in Part I of Chapter 163, Florida Statutes (hereinafter referred to individually as "Party" and collectively as the "Parties").

WITNESSETH:

WHEREAS, the Parties presently maintain and operate animal control services;

WHEREAS, the Parties are so located in relation to each other that it is to the advantage of each to receive and extend supplemental operational assistance and voluntary cooperation in the form of animal control services and resources to adequately respond to intensive situations, including but not limited to, the seizure of animals; criminal investigations involving animals; and declared disasters requiring pet sheltering;

WHEREAS, the Parties to this Agreement are authorized pursuant to the Florida Interlocal Cooperation Act of 1969, as set forth in Section 163.01, *et.seq.*, Florida Statutes, to make efficient use of their respective powers, resources, authority, and capabilities by enabling them to cooperate on the basis of mutual advantage and thereby provide the facilities and efforts identified herein in a manner that will best utilize existing resources, powers, and authority available to each of them; and

WHEREAS, the Parties desire to cooperate in animal control services which permit voluntary cooperation and assistance between the Parties for the purposes set forth herein; provide for rendering assistance in emergency situations and providing assistance for the purposes of animal search and rescue as well as pet sheltering during declared disasters.

NOW, THEREFORE, incorporating the above recitals as if stated herein, it is agreed by and between the parties that each of the parties shall assist the other pursuant to the following stipulations, provisions, and conditions:

1. **Purpose and Intent**. The County agrees to provide supplemental operational assistance and voluntary cooperation to the City for animal control services relating to specified violations of Florida Statutes, including but not limited to animal cruelty, animal fighting, dangerous dogs, and impoundment of animals found in distress.

2. **Provisions for Supplemental Operational Assistance.** The Parties' will provide primary animal control services within their respective jurisdictions. To ensure the highest level of service possible, the City's animal control services may request supplemental operational assistance from the County's animal control services in the event the City's services are unavailable to address those incidents specified herein.

3. **Incidents Eligible for Supplemental Operational Assistance.** The County will provide supplemental operational assistance to the City in response to the following:

   A. Situations and incidents which may result in the seizure of animals pursuant to Sections 767.12 through 767.136, and Section 828.073, Florida Statutes.

   B. Criminal investigations involving animals pursuant to Sections 828.12 through 828.13, and Section 828.29, Florida Statutes.

   C. Animal search and rescue and pet sheltering during a declared local state of emergency.

   D. Spay/neuter services, vaccinations, and licensing for animals brought by the City's animal control services, or residents of the City who qualify for eligibility under the County's low-cost pet spaying and neutering program. The County shall establish a fee schedule for those spay/neuter services that are charged to the City that is approved by the County Council. These fees shall be charged directly to the City and payable upon receipt of the service. The County reserves the right to adjust fees as necessary.

4. **Procedure for Requesting Supplemental Operational Assistance.** In the event that the City needs assistance as set forth above, an authorized representative shall notify the County Animal Control Services Director, or designee. The County's Animal Control Services shall: (a) evaluate the situation and the request; (b) evaluate its available resources; (c) consult with supervisors as necessary; and (d) respond to the City in an appropriate manner. The County Animal Control Services may determine who is authorized to lend assistance in its jurisdiction, for how long such assistance is authorized, and for what purpose such authority is granted. This authority to grant supplemental operational assistance may be made verbally or in writing as the particular situation dictates.

5. **Command and Supervisory Responsibility.** In the event County Animal Control Services provides supplemental operational assistance to the City Animal Control Services, the County Animal Control Services will establish incident command and manage the incident in accordance with established procedures until mitigation of the incident or relieved by an officer having authority within the jurisdiction where the incident occurred.

6. **Duties and Level of Service.**

   A. No department, officer, or employee of the Parties shall perform any function or service not within the scope of the duties of such department, officer or employee in its respective primary jurisdiction.

   B. The rendition of service, standards of performance, discipline of officers and employees, and all other matters incident to the performance of services by command personnel and the command and control of their personnel and equipment shall remain with each Party.

C. Disputes or disagreements as to the level of service and/or standards of performance shall be reported by the complaining party to the animal control services director, or designee, of the Party provided the service or took the action from which the complaint arose.

D. For the purposes of responding to disputes or disagreements regarding the level of services or the standards of performance required hereunder, the decision of the animal control services director of each Party, as set forth in writing, shall be final and conclusive with respect to the agency represented, subject to the conflict resolution procedures provided in Paragraph 8 herein.

E. Animal related incidents not listed in Paragraph 3 above, shall be handled by the respective jurisdiction.

7. **Employee Status.** Persons employed by a Party in the performance of services and functions pursuant to this Agreement shall have no claim on the other Party for pension, workers' compensation, unemployment compensation, civil service, or any other employee rights or privileges granted by operation of law or otherwise to the officers and employees of the other Party.

8. **Liabilities and Responsibility of Parties.**

A. Nothing in this Agreement shall be interpreted, construed, or deemed to cause either Party to assume any liability for the acts or omissions of the officers, employees or any other personnel of any other Party in contravention of the statutory prohibitions contained in Section 768.28(19), Florida Statutes.

B. Nothing in this Agreement shall be deemed to be a waiver of, or to otherwise affect any of the privileges or immunities from liability, exemptions from laws, ordinances or rules, or any of the pension, disability, workers' compensation or other benefits which each of the Parties and their respective officers, employees and other personnel enjoy by operation of law, contract or otherwise.

C. Except as herein otherwise provided, all liability for injury or death to personnel, and for loss of or damage to equipment, shall be borne by the Party employing such personnel or owning such equipment, and all Parties shall carry sufficient insurance, or shall otherwise be sufficiently self-insured to cover all such liabilities and damages for themselves.

D. The County and the City agree to share both unique and common emergency response resources for the purpose of providing expeditious and effective emergency service delivery to County and City citizens alike. Because the services provided by both the County and City are reciprocal in nature, each Party shall bear the costs of providing such services and neither Party shall owe any monetary payments or reimbursements to the other for personnel, equipment, or fuel or other expendable supplies provided pursuant to this Agreement.

E. Regardless of anything set forth in any other part of this Agreement, each Party expressly retains all rights, benefits and immunities of the doctrine of sovereign immunity in accordance with Section 768.28, Florida Statutes, and nothing in this Agreement shall be deemed as a waiver of the doctrine of sovereign immunity or any of the limits of liability of either Party beyond any statutorily limited waiver of immunity or those limits of liability which have been or may be adopted by the Florida Legislature. Furthermore, the cap on the amount and liability of either Party for damages, losses, attorney's fees and costs,

regardless of the number or nature of claims in tort, equity, or contract, shall not exceed the dollar amount set by the legislature for tort. Nothing in this section or this Agreement shall be interpreted to inure to the benefit of any third party for the purpose of allowing any claim against either Party, which claim would otherwise be barred under the doctrine of sovereign immunity or by operation of law.

F. Neither Party is authorized or empowered to act as agent for the other for any purpose and will not on behalf of the other enter into any agreement, contract, warranty, or representation as to any matter. Neither will be bound by the acts or conduct of the other, nor be bound to any obligations of the other in any other agreement entered into by the other.

9. **Conflict Resolution.** If the parties to this Agreement fail to resolve any conflicts related to issues covered in this document, such dispute shall be resolved in accordance with governmental conflict resolution procedures specified in the Florida Governmental Conflict Resolution Act, Section 164.101, *et. seq.*, Florida Statutes. All disputes shall be governed by the laws of Florida and venue of any dispute shall be in Volusia County. In the event of any litigation or dispute between the parties arising out of this Agreement, each party will bear its own attorneys' fees and costs.

10. **Effective Date and Termination.** This Agreement shall become effective on the date executed by the last of the parties hereto and shall continue for five (5) years thereafter. This Agreement shall automatically renew for one (1) additional five (5) year period. Any party may terminate this Agreement prior to its stated expiration date by giving the other party at least one hundred eighty (180) days advance written notice.

11. **Notices.** All notices required by this Agreement, or any notice sent pursuant to this Agreement, shall be sent by Certified United States Mail, Return Receipt Requested, to the animal control services director for the respective party, except that a notice of cancellation pursuant to Paragraph 10 shall also be delivered by Certified United States Mail, Return Receipt Requested, to the respective City or County Manager of the Parties.

12. **Severability.** If any provision of this Agreement is declared unenforceable by a court of competent jurisdiction, then the remainder of this Agreement shall remain in full force and effect.

13. **Entire Agreement.** This Agreement, including exhibits attached hereto, embodies the entire understanding of the respective parties hereto regarding the subject matter hereof, and there are no further or other agreements or understandings, written or oral, between the parties relating to the subject matter hereof.

14. **Joint Preparation.** The preparation of this Agreement has been a joint effort of the parties hereto and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against one of the parties or the other.

15. **Multiple Counterparts.** This Agreement may be executed in any number of counterparts, each of which so executed shall be deemed to be an original, but all such counterparts shall together constitute but one in the same instrument.

16. **Authorization.** Pursuant to this Agreement, each party hereby authorizes the other party to perform the duties and services required herein.

IN WITNESS WHEREOF, the parties have duly executed this Agreement on the dates as shown below.

IN WITNESS WHEREOF, the parties have duly executed this Agreement on the dates as shown below.

ATTEST:

George Recktenwald
County Manager

Dated: 11/19/2020

COUNTY OF VOLUSIA

Ed Kelley
County Chair

ATTEST:

JOSEPH FORTE
City Manager

Dated: 10/14/2020

CITY OF HOLLY HILL

CHRIS VIA
Mayor

FIRST AMENDMENT TO
INTERLOCAL AGREEMENT FOR SUPPLEMENTAL OPERATIONAL ASSISTANCE AND VOLUNTARY COOPERATION FOR ANIMAL CONTROL SERVICES

THIS FIRST AMENDMENT ("Amendment") to the Interlocal Agreement for Supplemental Operational Assistance And Voluntary Cooperation For Animal Control Services by City of Holly Hill and the County of Volusia ("**Agreement**"), is made and entered into by and between the **COUNTY OF VOLUSIA** ("**County**"), a body corporate and politic and a political subdivision of the State of Florida, and the **CITY OF HOLLY HILL ("City")**, a municipal corporation duly incorporated pursuant to the laws of the State of Florida, for the purpose of extending and increasing sheltering services where available. Collectively, the County and the City are referred to herein as the "**Parties**."

WHEREAS, on or about October 14, 2020, the County and the City entered into the Agreement, for an initial term through September 30, 2025, with an additional five year period through September 30, 2030;

WHEREAS, the Parties desire to cooperate in animal control services which permit voluntary cooperation and assistance between the Parties for the purposes set forth herein; provide for rendering assistance in emergency situations and providing assistance for the purposes of animal search and rescue as well as pet sheltering for animal cruelty, animal fighting, dangerous dogs, and impoundment of animals found in distress.

WHEREAS, the Parties desire and agree to make changes to the Agreement's Sheltering terms; and amend the Agreement.

WHEREAS, the Parties agree that this First Amendment shall supplement the Parties' Interlocal Agreement, which shall remain in full force and effect after execution of this First Amendment.

NOW THEREFORE, in consideration of the foregoing recitals, which are incorporated herein by reference, and other consideration, the receipt and sufficiency of which is acknowledged by the Parties, the Parties agree to amend the Agreement as follows:

1. The Parties agree that the foregoing recitals are true, correct and material to this Amendment.

2. The Parties agree to amend Section 3 (Incidents Eligible for Supplemental Operational Assistance) of the Agreement to read, in whole, as follows:

   Incidents Eligible for Supplemental Operational Assistance. The County will provide supplemental operational assistance to the City in response to the following:

   A. Situations and incidents which may result in the seizure of animals pursuant to Sections 767.12 through 767.136, and Section 828.073, Florida Statutes.

   B. Criminal investigations involving animals pursuant to Sections 828.12 through 828.13, and Section 828.29, Florida Statutes.

ORIGINAL ORIGINAL ORIGINAL

C. Animal search and rescue and pet sheltering during a declared local state of emergency.

D. Spay/neuter services, vaccinations, and licensing for animals brought by the City's animal control services, or residents of the City who qualify for eligibility under the County's low- cost pet spaying and neutering program. The County shall establish a fee schedule for those spay/neuter services that are charged to the City that is approved by the County Council. These fees shall be charged directly to the City and payable upon receipt of the service. The County reserves the right to adjust fees as necessary.

E. Sheltering services for dogs under investigation for dangerous dog determination and bite quarantine as space is available in the County facility as determined by the County Animal Services Director. The County shall establish a fee schedule for those services that are charged to the City that is approved by the County Council. These fees shall be charged directly to the City and payable upon receipt of the service. The County reserves the right to adjust fees as necessary.

Except as otherwise provided herein, all other portions of Section 3 shall remain unaltered.

3. This Amendment sets forth the entire modification to the Agreement, unless the Agreement is otherwise amended or modified in accordance with the terms of the Agreement. This Amendment supersedes all prior proposals, agreements, and communications, both written and oral, regarding the matter described herein.

4. This Amendment is incorporated by reference into the Agreement, as if fully set forth therein. Except as provided above, all other terms and conditions of the Agreement, as previously amended, shall remain unchanged and in full force and effect and are hereby ratified and reaffirmed by the Parties. In the event of any conflict or inconsistency between the provisions set forth in this Amendment and the Agreement, this Amendment shall govern and control.

[REMAINDER OF PAGE INTENTIONALLY BLANK]

ORIGINAL ORIGINAL ORIGINAL

IN WITNESS WHEREOF, the Parties to this First Amendment to the Interlocal Agreement Supplemental Operational Assistance And Voluntary Cooperation For Animal Control Services by City of Holly Hill and the County of Volusia have caused the same to be signed by their duly authorized representatives as set forth below.

CITY OF HOLLY HILL

By: _____
Name: Joseph Forte
Title: City Manager
Date: 10-15-2025

Attest:

By: _____
Name: Valerie Manning
Title: City Clerk
Date: 10/16/2025

COUNTY OF VOLUSIA, FLORIDA

By: _____
Jeffrey S. Brower
County Chair
Date: _____

Attest:

By: _____
George Recktenwald
County Manager
Date: _____

SECOND AMENDMENT TO
INTERLOCAL AGREEMENT FOR SUPPLEMENTAL OPERATIONAL ASSISTANCE AND VOLUNTARY COOPERATION FOR ANIMAL CONTROL SERVICES

THIS SECOND AMENDMENT ("Second Amendment") to the Interlocal Agreement for Supplemental Operational Assistance And Voluntary Cooperation For Animal Control Services by City of Holly Hill and the County of Volusia ("**Agreement**"), is made and entered into by and between the **COUNTY OF VOLUSIA** ("**County**"), a body corporate and politic and a political subdivision of the State of Florida, and the **CITY OF HOLLY HILL ("City")**, a municipal corporation duly incorporated pursuant to the laws of the State of Florida, for the purpose of extending and increasing sheltering services where available. Collectively, the County and the City are referred to herein as the "**Parties**."

WHEREAS, on or about October 14 2020, the County and the City entered into the Agreement, for an initial term through September 30, 2025, with an additional five year period through September 30, 2030;

WHEREAS, on or about November 18, 2025, the County and the City entered into the First Amendment;

WHEREAS, the Parties desire to cooperate in animal control services which permit voluntary cooperation and assistance between the Parties for the purposes set forth herein; provide for rendering assistance in emergency situations and providing assistance for the purposes of animal search and rescue as well as pet sheltering for animal cruelty, animal fighting, dangerous dogs, and impoundment of animals found in distress.

WHEREAS, the Parties desire and agree to make changes to the Agreement's terms involved in rendering assistance in emergency situations;

WHEREAS, the Parties agree that this Second Amendment shall supplement the Parties' Interlocal Agreement and First Amendment, which shall remain in full force and effect after execution of this Second Amendment.

NOW THEREFORE, in consideration of the foregoing recitals, which are incorporated herein by reference, and other consideration, the receipt and sufficiency of which is acknowledged by the Parties, the Parties agree to amend the Agreement as follows:

1. The Parties agree that the foregoing recitals are true, correct and material to this Second Amendment.

2. The Parties agree to amend Section 8 (Liabilities and Responsibilities of Parties) of the Agreement to read, in whole, as follows:

Liabilities and Responsibility of Parties.

D. The County and the City agree to share both unique and common emergency response resources for the purpose of providing expeditious and effective emergency service delivery to County and City citizens alike. To ensure the highest level of service

possible, the City's animal control services may request supplemental operational assistance from the County's animal control services in the event the City's services are unavailable to address those incidents specified herein. The County agrees to provide to the City the personnel and equipment necessary for the Supplemental Operation Assistance services specified herein at the hourly rate of $102.59 per hour, plus fees paid to an appropriate shelter (the County reserves the right to transport animals to a shelter of its choice); fees for emergency and/or necessary veterinarian services; and fees paid for spay and neuter services. All personnel billing for their time for Supplemental Operation Assistance services to the City will do so in increments of one-quarter (¼) of an hour (i.e., fifteen minute) and shall round said time to the nearest such increment.

Should the County request supplemental operational assistance from the City, the County agrees to pay City for the personnel and equipment necessary for the Supplemental Operation Assistance services specified herein at the hourly rate of $102.59 per hour, plus fees paid to an appropriate shelter (the County reserves the right to transport animals to a shelter of its choice); fees for emergency and/or necessary veterinarian services; and fees paid for spay and neuter services. All personnel billing for their time for Supplemental Operation Assistance services to the County by the City will do so in increments of one-quarter (¼) of an hour (i.e., fifteen minute) and shall round said time to the nearest such increment.

~~Because the services provided by both the County and City are reciprocal in nature, each Party shall bear the costs of providing such services and neither Party shall owe any monetary payments or reimbursements to the other for personnel, equipment, or fuel or other expendable supplies provided pursuant to this Agreement.~~

Except as otherwise provided herein, all other portions of Section 8 shall remain unaltered.

3. This Second Amendment sets forth the entire modification to the Agreement, unless the Agreement is otherwise amended or modified in accordance with the terms of the Agreement. This Second Amendment supersedes all prior proposals, agreements, and communications, both written and oral, regarding the matter described herein.

4. This Second Amendment is incorporated by reference into the Agreement, as if fully set forth therein. Except as provided above, all other terms and conditions of the Agreement, as previously amended, shall remain unchanged and in full force and effect and are hereby ratified and reaffirmed by the Parties. In the event of any conflict or inconsistency between the provisions set forth in this Second Amendment and the Agreement, this Second Amendment shall govern and control.

[REMAINDER OF PAGE INTENTIONALLY BLANK]

IN WITNESS WHEREOF, the Parties to this Second Amendment to the Interlocal Agreement Supplemental Operational Assistance And Voluntary Cooperation For Animal Control Services by City of Holly Hill and the County of Volusia have caused the same to be signed by their duly authorized representatives as set forth below.

CITY OF HOLLY HILL

By: _____
Name: _____
Title: _____
Date: _____

Attest:

By: _____
Name: _____
Title: _____
Date: _____

COUNTY OF VOLUSIA, FLORIDA

By: _____
Jeffrey S. Brower
County Chair
Date: _____

Attest:

By: _____
George Recktenwald
County Manager
Date: _____

DESCRIPTION:
OVERALL HOME REMODELING LLC is the owner of the property located at 403 Ridgewood Avenue, Holly Hill FL 32117. Jonathan R. Archer is the Manager and Registered Agent of the LLC. The property is currently blighted and has been found to be in violation of the codes listed in **Exhibits A and B**.

BACKGROUND:
The property is the site of the former Happy Time Motel. Records indicate that the motel (along with many others along Ridgewood Ave in Holly Hill) declined after Interstate 95 bypassed U.S. 1. Over time the motel transitioned into monthly and long-term rentals which is a use that was not approved by the City. The quality of the motel continued to deteriorate. Eventually the property became blighted. For that reason, along with the fact that it was being used for long-term rental activity, the property faced code enforcement action under the pervious owner. That owner started to make some efforts to clean up the property and demolished some of the buildings. But eventually all efforts to clean up the property stopped and the property was sold to Jonathan Archer on April 8, 2025.

On April 9, 2025, Mr. Archer met with staff at City Hall where he was given a full briefing on the status of the property and the code enforcement issues. Mr. Archer assured staff that he would quickly move forward to clean up the property. However, several months went by with no action to clean up the property.

Therefore, Mr. Archer was cited and on August 22, 2025, the Special Master heard testimony under oath regarding Case # CEC2023-000098. The case concerned trash, unsafe conditions, blight, dangerous structures, structures unfit for human occupancy, among other violations. A copy of the Special Master's signed order and all violations are attached as **Exhibit A.**

Mr. Archer was given 45 days from the date of September 15th, 2025, to begin correction of the violations or begin demolition of the structures. The order of the Special Master was not complied with.

A few months later, on November 21, 2025, the Special Master again heard testimony under oath regarding Case # CEC2025-003513. The Special Master's order is attached as **Exhibit B.** At the hearing, the Special Master granted permission to the City of Holly Hill to abate the violations through demolition of the unsafe structures pending a ruling of same from the City Commission.

On January 12, 2026, Mr. Archer again met with staff and laid out his plan to bring the property in compliance. Again, these efforts were presented as being underway and we were told that the blight would soon be removed. Mr. Archer stated that he had made the decision to demolish the buildings and would obtain a permit to do so. Months went by without any activity. In the meantime, the property continued to deteriorate and the erosion control fencing was not properly placed.

Mr. Archer was eventually informed that staff would be moving forward to seek permission to demolish the structures. Mr. Archer preferred to do this on his own and had a contractor apply for a demolition permit. Mr. Archer told us that progress was imminent and he would demolish the

buildings once the demolition permit was obtained. Staff expediated the issuance of the permit and it was issued on May 5, 2026. After a week of no activity, the Community Development Director reached out to the contractor, Lancelot Lenard, to find out why demolition had not started. Mr. Lenard stated that he was not going to be demolishing the structures because he had not been paid to do so. Staff informed Mr. Archer that we would not wait any longer and would move forward with seeking approval to demolish the dilapidated structures and remove the blight.

As of this date the violations continue to exist and there has been no communication from Mr. Archer. Pictures of the property are attached and demonstrate a blighted property within our Community Redevelopment Area. The dilapidated structures also attract the homeless.

Fines from 2/18/2025 to 7/15/2026 are $50 per violation for 15 violations, and are accumulating at $750 per day. The amount owed as of 7/15/26 is $$384,000. Magistrate fines of $1,250 are also owed.

A title search was done for the property by the City Attorney, and all interested parties listed in the title report were notified by staff of this meeting and its subject matter via certified mail, return receipt requested.

Given the history of the owner's failure to correct all violations or demolish the structures, and given that this situation has continued to exist for an extended period of time despite repeated efforts by staff, liens, and orders of the Special Magistrate, staff request the following in accordance with Ordinance 3083:

1. That based on the evidence submitted, the Commission make a finding that a nuisance exists, and has been allowed to exist in violation of Section 3-200.
2. That the Commission give the property owner until 5pm on August 18, 2026, to remove the nuisance based on Section 3-200, to the City's satisfaction in accordance with the Code.
3. That if the property owner fails to remove the nuisance by 5pm on August 18, 2026, the Commission authorize City employees, subcontractors, and/or agents, to enter the property and demolish the structures in accordance with Section 3-200, and to further authorize that all expenses incurred by the City for demolition be paid by the property owner, and that if the property owner fails to pay such cost and expenses, that they be recorded as a lien on the property, or if such expenses qualify, that they be added to the property's non-ad valorem portion of the property tax bill.

CITY OF HOLLY HILL CODE ENFORCEMENT

SPECIAL MAGISTRATE HEARING

HOLLY HILL, FLORIDA

City of Holly Hill, a Political Parcel No. 533733020050

Sub-division of the State of Florida Case No. CEC2023-000098 Petitioner,

-vs-

Overall Home Remodeling LLC., Owner

Respondent.

ORDER OF NON-COMPLIANCE

The Holly Hill Code Enforcement Special Magistrate has heard testimony under oath at a hearing on the above-styled case on the 22nd of August 2025. The Owner, Overall Home Remodeling Jonathan Asher, was present. Based on the evidence received, the Special Magistrate, thereupon, issues its FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER as follows:

FINDINGS OF FACT

Overall Home Remodeling Jonathan Asher, owner and Respondent of the property located at 403 Ridgewood Ave., Holly Hill, Florida 32117, was issued a Notice of Violation on 08/08/2025. A Notice to Appear was issued on 08 11 2025, for the violations of :

26-61(2): Sanitary Trash. Clean and maintain the property.

82-131: Building Permit Required. Permits are required for work done on this property to address building, plumbing, and electrical work.

IPMC 110.1: Demolition. Demolish the non-permitted built structures on this property.

IPMC 111.1: Unsafe Conditions. The conditions on this property are unsafe due to the poorly maintained buildings and living spaces, as well as the building violations for improper/non-permitted structures.

IPMC 111.1.3: Unfit for Human Occupancy. The main office building, which has rental units, is dilapidated, infested with mold, and unsafe for human living. No tenants should be occupying it.

IPMC 111.1.5: Dangerous Structure. Buildings on the property are unsafe and unstable. There is a rental unit on the end of the main building that must be vacated. There are padlocks on doors that must be removed. The fire protective system at this property are too small, incorrectly housed, or out of date and must be brought up to NFPA code. Repair or replace all damaged smoke detectors in the housing units.

IPMC 302.1: Sanitary. The exterior property has patches of staining that must be cleaned . Interior of the main office unit is covered in staining colonies that resemble mold.

IPMC 304.1: Exterior Maintenance. Repair all exterior walls so they are free from rotting wood, damaged siding, or ripped and torn plaster. Repair any and all fascia, soffit or roofing so that it is free from damaged and rotten wood, plaster, or other material. Repair any holes in the walls, damaged rotting siding, cracked plaster and repair and remove the enclosed windows and doorways and return them to their original state.

IPMC 304.12: Handrails and Guards. All stairs must have proper handrails and guards.

IPMC 304.15: Doors. Replace and repair all damaged doors, doorway assemblies and screen doors. Replace any doorways that are not using correct exterior doors.

IPMC 304.2: Flaking and Peeling Paint. Repaint the flaking and peeling paint.

IPMC 304.6: Exterior Walls. Repair all damaged, rotting siding, fascia, and exterior wooden walls/frames/window sills. Repair all holes in the walls.

IPMC 304.7: Roofs and Drainage: Repair all of the damaged roofs on the property. This will require permitting.

IPMC 304.9: Overhang Extensions: Awnings. Repair the overhang and awnings on the property.

IPMC 504.1: Functioning Plumbing. Repair the damaged sewage cleanouts so that they have proper caps and are not exposed to the elements.

IPMC 604.3: Electrical System Hazards. The property has shorted wiring, poorly maintained electrical systems, non-functioning outlets and damaged exposed electrical systems. Repair the interior power outlets, properly replacing all outlets with GFCI units where applicable. Remove and install the power panels in the maintenance additions. Repair and replace any and all damaged, improperly wired electrical systems.

14-4: Temporary Storm Protection (Boarded Windows). Remove all the boarding from the windows. If the windows behind them are damaged, repair them.

Code Enforcement Officer Mahanes and Chief Building Official Lee offered testimony and photographic evidence.

CONCLUSIONS OF LAW

Overall Home Remodeling Jonathan Asher, owner and Respondent of the property located at 403 Ridgewood Ave., Holly Hill, Florida 32117, is in violation of:

26-61(2): Sanitary Trash. Clean and maintain the property.

82-131: Building Permit Required. Permits are required for work done on this property to address building, plumbing, and electrical work.

IPMC 110.1: Demolition. Demolish the non-permitted built structures on this property.

IPMC 111.1: Unsafe Conditions. The conditions on this property are unsafe due to the poorly maintained buildings and living spaces, as well as the building violations for improper/non-permitted structures.

IPMC 111.1.3: Unfit for Human Occupancy. The main office building, which has rental units, is dilapidated, infested with mold, and unsafe for human living. No tenants should be occupying it.

IPMC 111.1.5: Dangerous Structure. Buildings on the property are unsafe and unstable. There is a rental unit on the end of the main building that must be vacated. There are padlocks on doors that must be removed. The fire protective system at this property are too small, incorrectly housed, or out of date, and must be brought up to NFPA code. Repair or replace all damaged smoke detectors in the housing units.

IPMC 302.1: Sanitary. The exterior property has patches of staining that must be cleaned. Interior of the main office unit is covered in staining colonies that resemble mold.

IPMC 304.1: Exterior Maintenance. Repair all exterior walls so they are free from, rotting wood, damaged siding, or ripped and torn plaster. Repair any and all fascia, soffit or roofing so that it is free from damaged and rotten wood, plaster, or other material. Repair any holes in the walls, damaged rotting siding, cracked plaster and repair and remove the enclosed windows and doorways and return them to their original state.

IPMC 304.12: Handrails and Guards. All stairs must have proper handrails and guards.

IPMC 304.15: Doors. Replace and repair all damaged doors, doorway assemblies and scree doors. Replace any doorways that are not using correct exterior doors.

IPMC 304.2: Flaking and Peeling Paint. Repaint the flaking and peeling paint.

IPMC 304.6: Exterior Walls. Repair all damaged, rotting siding, fascia, and exterior wooden walls/frames/window sills. Repair all holes in the walls.

IPMC 304.7: Roofs and Drainage: Repair all of the damaged roofs on the property. This will require permitting.

IPMC 304.9: Overhang Extensions: Awnings. Repair the overhang and awnings on the property.

IPMC 504.1: Functioning Plumbing. Repair the damaged sewage cleanouts so that they have proper caps and are not exposed to the elements.

IPMC 604.3: Electrical System Hazards. The property has shorted wiring, poorly maintained electrical systems, non-functioning outlets and damaged exposed electrical systems. Repair the interior power outlets, properly replacing all outlets with GFCI units where applicable. Remove and install the power panels in the maintenance additions. Repair and replace any and all damaged improperly wired electrical systems.

14-4: Temporary Storm Protection (Boarded Windows). Remove all the boarding from the windows. If the windows behind them are damaged repair them.

Code Enforcement Officer Mahanes and Chief Building Official Lee offered testimony and photographic evidence.

ORDER

The property is found to continue to be out of compliance. That the previous orders issued continue to apply. Permission is granted to the City of Holly Hill to enter and clean, clear, and mow the property at the owner's expense. Permission is granted to demolish structures with a ruling of the same from the City Commission at the owner's expense as they are a blight and pose a danger to the public. That all items not in compliance continue to accrue daily fines as previously stated in the orders dated 01/26/2024. That the demolition permit for the property be pulled by the owner by no later than September 15th 2025 or an administrative fine of five hundred $500.00) dollars shall be assessed to the property owner. Work must commence forty-five (45) days from September 15th, 2025.

DONE AND ORDERED this 22nd day of August 2025, in Holly Hill, County of Volusia, Florida.

CITY OF HOLLY HILL

CODE ENFORCEMENT

By, John A Pascucci

John A. Pascucci, Special Magistrate

Attest: _____

Code Enforcement Official

STATE OF FLORIDA, VOLUSIA COUNTY

I HEREBY CERTIFY the foregoing is a true copy

of the original filed in this office. This 22, day of August, 2025.

VALERIE MANNING
MY COMMISSION # HH 417239
EXPIRES: October 30, 2027

Valerie Manning

City Clerk, City of Holly Hill

CITY OF HOLLY HILL CODE ENFORCEMENT

SPECIAL MAGISTRATE HEARING

HOLLY HILL, FLORIDA

City of Holly Hill, a Political Sub-division of the State of Florida

Petitioner,

-vs-

Overall Home Remodeling LLC, Owner

Respondent.

Parcel No. 533733020050

Case No. CEC2025-003513

ORDER OF NON-COMPLIANCE

The Holly Hill Code Enforcement Special Magistrate has heard testimony under oath at a hearing on the above-styled case on the 21st of November 2025. The Owner, Overall Home Remodeling LLC., was not present. Based on the evidence received, the Special Magistrate, thereupon, issues its FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER as follows:

FINDINGS OF FACT

Overall Home Remodeling LLC., owner and Respondent of the property located at 403 Ridgewood Ave., Holly Hill, Florida 32117, was issued a Notice of Violation on 11/11/2025. A Notice to Appear was issued on 11/11/2025 for the violations of :

26-61(1): Sanitary Grass. Mow and maintain the property.

114-727: Fence Maintenance. Repair the damaged silt fence.

IPMC 110.1: Demolition. Obtain a building permit for the site work, or demolish the stripped, empty, vacant buildings

Code Enforcement Officer Mahanes offered testimony and photographic evidence.

CONCLUSIONS OF LAW

Overall Home Remodeling LLC., owner and Respondent of the property located at 403 Ridgewood Ave., Holly Hill, Florida 32117, is in violation of:

26-61(1): Sanitary Grass. Mow and maintain the property.

114-727: Fence Maintenance. Repair the damaged silt fence.

IPMC 110.1: Demolition. Obtain a building permit for the site work, or demolish the stripped, empty, vacant buildings

Code Enforcement Officer Mahanes offered testimony and photographic evidence.

ORDER

Based on the Foregoing Findings of Fact and Conclusions of Law, and the authority of Chapter 162 Florida Statutes and the Holly Hill Enforcement Ordinance, Chapter 2 Section 2-118, it is duly Ordered by this Special Magistrate that the Respondent shall pay an administrative fine of five hundred ($500.00) dollars. Administrative Fine is due within five (5) days of this order. If the respondent fails to pay the Administrative Fine in five (5) days, a certified copy of this order shall be recorded in the public records, and such recordation shall constitute a lien against the Respondent's real (except homestead) and personal property in Volusia County, Florida, said property to include, but not be limited to, that described above.

The City of Holly Hill is given permission to enter the property and mow the grass and properly repair the silt fencing at the owner's expense. Permission to demolish all structures on the property with a ruling of the same from the City Council.

DONE AND ORDERED this 21st day of November 2025, in Holly Hill, County of Volusia, Florida.

CITY OF HOLLY HILL

CODE ENFORCEMENT

By, John A Pascucci

John A. Pascucci, Special Magistrate

Attest: _____

Code Enforcement Official

STATE OF FLORIDA, VOLUSIA COUNTY

I HEREBY CERTIFY the foregoing is a true copy

of the original filed in this office. This 21 day of NOV., 2025.

VALERIE MANNING
MY COMMISSION # HH 417239
EXPIRES: October 30, 2027

Valerie Manning

City Clerk, City of Holly Hill

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on 2nd day of December 2025 a true and accurate copy of the foregoing has been furnished by U.S. Mail to:

Overall Home Remodeling LLC.
403 Ridgewood Ave
Holly Hill, FL. 32117

Overall Home Remodeling LLC.
2138 Langley Circle
Orlando, FL. 32835

_____

Code Enforcement Official

HOLLY HILL
FLORIDA

CITY OF HOLLY HILL
1065 Ridgewood Avenue Holly Hill, Florida 32117
www.hollyhillfl.org

July 13, 2026

RE: 403 Ridgewood Ave. Happy Times Motel

An observation inspection has been conducted and upon observation the structures are deemed condemned. The structures are unsafe and unfit for human habitation and are deemed structurally damaged and deficient, and a hazard to life and health safety.
The certificate of occupancy for the structure is suspended and revoked per Florida Building Code 8th Ed., section 111.4 for violation of the provisions of the Florida Building Code, violation of the International Maintenance Code as adopted by the City of Holly Hill, and violation of the City of Holly Hill Code of Ordinances for the maintenance of buildings.

The current condition of the structure meets the criterion established under Section 26-61 (4) to request such condemnation.
Such Section states that a nuisance is: Any building or other structure which is in such a dilapidated condition that it is unfit for human habitation, or kept in such an insanitary condition that it is a menace to the health of people residing in the vicinity thereof, or presents a more than an ordinary dangerous fire hazard in the vicinity where it is located.

The current condition of these structures due to disrepair, lack of maintenance, damage, decay, dilapidation, and potential for further structural failures, meet the criterion in Section 26-61 (4) as an Unsafe Structure and Unfit for Human Habitation.
Considering the forgoing facts and observations, it is my professional opinion that the structure is unsafe, a public nuisance, and should be immediately demolished in accordance with Section 3-2 of the Land Development Regulations of Holly Hill titled, "Abatement of nuisance by demolition."
Respectfully,

Rickie Lee
Chief Building Official

Ownership and Encumbrance Property Information Report

Issuer: Old Republic Title
Recipient: Korey Law, P.A.

Maitland
(407) 647-1915

Old Republic Title File Number: 1753823

Agent's File Reference: 403 Ridgewood

Effective Dates: ***From*** August 29, 2003 at 2026

To May 26, 2026 at 11:00 PM

This title search commences from the date of the last outstanding institutional first mortgage on the property. If there is no outstanding mortgage, the search commences with the date record title vested in the current record owner.

Description of Real Property Situated in Volusia County, Florida.

See Exhibit A

Apparent Title Vested in:

Overall Home Remodeling LLC, a Florida limited liability company by Warranty Deed recorded in O.R. Book 8688, Page 2578, Public Records of Volusia County, Florida.

This search does not cover matters other than those recorded in the Official Records Book of the county and does not assure the legality or validity of the referenced instruments.

Ad Valorem tax information is not provided.

Prepared Date: June 5, 2026

Prepared by: Molly Anskate

Email Address: manskate@OldRepublicTitle.com

Ownership and Encumbrance Property Information Report

Old Republic Title

Old Republic Title File Number: 1753823

ENCUMBRANCES

1. Mortgage to Daniel McGanty, mortgagee(s), recorded in O.R. Book 8688, Page 2580, Public Records of Volusia County, Florida.
2. Mortgage to Daniel McGanty, mortgagee(s), recorded in O.R. Book 8688, Page 2584, Public Records of Volusia County, Florida.
3. Claim of Lien as recorded in O.R. Book 8668, Page 1686, Public Records of Volusia County, Florida.
4. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded May 18, 2026, at O.R. Book 8854, Page 2088, of the Public Records of Volusia County, Florida.

A 20-year name search has been performed on parties acquiring an interest within the time period covered by this search.

This Title Search is prepared and furnished for information only. It is not an opinion of title and may not be used as a title base for the issuance of a title insurance commitment and/or policy, nor should it be used for the preparation of foreclosure proceedings or other litigation.

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Ownership and Encumbrance Property Information Report

Attorneys' Title Fund Services, INC..

Exhibit A

Fund File Number: 1753823

All of Lots 5 and 6, EXCEPTING therefrom that portion taken for the widening of Ridgewood Avenue, a 100 foot right-of-way as currently laid out and used, and also Lots 13 and 14, EXCEPTING therefrom the Easterly 100 feet of the said Lots 13 and 14, all in Block B, Oakridge Park, a resubdivision in Block 23, Mason and Carswell's Division of Holly Hill, as per map in Plat Book 7, Page 18, Public Records of Volusia County, Florida.

AND

Lots 7, 8 and 9, EXCEPTING therefrom that portion taken for the widening of Ridgewood Avenue, ALSO Lots 10 and 11, and the Westerly 52.50 feet of Lot 12, all in Block "B", Oakridge Park, as recorded in Plat Book 7, Page 18, Public Records of Volusia County, Florida.

PICTURES TAKEN 7/13/2026


























Rinnai







HOLLY HILL
FLORIDA

Building, Zoning, Licensing & Inspections
386-248-9442
Fax 386-248-9498

City Clerk
386-248-9441
Fax 386-248-9448

City Manager
386-248-9425
Fax 386-248-9448

Community Services
386-248-9435
Fax 386-248-9448

Economic Development
386-248-9444
Fax 386-248-9448

Finance
386-248-9427
Fax 386-248-9497

Human Resources
386-248-9440
Fax 386-248-9448

Information Technology
386-248-9459
Fax 386-248-9448

Public Works
386-248-9463
Fax 386-248-9499

Utility Billing
386-248-9432
Fax 386-248-9458

Mayor & City Commission
386-248-9441
Fax 386-248-9448

JULY 13, 2026

DANIEL MCGANTY
17425 TRAMONTO DRIVE
PACIFIC PALISADES, CALIFORNIA 90272

OVERALL HOME REMODELING, LLC
ASHER, JONATHAN R
2138 LANGLEY CIRCLE
ORLANDO, FL 32835

Re: Case Numbers: CEC2023-000098 and CEC2025-003513

THIS IS AN IMPORTANT LETTER

Dear Property Owner,

On August 22, 2025, the Special Master heard testimony under oath regarding Case # CEC2023-000098. The case concerned trash, unsafe conditions, blight, dangerous structures, structures unfit for human occupancy, etc. at 403 Ridgewood Avenue, Holly Hill FL. A copy of the Special Master's signed order and all violations are attached.

You were given 45 days from the date of September 15th, 2025, to begin correction of the violations or begin demolition of the structures. The order was not complied with.

On November 21, 2025, the Special Master heard testimony under oath regarding Case # CEC2025-003513 (Order is attached). At the hearing, the Special Master granted permission to the City of Holly Hill to abate the violations through demolition of the unsafe structures at 403 Ridgewood Avenue, Holly Hill FL, pending a ruling of same from the City Commission.

As of the date of this letter, the violations continue to exist. In order to come into compliance, you must either repair the structures as outlined in the Special Master's orders or demolish the structures and receive an inspection from a code enforcement official stating that you are in compliance. It is your responsibility to contact the code enforcement division.

You are given until Monday, July 27, 2026, to correct all violations or demolish the structures. On Monday, July 27, 2026, the property will be inspected by a code enforcement official.

If it is deemed that the violations have not been corrected in full, your case will be heard before the City Commission on Tuesday, July 28, 2026 at 6:00 pm.

If you do not receive written confirmation on or before Tuesday, July 28, 2026, that you are complaint, then you must attend the hearing on Tuesday, July 28, 2026, at 6:00 pm.

The purpose of the meeting is for staff to request that the City Commission determine whether or not a public nuisance exists as stated in **Section 3-200 (attached)** of the Land Development Regulations, and if so, and what course of action should be taken. **Action taken may include authorizing City employees, subcontractors, and/or agents to demolish the structures. If staff is authorized to demolish the structures, staff will further request that all expenses incurred by the City for demolition and cleanup be paid by the property owner, and that if the property owner fails to pay such cost and expenses, that they be recorded as a lien on the property, or if such expenses qualify, that they be added to the property's non-ad valorem tax portion of the property tax bill.**

Questions regarding this letter can be directed to Brian Walker, Community Development Director, at 386-248-9424 or bwalker@hollyhillfl.org. You can also contact your code enforcement officer, Kyle Mahanes at 386-248-9483 or kmahanes@hollyhillfl.org. It is preferable to contact both staff members via email. If you write to one, please copy the other.

Sincerely,



Brian Walker, AICP, CNU-A
Community Development Director

Sec. 3-200. - Special items declared a nuisance.

The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property of any of the following items, conditions or actions are hereby declared to be and constitute a nuisance:

(a) Any weeds such as broom grass, jimson, burdock, ragweed, sandspur or other similar weeds; or any other vegetation, other than trees, ornamental bushes, flowers or other ornamental plants with a height exceeding 12 inches;

(b) Accumulation of trash, litter, debris, garbage, bottles, paper, cans, rags, dead or decayed fish, fowl, meat or other animal matter; fruit, vegetables, offal, bricks, concrete, scrap lumber or other building debris or other refuse of any nature, including drug paraphernalia, including needles, and evidence of living outside or inside without proper utilities and proper disposal of sanitary sewage;

(c) Any condition which provides harborage for rats, mice, snakes and other vermin;

(d) Any building or other structure which is in such a dilapidated condition that it is unfit for human habitation, or kept in such an unsanitary condition that it is a menace to the health of people residing in the vicinity thereof, or presents a more than ordinarily dangerous fire hazard in the vicinity where it is located;

(e) All unnecessary or unauthorized noises and annoying vibrations, including animal noises;

(f) All disagreeable or obnoxious odors and stenches, as well as the conditions, substances or other causes which give rise to the emission or generation of such odors and stenches;

(g) The carcasses of animals or fowl not disposed of within a reasonable time after death;

(h) The pollution of any public well or cistern, stream, lake, canal or body of water by sewage, dead animals, creamery wastes, industrial wastes or other substances;

(i) Any building, structure or other place or location where any activity which is in violation of local, state or federal law is conducted, performed or maintained, including but not limited to;

(1) There is an unusual sagging or leaning out of plumb of the building or structure or any parts of the building or structure and such effect is caused by deterioration or over-stressing to such an extent that there is a reasonable likelihood that the walls or other structural members may fall or give way.

(2) The building or structure has improperly distributed loads upon the floors or roofs, or the same are overloaded or have insufficient strength to be reasonably safe for the purpose used.

(3) The building or structure has been damaged or destroyed by fire, wind, or other causes and has become dangerous to life, safety, or the general health and welfare of people within or nearby the building or structure.

(4) The building or structure is so dilapidated, decayed, unsafe, unsanitary, or so utterly fails to provide the amenities essential to decent living that it is unfit for human habitation or occupancy, or is likely to cause sickness or disease, so as to injure the health, safety or general welfare.

(5) The building or structure has parts that are so attached that there is a reasonable likelihood they may fall and injure members of the public or property in general.

(6) The building or structure is vacant and not sufficiently secured to prevent easy access to trespassers and vagrants, or is otherwise untended or unkempt to the extent that it poses a general health or safety hazard for neighboring people or property.

(7) The electrical, mechanical or plumbing installations or systems create a hazardous condition contrary to the standards of the Florida Building Code.

(8) An unsanitary condition exists by reason of inadequate or malfunctioning sanitary facilities or waste disposal systems.

A building or structure poses imminent danger when:

(1) Unsound conditions of a structure, building system or portion thereof are likely to cause illness or physical injury to a person entering or occupying the structure;

(2) Structurally unsound conditions will likely cause a portion of the building or structure to fall, be carried by the wind, or otherwise detach or move, and in doing so cause physical injury or damage to a person or property nearby; or

(3) The condition of the property is such that it harbors or is inhabited by pests, vermin or organisms injurious to human health, the presence of which constitutes an immediate hazard to persons in the vicinity.

(4) A vacant structure that is unsecure and there is evidence of vagrants or squatters residing on the property without public utilities serving the property, including evidence of human waste: accumulation of garbage/debris evidencing residing on the property such as fresh food wrapping; the use of fire for light, heat, etc.

(j) Any accumulation of stagnant water permitted or maintained on any lot or piece of ground;

(k) The storage or accumulation of junk in any area zoned for residential use;

(l) Any act resulting in the discharge, dumping, or disposal of any contents of any septic tank, dry well, raw sewage, grease or similar material, regardless of its source, into or upon any land or body of water within the city, except as may be allowed through the city's sewer system or as otherwise authorized by section 70-173 <https://library.municode.com/fl/holly_hill/codes/code_of_ordinances?nodeId=PTIICOOR_CH70UT_ARTVSESEDI_DIV2CO_S70-173COARSESE>;

(m) Improperly built or maintained septic tanks, water closets, or privies;

(n) Any act by which the health or life of any individual may be threatened or impaired, or by which or through which, directly or indirectly, disease may be caused;

(o) Any method for disposing of the contents of any septic tank, dry well, raw sewage, grease or similar material which has not been approved by the county health department or state department of health and rehabilitative services;

(p) Improper maintenance or operation of any vehicle designed or used for the transportation or disposal of the contents of any septic tank, dry well, raw sewage, grease, or similar material, which may threaten or impair the health or lives of any individual, or by which or through which, directly or indirectly, disease may be caused.

(q) Vehicles and other equipment parked or stored in violation of the city regulations or ordinances, including, but not limited to chapter 114 <https://library.municode.com/fl/holly_hill/codes/code_of_ordinances?nodeId=PTIICOOR_CH114ZO>, divisions 6 and 7.

(r) Any other condition that constitutes a public nuisance as a threat to the public's health, safety and welfare as defined and determined under the law.

CITY OF HOLLY HILL CODE ENFORCEMENT

SPECIAL MAGISTRATE HEARING

HOLLY HILL, FLORIDA

City of Holly Hill, a Political Parcel No. 533733020050

Sub-division of the State of Florida Case No. CEC2023-000098 Petitioner,

-vs-

Overall Home Remodeling LLC., Owner

Respondent.

ORDER OF NON-COMPLIANCE

The Holly Hill Code Enforcement Special Magistrate has heard testimony under oath at a hearing on the above-styled case on the 22nd of August 2025. The Owner, Overall Home Remodeling Jonathan Asher, was present. Based on the evidence received, the Special Magistrate, thereupon, issues its FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER as follows:

FINDINGS OF FACT

Overall Home Remodeling Jonathan Asher, owner and Respondent of the property located at 403 Ridgewood Ave., Holly Hill, Florida 32117, was issued a Notice of Violation on 08/08/2025. A Notice to Appear was issued on 08 11 2025, for the violations of :

26-61(2): Sanitary Trash. Clean and maintain the property.

82-131: Building Permit Required. Permits are required for work done on this property to address building, plumbing, and electrical work.

IPMC 110.1: Demolition. Demolish the non-permitted built structures on this property.

IPMC 111.1: Unsafe Conditions. The conditions on this property are unsafe due to the poorly maintained buildings and living spaces, as well as the building violations for improper/non-permitted structures.

IPMC 111.1.3: Unfit for Human Occupancy. The main office building, which has rental units, is dilapidated, infested with mold, and unsafe for human living. No tenants should be occupying it.

IPMC 111.1.5: Dangerous Structure. Buildings on the property are unsafe and unstable. There is a rental unit on the end of the main building that must be vacated. There are padlocks on doors that must be removed. The fire protective system at this property are too small, incorrectly housed, or out of date and must be brought up to NFPA code. Repair or replace all damaged smoke detectors in the housing units.

IPMC 302.1: Sanitary. The exterior property has patches of staining that must be cleaned . Interior of the main office unit is covered in staining colonies that resemble mold.

IPMC 304.1: Exterior Maintenance. Repair all exterior walls so they are free from rotting wood, damaged siding, or ripped and torn plaster. Repair any and all fascia, soffit or roofing so that it is free from damaged and rotten wood, plaster, or other material. Repair any holes in the walls, damaged rotting siding, cracked plaster and repair and remove the enclosed windows and doorways and return them to their original state.

IPMC 304.12: Handrails and Guards. All stairs must have proper handrails and guards.

IPMC 304.15: Doors. Replace and repair all damaged doors, doorway assemblies and screen doors. Replace any doorways that are not using correct exterior doors.

IPMC 304.2: Flaking and Peeling Paint. Repaint the flaking and peeling paint.

IPMC 304.6: Exterior Walls. Repair all damaged, rotting siding, fascia, and exterior wooden walls/frames/window sills. Repair all holes in the walls.

IPMC 304.7: Roofs and Drainage: Repair all of the damaged roofs on the property. This will require permitting.

IPMC 304.9: Overhang Extensions: Awnings. Repair the overhang and awnings on the property.

IPMC 504.1: Functioning Plumbing. Repair the damaged sewage cleanouts so that they have proper caps and are not exposed to the elements.

IPMC 604.3: Electrical System Hazards. The property has shorted wiring, poorly maintained electrical systems, non-functioning outlets and damaged exposed electrical systems. Repair the interior power outlets, properly replacing all outlets with GFCI units where applicable. Remove and install the power panels in the maintenance additions. Repair and replace any and all damaged, improperly wired electrical systems.

14-4: Temporary Storm Protection (Boarded Windows). Remove all the boarding from the windows. If the windows behind them are damaged, repair them.

Code Enforcement Officer Mahanes and Chief Building Official Lee offered testimony and photographic evidence.

CONCLUSIONS OF LAW

Overall Home Remodeling Jonathan Asher, owner and Respondent of the property located at 403 Ridgewood Ave., Holly Hill, Florida 32117, is in violation of:

26-61(2): Sanitary Trash. Clean and maintain the property.

82-131: Building Permit Required. Permits are required for work done on this property to address building, plumbing, and electrical work.

IPMC 110.1: Demolition. Demolish the non-permitted built structures on this property.

IPMC 111.1: Unsafe Conditions. The conditions on this property are unsafe due to the poorly maintained buildings and living spaces, as well as the building violations for improper/non-permitted structures.

IPMC 111.1.3: Unfit for Human Occupancy. The main office building, which has rental units, is dilapidated, infested with mold, and unsafe for human living. No tenants should be occupying it.

IPMC 111.1.5: Dangerous Structure. Buildings on the property are unsafe and unstable. There is a rental unit on the end of the main building that must be vacated. There are padlocks on doors that must be removed. The fire protective system at this property are too small, incorrectly housed, or out of date, and must be brought up to NFPA code. Repair or replace all damaged smoke detectors in the housing units.

IPMC 302.1: Sanitary. The exterior property has patches of staining that must be cleaned. Interior of the main office unit is covered in staining colonies that resemble mold.

IPMC 304.1: Exterior Maintenance. Repair all exterior walls so they are free from, rotting wood, damaged siding, or ripped and torn plaster. Repair any and all fascia, soffit or roofing so that it is free from damaged and rotten wood, plaster, or other material. Repair any holes in the walls, damaged rotting siding, cracked plaster and repair and remove the enclosed windows and doorways and return them to their original state.

IPMC 304.12: Handrails and Guards. All stairs must have proper handrails and guards.

IPMC 304.15: Doors. Replace and repair all damaged doors, doorway assemblies and scree doors. Replace any doorways that are not using correct exterior doors.

IPMC 304.2: Flaking and Peeling Paint. Repaint the flaking and peeling paint.

IPMC 304.6: Exterior Walls. Repair all damaged, rotting siding, fascia, and exterior wooden walls/frames/window sills. Repair all holes in the walls.

IPMC 304.7: Roofs and Drainage: Repair all of the damaged roofs on the property. This will require permitting.

IPMC 304.9: Overhang Extensions: Awnings. Repair the overhang and awnings on the property.

IPMC 504.1: Functioning Plumbing. Repair the damaged sewage cleanouts so that they have proper caps and are not exposed to the elements.

IPMC 604.3: Electrical System Hazards. The property has shorted wiring, poorly maintained electrical systems, non-functioning outlets and damaged exposed electrical systems. Repair the interior power outlets, properly replacing all outlets with GFCI units where applicable. Remove and install the power panels in the maintenance additions. Repair and replace any and all damaged improperly wired electrical systems.

14-4: Temporary Storm Protection (Boarded Windows). Remove all the boarding from the windows. If the windows behind them are damaged repair them.

Code Enforcement Officer Mahanes and Chief Building Official Lee offered testimony and photographic evidence.

ORDER

The property is found to continue to be out of compliance. That the previous orders issued continue to apply. Permission is granted to the City of Holly Hill to enter and clean, clear, and mow the property at the owner's expense. Permission is granted to demolish structures with a ruling of the same from the City Commission at the owner's expense as they are a blight and pose a danger to the public. That all items not in compliance continue to accrue daily fines as previously stated in the orders dated 01/26/2024. That the demolition permit for the property be pulled by the owner by no later than September 15th 2025 or an administrative fine of five hundred $500.00) dollars shall be assessed to the property owner. Work must commence forty-five (45) days from September 15th, 2025.

DONE AND ORDERED this 22nd day of August 2025, in Holly Hill, County of Volusia, Florida.

CITY OF HOLLY HILL

CODE ENFORCEMENT

By, John A Pascucci

John A. Pascucci, Special Magistrate

Attest: _____

Code Enforcement Official

STATE OF FLORIDA, VOLUSIA COUNTY

I HEREBY CERTIFY the foregoing is a true copy

of the original filed in this office. This 22, day of August, 2025.

NOTARY PUBLIC STATE OF FLORIDA
VALERIE MANNING
MY COMMISSION # HH 417239
EXPIRES: October 30, 2027

Valerie Manning

City Clerk, City of Holly Hill

CITY OF HOLLY HILL CODE ENFORCEMENT

SPECIAL MAGISTRATE HEARING

HOLLY HILL, FLORIDA

City of Holly Hill, a Political Sub-division of the State of Florida

Petitioner,

-vs-

Overall Home Remodeling LLC, Owner

Respondent.

Parcel No. 533733020050

Case No. CEC2025-003513

ORDER OF NON-COMPLIANCE

The Holly Hill Code Enforcement Special Magistrate has heard testimony under oath at a hearing on the above-styled case on the 21st of November 2025. The Owner, Overall Home Remodeling LLC., was not present. Based on the evidence received, the Special Magistrate, thereupon, issues its FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER as follows:

FINDINGS OF FACT

Overall Home Remodeling LLC., owner and Respondent of the property located at 403 Ridgewood Ave., Holly Hill, Florida 32117, was issued a Notice of Violation on 11/11/2025. A Notice to Appear was issued on 11/11/2025 for the violations of :

26-61(1): Sanitary Grass. Mow and maintain the property.

114-727: Fence Maintenance. Repair the damaged silt fence.

IPMC 110.1: Demolition. Obtain a building permit for the site work, or demolish the stripped, empty, vacant buildings

Code Enforcement Officer Mahanes offered testimony and photographic evidence.

CONCLUSIONS OF LAW

Overall Home Remodeling LLC., owner and Respondent of the property located at 403 Ridgewood Ave., Holly Hill, Florida 32117, is in violation of:

26-61(1): Sanitary Grass. Mow and maintain the property.

114-727: Fence Maintenance. Repair the damaged silt fence.

IPMC 110.1: Demolition. Obtain a building permit for the site work, or demolish the stripped, empty, vacant buildings

Code Enforcement Officer Mahanes offered testimony and photographic evidence.

ORDER

Based on the Foregoing Findings of Fact and Conclusions of Law, and the authority of Chapter 162 Florida Statutes and the Holly Hill Enforcement Ordinance, Chapter 2 Section 2-118, it is duly Ordered by this Special Magistrate that the Respondent shall pay an administrative fine of five hundred ($500.00) dollars. Administrative Fine is due within five (5) days of this order. If the respondent fails to pay the Administrative Fine in five (5) days, a certified copy of this order shall be recorded in the public records, and such recordation shall constitute a lien against the Respondent's real (except homestead) and personal property in Volusia County, Florida, said property to include, but not be limited to, that described above.

The City of Holly Hill is given permission to enter the property and mow the grass and properly repair the silt fencing at the owner's expense. Permission to demolish all structures on the property with a ruling of the same from the City Council.

DONE AND ORDERED this 21st day of November 2025, in Holly Hill, County of Volusia, Florida.

CITY OF HOLLY HILL

CODE ENFORCEMENT

By, John A Pascucci

John A. Pascucci, Special Magistrate

Attest: _____

Code Enforcement Official

STATE OF FLORIDA, VOLUSIA COUNTY

I HEREBY CERTIFY the foregoing is a true copy

of the original filed in this office. This 21, day of NOV., 2025.

VALERIE MANNING
MY COMMISSION # HH 417239
EXPIRES: October 30, 2027

Valerie Manning

City Clerk, City of Holly Hill

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on 2nd day of December 2025 a true and accurate copy of the foregoing has been furnished by U.S. Mail to:

Overall Home Remodeling LLC.
403 Ridgewood Ave
Holly Hill, FL. 32117

Overall Home Remodeling LLC.
2138 Langley Circle
Orlando, FL. 32835

_____

Code Enforcement Official

IMPORTANT NOTICE

The Respondent must notify the Code Enforcement Officer when this order is complied with. Until the Code Enforcement Officer verifies that the property is in compliance, the fine will continue to accrue. This order will be recorded in the Official Records of the Office of the Clerk of the Court in Volusia County, Florida, and such recordation shall constitute a lien against the Respondent's real and personal property in Volusia County, Florida, said property to include, but not necessarily limited to that described above (EXCEPT HOMESTEAD)

The Respondent has the right to appeal whether the property is in compliance. The Respondent must file their appeal for a hearing within 20 days from the date the fine goes into effect. If the property is found to be still in non-compliance the fine will begin on the original date the fine was to go into effect. This hearing will only cover whether the property is now in compliance. It will not be a rehearing of the whole case, which was previously ruled on.

BACKGROUND

The City has completed the preparation of its 2050 Comprehensive Plan which establishes the long-range vision, goals, objectives, and policies that will guide future growth, redevelopment, infrastructure planning, conservation, economic development, housing, transportation, public facilities, and capital improvements through the year 2050. The Comprehensive Plan is intended to ensure that future development occurs in a coordinated, sustainable, and fiscally responsible manner while maintaining the quality of life for the residents of Holly Hill.

This final proposed Comprehensive Plan was presented to the Board of Planning and Appeals at its public hearing on April 6, 2026. Following discussion, the Board unanimously recommended that the City Commission transmit the proposed Comprehensive Plan to the Florida Department of Commerce for state review.

On April 14, 2026, after conducting the first required public hearing, the City Commission approved transmittal of the proposed 2050 Comprehensive Plan to the Florida Department of Commerce pursuant to Chapter 163, Florida Statutes.

The Department of Commerce completed its review and, by correspondence dated June 15, 2026, (**attached**) advised the City that it **does not identify any objections** to the proposed Comprehensive Plan amendment. The Department provided one comment intended to assist the City, however, the comment does not form the basis for determining whether the amendment is "In Compliance" under Florida law.

Since the City Commission approved transmittal of the 2050 Comprehensive Plan update on April 14, 2026, some minor punctuation, formatting and spelling corrections have been made. In addition to those changes the following more substantive changes have been made:

Chapter 1 - Future Land Use Element
Objective 5.3 read "Planning for Economic Development" which is more of a heading than an actual objective, therefore the Objective 5.3 has been updated to read as follows:
Objective 5.3 - ~~Planning for Economic Development~~ The City shall coordinate planning activities to support long-term economic development.

Chapter 4 – Utilities Element - Potable Water – Sub Element
The planning horizon has been updated through 2050.
Policy 1.2.2 - Projected demands through the year ~~2036~~ ~~2015~~ 2050 shall be met by undertaking those projects as identified in the Capital Improvements Element.

Chapter 5 – Coastal Management / Conservation Element
Objective 1.14 in Goal #1 has been removed because the language was inadvertently duplicated in Goal # 5. So, Goal # 5 and Objective 1.14 in Goal # 1 had the same exact language.

Chapter 6 – Recreation and Open Space Element
Objective 1.1 has been reworded to make it more understandable.

~~Objective 1.1.- The City shall require of new development activities concurrency with the adopted level-of service standards~~**; Objective 1.1 - The City shall require new development activities to meet concurrency and level-of service standards.**

Chapter 9 Public School Facilities Element

The land uses of Mixed Use II and Mixed Use III were replaced with General Mixed Use since Mixed Use II and Mixed III were eliminated as future land uses, but this change was not reflected in the Public School Facilities Element.

Future Land Use Categories	
Low Density Residential	Schools Permitted
Low-Medium Density Residential	Schools Permitted
Medium Density Residential	Schools Permitted
High Density Residential	Schools Permitted
Mobile Home Residential	Schools Permitted
General Commercial	Schools Permitted
Wholesale Commercial & Industrial	Schools Not Permitted
Churches, Schools & Institutions	Schools Permitted
Recreation and Open Space	Schools Not Permitted
Conservation	Schools Not Permitted
Residential-Based Mixed Use	Schools Permitted
General Mixed Use ~~II~~	Schools Permitted
~~Mixed Use III~~	~~Schools Permitted~~

ANALYSIS

The proposed 2050 Comprehensive Plan satisfies the statutory review process established in Chapter 163, Florida Statutes. The required local public hearings have been conducted, the plan has been reviewed by the Florida Department of Commerce, and no objections have been identified by the Department.

Adoption of the Comprehensive Plan will provide the City's policy framework for future land use decisions, capital planning, redevelopment initiatives, and public investments through the planning horizon year of 2050.

FISCAL IMPACT

There is no direct fiscal impact associated with adoption of the Comprehensive Plan. Future implementation of the Plan will occur through annual budgeting, capital improvement programming, and future development activities as authorized by the City Commission.

RECOMMENDATION

Staff recommends that the City Commission approve the ordinance adopting the City of Holly Hill 2050 Comprehensive Plan.

ORDINANCE 3092

AN ORDINANCE OF THE CITY OF HOLLY HILL, FLORIDA, ADOPTING THE 2050 COMPREHENSIVE PLAN UPDATE; AMENDING THE CITY OF HOLLY HILL COMPREHENSIVE PLAN PURSUANT TO CHAPTER 163, PART II, FLORIDA STATUTES; ADOPTING AMENDMENTS TO ELEMENTS OF THE CITY OF HOLLY HILL COMPREHENSIVE PLAN, INCLUDING ASSOCIATED GOALS, OBJECTIVES, POLICIES, MAPS, FIGURES, AND RELATED SUPPORTING MATERIALS; PROVIDING FOR TRANSMITTAL OF THE ADOPTED PLAN TO THE FLORIDA DEPARTMENT OF COMMERCE AND OTHER REVIEWING AGENCIES; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

WHEREAS, Sections 163.3161 through 163.3217, Florida Statutes, known as the Community Planning Act, require each local government to adopt and maintain a Comprehensive Plan to guide future growth, redevelopment, and conservation within its jurisdiction; and

WHEREAS, the City of Holly Hill has completed a comprehensive evaluation of its Comprehensive Plan to ensure that it continues to meet the needs of the community and remains consistent with applicable provisions of Chapter 163, Part II, Florida Statutes, and other applicable state laws; and

WHEREAS, the Comprehensive Plan Update provides revised goals, objectives, policies, maps, and supporting data intended to guide the City's future growth through the planning horizon year 2050 while promoting orderly development, economic vitality, environmental stewardship, fiscal responsibility, and the protection of the public health, safety, and welfare; and

WHEREAS, the City prepared the Comprehensive Plan Update in accordance with the requirements of Chapter 163, Part II, Florida Statutes; and

WHEREAS, the City's Board of Planning and Appeals, serving as the Local Planning Agency, conducted a duly noticed public hearing on April 6, 2026, and unanimously recommended approval of the proposed Comprehensive Plan Update; and

WHEREAS, on April 14, 2026, the City Commission conducted a public hearing and approved transmittal of the proposed Comprehensive Plan Update to the Florida Department of Commerce and all applicable reviewing agencies for review pursuant to Section 163.3184, Florida Statutes; and

WHEREAS, the Florida Department of Commerce issued its Notice of Intent identifying no objections, recommendations, or comments requiring amendment, and the City has incorporated any revisions deemed appropriate; and

WHEREAS, the City Commission has conducted duly noticed public hearings in accordance with the requirements of Chapter 163, Florida Statutes, and has determined that adoption of the Comprehensive Plan Update is in the best interests of the citizens of the City of Holly Hill.

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

SECTION 1. RECITALS.

The foregoing recitals are true and correct and are incorporated herein by this reference as legislative findings of the City Commission.

SECTION 2. ADOPTION OF THE 2050 COMPREHENSIVE PLAN UPDATE.

The City Commission hereby adopts the 2050 Comprehensive Plan Update, including all revised elements, maps, figures, data and analysis, and all documents incorporated therein by reference.

The Comprehensive Plan, as amended hereby, shall constitute the official Comprehensive Plan of the City of Holly Hill and shall govern future growth and development in accordance with Chapter 163, Part II, Florida Statutes.

SECTION 3. FINDINGS OF CONSISTENCY.

The City Commission hereby finds that the adopted Comprehensive Plan:

A. Is internally consistent;

B. Is consistent with Chapter 163, Part II, Florida Statutes;

C. Furthers the purposes of the Community Planning Act;

D. Promotes the public health, safety, welfare, and quality of life of the residents of the City of Holly Hill.

SECTION 4. TRANSMITTAL.

The City Manager, or designee, is authorized to submit the adopted Comprehensive Plan amendment package and all documents required by Section 163.3184, Florida Statutes.

SECTION 5. CONFLICTS.

All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 6. SEVERABILITY.

If any section, subsection, sentence, clause, phrase, or provision of this Ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 7. CODIFICATION.

The amendments adopted by this Ordinance shall become part of the City of Holly Hill Comprehensive Plan. The City Manager, or designee, is authorized to make such editorial and formatting changes as are necessary to properly incorporate the amendments into the Comprehensive Plan, provided that no substantive changes are made.

SECTION 8. EFFECTIVE DATE.

This Ordinance shall become effective thirty-one (31) days after adoption, unless timely challenged pursuant to Section 163.3184, Florida Statutes.

APPROVED AND AUTHENTICATED on this 28th of JULY 2026 for second and final reading.

June 15, 2026

The Honorable John Penny
Mayor, City of Holly Hill
1065 Ridgewood Avenue
Holly Hill, Florida 32117

Dear Mayor Penny,

FloridaCommerce has completed its review of the proposed comprehensive plan amendment for the City of Holly Hill (Amendment No. 26-01ER), which was received on April 15, 2026. FloridaCommerce has reviewed the proposed amendment in accordance with the state coordinated review process set forth in sections 163.3184(2) and (4), Florida Statutes (F.S.), for compliance with Chapter 163, Part II, F.S.

The attached Objections, Recommendations, and Comments Report outlines FloridaCommerce's findings concerning the amendment. FloridaCommerce does not identify any objections to the proposed amendment. However, FloridaCommerce is providing a comment. The comment is offered to assist the local government but will not form the basis for a determination of whether the amendment, if adopted, is "In Compliance" as defined in section 163.3184(1)(b), F.S. Copies of comments received by FloridaCommerce from reviewing agencies, if any, are also enclosed.

The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, the procedures for adoption and transmittal of the comprehensive plan amendment are enclosed.

The second public hearing, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of FloridaCommerce's attached report, or the amendment will be deemed withdrawn unless extended by agreement with notice to FloridaCommerce and any affected party that provided comment on the amendment pursuant to section 163.3184(4)(e)1., F.S. **The adopted amendment must be transmitted to FloridaCommerce within ten working days after the final adoption hearing or the amendment shall be deemed withdrawn pursuant to section 163.3184(4)(e)2., F.S.**

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

FloridaCommerce staff is available to assist the City to address the comment. If you have any questions related to this review, please contact Jon Coulter, Planning Analyst, by telephone at (850) 717-8421 or by email via Jon.Coulter@Commerce.fl.gov.

Sincerely,

James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/jc

Enclosures: Objections, Recommendations, and Comments Report
Procedures for Adoption
Reviewing Agency Comments

cc: Brian Walker, Community Development Director, City of Holly Hill
John Patterson, AICP, East Central Florida Regional Planning Council

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

Objections, Recommendations and Comments Report
Proposed Comprehensive Plan Amendment
Holly Hill 26-01ER

FloridaCommerce has identified a comment regarding Holly Hill's proposed comprehensive plan amendment. The comment is provided below, along with recommended actions the City could take to resolve issues of concern. Comments are offered to assist the local government and will not form the basis for a compliance determination.

FloridaCommerce staff has discussed the basis of the report with City staff and is available to assist the City to address the comment.

Comment 1: **Intergovernmental Coordination**

FloridaCommerce recommends that the City of Holly Hill coordinate with the St. Johns River Water Management District to address their technical assistance comments regarding the proposed amendment and make edits to the proposed Capital Improvements Element and complete the required update to the City's Water Supply Facilities Work Plan.

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR STATE COORDINATED REVIEW

Section 163.3184(4), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit electronically using FloridaCommerce's electronic amendment submittal portal "**Comprehensive Plan and Amendment Upload**" (***https://fldeo.my.salesforce-sites.com/cp/***https://floridajobs.secure.force.com/cp/) **or** submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council, Water Management District, Department of Transportation, Department of Environmental Protection, Department of State, the appropriate county (municipal amendments only), the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only), and the Department of Education (amendments relating to public schools), and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ State Land Planning Agency identification number for adopted amendment package.

_____ Summary description of the adoption package, including any amendments proposed but not adopted.

_____ Ordinance number and adoption date.

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government.

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact.

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format.

_____ In the case of future land use map amendment, an adopted future land use map, **in color format,** clearly depicting the parcel, its existing future land use designation and its adopted designation.

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required.

_____ Copy of executed ordinance adopting the comprehensive plan amendment(s).

Suggested effective date language for the adoption ordinance for state coordinated review:

> "The effective date of this plan amendment, if the amendment is not timely challenged, shall be the date the state land planning agency posts a notice of intent determining that this amendment is in compliance. If the amendment is timely challenged, or if the state land planning agency issues a notice of intent determining that this amendment is not in compliance, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or development dependent on this amendment may be issued or commence before it has become effective. "

_____ List of additional changes made in the adopted amendment that the FloridaCommerce did not previously review.

_____ List of findings of the local governing body, if any, that were not included in the ordinance, and which provided the basis of the adoption or determination not to adopt the proposed amendment.

_____ Statement indicating the relationship of the additional changes not previously reviewed by the FloridaCommerce to the ORC report from the FloridaCommerce.

CITY OF HOLLY HILL

CITY COMMISSION	PLANNING AND APPEALS
Roland Via, Mayor	Michael Myer, Chair
John Penny – District 1	Phillip Wiggins, Vice Chair
Rick Glass – District 2	Christopher P. Kiley
Mark Reed – District 3	J.D. Millette
Elisabeth Towesly – District 4	John Sterling

ADMINISTRATION
Dr. Oel Wingo, City Manager

COMMUNITY DEVELOPMENT DEPARTMENT
Doug Gutierrez, AICP, Community Development Director

OTHER CONTRIBUTORS
Christopher Hurst, Public Works Director
Jackie Maswary, GIS Coordinator
Mark Barker, Chief of Police
Ronald Spencer, Fire Chief
Joseph Levrault, Chief Building Official
Kurt Swartzlander, Finance Director

2010

COMPREHENSIVE PLAN ADOPTED
September 2010

CHAPTER 1 – FUTURE LAND USE ELEMENT

FUTURE LAND USE PLAN..... 1

GOALS, OBJECTIVES AND POLICIES..... 4

FUTURE LAND USE (MAP 1) 25

ANNEXATIONS (MAP 2)..... 26

VACANT LAND (MAP 3)..... 27

SOILS (MAP 4)..... 28

FLOOD ZONE HAZARDS (MAP 5) 29

HISTORICAL STRUCTURES AND SITES (MAP 6) 31

COMMUNITY REDEVELOPMENT AREA 32

CHAPTER 2 – TRANSPORTATION ELEMENT

GOALS, OBJECTIVES, AND POLICIES..... 33

MAP 1 ROADWAY FUNCTIONAL CLASSIFICATION..... 38

MAP 2 ROADWAY MAINTENANCE..... 39

MAP 3 ROADWAY NUMBER OF LANES 2009..... 40

MAP 4 ROADWAY NUMBER OF LANES 2025..... 41

MAP 5 PUBLIC TRANSIT ROUTES (EXISTING 2009 AND PROPOSED 2025) . 42

MAP 6 BIKEWAYS AND SIDEWALKS (EXISTING 2009 AND PROPOSED 2025)….43

MAP 7 DESIGNATED EVACUATION ROUTES..... 44

MAP 8 ROADWAY LEVEL OF SERVICE 2008..... 45

MAP 9 ROADWAY LEVEL OF SERVICE 2025..... 46

CHAPTER 3 – HOUSING ELEMENT

GOALS, OBJECTIVES AND POLICIES.....48

CHAPTER 4 – UTILITIES ELEMENT

SANITARY SEWER SUB-ELEMENT

GOALS, OBJECTIVES, AND POLICIES..... 52

POTABLE WATER SUB-ELEMENT

GOALS, OBJECTIVES, AND POLICIES..... 55

SOLID WASTE SUB-ELEMENT

GOALS, OBJECTIVES, AND POLICIES..... 57

STORMWATER DRAINAGE SUB-ELEMENT

GOALS, OBJECTIVES, AND POLICIES..... 58

GROUNDWATER AQUIFER RECHARGE WATER SUB-ELEMENT

GOALS, OBJECTIVES, AND POLICIES.....62

CHAPTER 5 – COASTAL MANAGEMENT/CONSERVATION ELEMENT

GOALS, OBJECTIVES, AND POLICIES.....64

CHAPTER 6 – RECREATION AND OPEN SPACE ELEMENT

GOALS, OBJECTIVES, AND POLICIES.....80

CHAPTER 7 – INTERGOVERNMENTAL COORDINATION ELEMENT

GOALS, OBJECTIVES, AND POLICIES.....84

CHAPTER 8 – CAPITAL IMPROVEMENTS ELEMENT

5-YEAR SCHEDULE OF IMPROVEMENTS 89

GOALS, OBJECTIVES, AND POLICIES.....93

CHAPTER 9 – PUBLIC SCHOOL FACILITIES ELEMENT

GOALS, OBJECTIVES, AND POLICIES.....102

CHAPTER 1
FUTURE LAND USE ELEMENT

INTRODUCTION

The Future Land Use Element is considered the key element of a comprehensive plan. It expresses the City's goals, objectives and policies regarding the development and redevelopment of land. Such factors as location, density or intensity and timing of the various types of land use are addressed in these goals, objectives and policies.

The Future Land Use Element establishes the pattern of land uses and location of urban growth for the City of Holly Hill through ~~2025~~ 2050. It identifies locations in the City of Holly Hill where various land uses and intensities of use will be permitted to occur in the future. It establishes and articulates broad policy in keeping with the traditional role of the comprehensive plan as a framework for future development.

The Future Land Use Element reflects previously adopted plans, current development trends, established land uses, and zoning patterns. Upon adoption, the Future Land Use Element sets forth the City's policy regarding future zoning and land use patterns. The major goal of the Future land Use Element is to achieve the highest quality of life for all the residents of the city, its visitors and businesses by managing growth in a manner that is consistent with sound social, economic, fiscal, and environmental principles. This element reflects existing urban service capacities and constraints, and it also establishes locations where future service improvements will follow.

Coordination of the Future Land Use Element with other elements of the Plan is essential to ensure that sewer and water facilities, roads and other services and facilities necessary to support new developments are in place concurrent with the impacts created by those new developments.

Regarding public infrastructure, the areas adjacent to existing public infrastructure will be the primary areas for future infrastructure development. Expansion of existing facilities in a fiscally and environmentally appropriate manner will be the primary objective. The intent is to maximize efficiency of urban services through compact development and utilization of existing development and facilities for planned developments otherwise consistent with the City of Holly Hill Comprehensive Plan.

In addition to encouraging development near existing or planned public facilities, areas that are outside the proposed development areas or contain environmentally sensitive or historical attributes will receive special attention to ensure proper management of the City's natural and historic resources.

The Future Land Use Element contains all the material required by Section 163.3177(6)(a), (F.S.) ~~and Section 9J-5.006, Florida Administrative Code (F.A.C.)~~ which establish the minimum requirements for the content of the Future Land Use Element. The adopted components of the Future Land Use Element include the Goals, Objectives and Policies and the Future Land Use Map ~~presented as Map I-1.~~

PLANNING GUIDELINES

The preparation of this Future Land Use Element was directed by the following planning guidelines:

A. Develop and maintain an urban form that gives the community a sense of identity and uniqueness;

B. Develop and maintain the city as an attractive, comfortable and safe place to live;

C. Ensure that residents of the city will have an opportunity to earn a reasonable income;

D. Protect, enhance and conserve the area's natural resources for the beneficial use by present and future residents;

E. Promote a broad range of recreational, employment and social activity choices for all residents;

F. Provide a high quality level of public services for all residents at a minimum cost;

G. Promote opportunities for communication and interaction among residents of the community; and

H. Promote the development of the city as a vital and integral element of the region.

THE FUTURE LAND USE PLAN

This section of the Future Land Use Element presents the specific objectives and policies of the city relative to the type, intensity, pattern and timing of future land use and development. A key component of this Future Land Use Plan is the Future Land Use Map ~~Figure II-6, located at the end of this chapter,~~ which graphically depicts the objectives and policies that cannot be clearly stated in the text. The text and the map should be taken together as a whole when evaluating the appropriateness of any land use proposal or regulation.

General Guidelines and Principles - ~~The following general guidelines and principles serve as the basis for relating the findings of the Inventory and Analysis to the written objectives and policies, as well as the Future Land Use Map.~~ The following guidelines and principles should not be enforced as objectives and policies of the city, but should be reviewed as necessary to evaluate the reasonableness or appropriateness of the city's adopted objectives and policies.

1. *Concentration of Industrial and Commercial Development along a North-South Corridor formed by the Florida East Coast Railway and U.S. Highway 1.*

   Industrial and commercial uses have been concentrated along ~~the longitudinal axes following~~ the FEC Railway and U.S. 1. The industrial concentrations have been located along the railroad using existing industrial development as a base. An attempt has been made, whenever possible, to buffer the industrial area from existing and proposed residential areas. A canal running from 11th Street (aka LPGA Blvd) to the south City limits has been used as a major buffer ~~as has been a proposed service road north of 11th Street~~. Elsewhere, a graduation of heavy to light industrial use has been indicated to reduce the conflict between industrial and other land uses.

   Along U.S. 1 commercial uses reflecting existing development dominate the land use pattern. Some residential uses in the form of mobile homes and apartments do interrupt this pattern. Some recreational and civic uses are also found here. Though much of the

commercial development is retail or auto related, the commercial area along U.S. 1 from Flomich Street to the north City limit is generally retail and professional offices.

2. *The Encouragement and Retention of the Residential Character Along the West Side of Riverside Drive from Third Street North to the City Limits.*

   Riverside Drive from ~~Third~~ 3rd Street to the north City limit line is a narrow, two-lane roadway with limited traffic carrying capacity. The adjoining area is, with one minor exception, residential in character. Homes along this drive occupy some of the largest "estate type" lots in the city; and several of the houses date from the turn of the century. The exception to this low-density residential character is the city's "first shopping center" built in the mid 1930's across from what is now Sunrise Park. While the existing shopping center should be allowed to remain and prosper, no expansion of that area and no new commercial areas should be allowed in this segment of Riverside Drive.

3. *Redevelopment is crucial to arresting further deterioration and allowing the city to achieve its potential.*

   The City Commission recognizes the importance of redevelopment and has adopted a long-term redevelopment strategy to accomplish this purpose. A key component of this strategy is the ~~formation of public-private partnerships~~ creation of a community redevelopment area to direct and coordinate the expenditure of public and private investment.

   Redevelopment efforts will be focused in a defined geographic area – the designated community redevelopment area – and will address problems of obsolete and dysfunctional lot layouts, vacant and underutilized properties, inadequate sidewalks and other public infrastructure, drainage, aesthetics, and market position.

GOALS, OBJECTIVES AND POLICIES - FUTURE LAND USE ELEMENT

GOAL 1 - THE GROWTH AND DEVELOPMENT OF HOLLY HILL SHALL BE MANAGED CONSISTENT WITH THE NEED TO PROMOTE ECONOMIC BENEFIT AND THE ENJOYMENT OF NATURAL AND MAN-MADE RESOURCES BY THE CITIZENRY, WHILE MINIMIZING THE HAZARDS AND NUISANCES OF INCOMPATIBLE LAND USES, OVERCROWDING, AND DEGRADATION OF THE ENVIRONMENT.

Objective 1.1 - No use or development of land shall occur in Holly Hill except in conformance with the adopted Future Land Use Plan.

Policy 1.1.1 - The City's zoning and subdivision regulations and other land use and development regulations shall be utilized as a means of ensuring conformance with the Future Land Use Plan.

Policy 1.1.2 - The density or intensity of development permitted in each of the land use categories indicated on the city's Future Land Use Map shall be consistent with the following standards:

- ~~Low density residential development the number of dwelling units shall not exceed 6 per net acre (exclusive of streets, utility and drainage rights-of-way and other non-residential land areas).~~
  LOW-DENSITY RESIDENTIAL (LDR) - This designation is characterized by detached single-family dwelling units (site built or modular) and both agricultural and conservation land uses. A maximum density of 6 dwelling units per net acre shall be permitted. Net acreage is gross acreage exclusive of streets, utility and drainage easements or rights-of-way, and stormwater management systems such as retention ponds, and existing bodies of water.)

  Recreational vehicle parks may be located on such lands at 6 units per gross acre, and be clustered so as to preserve open space, such that overall density is not increased. Recreational vehicle parks shall be permitted only on the following parcels having the low density residential future land use and identified by the Volusia County Property Appraiser as parcel identification numbers: 4242-38-02-0080 and 4242-38-02-0010 and 4242-38-01-0010, except that the development shall also incorporate in its entirety, parcel number 4242-04-28-0171 having the Industrial future land use. The development of a recreational vehicle park shall be reviewed and approved only though the Planned Development rezone process.

  Maximum Floor Area Ratio for permitted institutional uses: 0.25

- ~~Low-medium density residential development – the number of dwelling units shall not be more than 10 per net acre.~~
  LOW-MEDIUM DENSITY RESIDENTIAL (LMDR) – This designation allows detached and attached moderate density housing types. The maximum density for this land use category shall be 10 dwelling units per net acre.

  Maximum Floor Area Ratio for permitted institutional uses: 0.35

- ~~Medium density residential development - the number of dwelling units shall be more than 6 but fewer than 20 per net acre.~~
  MEDIUM-DENSITY RESIDENTIAL (MDR) – This designation allows detached and attached moderate density housing types. The maximum density for this land use category shall be 20 dwelling units per net acre.

  Maximum Floor Area Ratio for permitted institutional uses: 0.35

  HIGH-DENSITY RESIDENTIAL (HDR) – The HDR designation allows a maximum of (40) units per units/acre - to be applied to existing areas developed in this density range and to properties with direct access to an arterial or collector roadway. The maximum density may be increased by a factor of fifty (50) percent through Planned Unit Development approval employing a density bonus concept. Minimum parcel size is two (2) acres or a minimum of three (3) acres if developed as a Planned Unit Development (PUD). The density bonus of up to 50% per acre may be allowed for innovative and high-quality design. Density bonuses may be considered for proposals containing the following types of features: parcel aggregation, enhanced landscaping along public right-of-way, reduced impervious surface, on-site recreational amenities/open space, and use of innovative imagery and architectural guidelines.

  MOBILE HOME PARK (MHP) ~~s and subdivisions~~ - the number of dwelling units shall not be more than 6 per gross acre.

  GENERAL COMMERCIAL (GC) – This designation allows for a variety of commercial uses including neighborhood and community shopping centers, convenience stores, retail sales, offices, restaurants, and other commercial services. This land use should be located at the intersections of major roadways and along major roadways as infill development where this use is established. The maximum intensity permitted in this designation is a floor area ratio of 1.95 except for properties fronting Ridgewood Avenue where a ratio of 4.55 may be permitted. To encourage mixed-use development, commercial and office development within the General Commercial land use category, this designation may also include a multi-family styled residential component on parcels of land 2 acres or more. The residential portion of the development shall not be the primary use. The following incentives may be allowed in negotiating the development agreement for any mixed office/residential project: reduction in parking spaces; reduction in road impact fees; and increased building heights. The residential density shall not be less than 20 du/acre or exceed 35 units/acre as part of mixed-use land development. Maximum intensity of commercial and/or office shall not exceed F.A.R. 0.5. Residential uses shall not exceed 50% of the site area. Execution of a Development Agreement will be required for mixed use projects within the General Commercial land use.

  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.

- ~~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.)~~

INDUSTRIAL – This designation allows for a variety of heavy commercial and industrial land uses oriented toward manufacturing, vehicle towing and contractor storage yards, and other industrial uses. This land use should be located with direct access to rail systems, collectors, and arterial roadways, and as infill development where this use is established. The maximum intensity permitted in this designation is a floor area ratio of 1.95 except that recreational vehicle parks may be located on such lands at a total floor area ratio not to exceed .35 (point thirty-five.). Recreational vehicle parks shall be permitted only on the following parcel having the Industrial future land use and identified by the Volusia County Property Appraiser as parcel identification number: 4242-04-28-017. The development of a recreational vehicle park shall be reviewed and approved only though the Planned Development rezone process.

~~Industrial development - the ratio of building floor area to total site area shall not exceed 1.95 except that recreational vehicle parks may be located on such lands at a total floor area ratio not to exceed .35 (point thirty-five.). Recreational vehicle parks shall be permitted only on the following parcel having the Industrial future land use and identified by the Volusia County Property Appraiser as parcel identification number: 4242-04-28-017. The development of a recreational vehicle park shall be reviewed and approved only though the Planned Development rezone process.~~

INSTITUTIONAL – This designation allows for schools, public uses, churches, government facilities, hospitals. The floor area ratio shall not exceed 1.95. This land use category can also include areas of the City which will be used for public

utilities such as water and wastewater treatment plants, water tanks, and power stations and transit.

- ~~Schools, churches and institutions - the ratio of building floor area to total site area shall not exceed 1.95.~~

~~Residential-based mixed use~~ RESIDENTIAL BASED MIXED USE – this category is established to encourage better integration of residential use and complementary commercial and other non-residential land uses, and to provide property owners with expanded opportunities for redevelopment of blighted and/or underutilized parcels. It provides for the integration of residential, commercial, office, and recreational, uses within a project area. Uses may be mixed vertically in a single building, or horizontally, with uses mixed at ground level throughout the project area on separate legal parcels. Residential densities from 20 dwelling units per acre to 35 dwelling units per acre may be permitted. The City Commission may award residential density bonuses for projects that:
1) Exhibit superior design that encourages pedestrian activity and utilization of on-site commercial uses and amenities; and
2) Are served by transit, and incorporate transit-friendly design features to promote and facilitate transit use; and
3) Consolidate multiple, separately owned parcels under a unified plan of development; and
4) Rehabilitate or replace functionally antiquated or dilapidated structures or incompatible uses; and
5) Provide squares, plazas, courtyards, esplanades, promenades or other improved open space for use by the general public; and
6) Provide enhanced site imagery incorporating special landscaping, fountains, sculptures or other special architectural features. The size of the density bonus shall be determined by the City Commission regarding how well the project satisfies these criteria. The City Commission's determination shall be a quasi-judicial decision made in conjunction with the Commission's review of a Mixed Planned Unit Development (MPUD) Master Development Plan and shall be based on application of the above criteria to the specific and detailed provisions of the Master Development plan. ~~Under no circumstances shall the sum of all bonuses awarded to a project exceed 20 dwelling units per acre.~~ Density bonuses shall not exceed 20 dwelling units an acre.

Commercial and other non-residential development shall be provided at a rate of 15 to 40 square feet gross leasable building floor area for each approved dwelling unit, except that no Residential-Based Mixed Use development shall have less than 5,000 square feet and no more than 100,000 square feet of gross leasable building floor area. At least 75 percent of the total approved gross leasable building floor area shall be reserved for general retail commercial, personal services and professional services in order to provide for some of the frequent needs of the residents of the residential-based mixed use development.

~~Mixed Use-2~~ GENERAL MIXED USE: This category allows the following types of land use either singularly or in combination: public, civic, neighborhood commercial, general commercial, office, multi-family residential, limited single-

family use as an adjunct to a business use, and lodging. Execution of a Development Agreement with the City will be required whenever a project involves a combination of such uses. ~~Mixed Use-2~~ General Mixed Use ~~would~~ encourages a mix of medium/high density residential development with on-site office and supporting ~~retail~~ commercial uses. The base residential density is ~~would be~~ 20 units/acre, but performance standard bonuses would allow a density of up to 35 units/acre for innovative and high-quality design. The density bonuses would be considered for proposals meeting the following conditions: parcel aggregation, enhanced landscaping along public r/w, increased pervious surface, public access to internal plazas/open spaces, a minimum of 3 stories and 3 uses, rehabilitation or replacement of dilapidated structures, use of innovative imagery/architectural guidelines, and retention/creation of business/employment. Maximum intensity for commercial uses including office shall not exceed an F.A.R. of 0.5.

- ~~Mixed Use-3: This category allows the following types of land uses either singularly or in combination: public, civic, neighborhood commercial, general commercial, office, multi-family residential, light industrial, limited single-family use as an adjunct to a business use, and lodging. Execution of a Development Agreement with the City will be required whenever a project involves a combination of such uses. Mixed Use-3 would encourage a mix of medium/high density residential development with on-site office and supporting retail uses. The base residential density would be 10 units/acre, but performance standard bonuses would allow a density of up to 15 units/acre for innovative and high quality design. The density bonuses would be considered for proposals meeting the following conditions: parcel aggregation, enhanced landscaping along public r/w, increased pervious surface, public access to internal plazas/open spaces, a minimum of 3 stories and 3 uses, rehabilitation or replacement of dilapidated structures, use of innovative imagery/architectural guidelines, and retention/creation of business/employment. "To encourage mixed-use development, commercial and office development within the General Retail Commercial land use category may also include a multi-family styled residential component on parcels of land 2 acres or more. The residential portion of the development shall not be the primary use. The following incentives may be allowed in negotiating the development agreement for any mixed office/residential project: reduction in parking spaces; reduction in road impact fees; and increased building heights. The residential density shall not be less than 20 du/acre or exceed 35 units/acre as part of mixed-use land development. Maximum intensity of commercial and/or office shall not exceed F.A.R. 0.5. Residential uses shall not exceed 50% of the site area.~~

- ~~High Density Residential – Not fewer than twenty (20) but no more than forty (40) units per units/acre - to be applied to existing areas developed in this density range and to properties with direct access to an arterial or collector roadway. The maximum density may be increased by a factor of fifty (50) percent through Planned Unit Development approval employing a density bonus concept. Minimum parcel size is two (2) acre or a minimum of three (3) acres if developed as a Planned Unit Development (PUD).The density bonus of up to 50% per acre may be allowed for innovative and high-quality design. Density bonuses may be~~

~~considered for proposals containing the following types of features: parcel aggregation, enhanced landscaping along public right-of-way, reduced impervious surface, on-site recreational amenities/open space, and use of innovative imagery and architectural guidelines.~~

Policy 1.1.3 – The ~~following~~ matrix located in the Additional Information section shall serve as the basis for determining consistency between the future land use categories shown on the Future Land Use Map and zoning districts.

Future Land Use Categories	Zoning Districts																						
	CF	R-1	R2	R-3	R-4	R-5	R-6	R-7	R-8	R-9	R-10	MXD2	MXD-3	B-1	B-2	-B3	B-4	B-5	B-6	CC-1	I-1	I-2	PUD
Low Density Residential	M	C	C	C	C	C	M	N	N	M	N	N	N	N	N	M	N	N	N	N	N	N	M
Low-Medium Density Residential	M	C	C	C	C	C	M	N	N	M	N	N	N	N	N	M	N	N	N	N	N	N	M
Medium Density Residential	M	N	N	N	N	N	C	C	C	N	N	N	N	N	N	M	N	N	N	N	N	N	M
High Density Residential	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N	N	N	N	N	N	N	N	C
Mobile Homes	M	N	N	N	N	N	N	N	N	C	N	N	N	N	N	N	N	N	N	N	N	N	M
General Commercial	M	N	N	N	N	N	N	N	N	N	N	M	N	C	C	C	C	C	C	C	N	N	M
Wholesale Commercial and Industrial	M	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	M
Churches, Schools & Institutions	M	M	M	M	M	N	M	N	M	N	N	N	N	M	M	M	M	M	M	M	N	N	M
Recreation and Open Space	C	M	M	M	M	M	M	M	M	M	N	N	N	M	M	M	M	M	M	M	M	M	M
Conservation	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	M
Residential-Based Mixed Use	N	N	N	N	N	N	N	N	N	N	M	M	M	N	N	N	N	N	N	N	N	N	C
General Mixed Use II	N	N	N	N	N	N	N	N	N	N	M	CM	M	N	N	N	N	N	N	N	N	N	C
~~Mixed Use III~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~M~~	~~M~~	~~C~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~C~~

Updated & Moved

~~Key: "C" indicates the zoning classification **is compatible** with the future land use category; "M" indicates the zoning classification **may be compatible** under certain circumstances; "N" indicates the zoning classification **is not compatible** with the future land use category.~~

Where PUD Zoning is applied to areas with a Future Land Use designation of "Conservation", the PUD development agreement must assure that such areas will be protected in accordance with Objectives 1.4 and 1.7 of the Future Land Use Element and other applicable objectives and policies of this Plan. Where zoning classifications with higher densities than the maximum allowed by the future land use classification are indicated as "may be compatible", compatibility is based on the approved project density being equal to or less than the maximum density allowed by the future land use classification.

Policy 1.1.4 – Public elementary schools, middle schools and high schools shall be considered essential infrastructure, as necessary as roads, potable water and sanitary sewers for the support of residential development.

Public elementary schools, middle schools and high schools shall be considered in the initial planning for residential development.

Public elementary schools, middle schools and high schools shall be permitted in residential and schools, churches, and institutions land use districts. All other public and private schools, which do not necessarily draw enrollment from the immediately surrounding area, shall be permitted in commercial and schools, churches, and institutions land use districts.

Proposed school sites shall be located away from industrial uses, railroads, aircraft landing strips and similar land uses to avoid noise, odor, dust, and hazards.

~~In order to~~ To minimize potential adverse impacts resulting from traffic and school yard noise, proposed school sites shall be located away from, or shall be buffered from, hospitals, adult communities, nursing homes, and similar uses.

Proposed public school sites shall be centrally located within their intended attendance zones, to the extent possible, and be consistent with walking and bus travel time standards. An exception to this central location policy may be allowed for high schools, because the large land area they require is usually not available at the preferred location.

Proposed school sites shall be sufficiently large to ensure that buildings, ancillary facilities, and future expansions can be located away from flood plains, flood prone areas, wetlands, and other environmentally hazardous areas, and will not interfere with historic or archaeological resources.

Proposed school sites shall be easily accessible without creating or contributing significant hazards for pedestrians, bicyclists, and motorists, and without significantly increasing the volume of traffic on residential neighborhood streets.

Essential public utilities, including potable water, sanitary sewer and stormwater management facilities, shall be available at the site or shall be provided on site at the expense of the School Board.

High schools shall conform to the following location criteria:

1. Principal access shall be directly by way of an arterial road or collector road (access shall not be by way of a local street);
2. The site shall be adjacent to existing or planned sidewalks and bikeways extending a minimum distance from the school site necessary to ensure reasonable student safety. If no sidewalks exist adjacent to the school site, the City shall coordinate with the School Board and/or Volusia County to ensure that the construction of off-site sidewalks will occur prior to the opening of the school.

Elementary schools and middle schools shall conform to the following location criteria:

3. Principal access to elementary school sites shall be directly by way of a collector road or arterial road, or at least two local streets;
4. Elementary and middle school sites shall be adjacent to at least 2 existing or planned sidewalks extending a minimum distance from the school site necessary to ensure reasonable student safety. If no sidewalks exist adjacent to the elementary or middle school site, the City shall coordinate with the School Board and/or Volusia County to ensure that the construction of off-site sidewalks will occur prior to the opening of the school.

To the greatest extent possible, schools shall be collocated with public facilities, such as parks, libraries, and community centers.

Policy 1.1.5 – In considering the rezoning of properties or the approval of site development plans, the City is both authorized and compelled to consider not only whether a particular proposal is consistent with the use and density aspects of the comprehensive plan, but also whether the proposal is consistent with the compatibility and other concerns of the plan. Where a proposed rezoning or site development plan fits within the upper range of uses or densities permissible under the comprehensive plan, but is inconsistent with the plan's other concerns, the City is authorized to deny a proposal or require a reduction in density or use to achieve consistency with all aspects of the comprehensive plan.

Policy 1.1.6 – The Residential-Based Mixed Use land use classification may be applied only to properties that are 50 percent or more within the City's Community Redevelopment Area.

Policy 1.1.7 – The Residential-Based Mixed Use land use classification may be applied only to properties with frontage on a principal or minor arterial road.

Policy 1.1.8 – No development shall be approved on properties designated as Residential-Based Mixed Use except through City Commission approval of a Mixed Planned Unit Development (MPUD) Master Development Plan that prescribes the proposed types of uses, density and intensity of development, points of ingress and egress and general on-site circulation arrangements for vehicular and pedestrian traffic, maximum building height, minimum project perimeter setbacks, minimum building spacing, general site layout, recreational amenities, and general provisions for potable water and sanitary sewer service and stormwater management. When density bonuses are awarded for particular design characteristics or features to be provided by the developer, then the Master Development Plan shall include appropriate assurances that said design characteristics and/or features will be provided.

Policy 1.1.9 – To the greatest degree feasible and practical, developments on properties designated as Residential-Based Mixed Use shall include: 1) an interconnected network of streets, sidewalks and/or other travel ways designed to encourage walking and bicycling; 2) appropriate densities and intensities of use within walking distance of transit stops; 3) basic services and facilities within walking distance of residences, allowing independence to persons who do not drive; 3) public uses, streets, and squares that are safe, comfortable, and attractive for the pedestrian, with adjoining buildings open to the street and with parking not interfering with pedestrian, transit, automobile, and truck travel modes.

Policy 1.1.10 – On properties designated as Residential-Based Mixed Use, permitted commercial and other non-residential uses may include retail, personal services, professional services, financial services, office, and entertainment and dining establishments. Additional uses which may be considered appropriate if they will directly serve the anticipated needs of the residents of the Residential-Based Mixed Use project include accessory boat docks, group homes, and adult

and child day care facilities. The following uses are specifically prohibited: vehicle sales, service, and repair businesses; wholesale commercial activities; warehousing, storage and distribution facilities; tattoo parlors; labor halls; adult entertainment establishments; blood banks and blood plasma centers; and bars not accessory to a restaurant. Where appropriate, businesses shall be oriented toward the street to encourage and facilitate pedestrian access.

Objective 1.2 - The City shall review and when necessary, revise its land use and development regulations annually to guide and direct development to be consistent with the Comprehensive Plan and to comply with the requirements of Section 163.3202, F.S.

Policy 1.2.1 - Such regulations shall promote the pattern of land use and development expressed by the City's adopted Future Land Use Map.

Policy 1.2.2 - Such regulations shall be consistent with the density and intensity standards indicated in Policy 1.1.2.

Policy 1.2.3 - Such regulations shall contain appropriate performance standards for:

a) Maintaining adequate buffers and transitions between potentially incompatible land uses; and

b) Preserving open space and protecting trees and other significant vegetation; and

c) Promoting safety and security with appropriate building setbacks, orientation, lighting, and access; and

d) Protecting significant historic and archaeological sites and structures.

e) Protecting public potable water supply wells from contamination.

Policy 1.2.4 - Such regulations shall ensure that the subdivision of land results in lots that are:

a) Adequately sized for the intended use;

b) Safely and conveniently accessible from the public road network;

c) Provided with adequate transportation networks, potable water, sanitary sewer, and stormwater management facilities; and

d) Arranged to minimize potential conflicts with nearby incompatible uses or to promote interaction with nearby compatible uses, if appropriate.

Policy 1.2.5 - In order to minimize land use conflicts, the use of a street, particularly a local street, as a boundary line between residential and commercial or industrial land uses shall be avoided. Whenever possible, a rear property line or physical barrier such as a railroad or canal shall be used as a barrier between such potentially incompatible uses.

Policy 1.2.6 - Access to and traffic circulation within new residential developments shall be arranged to promote social interaction with other residential areas, and to facilitate convenient access to nearby commercial and recreational locations without encouraging commercial traffic to flow through such residential areas.

Policy 1.2.7 - Access to and traffic circulation within new commercial and industrial developments shall be arranged to discourage the flow of commercial traffic through nearby residential developments.

Policy 1.2.8 - Such regulations shall ensure that new and replacement signs shall adhere to the community standard for aesthetics and minimize confusion that results from visual disarray, while allowing reasonable identification and promotion of businesses.

Policy 1.2.9 - Such regulations shall ensure that new development and redevelopment will provide on-site stormwater management consistent with the objectives and policies of the Drainage Sub-element.

Policy 1.2.10 - Such regulations shall ensure that new development and redevelopment will provide landscaped open space as needed to minimize conflicts between incompatible uses, to prevent overcrowding, to reduce the potential for the spread of fire, to maintain air circulation, and to promote an attractive, open community appearance.

Policy 1.2.11 - Such regulations shall ensure that new development and redevelopment will provide adequate on-site vehicular parking and safe and convenient on-site traffic circulation.

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 1.2.13 – Such regulations shall allow public and quasi-public facilities, including private and public schools, churches, nursing homes, adult congregate living facilities, public service and safety facilities, day care centers, parks and recreation facilities, and similar uses, in areas designated on the Future Land Use Map for residential development, when those public and quasi-public uses will directly support nearby residents. However, such public and quasi-public facilities shall be permitted in residential areas only with appropriate limitations to prevent their over concentration and to minimize land use conflicts.

Policy 1.2.14 – New development projects shall include buffers along all project boundaries between incompatible land uses. In particular, the City shall maintain and enforce land development regulations that provide buffers between: 1) single family residential development and multi-family residential development; 2) commercial development and residential development; and industrial development and residential development. Such buffers shall be adequate to maintain interference between incompatible uses within reasonably tolerable levels, and shall include a landscaped area, a visual screen and a building setback.

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.

Policy 1.2.16 – The City shall require that the water supply production facilities and C.U.P. capacity is available for new site plans and/or subdivision developments, prior to the issuance of development orders.

Policy 1.2.17 – Properties that are annexed into the City of Holly Hill shall be assigned a similar land use that existed in Volusia County. Property owners may apply for more intensive land uses, but shall be required to provide the data and analysis to justify the increase in density and/or intensity.

Policy 1.2.18 – The City shall maintain architectural standards for the new development and redevelopment of existing buildings in the CRA overlay district.

Policy 1.2.19 –Innovative land development regulations which may include planned developments, mixed use land use development techniques, form based regulations and redevelopment plans for the Community Redevelopment Area, shall be encouraged where appropriate.

Policy 1.2.20 - The City will encourage the elimination and inconsistent non-conforming uses through its Land Development Regulations. Uses inconsistent to the Comprehensive Plan shall be brought into conformance with a change of use or when they have been vacant for six months or longer.

Policy 1.2.21 The City shall continually review existing zoning regulations to incorporate requirements that would help reduce the impact that a highly intensive use would have on a less intensive use.

Objective 1.3 - On lands designated by the Future Land Use Plan for Conservation or Open Space, no new development, nor expansion or replacement of existing development shall be permitted.

Policy 1.3.1 - The City shall review existing Federal, State, and local regulations to determine what Conservation and Open Space designated lands are not already adequately protected.

Policy 1.3.2 - Where additional protection of Conservation and Open Space areas is required, the City shall enact appropriate land development regulations and management techniques to preserve such areas, including "transfer of development rights", cluster development, purchase of development rights, etc.

~~**Objective 1.4** - Preserve intact a minimum of ten percent (10%) of the existing Hardwood Hammock vegetation community within the City limits.~~

~~**Policy 1.4.1** - Encourage developers of 10 acre and larger projects to preserve ten percent (10%) or more of the on-site Hardwood Hammock vegetative community by offering density bonuses, cluster development alternatives and other incentives.~~

~~**Policy 1.4.2** - Preserve Hardwood Hammock vegetation on City-owned properties.~~

Objective 1.5 - Limit development as necessary to maintain the level of service standards adopted as part of the Capital Improvements Element of the City's Comprehensive Plan.

Policy 1.5.1 - The City shall ensure that public facilities and services will be available concurrent with impacts of development, or that development orders and permits are specifically conditioned on the availability of facilities and services necessary to serve the proposed development at the adopted level of service standard.

Policy 1.5.2 - The City shall continue to enforce the adopted "concurrency management program."

Objective 1.6 - Future development and redevelopment activities shall be directed away from areas depicted on the Future Land Use Map as "Conservation", where such activities are not compatible with soils, topography, potential flood hazard and other natural conditions.

Policy 1.6.1 - The City's land development regulations have been revised to restrict or prohibit development and redevelopment activities (including land clearing) in areas depicted on the Future Land Use Map as "Conservation" for reasons of extreme soil wetness or instability, high potential for flooding, high suitability for habitat of threatened or endangered species known to inhabit the area, or other any other reasons.

Objective 1.7 - Residential development densities shall be maintained at a level consistent with the limit determined by the latest Volusia County's hurricane study that can be safely accommodated within the coastal area.

Policy 1.7.1 - The density and extent of residential development, as outlined by the Future Land Use Map, are within the limits determined by Volusia County's Comprehensive Emergency Management Plan that can be safely accommodated in the ”Evacuation Area ‘C’” for a category 4/5 hurricane. The density and extent of residential development shall not be increased without first determining that the population can be evacuated before the arrival of tropical storm force winds.

Policy 1.7.2. Limit growth of the city’s population as necessary to ensure that the population residing within the area designated in Volusia County’s Comprehensive Emergency Management Plan as “Evacuation Area ‘C’” for a category 4/5 hurricane can be safely evacuated before the arrival of tropical storm force winds (winds >39 mph.)

Objective 1.8 - The City shall ensure the availability of suitable land for utility facilities necessary to support existing and future development as outlined by the Future Land Use Element.

Policy 1.8.1 - The City shall continue to enact land use development regulations which require dedication of adequate land area in new developments for the provision and maintenance of utility facilities needed to serve such developments.

Policy 1.8.2 - The City shall continue to enact land use and development regulations which allow essential utility uses and structures as permitted uses throughout the City. Essential utility uses and structures shall be defined as publicly owned or regulated utility distribution systems for gas, water, sewer, telephone, television, radio or electricity of 230 kilovolts or less including poles, wires, mains, drains, sewers, pipes, conduits, cable towers, and antennas 70 feet or less in height, and other similar equipment and accessories which are necessary for furnishing of service by such public utilities, but not including electric power plants, substations,

water tanks, gas transfer stations, and water and sewage treatment plants, buildings, and municipal water supply wells.

Policy 1.8.3 - Upon notification by any public or private utility company of a need for a site for any utility facility intended to provide service to the residents or businesses of Holly Hill, the City shall include consideration of such facility in the Comprehensive Plan.

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 1.10 - The City shall protect the environmental resources of the Halifax River by regulating boating impacts.

Policy 1.10.1: Based upon data and research contained in the Volusia County Manatee Protection Plan, the City shall not allow more than 595 motorized boat slips to exist along the Halifax River shoreline, including both existing and future slips.

Policy 1.10.2: Single-family residential lots with Halifax River frontage shall be guaranteed their riparian rights to have a maximum of one motorized boat slip per lot.

Policy 1.10.3: The City shall prohibit boating service or storage operations which provide commercial "dry storage" for motorized boats along the Halifax River shoreline.

Policy 1.10.4: Continue to enforce the Volusia County Manatee Protection Plan**.**

Policy 1.10.5: Future Marina Development shall be consistent with the adopted Volusia County Manatee Protection Plan.

Policy 1.10.6: The City shall actively participate and comply with the monitoring and protection policies of the Volusia County Protection Plan.

GOAL 2 - THE CITY SHALL ENSURE ADEQUATE MANAGEMENT OF FUTURE DEVELOPMENT THROUGH THE CONTINUED REVIEW OF EXISTING REGULATIONS.

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.

Policy 2.1.1 - Development orders and permits shall be specifically conditioned on the availability of facilities and services necessary to serve the proposed development. ~~in accordance with the Concurrency Management System.~~

Policy 2.1.2 - Future land use designations, requests for rezoning, and development approval shall be coordinated with the availability of adequate facilities and services including, but not limited to, schools, roads, solid waste

collection, stormwater management, fire and police protection, emergency medical services, potable water and sanitary sewer services, parks and recreation, cultural facilities, telephone and electric service, general public administration, and evacuation facilities.

Policy 2.1.3 - Require that water supply, production facilities and C.U.P. capacity is available for new site plan and/or subdivision developments, prior to issuance of development orders.

Objective 2.2 – Future land use designations, requests for rezoning, and development approval shall be in accordance with smart growth principals to foster a sense of community including:

- Creating a range of housing opportunities;
- Creating walkable neighborhoods;
- Encouraging stakeholder collaboration;
- Fostering a sense of place;
- Promoting mixed land uses;
- Preserving open space, and agricultural and environmentally sensitive lands;
- Providing a variety of transportation choices;
- Directing development towards existing public facilities; and
- Promoting compact building design.

Policy 2.2.1 - Encourage development projects to include homes affordable to a diversity of income ranges.

Policy 2.2.2 - Ensure opportunities for meaningful stakeholder participation throughout all stages of planning and policy implementation.

Policy 2.2.3 - Maintain a sense of place by preserving the character of historic ~~districts and~~ areas in the City with a high concentration of locally designated historic properties and cultural resources through preservation, maintenance and rehabilitation of resources to the greatest extent possible.

Policy 2.2.4 - Maintain a sense of community through the landscaping of parks, recreation areas and medians as well as the City's CRA overlay district.

Policy 2.2.5 - Encourage a mix of land uses and expand housing choices by developing areas of infill or underutilized vacant land in the Community Redevelopment Area.

Policy 2.2.6 - Direct future growth away from environmentally sensitive areas.

Policy 2.2.7 - Expand transportation choices by ensuring an efficient network of roads, sidewalks, and bike paths that are safe for pedestrians, bicyclists and vehicular traffic.

Policy 2.2.8 - Promote shared driveway access, shared parking spaces, and coordinated site plan designs to avoid new commercial strip development.

Policy 2.2.9 - Promote environmental protection, reduced natural resource consumption and energy management into the design and construction of buildings.

Objective 2.3 - Promote compact, mixed-use, and energy efficient development arranged to encourage pedestrians, bicycle and transit use, to reduce greenhouse gases (GHGs).

Policy 2.3.1 - The City shall seek opportunities to implement green and sustainable initiatives regarding, but not limited to, carbon footprint reduction, water and conservation and reuse, recycling, waste and energy reduction, reuse of resources, greater operational efficiency, land use and transportation practices, multi-pollutant prevention, and environmental improvements.

Policy 2.3.2 - Develop an Energy Efficiency and Conservation Strategy and an Energy Conservation Master Plan in accordance with the Energy Efficiency and Conservation Block Grant Program to develop City GHGs emissions baseline data, to set GHG emission goals and develop strategies to reduce greenhouse gases.

Policy 2.3.3 - Promote technology to change and adapt the heating, cooling, insulation, ventilation, and lighting systems of structures to achieve greater energy efficiency.

Policy 2.3.4 - Encourage the maintenance, restoration and adaptive reuse of existing urban areas, including buildings, infrastructure and other assets, to reduce energy use and Vehicle Miles Traveled (VMTs).

Policy 2.3.5 - Encourage integration of passive solar design, green roofs, active solar and other renewable energy sources into development projects through the Land Development Regulations**.**

Policy 2.3.6 - Encourage urban design strategies that maximize use of renewable, sustainable, active and passive sources of energy design in architecture.

Policy 2.3.7 - Encourage food production for local consumption to reduce VMTs, thereby reducing GHG, by encouraging farmers markets and community gardens.

Policy 2.3.8 - The potential for reducing Vehicle Miles Traveled (VMTs) and GHG emissions shall be considered in all location and investment decisions for public facilities.

Policy 2.3.9 - Promote the redevelopment of brownfield and grey-field sites to reduce VMTs to reduce pressures for greenfield development.

Policy 2.3.10 - Support technology and business practices that enable people to reduce VMTs from home to work, including increased flexibility for home office uses.

Policy 2.3.11 - Provide educational materials regarding energy efficiency, sustainable design, and climate change that encourage community residents and business owners to invest in energy-efficiency improvements through community outreach efforts, such as the City's Website.

Policy 2.3.12 - Encourage design techniques and materials that reduce heat absorption, thereby reducing the heat island effect.

GOAL 3. PROTECTION OF NATURAL AND HISTORIC RESOURCES THE CITY SHALL ENSURE THAT PLANNING AND DEVELOPMENT POLICIES MANAGE,

CONSERVE, AND PROTECT THE NATURAL, SCENIC AND HISTORIC RESOURCES AND ENVIRONMENTAL QUALITY OF THE CITY.

Objective 3.1 - To support the protection and enhancement of environmentally sensitive corridors, wildlife habitat, connected wetlands, and natural hydrologic functions throughout Volusia County and the City of Holly Hill

Policy 3.1.1 - To support the protection and enhancement of environmentally sensitive corridors, wildlife habitat, connected wetlands, and natural hydrologic functions throughout Volusia County and the City of Holly Hill, the city adopted the Environmental Core Overlay or "ECO" Map by resolution**.**

Policy 3.1.2 - The City supports the adopted smart growth goals, objectives and policies of the County's Comprehensive Plan and will actively participate with Volusia County and local jurisdictions in the further development of policies that serve to manage future development that occurs within developable tracts of the adopted ECO Map.

Objective 3.2 - The historical sites and structures identified in the City's historical inventory shall be protected from encroachment by incompatible land use activities.

Policy 3.2.1 - Future development and redevelopment activities in the areas surrounding the historical sites and structures identified in the City's historical inventory shall be maintained as single family development to ensure a reasonable degree of compatibility with those historical sites and structures.

Policy 3.2.2 - The City shall continue to ensure that all historical sites and structures eligible for inclusion on the National Register of Historic Places will be submitted to the U.S. Department of the Interior for inclusion on the Register.

Policy 3.2.3 - Adaptive reuse of historic structures in a manner that will preserve the historic value of such structures shall be given priority over reuse and redevelopment that would reduce their historic value.

Policy 3.2.4 - The City shall continue, with voluntary assistance from historians and archeologists as may be available, to identify significant historic sites and structures.

~~**Policy 3.2.5 -** The City shall create historic preservation ordinance that protects historic landmarks by 2011~~

~~**Policy 3.2.6 -** The City shall review and amend its Land Development Regulations as necessary to implement the historic preservation ordinance by 2012~~

~~**Policy 3.2.7 -** The City shall designate a historic preservation overlay district by 2012.~~

~~**Policy 3.2.8 -** The City shall create a Local Landmark List by 2013 and engage the Historical Society to identify and designate historically significant sites and buildings~~

GOAL 4. THE COMMUNITY REDEVELOPMENT AREA (CRA) MASTER PLAN WAS FIRST ADOPTED IN 1996 AND UPDATED IN 2007 AND AGAIN IN 2025. ~~**UPDATE WAS ADOPTED BY THE CITY COMMISSION ON OCTOBER 23,**~~

~~2007.~~ THE PLAN REPRESENTS THE CITIZENS' VISION FOR REDEVELOPMENT AND GROWTH. THE VISION ENCOMPASSES THE FOLLOWING THEMES. THE PLAN ADDRESSES A WIDE RANGE OF ISSUES INCLUDING INFILL DEVELOPMENT, RECREATION, LAND DEVELOPMENT REGULATIONS, STREETSCAPE IMPROVEMENTS, AND PUBLIC PARKING. FUTURE DEVELOPMENT, REDEVELOPMENT, AND CITY CAPITAL INVESTMENT IN THE REDEVELOPMENT AREA SHALL BE CONSISTENT WITH THE MASTER PLAN, AS AMENDED.

Objective 4.1. Development and redevelopment regulations. Acknowledging that development and redevelopment in the Community Redevelopment Area is unique based on its location, history, and existing development pattern, the City shall continue developing regulations that promote development consistent with the recommendations of the adopted Master Plan.

Policy 4.1.1 - The City shall amend the Land Development Regulations to create and maintain a set of urban design standards specific to the redevelopment area that place greater emphasis on elements of building form over specific design style and use, including building bulk, placement of the building relative to the street, and specific components of the building façade.

Policy 4.1.2 - In the Redevelopment Area only, building orientation for vacant sites shall be close to the street with "build to" lines at the front setback line. Main entrances should face the street or the street corner when located along two streets and parking shall be located to the rear of the building.

Policy 4.1.3. New developments which build residential medium or high density infill housing, either as stand-alone or incorporated into mixed use projects are encouraged.

Policy 4.1.4 - The Land Development Regulations shall be amended and maintained to allow urban style signage within the commercial areas of the Community Redevelopment Area stressing wall, canopy, and projecting signs as opposed to pole and ground signage.

Policy 4.1.5 -New Development and redevelopment where the building is substantially removed (>50% of floor area), the building shall be set at the build-to-line. ROW dedication or a private easement for increased sidewalk shall be required. Development may be placed behind the build-to-line if an outdoor café or courtyard is planned.

Objective 4.2. The City shall utilize Tax Increment Financing to develop infrastructure and capital projects to further the Redevelopment Plan.

Policy 4.2.1. The City shall evaluate stormwater needs in the Community Redevelopment Area and implement a program of public retention areas to support intensive redevelopment of existing sites whenever practical.

Policy 4.2.2. Financial assistance programs shall be designed and implemented to further the implementation of the vision expressed in text and renderings contained in the Redevelopment Master Plan .

Policy 4.2.3 - The City shall continually assess and implement a streetscape program along Ridgewood Avenue (US 1) and other major roadways in the

Community Redevelopment Area. The streetscape program should include street trees, way-finding signage, and street furniture.

Policy 4.2.4 - The City shall continue to review and improve the public park facilities in the Redevelopment area and provide a full range of recreational opportunities.

Policy 4.2.5 - The City shall utilize a portion of the Tax Increment Financing funds to provide continued maintenance of public streetscape improvements within the Community Redevelopment Area.

Policy 4.2.6. The City shall continue to work with organizations such as, the Chamber of Commerce as well as business and property owners to implement capital projects in Master Plan Update.

Objective 4.3 Promote effective energy management practices in the Community Redevelopment Area.

Policy 4.3.1 Encourage an urban design pattern in redevelopment areas, where appropriate, that will reduce vehicle miles travelled among trip destinations.

Policy 4.3.2. Continue developing new regulations to the land development regulations that will support the development of energy efficient infill and redevelopment of commercial and industrial areas.

GOAL 5. ECONOMIC DEVELOPMENT - TO PROMOTE AND SUPPORT POSITIVE ECONOMIC PROSPERITY BY CONDUCTING STRATEGIC ACTIVITIES DESIGNED TO EXPAND AND DIVERSIFY THE EXISTING ECONOMY AND CREATE ADDITIONAL EMPLOYMENT AND INVESTMENT OPPORTUNITIES**.**

Objective 5.1. The City shall implement economic development using a number of strategies including a Strategic Economic Development Plan designed to encourage investment in Holly Hill and by being proactive in business retention, expansion, and attraction.

Policy 5.1.1. - The City shall maintain a working relationship with the Holly Hill business community and update economic development assistance programs as necessary.

Policy 5.1.2. - The City shall continually work to expand the Holly Hill non-residential tax base and other revenue sources.

Policy 5.1.3. - The City shall continue economic investment activities that provide financial incentives for business expansion and development that creates livable wage jobs for its residents.

Policy 5.1.4 - The City shall continue to collect, analyze and disseminate relevant economic data and information in order to develop effective programs, projects, and activities to achieve its economic development goals.

Policy 5.1.5 - The City shall coordinate marketing strategies to attract regional, national, and international companies to the City.

Policy 5.1.6 - The City shall identify and recruit industries involved in the "Green" sustainable energy related research, development, and manufacturing industries.

Policy 5.1.7 - The City shall continue to partner with Volusia County and the ~~**Holly Hill**~~ local Chamber of Commerce to promote economic development within Holly Hill.

Policy 5.1.8 - The City shall consider the impacts on neighborhoods and environmental protection as well as job and tax base growth when evaluating proposed development classified as heavy industrial.

Policy 5.1.9 - The City shall see new business location and existing business expansion that are compatible with the City's land use plans and policies.

Objective 5.2 - The City shall ensure a sufficient amount of commercial and light industrial properties available for business recruitment and to work with property owners to redevelop vacant and underutilized properties in Holly Hill.

Policy 5.2.1 - The City shall promote and create financial and other incentives for redevelopment of the community redevelopment and development areas, considering in particular opportunities for adaptive reuse and for small business on infill sites.

Policy 5.2.2 - The City shall assist development to understand and use the Brownfields Redevelopment Program to encourage redevelopment of areas with real and/or perceived environmental contamination.

Policy 5.2.3 - The City shall continue to review and update land development regulations that encourage the redevelopment of areas of the City that have existing infrastructure and are vacant or underutilized.

Objective 5.3 - ~~**Planning for Economic Development**~~ **The City shall coordinate planning activities to support long-term economic development.**

Policy 5.3.1 - All City departments shall program funding for the maintenance and expansion of infrastructure necessary for business attraction in all areas of the city.

Policy 5.3.2 - All City development-related departments shall regularly evaluate development review procedures to ensure that they are efficient. Inefficient programs and procedures shall be modified consistent with Smart Growth principles to provide certainty in the process with review and approval at the lowest possible level.

Policy 5.3.3 - The City shall regularly evaluate the demand for land designated for economic activity, and the availability and location of land suited for economic development activities, and opportunities for revitalization and reuse.

~~INVENTORY OF EXISTING LAND USES~~

~~Holly Hill is located on the western shore of the Halifax River in the heart of the Greater Daytona Beach area. It is bounded on the north by the City of Ormond Beach and an urbanized, unincorporated area known generally as the "Calle Grande" area; on the east by the Halifax River;~~

on the south by the City of Daytona Beach; and on the west by the City of Daytona Beach and an urbanized, unincorporated area.

Residential lands annexed since 1990 accounted for about 26 acres. Commercial and industrial acreage increased by about 68 acres as a result of annexations. About half of the annexed commercial and industrial acreage was already developed at the time of annexation. Conversion of vacant properties to commercial or industrial uses after annexation by the City included about 5 acres.

Annexations also included the historic Riviera Hotel - about 5 acres, which was recently converted to an assisted living facility for seniors. Redevelopment and expansion of existing development accounted for most commercial and industrial development. This occurred, in part, as a result of the City's efforts to promote redevelopment in the U.S. 1/FEC Railroad corridor.

Another significant occurrence was the City's approval of a multi-family, "affordable" housing project (Charleston Place) for approximately 225 families which was constructed on the in the northwest quadrant of the City near the intersection of Nova Road (S.R. 5A) and Walker Street.

The following table (Table II-1) shows the annexations that have occurred since the 1998 EAR in total acreage.

FOR MAPS AND CHARTS SEE THE ADDITIONAL INFORMATION SECTION

Table I-1: Annexations since the 1998 EAR*

Year	Acreage
1998	2.948
1999	2.960
2000	2.973
2001	2.977
2002	2.987
2003	2.995
2004	2.998
2005	3.000
2006	3.002
Total Increase in Land Area:	**84.44**

Source: City of Holly Hill Planning Department.
* Annexations are dated from time of ordinance adoption.

Table I-2: Vacant Land Residential Carrying Capacity

Future Land Use	Max Density	Acres	Gross Density (Dwelling Units)	Gross Population
Low Density Residential	6	41.8	251	552
Low/Med Density Residential	10	63.9	639	1,405
Med. Density Residential	20	26.5	530	1,166
High Density Residential	40	0	0	0
Mixed Use	35	6.8	238	523
Mixed Office Residential	20	0	0	0
	Total:	**139**	**1,658**	**3,646**

Source: City of Holly Hill Planning Department, GIS

Table 3 Generalized Existing Land Use 2008

Generalized Land Use Classification	Acres	Percent of Total
Single Family Residential	944.9	31.5%
Multi-Family Residential	227.1	7.6%
Mobile Homes	59.1	2.0%
General Commercial	222.6	7.4%
Heavy Commercial and Industrial	186.3	6.2%
Institutional/Governmental	158.8	5.3%
Recreation and Public Open Space	149.4	5.0%
Utilities	5.19	0.2%
Rights-of-Way, Streets, Ditches, Etc.	476.54	15.9%
Vacant	205.3	6.8%
Not Classified		
Open Water (Halifax River)	367	12.2%
Total	3002.19	100.00%

Source: City of Holly Hill GIS and Volusia County Property Appraiser, 2008

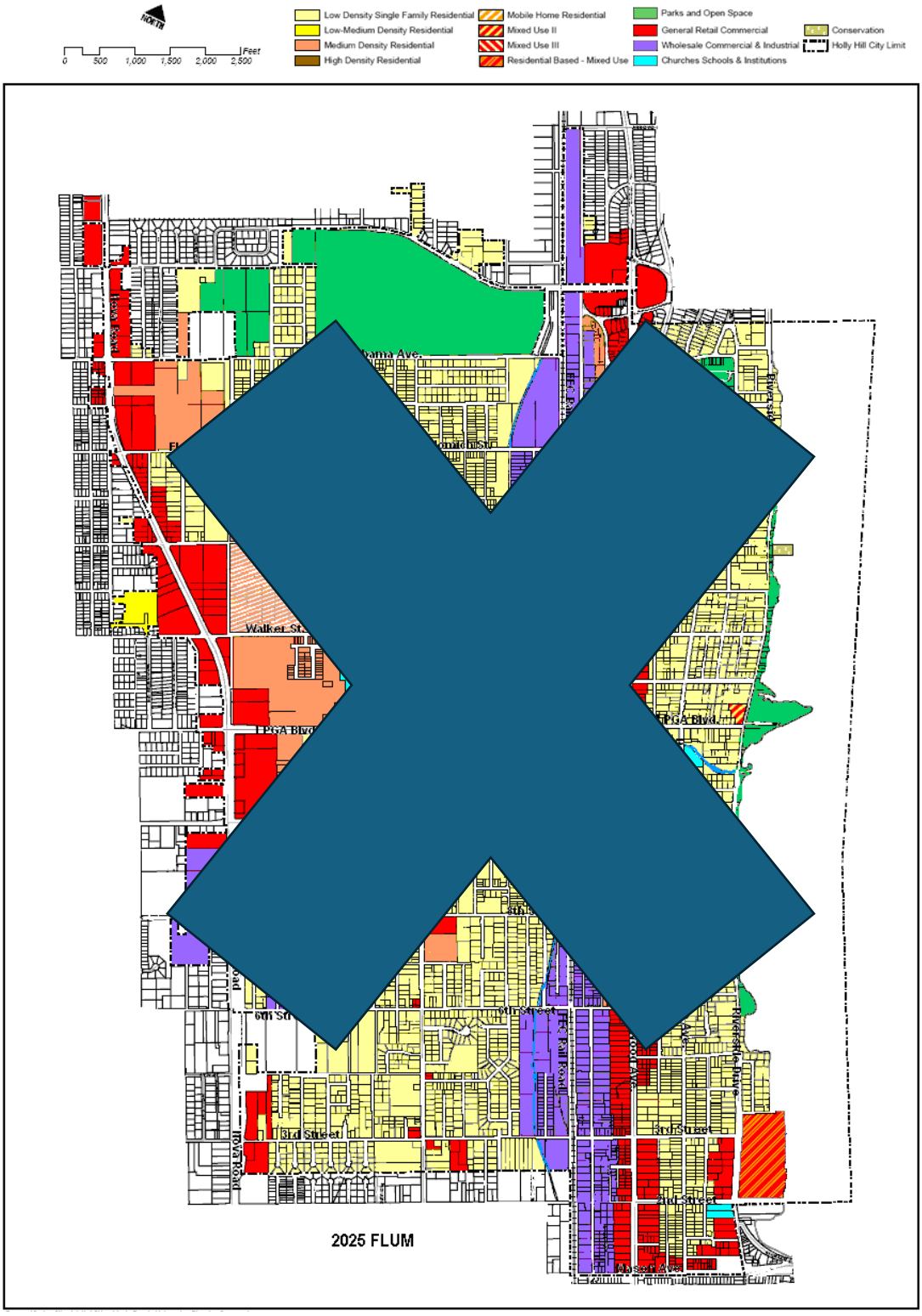
TABLE I-4

CITY OF HOLLY HILL, FLORIDA - SOIL POTENTIAL FOR COMMUNITY DEVELOPMENT

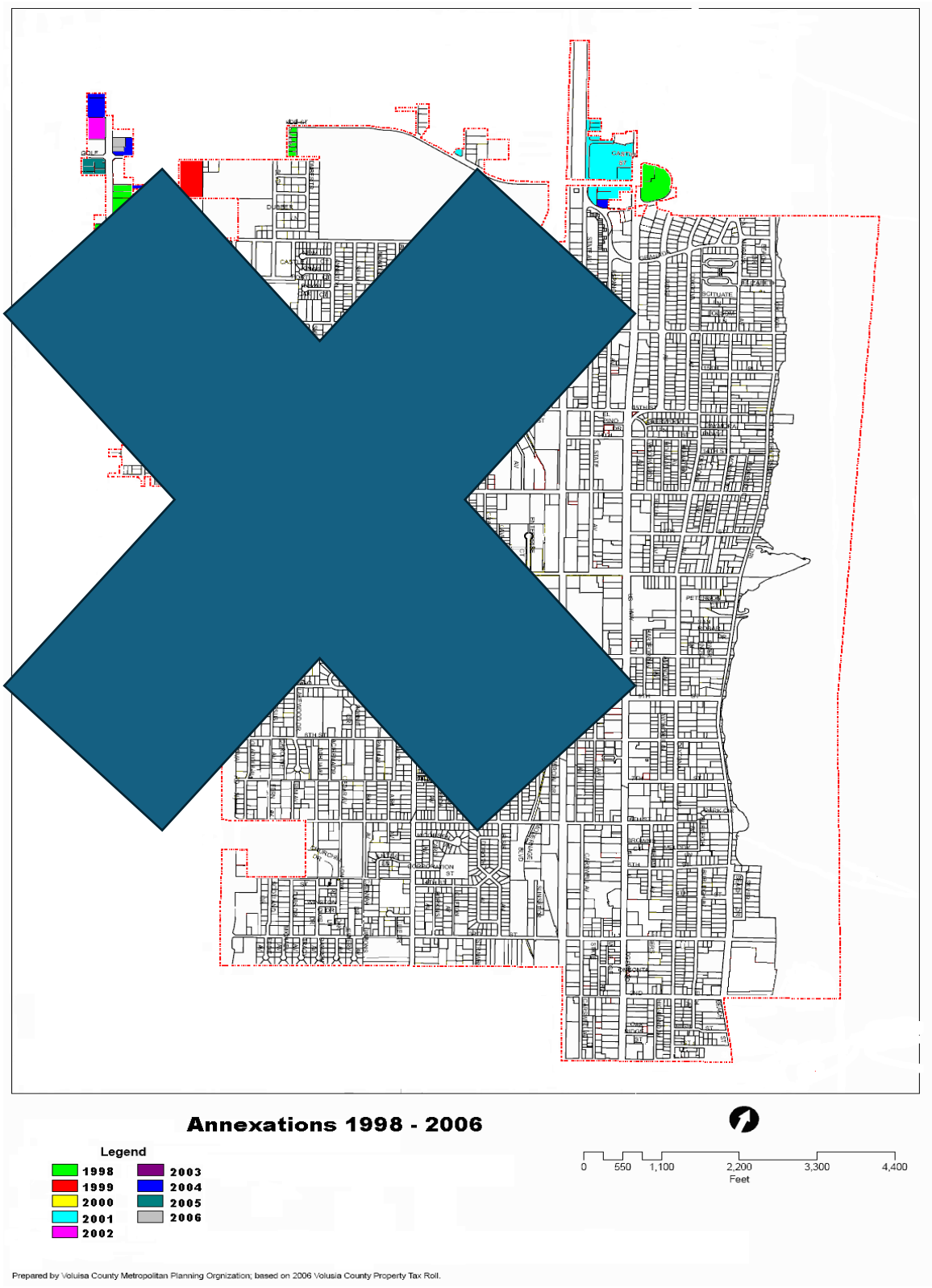
MAP KEY	**SOIL TYPE**	**POTENTIAL**
3	Arents	Not Rated
6	Astatula-Urban Land Complex	High
12	Canaveral Sand (0-5%)	Medium
14	Chobee Fine Sandy Loam	Very Low
17	Daytona Sand (0-5%)	High
26	Holopaw Sand	Low
32	Myakka Fine Sand	Low-Medium
33	Myakka Fine Sand Depressional	Very Low
35	Myakka-Urban Land Complex	Not Rated
36	Myakka Variant Fine Sand	Low
37	Orsino Fine Sand (0-5%)	Medium
68	Turnbull Variant Sand	Low
69	Tuscawilla Fine Sand	Medium
70	Tuscawilla-Urban Land Complex	Not Rated
71	Urban Land	Not Rated

Source: Soil Survey of Volusia County, Florida, U.S. Soil Conservation Service, February 1980.

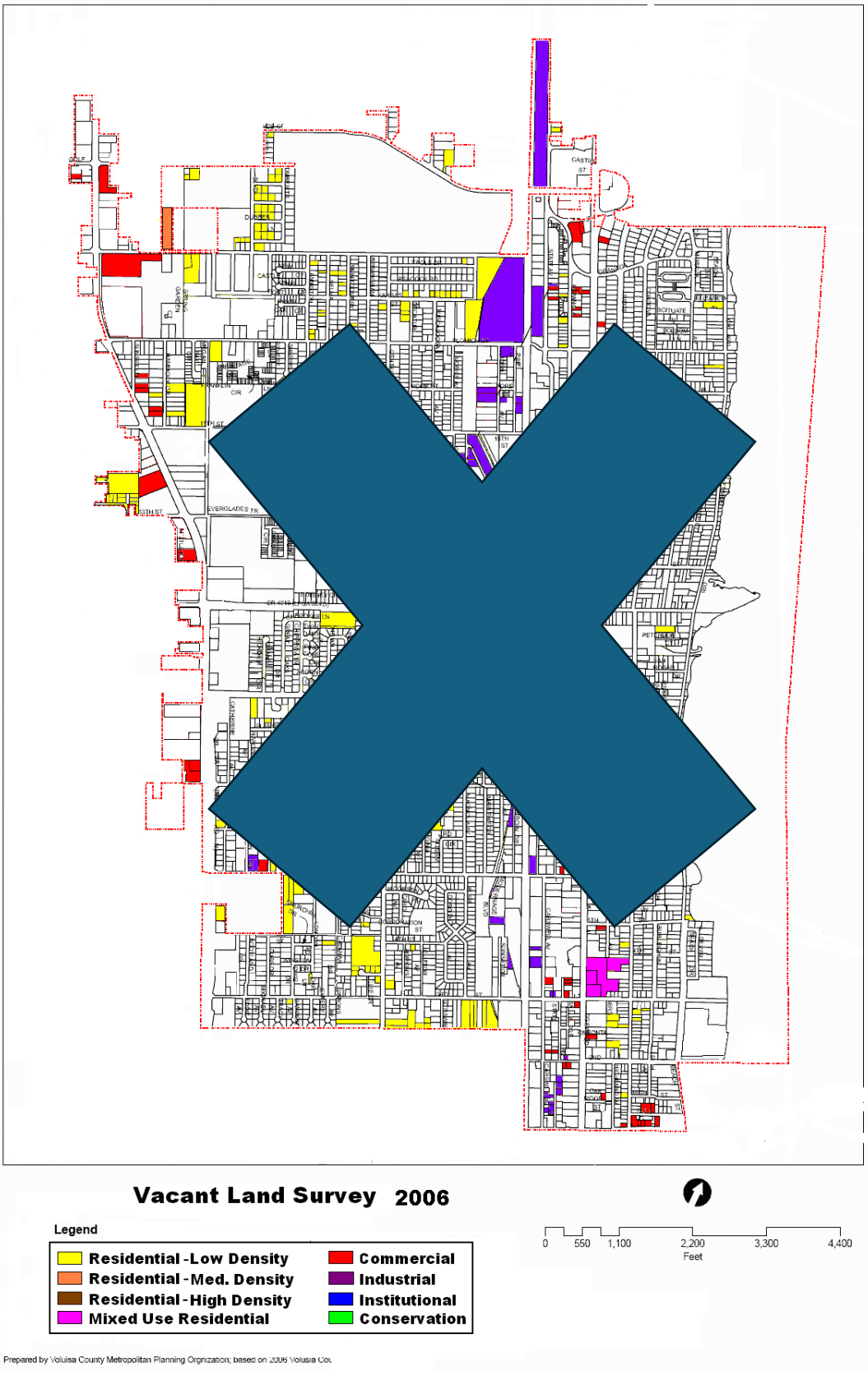
MAP 1: CITY OF HOLLY HILL FUTURE LAND USE MAP
(2025 COMPREHENSIVE PLAN)



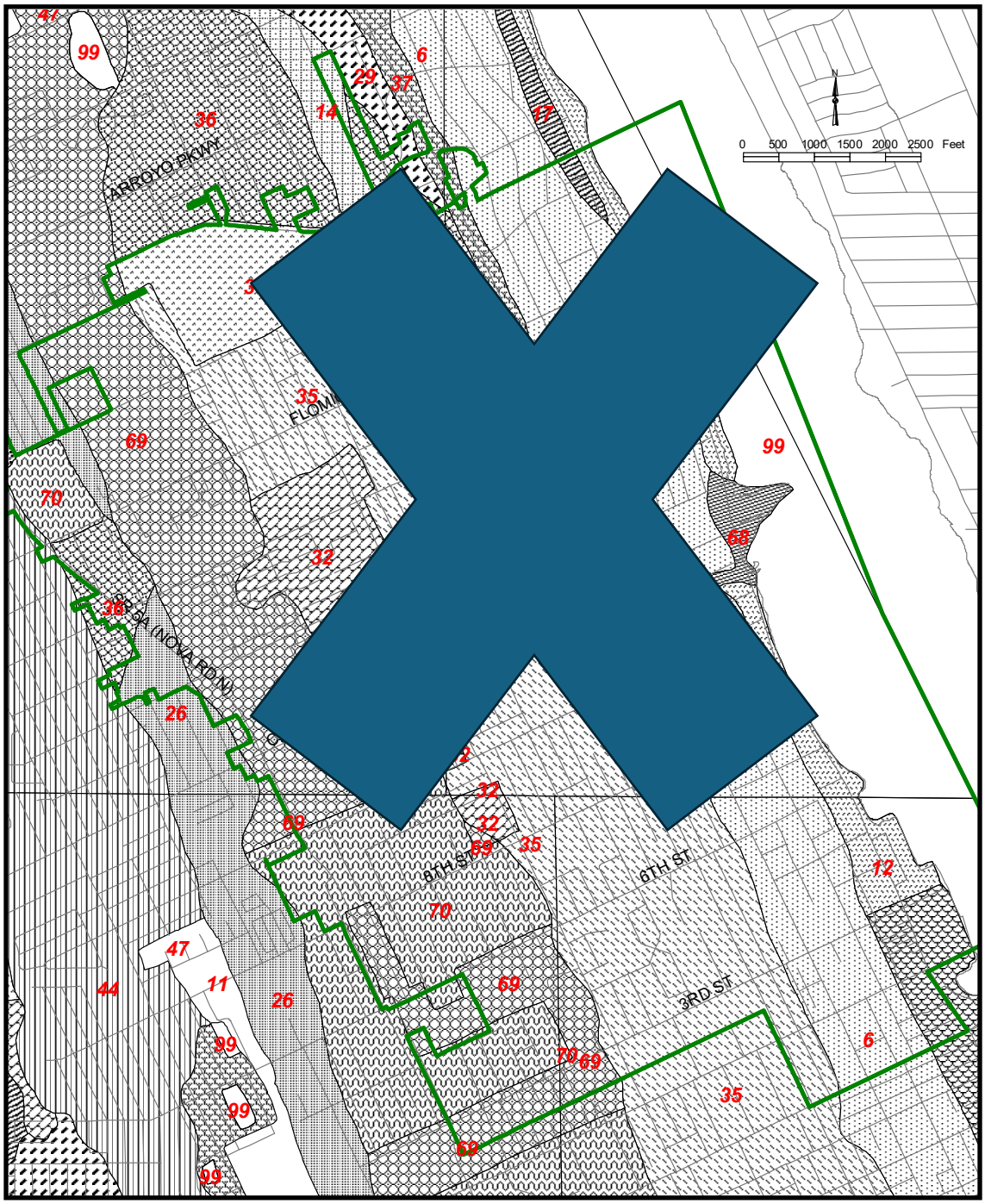
MAP 2: CITY OF HOLLY HILL ANNEXATIONS FROM 1998-2006



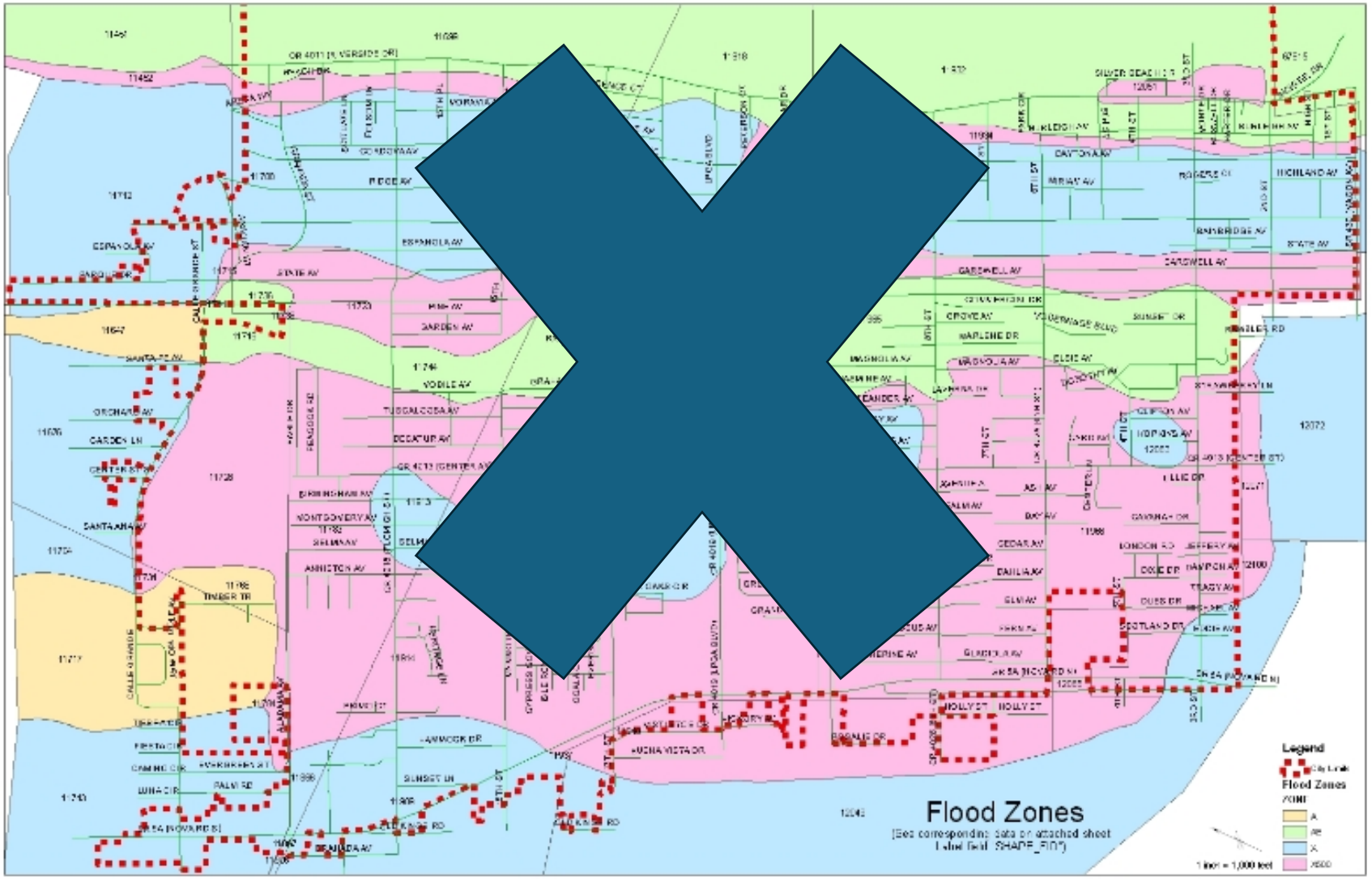
MAP 3 FUTURE LAND USE DESIGNATION OF VACANT LAND



MAP 4 CITY OF HOLLY HILL, FLORIDA - SOIL MAP



MAP 5 FLOOD ZONE HAZARD MAPS



MAP 6 HISTORICAL SITES AND STRUCTURES - CITY OF HOLLY HILL



Map Key	Description of Site and/or Structure
1	"Union Congregational Church" – constructed in 1911.
2	"First Building Built for a School" – Constructed in the 1920's.
3	"Old Wetherell Home" – Wood frame home, pre-1900s located at 132 Eleventh Street.
4	"First Shopping Center" – Constructed in mid 1930's.
5	"Site of Old Lumber Mill" – located east of Riverside Drive at tip of 14th St., is now Big Tree Park.
6	Charles Wetherell Home – constructed prior to 1900s.
7	Twelve Oaks Greek Style Plantation Revival built in 1918,
8	McCoy House – Constructed in 1887
9	"Old Peterson Home" – Constructed prior to 1900s.
10	"First School House" – Constructed in the early 1900's
11	"Dr. Rawls Homestead and First Post Office" – built in 1878
12	Meahl Memorial Hospital – Constructed in 1935 by Bertha Meahl.
13	Holly Hill City Hall – Constructed in 1940 (WPA Project)
14	The Halifax Farmers Market – Constructed in the 1940's (WPA Project)
15	Riviera Hotel – Constructed in 1923.

NOTE: The historic sites and structures identified on Figure II-4, generally occur in a fairly compact area near the Halifax River. This is the area of the City which developed between 1870 and 1900.

MAP 7 COMMUNITY REDEVELOPMENT AREA



CHAPTER 2
TRANSPORTATION CIRCULATION ELEMENT

GOALS, OBJECTIVES AND POLICIES - TRAFFIC CIRCULATION ELEMENT

GOAL 1 - PROVIDE A TRAFFIC CIRCULATION SYSTEM WITH ADEQUATE CAPACITY TO EFFICIENTLY AND ECONOMICALLY MOVE MOTORIZED AND NON-MOTORIZED TRAFFIC NOW AND IN THE FUTURE, WHILE PROVIDING FOR MAXIMUM PUBLIC SAFETY AND MINIMUM ADVERSE IMPACTS ON SOCIAL AND NATURAL ENVIRONMENTAL SYSTEMS.

Objective 1.1 - The City shall maintain the level of service standards set forth in the Capital Improvements Element for all roads within its jurisdiction.

Policy 1.1.1 - The City shall review all proposed developments for consistency with Objective 1.1 and compliance with the adopted LOS standard. No development shall be approved if the resulting traffic impact will exceed the adopted LOS standard.

Policy 1.1.2 - The City has adopted uniform procedures and guidelines for review of proposed developments in order to ensure that traffic impacts will be adequately and consistently addressed.

Policy 1.1.3 - The City has adopted procedures for maintaining adequate current information to monitor the performance of the road network and to assess the remaining unreserved capacity.

~~**Policy 1.1.4** - The City shall coordinate with the Volusia Metropolitan Planning Organization, Volusia County, and Ormond Beach to designate Riverside Drive as a "Constrained Facility"; and shall maintain the current operating condition. The measure of maintained operating condition shall be a peak hour increase in traffic of no more than five (5) percent or a decrease in average travel speed of 1 mph.~~

Policy 1.1.5 - The City shall coordinate with the Florida Department of Transportation, the Volusia ~~Metropolitan~~ Flagler Transportation Planning Organization, Volusia County, Daytona Beach, and Ormond Beach to establish a mutually acceptable measure of "maintain and improve operating condition" relative to Ridgewood Avenue. For this purpose, the City shall consider a peak hour increase in traffic of five (5%) percent to be a reasonable indicator of maintained condition.

Objective 1.2 - The City shall coordinate future land planning with the traffic circulation system in order to ensure efficient utilization of the existing traffic circulation system and all future improvements.

Policy 1.2.1 - The City will amend its future land use plan only after it has been demonstrated that the changes will not result in an increase of traffic over the capacity of the traffic circulation network at the adopted level of service standards.

Policy 1.2.2 - All improvements to the City's traffic circulation system shall be designed and scheduled to support the City's future land use plan.

Policy 1.2.3 - The City will ensure that its adopted future land use plan will be reflected in the long-range transportation plans of the ~~Volusia County Metropolitan Planning Organization.~~ Volusia Flagler Transportation Planning Organization.

Policy 1.2.4 – The City will review all new developments, particularly shopping centers and multi-family residential projects, to ensure that the site layouts will reflect due consideration for the needs of transit users, pedestrians and bicyclists. Where appropriate, new large-scale developments shall include handicapped accessible bus stops with passenger amenities such as boarding/deboarding pads, benches and shelters where appropriate. Site layouts shall minimize the distances pedestrians must travel from public sidewalks and transit stops to building entrances. These pedestrian ways shall be clearly defined, particularly over parking and on-site vehicular circulation areas. Parking and on-site vehicular circulation areas shall be designed to provide for safe and convenient pedestrian movement. Secure bicycle parking shall be provided.

Objective 1.3 - The needs of pedestrians and bicyclists will be accommodated in all road construction and expansion projects of the City.

Policy 1.3.1 - The City shall continue to incorporate into its Land Development Regulations appropriate project design standards to insure that the needs of pedestrians and bicyclists are met.

Policy 1.3.2 - The City shall continue to incorporate into its Land Development Regulations appropriate project design standards to insure safe and convenient access for pedestrians and bicyclists throughout the City. As a minimum, sidewalks shall be required along both sides of all arterial and collector streets and along one side of local streets.

Policy 1.3.3 - The City shall continue its efforts to construct a bicycle facility along the entire length of LPGA Boulevard and Riverside Drive

Objective 1.4 - The City's road network will emphasize safety and aesthetics.

Policy 1.4.1 - The City shall continue to enforce their adopted design standards for landscaping and signage along all roads.

Policy 1.4.2 - The City shall continue the program to monitor citizen complaints regarding hazardous road conditions and accident data to identify such hazardous road conditions. Hazards shall be eliminated in a timely manner.

Policy 1.4.3 - Safety shall be the overriding concern in all matters of road design and construction and traffic management. All future City road improvements will conform to the Florida Department of Transportation's Manual Of Uniform Minimum Standards For Design, Construction And Maintenance For Streets And Highways and the Federal Highway Administration's Manual On Uniform Traffic Control Devices On Streets And Highways.

Policy 1.4.4 - The City shall continue to enforce ~~it's Land Development Regulations a~~ its requirement that adequate off-street parking and safe, convenient on-site traffic flow be provided for all land uses.

Objective 1.5 - Preserve existing and future investment in the road system.

Policy 1.5.1 - Continue and expand the City's program of scheduled maintenance and resurfacing.

Policy 1.5.2 - The City shall continue to enforce the City's Land Development Regulations road construction standards that will ensure long, trouble free service with a minimum of maintenance effort.

Policy 1.5.3 - The City shall continue to enforce the City's Land Development Regulations design standards which discourage direct driveway access to collector and arterial roads.

Policy 1.5.4 - The City may require ~~shall continue to enforce the City's Land Development Regulations a requirement~~ that building setbacks along substandard width rights-of-way be measured from the theoretical right-of-way line for a standard width right-of-way or the property line.

Policy 1.5.5 - At least every five years the City shall conduct a local street conditions survey and within six months after the completion of each survey prepare a prioritized schedule of street improvements for inclusion in the Capital Improvements Element.

Policy 1.5.6 - Minor urban collector roads shall be resurfaced at least every five years and other City roads shall be resurfaced at least every ten years.

Policy 1.5.7 - The schedule of road improvements shall be provided to telephone, electric and gas utilities to enable them to coordinate planned improvements.

Objective 1.6 - The City shall ensure coordination of its land use and traffic circulation planning with the plans and programs of the Volusia Flagler Transportation ~~County Metropolitan~~ Planning Organization and the Florida Department of Transportation's 5-year work program.

Policy 1.6.1 - The City shall continue to participate in the ~~M~~TPO transportation planning process through representation on the ~~M~~TPO's governing body and its technical advisory committee.

Policy 1.6.2 - The City shall review every update of the FDOT's 5-year work program and file written comments and objections relating to any inconsistencies with the City's future land use and traffic circulation plans.

Policy 1.6.3 - At least annually, the City shall review the County 5-Year Road Program for compatibility with the City's transportation facility plans.

Objective 1.7 - ~~By 2011, p~~ Prepare and adopt a right-of-way protection plan which identifies properties needed to be acquired for existing and future traffic circulation purposes.

Policy 1.7.1 - Require dedication of needed rights-of-way from all development through subdivision exactions, or if necessary, encourage voluntary dedication through use of incentive programs such as density bonuses.

Objective 1.8. Protect Florida's Strategic Intermodal System (SIS) by preserving future ROW corridors.

Policy 1.8.1 - The Future Traffic Circulation Map shall be derived primarily through use of ~~M~~TPO travel demand forecast models, where applicable, and shall reflect the ~~M~~TPO Adopted Cost Feasible Plan, locally designated corridors, corridors identified for Project Development Studies and any future identified corridors. The Future Traffic Circulation Map shall not be subject to the financially feasible criteria applied to the five and ten year planning horizon.

Policy 1.8.2 - The City shall utilize the long-range traffic circulation map for:

a. Review of all proposed development orders for consistency with the map;

b. Establishing the long range (20~~3~~**50**) level of service standards on major existing or future roadways by determining the resultant level of service on each roadway impacted by a project travel demand as determined using the ~~M~~TPO, or other travel demand forecasting models;

c. Reviewing all ~~proposed capital~~ projects proposed to widen existing or develop new major roadways. All capital projects shall be consistent with the Future Traffic Circulation Map; and

d. Achieving consistency of this comprehensive plan where appropriate with: the long range transportation plans of all local governments adjacent to Holly Hill; the FDOT's Transportation Plan and approved work program; and the ~~M~~TPO's transportation improvement plan.

Objective 1.9. The City shall insure the availability of structure free right(s)-of-way for major and important minor roadways and for Votran transit corridors necessary or desirable to accommodate projected travel demand in ~~20~~3~~50~~.

Policy 1.9.1 – ~~By 2012 t~~ The City shall adopt a major thoroughfare provision in the LDR which:

a. References the Future Traffic Circulation Map that will provide for adequate traffic circulation within the city;

b. Identifies the right-of-way widths for each roadway in a manner consistent with the Future Traffic Circulation Map and in a manner consistent with the inventory of right-of-way already provided by Ormond Beach, other local governments, or the State of Florida;

c. Establishes the Future Traffic Circulation Map as the official listing of right(s)-of-way to be reserved pursuant to Policy 1.9.2 below; and

d. Establishes procedures and guidelines for the appropriate amendment of the map.

Policy 1.9.2 - A right-of-way protection provision shall be adopted for the purpose of protecting right(s)-of way necessary to develop the roadway network shown on the Future Traffic Circulation Map. This right-of-way protection is required so as to insure compliance with long range level of service standards established by those policies within the comprehensive plan. Such ordinance shall prohibit the development of any structures, parking areas, or drainage facilities (except as allowable on an interim basis) within the corridors indicated on the Future Traffic Circulation Map or within any other surface transportation corridors (i.e. rail corridors) identified by FDOT. Other uses, consistent with this comprehensive plan, may be considered within the protective right-of- way. Nothing in the right-of-way protection ordinance shall preclude location of temporary uses within protected right(s)-of-way. Any right-of-way protected under the right- of-way protection ordinance may be dedicated to Holly Hill during the development of a project. Any such dedication shall not be subject to time limits on right(s)-of-way reservation as required by Chapter 336 F.S. As used in this policy, "corridors" means that area of protected right-of-way for any roadway, as generally configured and as located on the Future Traffic Circulation Map. Protected right(s)-of-way shall be defined as:

a. Required right-of-way on either side of the centerline of an existing roadway shown as having more lanes on the Future Traffic Circulation Map than the number of lanes currently existing.

b. Required right-of-way for roadway or other transportation corridors for which no centerline has been established. The location of the roadway right(s)-of-way shall be established during the review of proposed projects in proximity to future roadway corridors located on the Future Traffic Circulation Map. These newly established alignments selected during project review shall be continuous so as to provide for a continuous travel corridor of sufficient width to accommodate an appropriate cross section as required by city policy for facility types specified on the Future Traffic Circulation Map.

Policy 1.9.3 - The City shall ensure that protected right(s)-of-way are reserved at the time of project review for issuance of a level of service compliance decision. Failure to reserve protected right(s)-of- way as a condition of level of service determination shall be considered a violation of the 2035 (long range) level of service standard for that roadway and shall, therefore, be prohibited. Such ordinance shall also contain mitigation measures designed in part to preclude the taking of private property unless fair compensation for any such taking is provided. These measures shall address properties which are located in a manner or exhibit characteristics that precludes the reasonable use of such property if the protected right-of-way is maintained free of drainage facilities, structures, or parking during the development of the property. Measures may include, but not be limited to:

1. The transfer of development right(s), which may be considered pursuant to future land use policy from the area within a protected right-of-way to an area outside of the protected right of way on the same project site.

2. The reduction of required building setbacks, required buffers, and other requirements otherwise contained in this comprehensive plan or contained in other local land development regulations, if such reduced requirements are considered on a case-by-case basis and are granted pursuant to a finding of overriding public interest by the local government.

Policy 1.9.4 - Adopt a right-of-way reservation ordinance that requires the dedication to Holly Hill as a condition of issuance of a level of service compliance finding. Upon adoption of an ordinance, or upon recording of any update to the Future Traffic Circulation Map, the reserved right(s)-of-way shall be prohibited from all development of drainage facilities, parking or structures, and dedication of the reserved right-of-way shall be required upon issuance of the development order for any property encompassing said right-of-way. Appropriate access through reserved right-of way as determined by Holly Hill, will be permitted. Any such reservation of right-of- way for a particular transportation corridor shall be effective for a period not to exceed five years from time of initial right-of-way reservation, unless extended ~~the extends this five-year period~~ in one-year increments not to exceed an additional five-year period.

Policy 1.9.5 - Pursue advanced acquisition of easements and rights-of-way to reduce project costs and adverse impacts from road projects.

Policy 1.9.6 - Prepare engineering plans for future transportation improvements in advance of funding commitments for construction in order to clarify and secure right-of-way requirements and to develop improved cost estimates.

~~**Policy 1.9.7 -** All building setbacks shall be measured from the centerline of the existing right(s)-of-way line.~~

Policy 1.9.8 - The impact of new and/or widened right(s)-of-way on existing residential use or residentially zoned property shall be minimized by the use of walls or combination of berm/landscape buffers, as appropriate to the particular site. Impacts to be considered shall include noise levels, safety, aesthetics, usefulness and property values. Walls and other buffers will be constructed by developers.

Policy 1.9.9 - No existing right(s)-of-way for major roads shall be abandoned, vacated or otherwise conveyed from public ownership unless a positive recommendation has been made by the Development Review Committee to the City Commission that the right-of-way will not be needed for the future expansion of the roadway.

Objective 1.10 - Protect existing roadway capacity through access management by ensuring on-site circulation for new development shall not interrupt traffic flow on public road facilities.

Policy 1.10.1 - All land use plan amendments, zonings, plats and site plans requiring City approval and access to Federal, State, County and City roads shall comply with the following access management strategies, if determined applicable to the location:

a. Traffic circulation and maneuvering shall be accomplished on-site;

b. Driveway entrances and exits shall be located as far as possible from street intersections;

c. Nonresidential lots having frontage on two or more public streets shall have access to the street(s) with the lowest functional classification;

d. Interior throughways within parking areas shall be separated from parking aisle areas;

e. Peripheral outparcels designed for freestanding uses shall be integral part of the total interior circulation system for a larger site;

f. Driveways should align with opposite driveways;

g. Joint curb cuts, cross-access easements, internal access for outparcels and other transportation system management strategies shall be employed to effectively reduce the number of curb cuts and median openings on all public road facilities;

h. Curb cuts for driveways shall be minimized, and the location and number of cuts should relate to lot size, turnover rate, relationship to adjoining streets and the type of clientele served. Access points shall be designed to prevent hazards to vehicular or non-vehicular traffic. Turnout lanes and traffic dividers shall be provided on abutting roadways and on-site where existing or anticipated heavy flows of traffic indicate the need;

i. Internal streets, roads, driveways and parking, loading and service areas shall be designed so as to provide safe and convenient vehicular access to all uses and facilities;

j. Development proposals exceeding the thresholds established in the ~~2008~~ 2016 Votran Transit Design Guidelines shall include transportation demand management strategies, such as: ride sharing, van pooling, carpooling, flextime and bicycle usage, as methods to alleviate the need for automobile trips;

k. Joint curb cuts with adjacent development parcels shall be provided where feasible;

l. Residential and non-residential developments shall provide internal as well as external connectivity in order to support public transportation facilities for bicyclists and pedestrians;

m. Minimum throat distances shall be established for driveway entrances based upon the floor area size of developments to ensure development related traffic does not disrupt through traffic on public roadways;

n. New residential developments that exceed 200 average daily trips should provide emergency access independent of the primary access to the development as determined acceptable by the DRC; and

o. Residential subdivisions shall have internal road, pedestrian, and bicycle connectivity between each other.

Objective 1.11 - Coordinate a multi-modal strategy with transportation planning and the land use element to provide alternative travel modes which are sufficient to accommodate the uses depicted on the Future Land Use Map and adopted Community Redevelopment Area Plan.

Policy 1.11.1 - The City shall continue to support basic transit citywide for development consistent with the Future Land Use Map and located on non-congested roadways throughout the City. ~~For roadways that are currently congested or projected to be congested in 2020, the strategy shall incorporate a higher level of measures designed to reduce vehicular motor trips (VMT's).~~

Policy 1.11.2 - The multi-modal strategy shall be utilized when reviewing land use plan amendments, rezonings, plats, and site plans on congested or projected congested roadways.

Policy 1.11.3 - The multi-modal strategy shall initially coordinate transit with current or projected congested roadways by requiring development to construct or contribute money to fund operations or construct bus amenities in keeping with the Votran Transit Design Guidelines, as amended.

Policy 1.11.4 - Development or (re) development which occurs along congested roadways regardless of whether a land use plan amendment is required shall be required to enter into joint development agreements to develop transit facilities and services if requested by Votran.

~~**Policy 1.11.5 -** The multi-modal strategy shall be triggered where required approvals for future land use plan amendments or development of land are located on roadway corridors currently congested or projected to be congested in 2020.~~

Objective 1.12 ALTERNATIVE MODES OF TRANSPORTATION The City shall promote alternative modes of transportation through the construction of bike paths, pedestrian facilities and the use of transit.

Policy 1.12.1 - The City shall incorporate Votran as a reviewing entity for those developments which meet or exceed the recommended review thresholds contained in Votran's Transit Design Guidelines, as amended.

Policy 1.12.2 - The City shall continue to implement its adopted Sidewalk Master Plan as amended to add sidewalks based upon evaluation criteria that includes safety, school access, recreational access, and transit access and road classification.

Policy 1.12.3 - The City shall permit a payment in lieu of sidewalk construction for development if it is determined that the need for sidewalk is much greater in other areas of the city.

Policy 1.12.4 - The City shall implement the Bicycle and Pedestrian Safety Master Plan recommendations prepared by the ~~M~~TPO for all elementary schools within the City through its annual sidewalk program.

Policy 1.12.5 - The City shall educate the public as to the benefits of bicycling and walking and other non-motorized transportation options including those benefits related to improving air quality, reducing energy consumption, reducing congestion, stimulating the economy and promoting health and physical fitness.

Policy 1.12.6 - Increase the use of transportation alternatives to the automobile by providing increased opportunities for the use of transit, and encouraging carpools, vanpools, walking and bicycling, and by reducing the need for new or expanded automobile and automobile parking facilities.

Policy 1.12.7 - Encourage the use of alternative fuels for City vehicles, transit vehicles and as feasible, any other motor vehicles as a means ~~or~~ of reducing greenhouse gas emissions and conserving energy.

GOAL 2. ALL DEVELOPMENT AND (RE) DEVELOPMENT SHALL BE REQUIRED TO MITIGATE IMPACTS OF DEVELOPMENT ON STATE, COUNTY AND CITY ROADS.

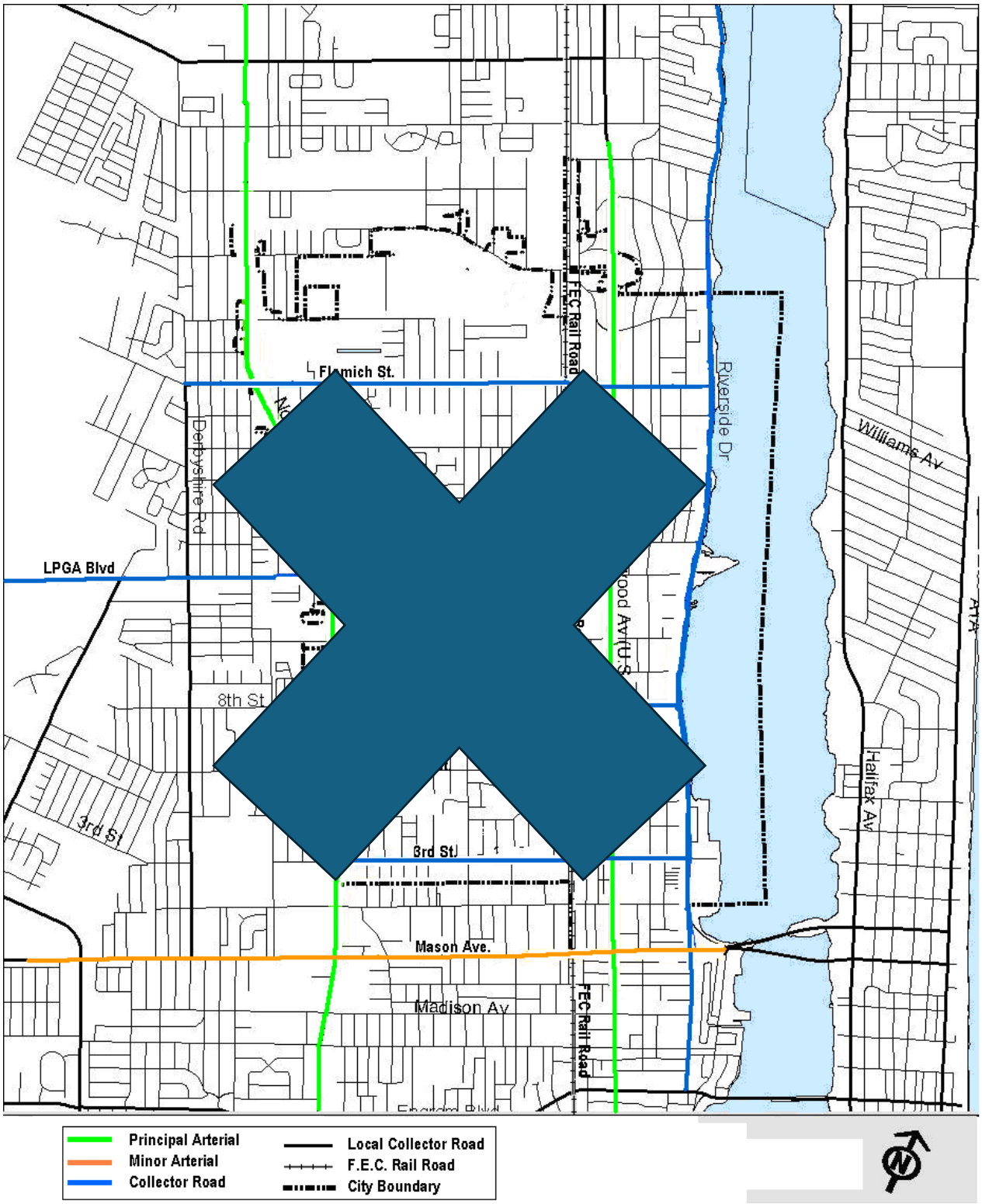
Objective 2.1 - All new developments that may be considered significant traffic generators shall provide a traffic impact assessment consistent with the requirements in the City's Land Development Regulations and if required, transportation improvements to mitigate their impacts on the City's transportation system.

Policy 2.1.1 - The City shall utilize the Volusia Flagler Transportation ~~County Metropolitan~~ Planning Organization's ~~(VCMPO)~~ Transportation Impact Analysis (TIA) Guidelines Methodology as the principal means for assessing site development impacts on state, county and city roads.

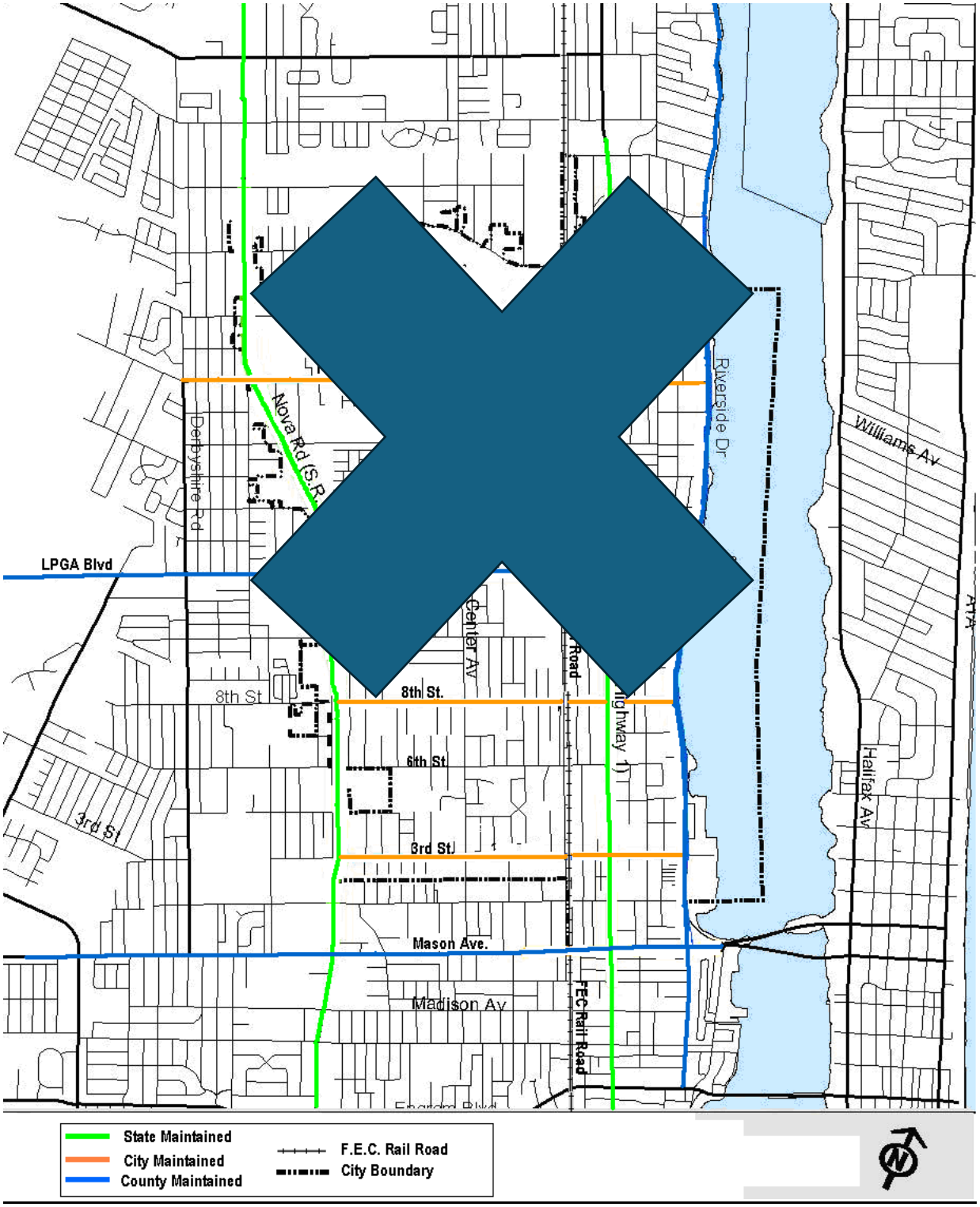
Policy 2.1.2 - New development shall construct that portion of any proposed road identified in the Long Range Traffic Circulation Map that abut or bisect their property and shall align new roads with existing and proposed facilities.

Policy 2.1.3 - Mitigation funded through monetary or Proportionate Fair Share contributions may include either singularly or in combination any of the following improvements: road improvements, transit facility improvements, transit operation contributions, bicycle trail construction, TDM strategies, or other appropriate measures which reduce vehicle miles traveled.

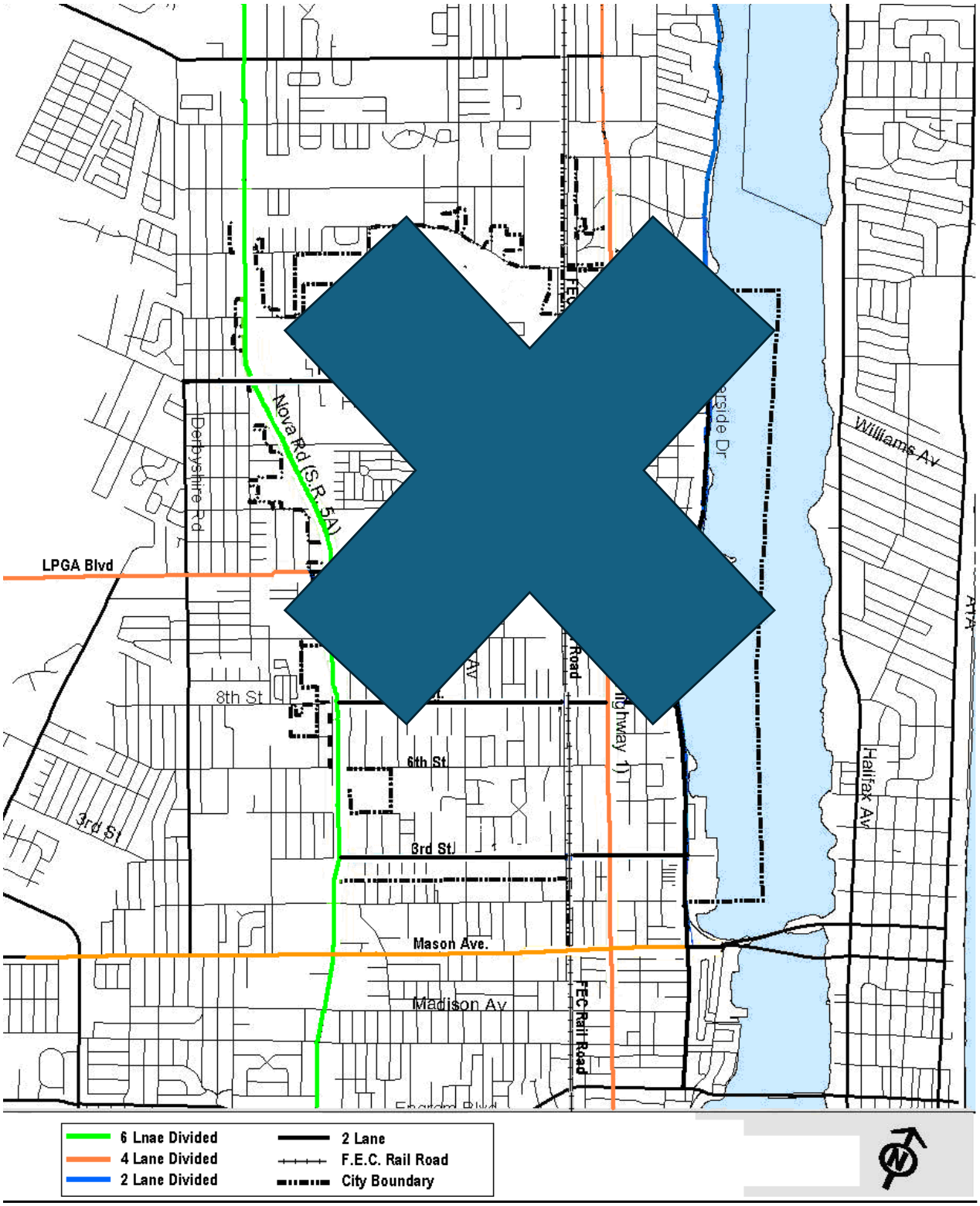
FUTURE TRANSPORTATION CIRCULATION MAP 2025
MAP 2 ROADWAY FUNCTIONAL CLASSIFICATION



FUTURE TRANSPORTATION CIRCULATION MAP 2025
MAP 2 ROADWAY MAINTENANCE

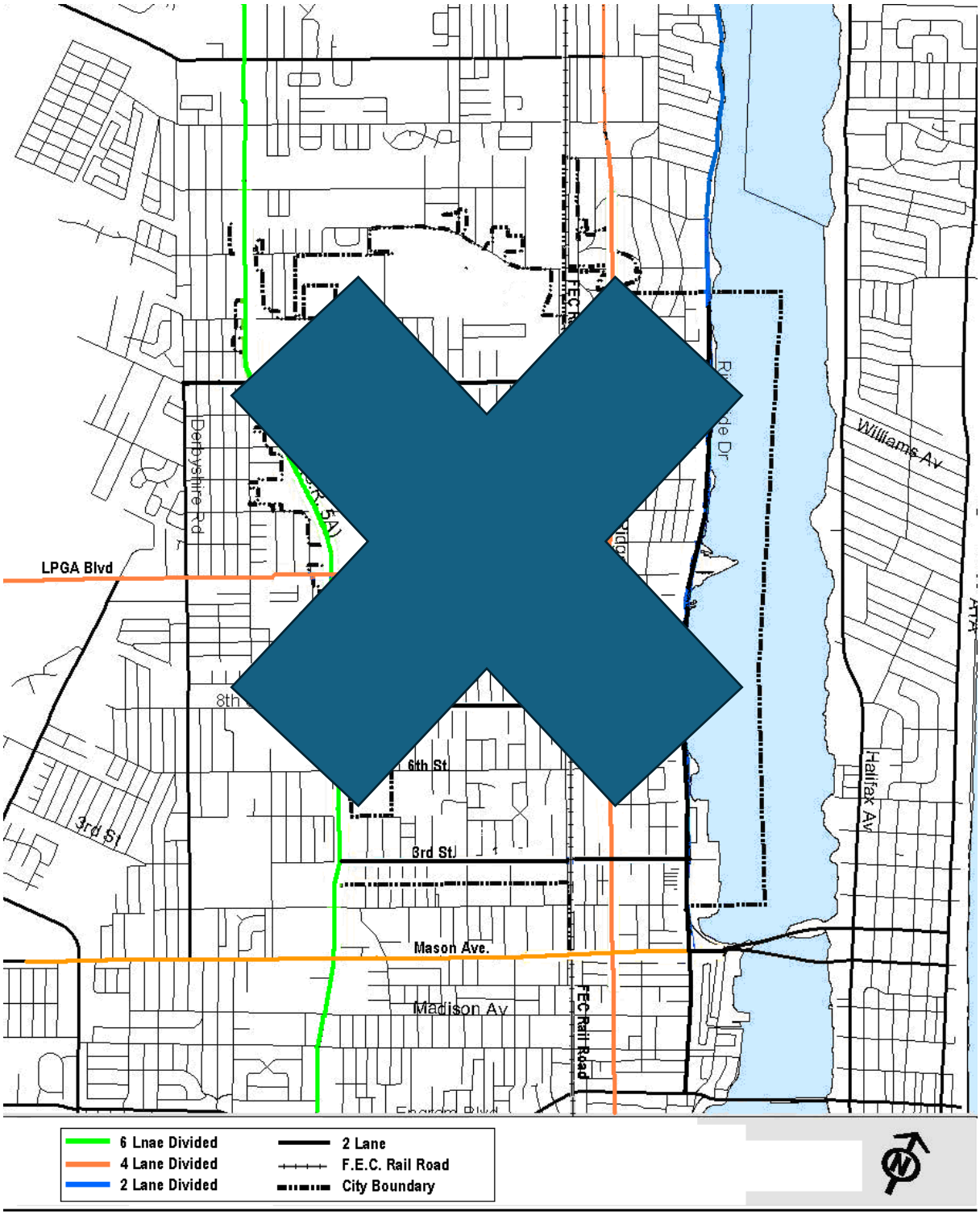


FUTURE TRANSPORTATION CIRCULATION MAP 2025
MAP 3 ROADWAY NUMBER OF LANES 2009



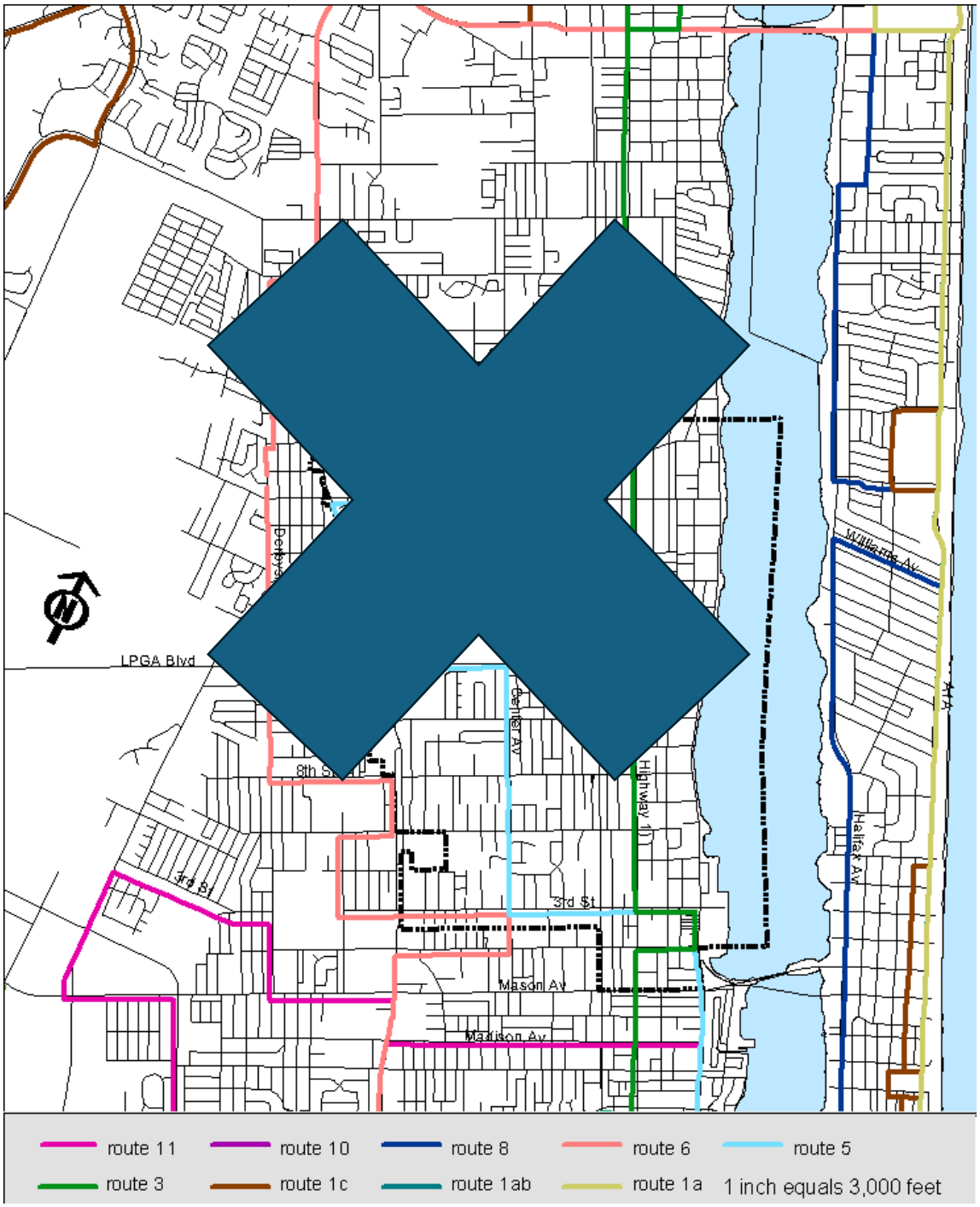
City of Holly Hill Community Development 2009

FUTURE TRANSPORTATION CIRCULATION MAP 2025
MAP 4 ROADWAY NUMBER OF LANES 2025



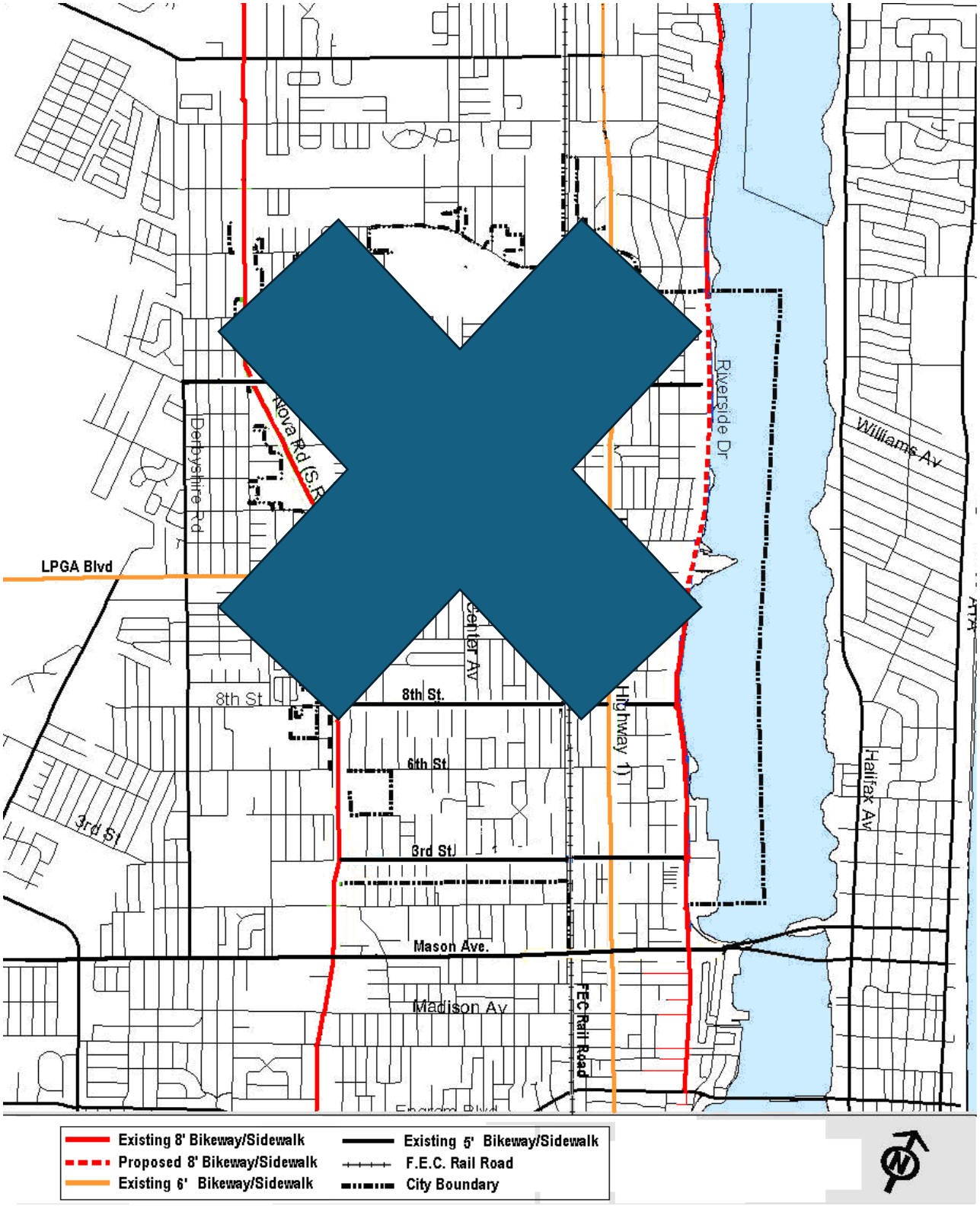
Source: City of Holly Hill Community Development 2009.

FUTURE TRANSPORTATION CIRCULATION MAP 2025
MAP 5 PUBLIC TRANSIT ROUTES (EXISTING 2009 AND PROPOSED 2025)



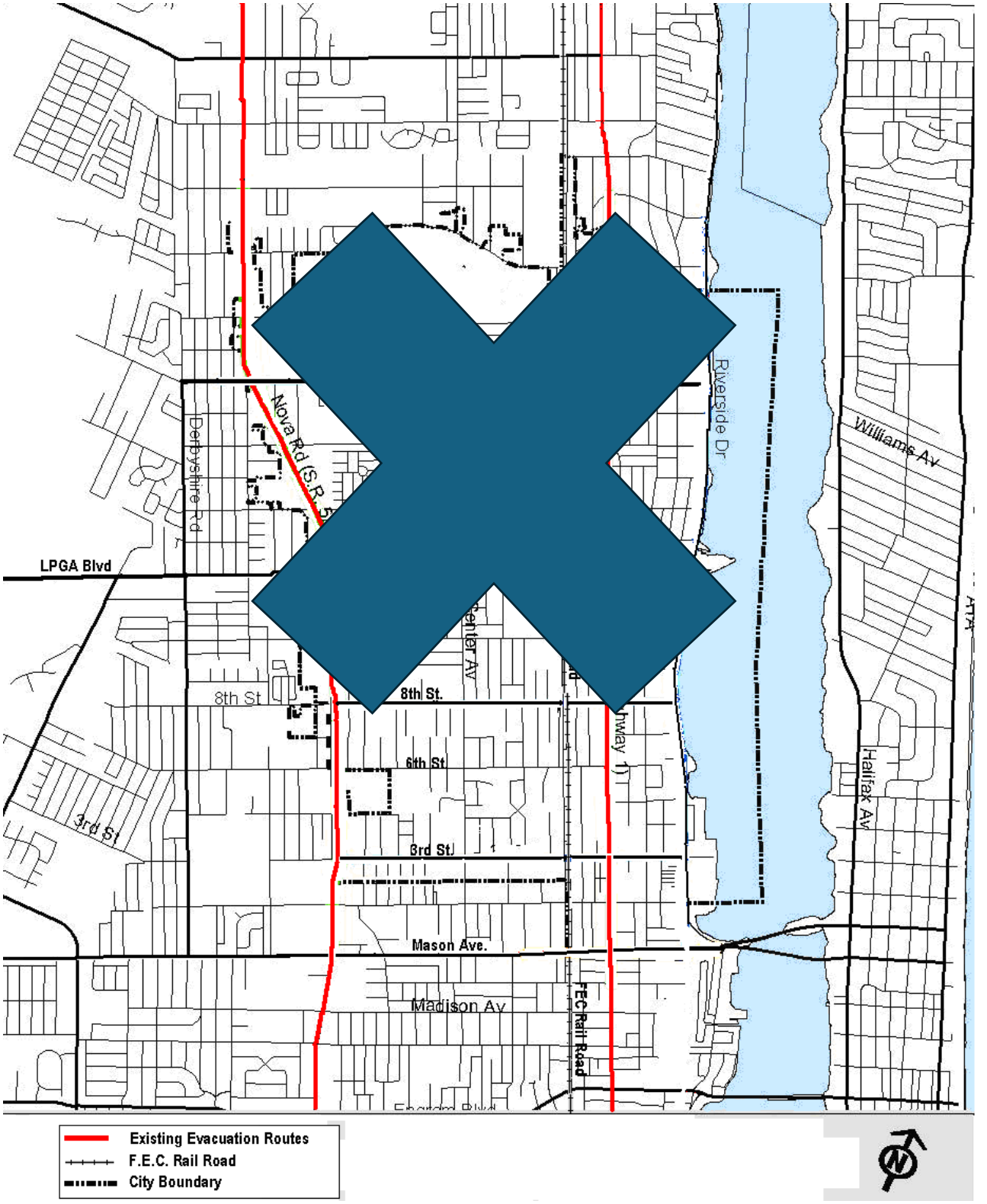
Source: Votran 2009

FUTURE TRANSPORTATION CIRCULATION MAP 2025
MAP 6 BIKEWAYS AND SIDEWALKS (EXISTING 2009 AND PROPOSED 2025)



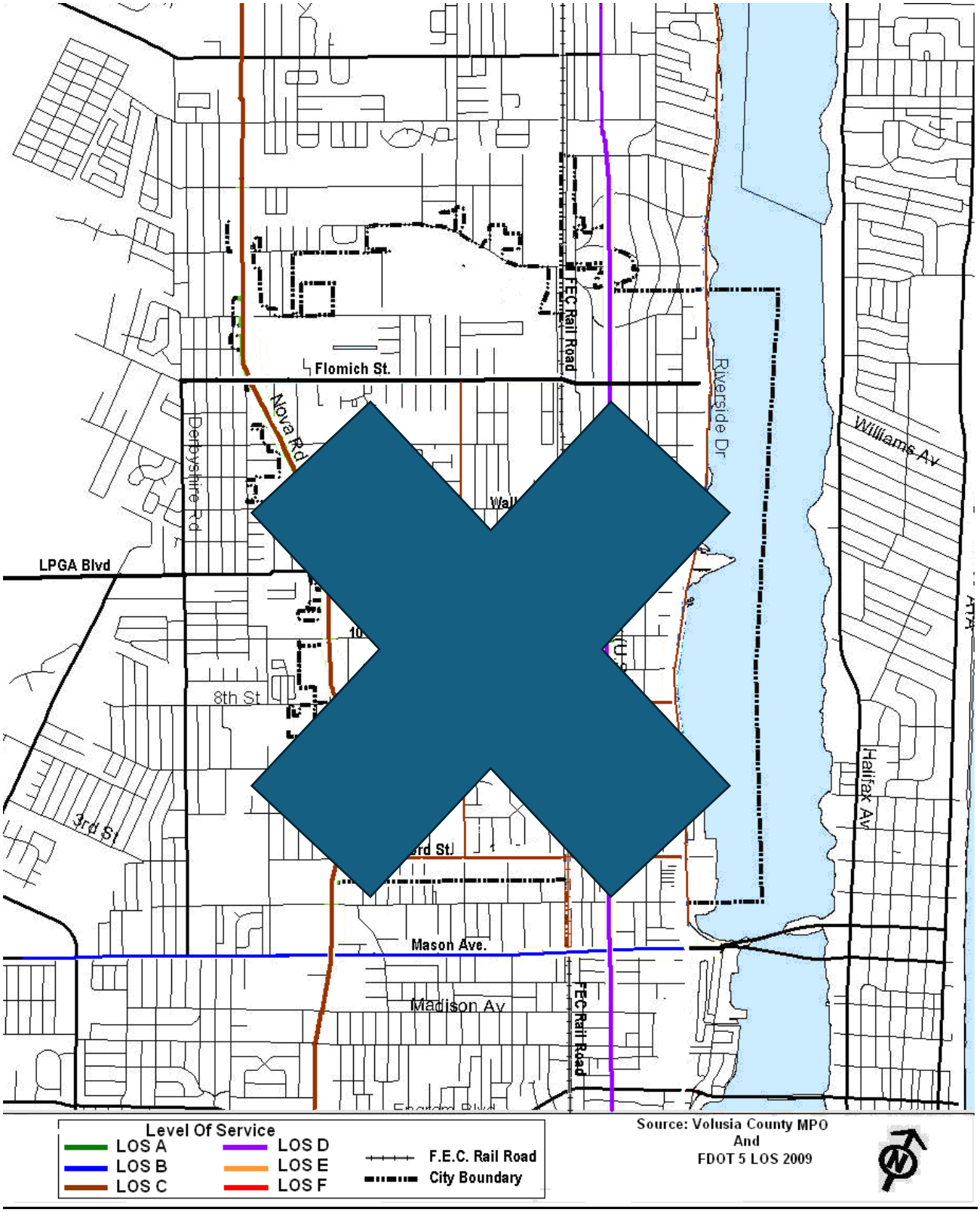
Source: Holly Hill Public Works Dept. 2009

FUTURE TRANSPORTATION CIRCULATION MAP 2025
MAP 7 DESIGNATED EVACUATION ROUTE



Source: Volusia county Public Safety 2009

FUTURE TRANSPORTATION CIRCULATION MAP 2025
MAP 8 ROADWAY LEVEL OF SERVICE 2009



FUTURE TRANSPORTATION CIRCULATION MAP 2025
MAP 9 ROADWAY LEVEL OF SERVICE 2025

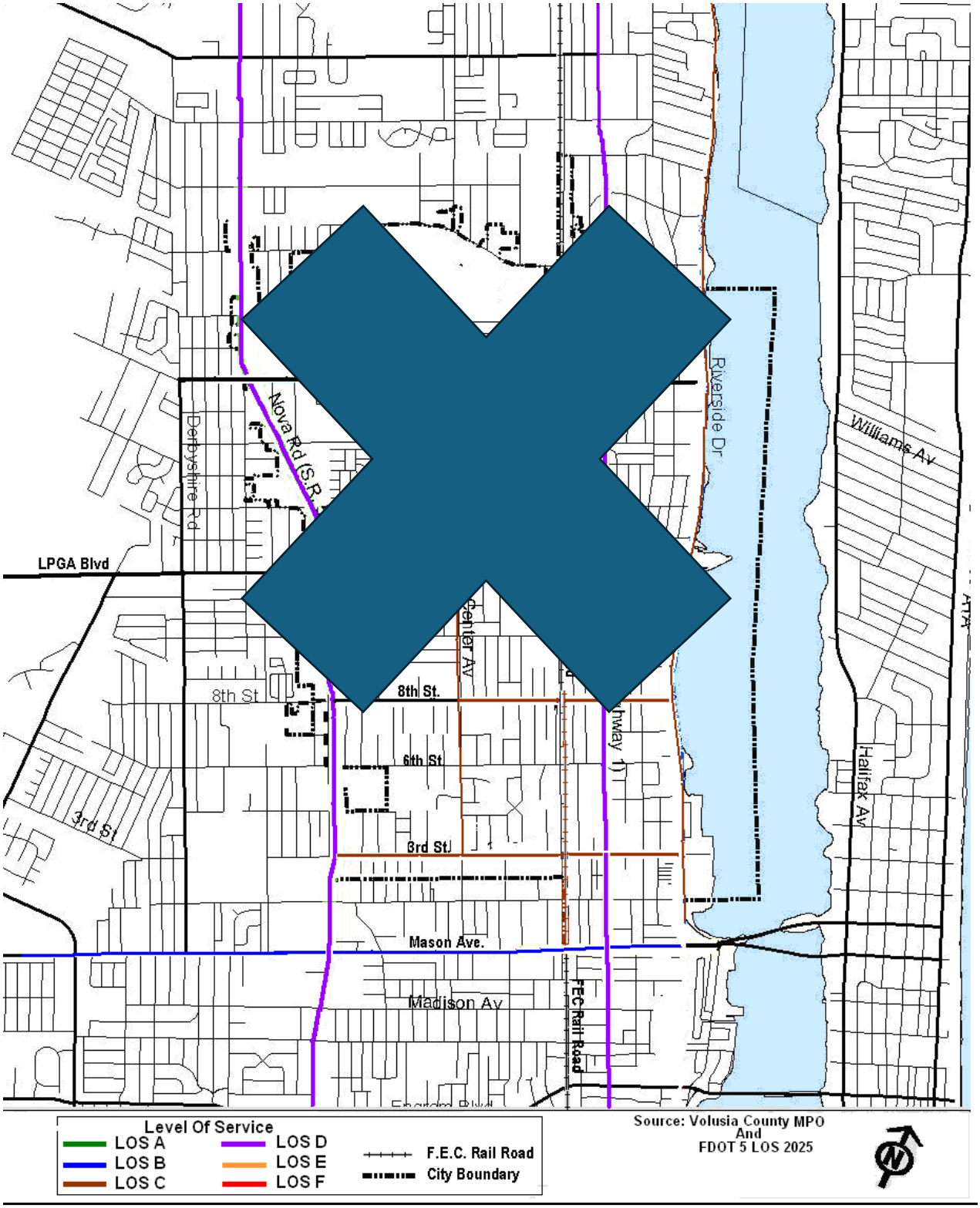


Table 1
Functional Classification and Current Level of Service: 2009
City of Holly Hill, Florida

ROAD	FROM	TO	FUNCTIONAL CLASSIFICATION	FACILITY TYPE	AADT	LOS
Ridgewood Av. (U.S. 1)	Hand Ave.	Mason Av. (S.R. 430)	Arterial	UA_S2WAC1_2W_4L_D_WL	27,000	D
Nova Rd. (S.R. 5A)	Hand Av.	LPGA Blvd.	Arterial	UA_S2WAC1_2W_2L_U_WL	30,500	C
Nova Rd. (S.R. 5A)	LPGA Blvd.	St.	Arterial	WAC1_2W_6L	32,500	C
Nova Rd. (S.R. 5A)	10th St.	Av.	Arterial	2W_6L	32,500	C
Nova Rd. (S.R. 5A)	Bre		Arterial	L	32,500	C
Riverside Dr	Arr			2	5,570	C
Riverside Dr.	Plaza Gra			_2W_2	6,240	C
Riverside Dr.	Flomich St.			MCRS_2W_2_WL	6,240	C
Riverside Dr.	Walker St.			NSMCRS_2W_2WL	5,980	C
Riverside Dr.	LPGA Blvd.			CRS_2W_4	7,320	C
Daytona Av.	Mason				1,788	
Center Av.	Ma				5,118	C
Mason Av.			Arte		22,156	B
Mason Av.	Ridgew (U.S. 1)		Arterial			B
3rd St.	Riverside Dr	Rd.			2,052	C
8th St.	Riverside Dr	ova Rd.			4,542	C
LPGA Blvd.	Center Av.	Nova Rd.	Arterial	UA_S2WAC1_2W_2L_U_WL	12,410	D
LPGA Blvd.	Center Av.	Ridgewood Av. (U.S. 1)	Arterial	UA_S2WAC1_2W_2L_U_WL	9,840	C
Flomich St.	Nova Rd.	Ridgewood Av.	Collector	UA_NSMCRS_2W_2L_U_0L	n/a	n/a

Source: Volusia County Traffic Engineering Department.

CHAPTER 3

HOUSING ELEMENT

GOALS, OBJECTIVES AND POLICIES - HOUSING ELEMENT

~~GOAL~~ GOAL **1** - ENSURE THE AVAILABILITY OF SAFE AND ADEQUATE HOUSING UNITS OF DIFFERENT TYPES, SIZES, AND PRICE RANGES TO MEET THE NEEDS OF ALL CURRENT AND FUTURE RESIDENTS.

Objective 1.1 - The City shall continue to facilitate the private production of a housing supply, including adequate sites for mobile homes or manufactured housing and low- and moderate-income housing, which will meet future community needs and offset housing deficiencies as noted in this Element

Policy 1.1.1 - The City shall maintain sufficient residentially zoned land to accommodate ~~the~~ projected housing development with a reasonable degree of flexibility and choice in location, density, housing type and cost.

Policy 1.1.2 - The City shall ensure that adequate public facilities and services will be provided to areas requiring such for development of needed housing units.

Policy 1.1.3 - The City shall work with the private and non-profit sectors as well as with other public entities to improve coordination among participants involved in housing -

Policy 1.1.4 -Land use plan amendments which increase density shall occur in areas with few environmental constraints and where adequate public infrastructure and services exist.

Policy 1.1.5 - The City shall support Volusia County's housing programs that conserve or increase the supply of standard housing affordable to low- and moderate-income households.

Policy 1.1.6 – The City shall seek to identify historically significant housing and other housing for purposes of conservation, replacement, rehabilitation and adaptive reuse.

Objective 1.2 – Rehabilitation and elimination **of Substandard Housing: All housing in the city which is found to be substandard but economically feasible to repair should be rehabilitated to increase the availability of standard housing and ensure that all housing in the city provides safe and adequate shelter to its occupants.** However, the City shall make all effort to eliminate housing that is determined to be not economically feasible to repair.

Policy 1.2.1 – Through its code enforcement and building inspection process, the City shall regularly identify substandard housing along with housing that may be in need of structural and aesthetic improvements.

Policy 1.2.~~1~~2– ~~By 2012 create a housing~~ The City shall prioritize City-wide housing rehabilitation ~~program City-wide to be carried out~~ as funds are made available through ~~the use of Community Development Block Grant Funds (CDBG) or other~~ appropriate funding sources. The City shall actively support the provision of housing services by Volusia County Community Services, Halifax Habitat for Humanity and other non-profit housing organizations in the Holly Hill area.

Policy 1.2.~~2~~ 3 - Rehabilitation of housing units ~~should~~ will be in conjunction with other neighborhood revitalization activities and facility improvements, as appropriate, to improve the overall quality of the housing and neighborhood environments.

Policy 1.2.~~3~~ 4 - Neighborhood restoration efforts shall seek to maintain neighborhood identity in conjunction with strict and sensitive code enforcement and integrity.

Policy 1.2.~~4~~ 5 – Where possible, ~~T~~ the City shall utilize State and Federal financial resources to provide financial assistance to allow persons of limited income to repair their properties.

Policy 1.2.~~5~~ 6 - In addition to correcting code violations, rehabilitation efforts may include incipient violations as determined by the Chief Building Official. These are defined as any conditions not in violation of the housing code which can be reasonably expected to become a violation within the near future, unless corrective actions are taken. Other improvements, as determined by the Chief Building Official, may also be eligible for assistance provided they are incidental to real or incipient code violations.

Objective 1.3 - The City shall continue to review and revise the adopted land development regulations eliminating all unnecessary requirements and procedural delays which add to the cost of residential land subdivision and housing construction.

Policy 1.3.1 - The City shall continue to encourage the use of innovative land development techniques including planned-unit-development and cluster development which could reduce land development and housing construction costs while maintaining and improving the quality of housing and neighborhoods.

Policy 1.3.2 - The City shall continue to encourage the use of innovative construction techniques and materials, including modular construction, which could possibly reduce the cost of housing while maintaining and improving the quality.

Policy 1.3.3 - The City shall continue to review and revise land development regulations to streamlined review procedure which eliminates unnecessary plan costs and approval delays.

Policy 1.3.4 - The City shall re-evaluate minimum floor area requirements for housing, and if appropriate, reduce excessive requirements.

Objective 1.4 – The City shall continue to enforce the adopted "fair housing" ordinance in accordance with Title VIII of the Civil Rights Act of 1968 and the Florida Fair Housing Act, Chapter 760, Florida Statutes.

Policy 1.4.1 - Every current and future resident of the City will be assured of equal housing opportunities.

Objective 1.5 The City shall continue to permit in residential areas ~~for~~ group homes and foster care facilities licensed or funded by the Department of Children and Family Services.

Policy 1.5.1 The City shall encourage the integration of special residential uses, licensed group homes, and foster care facilities into all residential areas, except those areas considered flood prone, where adequate supporting infrastructure and nearby medical and public facilities are available.

Policy 1.5.2 The City shall maintain provisions in the Land Development Regulations to allow smaller group homes (up to six residents) be permitted by right in all

residential districts. Larger group homes shall be permitted as a Special Exception use in all single-family residential districts and by right in all multifamily districts.

Objective 1.6 The City shall establish partnerships with private and public non-profit groups, private developers, and other affordable housing providers.

Policy 1.6.1 The City shall utilize, to the maximum extent possible, non-profit community-based organizations to assist in the acquisition, rehabilitation, and construction of affordable housing.

Policy 1.6.2 The City shall support multi-jurisdictional approaches to affordable housing issues in Volusia County.

Objective 1.7 The City shall ensure, on a continual basis, that a variety of housing, including mobile homes or manufactured housing, and affordable housing is developed in the community to provide for the varied lifestyles of its existing and future residents.

Policy 1.7.1 - The City shall ensure, through the Land Development Regulations, the availability of safe and adequate housing units of different types, sizes and price ranges to meet the needs of all current and future residents.

Policy 1.7.2 - The City shall pursue affordable housing techniques designed to reduce the cost burden to low- and moderate-income households thus making affordable housing already available in the marketplace more accessible.

Policy 1.7.3 - Mix use buildings incorporating residential and commercial development in the Community Redevelopment Area shall have priority over single use buildings when applying for financial assistance from the City through the Tax Increment Financing District.

Policy 1.7.4 - The City housing policy shall promote universal accessibility as a design option for housing of the elderly and various income level families.

Policy 1.7.5 - Through the development review process and the administration of regulatory controls, the City will consider opportunities for the private sector to develop innovative housing prototypes and creative residential land use arrangements to foster varied housing opportunities by types and cost.

Policy 1.7.6 - Mobile Homes shall be allowed in the R-9 mobile home zoning districts. This district will allow for a self-contained planned community under single ownership and featuring extensive on-site recreation facilities, landscaping and innovative design.

Objective 1.8 Encourage resource efficient green building, and sustainable development practices to enhance energy efficiency of housing in Holly Hill.

Policy 1.8.1 - Encourage installation of renewable energy systems by homeowners.

Policy 1.8.2.- Encourage the incorporation of green building practices into development projects.

Policy 1.8.3 - Provide educational materials regarding energy efficiency, sustainable design, and climate change, that encourage residents and business owners to invest in energy-efficiency improvements through community outreach efforts through the City's website.

Policy 1.8.4 - The City shall promote energy conservation techniques that incorporate Federal Energy Star Standards, as consistent with the requirements of the Florida Building Code.

Policy 1.8.4 - Encourage building orientation that maximizes energy efficiency and fosters the use of alternative energy sources where appropriate, such as solar or wind energy systems, to reduce the demand for electricity and reduce greenhouse gas emissions.

Policy 1.8.5 - Encourage appropriate orientation of trees and shrubs on a development site to reduce cooling loads by taking advantage of evapo-transpiration and shade.

Policy 1.8.6 - Promote building design appropriate for local climate conditions.

Policy 1.8.7 - The City shall encourage the construction of energy efficient housing by exploring innovative regulations through nationally recognized green building standards, that promote energy conserving and environmentally sensitive technologies.

Objective 1.9 The City shall ensure that equal housing opportunities are realized by all residents regardless race, color, religion, ancestry, sex, familial status, national origin, handicap, or place of birth.

Policy 1.9.1 - City shall continue to enforce its Fair Housing Ordinance continually monitoring housing practices for possible housing discrimination.

Policy 1.9.2 - The City shall ensure housing opportunities for all current and future residents, with an emphasis on the needs of the financially, socially, and/or physically disadvantaged, and those displaced due to City actions.

Policy 1.9.3 - The City ~~shall~~ **may** maintain a program of annual inspections of rental housing, including single-family housing, as identified through the Rental Housing Business Tax Receipt Program.

CHAPTER 4

UTILITIES ELEMENT:

SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER, AND GROUNDWATER AQUIFER PROTECTION SUB-ELEMENTS

SANITARY SEWER SUB-ELEMENT

GOALS, OBJECTIVES AND POLICIES - SANITARY SEWER SUB-ELEMENT

GOAL 1 -. THE CITY SHALL PROVIDE FOR THE COLLECTION, TREATMENT AND DISPOSAL OF ALL WASTEWATER GENERATED IN THE CITY IN THE MOST ECONOMICAL, ENVIRONMENTALLY SOUND AND COST EFFICIENT MANNER POSSIBLE AND FACILITIES WITH SUFFICIENT CAPACITY THROUGHOUT THE DEFINED SERVICE AREAS DURING THE PLANNING PERIOD AND THAT MEET OR EXCEED THE CALCULATED LEVEL OF SERVICE STANDARDS ESTABLISHED. SUCH FACILITIES SHALL MEET OR EXCEED STATE AND FEDERAL REQUIREMENTS, INCLUDING WATER QUALITY BASED EFFLUENT LIMITATIONS ESTABLISHED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION. THE CITY SHALL ALSO APPROPRIATELY REGULATE THE USE OF INDIVIDUAL ON-SITE WASTEWATER TREATMENT SYSTEM AND PACKAGE TREATMENT SYSTEMS.

Objective 1.1 - Maintain a sanitary sewer system level of service standard adopted in the Capital Improvements Element

Policy 1.1.1 - The City will continue to implement concurrency procedures for monitoring available sanitary sewer system capacity to determine if adequate capacity remains for proposed development.

Policy 1.1.2 - No development approval shall be granted by the City for any proposed development if the demand for sewer system capacity would exceed currently available capacity.

Policy 1.1.3 - The City shall issue Concurrency Certificates concurrent with issuance of a Development Order signifying that facilities and services are available for which if no building permit is applied for and received within a specified time period as provided for in the LDR that such reservation of capacity shall expire.

Objective 1.2 - The use of package sewage treatment plants, septic tanks, and other on-site wastewater treatment systems shall not be permitted except as follows:

Existing septic tanks may remain in service as long as they function in accordance with applicable standards and requirements. If any septic tank should fail to function and central sewer service is at that time reasonably available, connection to the central system shall be required.

Policy 1.2.1 - The City shall require all new developments to connect to the sewage collection system.

Policy 1.2.2 - Property owners shall be principally responsible for paying the capital costs related to connecting to the City's central sewer system when individual lot septic tank failures are sufficient in numbers to cause health and water quality concerns

Objective 1.3 The City shall continue maintenance and restoration of the sewage collection system to reduce the amount of inflow and infiltration.

Policy 1.3.1 - The City shall continue to allocate the amount of funds necessary in the Capital Improvement Plan to correct major inflow/infiltration problems.

Policy 1.3.2 - Proposed sanitary sewer system projects for replacement, correction of deficiencies, and provision of facilities for future needs shall be prioritized in accordance with the following guidelines:

- Level 1 - (highest priority) - whether the project is needed to protect public health and safety, to fulfill the City's legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities.
- Level 2 - whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement costs, provides service to developed areas lacking full service or promotes in-fill development.
- Level 3 (lowest priority) - whether the project represents a logical extension of facilities and services within a designated service area.

Policy 1.3.2 - Owners, operators and managers should undertake efforts to obtain optimum operating levels and facility longevity so as to maximize the use, effectiveness and efficiency of existing facilities.

Objective 1.4 The City shall continue to operate a wastewater treatment plant reuse distribution system that provides an orderly and cost-effective method of distributing reuse irrigation water to the reuse target areas and for residential irrigation.

Policy 1.4.1 - The quality of the reuse water shall meet or exceed the standards established by the Florida Department of Environmental Protection *(FDEP)* before leaving the wastewater treatment plant or entering storage.

Policy 1.4.2 – Monitoring equipment and appropriately trained personnel shall be provided at the wastewater plant to ensure the continuous quality of the effluent.

Policy 1.4.3 –The City's Public Works Department shall each year, as the effluent reuse system expands, publicly educate its customers on the benefits of participating in the re-use system

Policy 1.4.4 – New residential developments, in the vicinity of reclaimed water transmission mains, shall install "dry lines" for reclaimed water service. Subdivisions with greater than 100 homes shall provide on-site storage and pumping for peak flow attenuation. Developers have the option of contributing to a reclaimed water construction fund if the development is not in an area scheduled to receive reclaimed water service.

Policy 1.4.5 – The City shall implement water conservation and reuse practices as well as demand reduction strategies that are conditions of the City's current Consumptive Use Permit (CUP).

Policy 1.4.6 – The City will implement the economically viable alternative water supply projects scheduled for completion ~~by 2013~~ as identified by the Water Supply Plan.

Policy 1.4.7 – The City shall update its sewer permits ~~Master Plan~~ and Utility Rate Sufficiency Plan at a minimum of every five years to determine capital needs to maintain the established level of service.

Objective 1.5 - The City shall ensure that sanitary sewer and effluent reuse facilities are available to meet Level-of-Service Standards.

Policy 1.5.1 - The Capital Improvements Planning process and Capital Improvements Element shall be utilized to plan, design, and construct cost feasible capital projects in order to maintain LOS standards.

Policy 1.5.2 - Projects needed to correct existing deficiencies shall be given priority in the formulation and implementation of the annual work programs of the City Department responsible for the project.

Policy 1.5.3 - No permits shall be issued for new development which would result in an increase in demand on deficient facilities prior to completion of improvements needed to bring the facility up to standard.

Policy 1.5.4 - The City will maintain a five-year schedule of capital improvement needs for sanitary sewer and effluent reuse facilities, to be updated annually in conformance with the review process for the Capital Improvement Element of this plan. All Capital Improvement projects in the annual budget shall be consistent with the Comprehensive Plan.

POTABLE WATER SUB-ELEMENT

GOALS, OBJECTIVES AND POLICIES – POTABLE WATER SUB-ELEMENT

GOAL 1 – THE CITY SHALL SUPPLY FACILITIES WITH SUFFICIENT CAPACITY FOR RAW WATER SUPPLY, TREATMENT AND TRANSMISSION OF POTABLE WATER TO MEET CONSUMPTION DEMANDS THROUGHOUT THE DEFINED SERVICE AREAS DURING THE PLANNING PERIOD AND THAT MEET OR EXCEED THE CALCULATED LEVEL OF SERVICE STANDARDS ESTABLISHED FOR THE POTABLE WATER SYSTEM. SUCH FACILITIES SHALL MEET OR EXCEED STATE AND FEDERAL REQUIREMENTS FOR POTABLE WATER QUALITY. THE CITY SHALL ALSO APPROPRIATELY REGULATE THE USE OF INDIVIDUAL WELL AND POTABLE WATER PACKAGE TREATMENT SYSTEMS.

Objective 1.1 - Maintain a potable water system level of service standard adopted in the Capital Improvements Element

Policy 1.1.1 –The City shall not issue development approvals for any development if the demand generated by resulting development will exceed the capacity of existing potable water facilities.

Policy 1.1.2 -~~,~~ The City shall issue Concurrency Certificates concurrent with issuance of a Development Order signifying that facilities and services are available under the City's District issued C.U.P. for which if no building permit is applied for and received within a specified time period as provided for in the LDR that such reservation of capacity shall expire

Policy 1.1.3 - The availability of adequate water supply under the City's District issued C.U.P. shall be verified by the City prior to development permits being issued

Policy 1.1.4 – The City shall maintain a combined and connected series of finished water interconnects with adjoining utilities' water systems.

Policy 1.1.5 – Water reuse or water reclamation programs shall be used to reduce groundwater and surface water withdrawals for water in new developments and the use of stormwater as a reclaimed water augmentation source, where feasible.

Policy 1.1.6 – The City shall encourage the implementation of a combined effluent reuse system with adjacent utility providers, including Ormond Beach, Daytona Beach and Volusia County.

Policy 1.1.7 – The City shall update its water permits ~~Master Plan~~ and rate structure every five years to determine capital needs to maintain the established level of service.

Policy 1.1.8 - Existing development with private water supplies not having adequate flow, pressure or poor water quality for firefighting will be required to connect to the City water system upon notice of availability. Impact fees and meter installation charges will be borne by the property owner.

Policy 1.1.9 Property owners shall be responsible for full capital costs incurred by the City providing water mains and fire hydrants to areas where developments, due to poor water quality or well failure, have inadequate flow or pressure

Objective 1.2 - The City shall ensure that potable water facilities are available to meet Level-of-Service standards.

Policy 1.2.1 - The Capital Improvements Planning process and Capital Improvements Element shall be utilized to plan, design, and construct cost feasible capital projects in order to maintain LOS standards.

Policy 1.2.2 - Projected demands through the year ~~2036~~ ~~2015~~ **2050** shall be met by undertaking those projects as identified in the Capital Improvements Element.

Policy 1.2.3 - Projects needed to correct existing deficiencies shall be given priority in the formulation and implementation of the annual work programs of the City Department responsible for the project.

Policy 1.2.4 - No permits shall be issued for new development which would result in an increase in demand on deficient facilities prior to completion of improvements needed to bring the facility up to standard.

Policy 1.2.5 - The City will maintain a five-year schedule of capital improvement needs for potable water facilities, to be updated annually in conformance with the review process for the Capital Improvement Element of this plan. All Capital Improvement projects in the annual budget shall be consistent with the Comprehensive Plan.

Policy 1.2.6 - All wellfields shall be developed and protected in accordance with the provisions for Public Water Supply Wellfield Protection in the Land Development Regulations.

Policy 1.2.7 - The City shall continue to implement and develop wellfield expansion programs in accordance with guidelines established in the Utility Master Plan.

SOLID WASTE SUB-ELEMENT

GOALS, OBJECTIVES AND POLICIES – SOLID WASTE SUB-ELEMENT

GOAL 1 - PROVIDE FOR THE COLLECTION AND DISPOSAL OF ALL HOUSEHOLD, COMMERCIAL, INDUSTRIAL, CONSTRUCTION AND OTHER SOLID WASTES GENERATED WITHIN THE CITY IN A MANNER THAT IS COST EFFICIENT, SANITARY, ENVIRONMENTALLY SOUND, AND CONVENIENT.

Objective 1.1 – In cooperation with the Volusia County Department of Environmental Management and the Florida Department of Environmental Protection, continue procedures, policies and guidelines for monitoring and regulating the handling of hazardous wastes in the City.

Policy 1.1.1 - The City shall monitor activities in the City that are known to use hazardous materials in order to insure compliance with applicable handling and disposal rules and guidelines.

Objective 1.2 – The City shall continue to maintain and enforce the comprehensive solid waste reduction program which addresses in particular:

- a practical means to ~~achieve~~ work with the County's waste programs to achieve the ~~goal of reducing the amount of the solid waste disposed of at the County landfills~~ Statewide weight-based recycling goal of 75%. ~~by 30%.~~
- specific methods for separation of white goods, yard trash, construction/demolition debris, and tires from the solid waste stream for disposal at alternate sites or for recycling.
- a strategy for educating the public to avoid products which: are not recyclable; cannot be converted; or cannot be used as a resource or derived fuel.

Policy 1.2.1 - The City shall continue to coordinate and cooperate with Volusia County in the waste reduction/recycling program that best serves the interests of the citizens of Holly Hill where economically feasible

Objective 1.3 The City shall continue to maintain and enforce the concurrency management system that will ensure needed solid waste facility capacity will be available to serve development.

Policy 1.3.1 - Maintain a level of service standard of 6.0 pounds per capita per day for the City's solid waste collection and transport service.

Policy 1.3.2 - In order to maintain consistency with Volusia County, the level of service standard for solid waste disposal capacity at ~~the landfill shall be~~ 8.6 pounds per capita per day.

Policy 1.3.3 - The City's concurrency management system shall provide procedures and methodologies to ensure that the measurement of available capacity at the County's ~~landfill~~ disposal facilities or alternate materials recycling facilities are ~~is~~ accurate and consistent with the County's measurement of available capacity.

STORMWATER DRAINAGE SUB-ELEMENT

GOALS, OBJECTIVES AND POLICIES –DRAINAGE SUB-ELEMENT

GOAL 1 – THE CITY SHALL CONTINUE TO IMPLEMENT A DRAINAGE AND STORMWATER MANAGEMENT POLICY THAT INCORPORATES THE NEED FOR AN EFFECTIVE DRAINAGE AND STORMWATER MANAGEMENT SYSTEM TO PREVENT RISK TO THE HEALTH AND SAFETY OF THE RESIDENTS AND DESTRUCTION OF PROPERTY FROM STORMWATER FLOODING AND TO PREVENT DEGRADATION OF SURFACE WATER AND GROUNDWATER QUALITY.

Objective 1.1 - Adequate stormwater management facility capacity shall be provided for all future developments through the capital improvements planning process.

Policy 1.1.1 - The following level of service standards shall be maintained as the basis for determining the availability of adequate facility capacity to serve any proposed development or redevelopment:

- For any new development, the 25-year frequency, 24-hour duration storm event shall not allow the post condition hydrograph to exceed the pre-condition hydrograph; and
- the first one-inch of rainfall on the site for each storm event shall be retained on site; and
- the peak discharge from the developed or redeveloped site resulting from a one-hundred-year frequency, 24-hour duration storm shall not exceed the peak discharge resulting from pre-existing conditions on the site.
- prior to discharge into natural or artificial surface waters, drainage from a site shall be "treated" to reduce the amount of pollutants to a level compatible with the current requirements of the St. John River Water Management District (SJRWMD).

Policy 1.1.2 Maintain and review the adopted procedures and guidelines to ensure that these levels of service standards shall be applied consistently and equitably. The Capital Improvements Plan shall be utilized as the principal mechanism in scheduling improvements identified in the Stormwater Master Plan while the Stormwater Utility Fee shall be chief funding source for stormwater implementation.

Policy 1.1.3 - Construction of new drainage facilities and correction or replacement of existing facilities shall be prioritized on the basis of the following guidelines:

- Level 1 - (highest priority) - whether the project is needed to protect public health and safety, to fulfill the City's legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities.
- Level 2 - whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement costs, provides service to developed areas lacking full service or promotes in-fill development.
- Level 3 (lowest priority) - whether the project represents a logical extension of facilities and services within a designated service area.

Objective 1.2 Development activities shall be conducted to ensure the public safety and, at the same time, protect and enhance the surface water quality of the surface waters, the functioning values of wetlands, and other natural design features, and the aquifers recharge.

Policy 1.2.1 - New stormwater management systems shall be built consistent with best available technologies in the field of stormwater design and treatment.

Policy 1.2.2 - The City shall continue to perform field inspections of non-residential and residential development to ensure the stormwater system designs are built and function according to approved stormwater management plans.

Policy 1.2.3 - The utilization of Best Management Practices (BMPS') shall be required during road construction, urban development, and agricultural activities to protect natural water bodies and wetlands from pollutants and siltation.

Policy 1.2.4 - Sufficient water shall be retained on-site to support natural groundwater and surface water levels throughout the year, to allow aquifer recharge and avoid over draining natural watersheds

Policy 1.2.5 - Drainage and stormwater management systems shall use natural systems to the greatest extent possible, and land development modifications shall resemble natural features to the greatest extent practicable.

Policy 1.2.6 - The following criteria shall apply when considering applications for development activities that utilize wetlands as part of the stormwater management system

a. Stormwater outfalls from a development may be directed to the wetland only when free of debris and free of chemical pollutants and silt that will adversely impact wetlands, and only at rates that do not disturb vegetation or increase turbidity. Sheet flow and other overland drainage of runoff shall be controlled.

b. The proposed action shall not cause stormwater runoff on the wetland to take place at a rate that would exceed the natural rate.

c. The allowed total increased runoff, in combination with the total fill allowed, shall not cause total natural flood-storage capacity of the wetland to fall below, or fall below further, the projected volume of runoff on the whole developed wetland watershed generated by a 100-year frequency, 24-hour duration rainfall event.

Policy 1.2.7 - Owner/operators of stormwater management systems shall be effectively required to maintain their systems according to the requirements of their Development Orders and Building Permits.

Policy 1.2.8 - Open spaces shall be designed for multiple purposes and arranged to connect isolated wetlands so as to provide wildlife corridors and stormwater management conveyance.

Policy 1.2.9 - Existing natural drainage systems shall be incorporated into the development's stormwater management system consistent with the performance standards for protection of wetlands.

Policy 1.2.10 - Stormwater management systems shall be designed to ensure that post-development runoff does not exceed pre-development levels, in terms of the volume, rate, timing and pollutant load of runoff.

Policy 1.2.11 - Stormwater runoff shall be detained for a sufficient amount of time, as needed, to provide for the settling and filtration of pollutants to the maximum extent possible before discharging into a surface waterbody or recharging into the groundwater as required by State regulations.

Policy 1.2.12 - Discharge from drainage or mosquito control ditches directly to surface water bodies or open water streams shall be discouraged and minimized. Discharge into existing compatible wetlands or constructed retention basins that have been seeded and/or vegetated with wetland plant species shall be encouraged.

Policy 1.2.13 - Drainage or mosquito control ditches shall be constructed as ditches to meet requirements, with gently sloping sides not to exceed a 4:1 slope. The City will encourage the minimization of ditch construction, use of alternate methods of insect control, or restoration of areas currently drained by historical ditches.

Policy 1.2.14 - If an outfall from a dredged or excavated area is necessary to remove excess stormwater, then the outfall shall either be routed through a compatible wetland or a shallow retention basin constructed and seeded or vegetated with wetland plant species to act as a filter for runoff.

Policy 1.2.15 - Roads shall be placed to minimize the need for cut and fill, and all cut and fill banks shall be stabilized with minimum maintenance materials to prevent continuing erosion problems.

Policy 1.2.16 - Retention and detention facilities shall be constructed consistent with design and performance criteria which include: restricting public access; sloping and stabilization of banks; oil or grease contamination; use of wetlands for stormwater management and treatment shall be compatible with the ecological characteristics of such wetlands and shall not degrade the wetland by disrupting the normal range of water level fluctuations necessary for sustaining the natural hydro period of the wetland; and provisions, where appropriate, to utilize stormwater management systems for reclaimed water storage and/or augmentation.

Policy 1.2.17 - No development will be allowed that poses a threat of releasing harmful quantities of pollutants to surface waters during flooding.

Policy 1.2.18 - The LOS standards in accordance with the Capital Improvements Element, shall apply in the review of development activity

Policy 1.2.19 - Prior to construction, the City must receive and approve the applicant's proposal of the entity to be responsible for operation and maintenance of the permitted stormwater management system with the designation of the proposed entity. The City shall receive and approve a document enumerating enforceable affirmative obligations of the entity such as a homeowner's association, to properly operate and maintain the stormwater management system for its expected life. The documents may consist of a showing of compliance with the City's acceptance of portions of the system for maintenance; articles of incorporation for condominium or homeowner's association; or plat or deed restrictions apportioning maintenance responsibility.

Policy 1.2.20 - All detention system surface areas shall consist of a littoral zone that is available for biological assimilation of pollutants. The extent of littoral zone requirements will be based on the ratio of vegetated littoral zone to the surface area of the pond at the controlled elevation. The width shall ensure adequate filtration of surface water runoff, provide for control of erosion and sedimentation, and offer wildlife habitat areas.

Policy 1.2.21 - Dry retention areas shall have at least one foot of freeboard above the 25-year designated high water table.

Objective 1.3 - The City shall continue to review and revise accordingly its land use and development regulations to provide the specific and detailed provisions necessary to protect the functions of natural drainage features.

Policy 1.3.1 - Development shall be prohibited where it is determined that such development will reduce natural flood storage capacity, increase the extent or severity of flooding, contribute to water quality degradation, or cause other adverse drainage conditions

Policy 1.3.2 – Include provisions where applicable, to utilize stormwater management systems for reclaimed water storage and/or augmentation.

Objective 1.4 The City shall continue to administer, in a cost-effective and environmentally safe manner, drainage and stormwater management facilities and services consistent with the Land Development Regulations (LDR) as supported by the stormwater utility fee, user fees and impact fees. Existing deficiencies shall be corrected and the extension or increase in the capacity of the City drainage and stormwater management system shall be coordinated to meet existing and future needs as determined by the Stormwater Master Plan, to maximize the use of existing facilities, and to discourage urban sprawl.

Policy 1.4.2 – Priority for capital improvements shall be given to the correction of existing deficiencies as determined by the adopted Stormwater Master Plan.

Policy 1.4.2 – The City shall coordinate the extension of, or increase in, the capacity of drainage and stormwater management facilities with the needs of the public by ensuring that no development is approved unless the facilities are in place or scheduled to be in place concurrent with development and consistent with the adopted level-of-service standards.

NATURAL GROUNDWATER AQUIFER RECHARGE SUB-ELEMENT

GOALS, OBJECTIVES AND POLICIES – GROUNDWATER RECHARGE SUB-ELEMENT

GOAL 1 – TO PROTECT THE FUNCTIONS OF DESIGNATED NATURAL GROUNDWATER AQUIFER RECHARGE AREAS AS PROVIDED BY THE LAND DEVELOPMENT REGULATIONS.

Objective 1.1 - Maintain the natural characteristics and function of the Floridan and surficial (shallow groundwater) aquifers, including its potentiometric surface level and quality.

Policy 1.1.1 - The City shall regulate land use and development to protect functions of the designated recharge areas. Water supply, production facilities and C.U.P. capacity shall be available for new site plan and/or subdivision developments, prior to issuance of development orders.

Policy 1.1.2 - Prime groundwater recharge areas (defined pursuant to 373.095(3) and 373.0937, F.S.) and other recharge areas which have been identified by the ECFRPC or subsequently by the City ~~(pursuant to 9J-5.011(1)(g) and 9J-5.011(2) (c) 4, F.A.C.,~~ as necessary to maintain the quality and quantity of water in aquifers from which potable water supplies are drawn, shall be protected. Activities within recharge areas shall not reduce the volume of recharge (i.e., increase the total volume of post-development runoff), or reduce the quality of groundwater below State standards (Chapter 62, F.A.C., where applicable).

Policy 1.1.3 - No commercial or industrial mining shall be allowed in prime groundwater recharge areas identified by the SJRWMD pursuant to 373.095(3), F.S. or in the watersheds of surface waters used as potable water supplies in order to prevent potentially adverse effects on water quality.

Policy 1.1.4 – Land use planning and land development approvals shall reflect the limitations of available water supplies. The City shall continue to use its concurrency management system to limit development potential in accordance with available "raw water" production, treatment, distribution and permitted withdrawal capacity.

Objective 1.2 - The City shall coordinate with Federal, State, regional, and other local agencies to develop intergovernmental responses to groundwater.

Policy 1.2.1 - The City shall work with ~~the East Volusia Regional Water Authority (EVRWA) and~~ Volusia County to develop regulations on agricultural activities in recharge areas.

Policy 1.2.2 - The City shall participate in the development of groundwater basin management plans through ~~an~~ intergovernmental coordination ~~mechanism such as VCOG.~~

Policy 1.2.3 - The City will continue to review and comment in a timely manner on consumptive use permits issued by the SJRWMD.

Policy 1.2.4 - The City shall continue to collaborate with the St. Johns River Water Management District, US Geological Survey, and US Soil Conservation Service both in studying the surficial and Floridan aquifers and in determining the most appropriate actions to take in order to protect the resources.

Objective 1.3 - The City shall continue to review water conservation measures that encourage water conservation. The City shall follow all water conservation plans approved by the SJRWMD as part of the City's C.U.P.

Policy 1.3.1 - The Public Works and Utilities Department shall monitor per capita finished water consumption rates and shall develop an action plan to reduce per capita consumption if it exceeds by 25% the average gross per capita consumption of 100 gallons per day gpd.

Policy 1.3.2 – The City shall continue to utilize a variety of potable water conservation strategies and techniques in the design of ordinances and review of development which have been incorporated into the Land Development Regulations (LDR).

Policy 1.3.3 – The City shall cooperate with the SJRWMD in the enforcement of the provisions of WMD emergency water shortage plans.

Policy 1.3.4 – Potable water supplies shall be conserved to the maximum extent practicable through the continued implementation of water conservation techniques and programs. Such techniques and programs may include but are not limited to:

a. Development of programs and ordinances to require installation of water conserving plumbing fixtures in new or renovated building construction which are, at a minimum, consistent with the requirements of the State Water Conservation Act (553.14, F.S.).

b. The City shall continue to implement and expand its program to provide effluent reuse for irrigation, industrial use and other appropriate non-potable water use applications.

c. The City shall require new developments to install "dry lines" for reclaimed water distribution. Developments with greater than 100 units shall provide on-site storage and pumping, integrated with the stormwater management system. Under certain conditions, the developer may be allowed to contribute an equivalent value of the infrastructure to a reclaimed water construction fund if the development is not in an area scheduled to receive reclaimed water service.

Policy 1.3.5 – Non-potable water use demands shall be met using water of the lowest quality supply which is both available and acceptable for the intended application. Water reuse or water reclamation programs should be used, wherever economically and environmentally feasible, to reduce groundwater or surface water withdrawals for water use applications which do not require potable water.

Policy 1.3.6 – The City shall study the feasibility of using desalinization treatment to meet water use demands. Desalinization treatment should be employed where it can be shown to be economically feasible and environmentally sound.

Policy 1.3.7 – The City shall issue no development orders or development permits without first consulting appropriate water suppliers to determine whether adequate water supplies to serve the development will be available no later than the anticipated date of issuance by the City of a Certificate of Occupancy or its functional equivalent. The City will also ensure that adequate water supplies and facilities are available and in place prior to issuing a certificate of Occupancy or its functional equivalent.

CHAPTER 5

COASTAL MANAGEMENT/CONSERVATION ELEMENT

GOALS, OBJECTIVES AND POLICIES - COASTAL MANAGEMENT/CONSERVATION ELEMENT

GOAL 1 - CONSERVE, PROTECT, AND RESTORE COASTAL NATURAL RESOURCES IN ORDER TO MAINTAIN AND ENHANCE NATIVE HABITATS, WILDLIFE DIVERSITY, AND SURFACE AND GROUNDWATER QUALITY.

Objective 1.1 - No land use or development that will degrade the quality of surface waters in and around the City of Holly Hill shall be permitted by the City.

Policy 1.1.1 - The City shall require all new development to comply with its Stormwater Management Plan and Conservation Ordinance which provides that drainage from a site shall be "treated" to reduce the amount of pollutants to a level compatible with the Florida Water Quality standards in ~~Chapter 17-3,~~ **the** Florida Administrative Code, before discharge into any surface water body.

Policy 1.1.2 - The City shall require the preservation of natural upland vegetative buffers adjacent to wetland areas and surface water bodies.

Policy 1.1.3 - Existing and new marinas shall not degrade water quality in the Halifax River. The following criteria shall apply in the implementation of this policy:

1) When new facilities are developed, non-water-dependent structures (such as bait and tackle shops and restaurants) shall be placed on suitable uplands.

2) New or expanded facilities shall utilize dry storage to the fullest extent possible.

3) Marinas containing live-aboard shall be inspected to ensure proper operation of marine sanitation devices.

4) Prior to operation of any new marina fueling facility, a fuel management/spill contingency plan will be developed. The plan shall describe methods to be used in dispensing fuel and all the procedures, methods, and materials to be used in the event of a spill.

5) Sewer pump-out service shall be made available and accessible to all new boat slips constructed. Operation of all pump-out equipment shall be limited to trained personnel.

Objective 1.2 - The City shall continue to review and revise its land use and development regulations with consideration of the need to preserve natural vegetation.

Policy 1.2.1 - The City's land use and development regulations shall be revised to require landscaped buffers between incompatible land uses. Preservation of natural vegetation shall be preferred over replanting. Trees shall be protected from needless destruction and removal.

Objective 1.3 - Maintain the existing characteristics of the groundwater aquifer, particularly with regard to the quantity and quality of water now found there.

Policy 1.3.1 - The City shall continue to require new development to retain the "first inch" of rainfall on-site for eventual percolation into the groundwater aquifer.

Policy 1.3.2 - The City shall promote preservation and replanting of natural vegetation (xeriscaping) in all development projects in an effort to curb the use of non-native, poorly adapted vegetation which requires excessive irrigation.

Policy 1.3.3 - The City shall discourage the use of on-site sewage disposal systems, which have the potential, if over concentrated or not properly maintained, to pollute the groundwater aquifer.

Policy 1.3.4 - Non-potable water use demands shall be met using water of the lowest quality supply which is both available and acceptable for the intended application. Water reuse or water reclamation programs shall be used, wherever feasible, to reduce groundwater withdrawals for water use applications which do not require potable water.

Policy 1.3.5 – The City shall continue to deliver effluent for reuse as a component of its effluent disposal program to the maximum extent possible. This shall include 'dry line' requirements for new developments

Objective 1.4 – Promote a joint effort with Volusia County and the coastal municipalities, to adopt a Natural Resource Management Plan that will include a cooperative, coordinated procedure and administrative structure to ensure the long-term protection and enhancement of the natural upland and wetland habitats and associated wildlife of the coastal area.

~~**Policy 1.4.1** - The City shall provide representation on the County's Water and Soil Conservation District as a means of promoting this objective.~~

Policy 1.4.2 - The City recognizes that the natural coastal resources of one jurisdiction are often affected by activities occurring in adjacent jurisdictions, and that a coordinated, area-wide effort is necessary to adequately manage such resources. For this reason, the City shall cooperate to the greatest degree possible to achieve the area-wide goal to preserve and enhance the special coastal resources of the Volusia coastal area.

Policy 1.4.3 - Cooperate and coordinate with Volusia County, other coastal cities, state and regional agencies, and other interested parties in developing consistent standards, criteria and land development regulations for the preservation and enhancement of coastal resources.

Policy 1.4.4 - All proposed development activities known to adversely impact any threatened or endangered species or species of special concern shall be required to either appropriately mitigate such adverse impact or shall not be approved.

Policy 1.4.5 - Cooperate and coordinate with Volusia County, other coastal cities, state and regional agencies, and other interested parties in developing consistent standards, criteria and programs for the management and disposal of hazardous wastes, including identification and clean-up of hazardous waste dump sites and spills.

Objective 1.5 - Cooperate with Volusia County, other coastal cities and state and regional agencies, establish a comprehensive and continuing, estuarine water quality sampling and monitoring program to provide a reliable benchmark and trend data upon which to measure changes in water quality.

Policy 1.5.1 - The City shall use the information generated by this monitoring program to evaluate the success of water quality protection efforts and to determine where corrective action is needed.

Objective 1.6 - Maintain or increase the current acreage of wetland vegetation located within the City.

Policy 1.6.1 - The City shall monitor development activity in and adjacent to wetland areas to ensure that existing local, state and federal wetland preservation requirements are strictly enforced.

Policy 1.6.2 - The City may allow removal or destruction of existing wetland vegetation only when it is necessary to promote a greater public interest and when no reasonable alternatives are available. Such lost wetland areas will be replaced by high quality created wetlands in the same vicinity at a ratio of 2 acres of created wetlands to 1 acre of lost wetlands.

Policy 1.6.3 - The City shall encourage the implementation of a combined effluent reuse system with adjacent utility providers, including Ormond Beach, Daytona Beach and Volusia County.

Policy 1.6.4 – Water reuse or water reclamation programs shall be used to reduce groundwater and surface water withdrawals for water use applications which do not require potable water. This requirement includes dry lines for reclaimed water in new developments and the use of stormwater as a reclaimed water augmentation source, where feasible.

Policy 1.6.5 – The City will promote water conservation measures for existing and new development. These measures include water efficient landscaping practices, water main replacements to reduce leakage, require that irrigation systems owned by the City be equipped with rain sensors and/or soil moisture sensing devices, continue the use of individual meters, maintain a block rate structure, encourage customer compliance with SJRWMD's lawn and irrigation rules, participate in education programs, prohibit the use of water to freeze project pipes, co-sponsor a water conservation garden, and prohibit wasteful use of water.

Objective 1.7 - The City shall continue to review and revise its land use and development regulations to include, as may be necessary, specific provisions ensuring that development and redevelopment will not adversely impact living marine resources.

Policy 1.7.1 - Stormwater runoff (both before and after development) shall be treated to remove sediments and other pollutants prior to discharge into natural surface water bodies.

Policy 1.7.2 - Provisions shall be made to balance the discharge of stormwater into the Halifax River to maintain appropriate salinity levels for the maintenance and enhancement of living marine resources.

Policy 1.7.3 - Activities within the Halifax River that will adversely impact seagrass beds and other valuable submerged aquatic vegetation shall be prohibited, unless an overriding public benefit can be shown and adequate mitigation and monitoring measures are included. The criteria applicable in the implementation of this policy shall include, but are not limited to, the following:

1) Grass beds and other submerged habitat deemed valuable by the Florida Department of Environmental Protection (FDEP) would be subject to protection regardless of their size.

2) Proposed activities in an estuarine basin whose public interest benefits could be considered to justify alterations or adverse impacts shall, at a minimum, meet one or more of the following criteria:

a. The activity is necessary to prevent or eliminate a public hazard; and

b. The activity would provide direct public benefits that would exceed those lost to the public.

3) Unavoidable impacts to grass beds and other valuable submerged habitat may be mitigated through any means, which will result in no net loss of grass beds or other estuarine habitat. The method utilized (transplant, creation, etc.) will be determined in conjunction with the U.S. Fish and Wildlife Service (USFWS), and FDEP. The ratio for mitigation shall be no less than 2:1.

4) Mitigation shall take place within the limits of an area stipulated by FDEP.

5) If seagrass mitigation is determined by FDEP and USFWS not to be feasible other types of wetland vegetation may be substituted if deemed appropriate by FDEP and USFWS.

Objective 1.8 - The City shall apply within its limits all applicable rules and regulations of the ~~formulate and adopt a local manatee protection plan in conjunction with the~~ County's ~~proposed~~ ~~m~~ 2005 Manatee Protection Plan as updated by the addendum adopted by Volusia County Council in 2022.

Policy 1.8.1 - Development and redevelopment activities that may have an adverse impact on the West Indian manatee shall be prohibited.

Policy 1.8.2 - Marina operators shall be required to undertake the following manatee protection measures in areas manatees are known to visit:

1) Implement and maintain a manatee public awareness program (in conjunction with FDEP) which will include the posting of signs to advise boat users that manatees are an endangered species, which frequent the waters of the area and the provision of manatee literature at conspicuous locations;

2) Declare the waters in and around marinas as "idle speed" zones;

3) Install floating display flags at entrance channels to warn boaters when manatees are known to be in the area; and

4) Post telephone numbers to report injured manatees.

Objective 1.9 - Maintain air quality in the City of Holly Hill within the standards established by the Florida Department of Environmental Protection (FDEP) and the U.S. Environmental Protection Agency.

Policy 1.9.1 - Require businesses demonstrate that all necessary air quality permits have been approved, and all appropriate air pollution control devices have been installed, prior to occupancy.

Policy 1.9.2 - Whenever feasible, new development and redevelopment, including municipal road improvement projects as well as private development, shall be designed so as to encourage walking, bicycling and use of mass transit as alternatives to the use of private automobiles. In implementing this policy, the City shall review all development proposals with consideration of the need to provide, whenever appropriate, sidewalks, bicycle lanes, secure bicycle storage facilities, and bus turn-out bays and passenger shelters at bus stops.

Objective 1.10 - The City shall adopt Volusia County's regulations which protects water recharge areas and potable water wells located within the City's jurisdiction from contamination by threatening activities.

Policy 1.10.1 - Activities that are associated with any toxic and/or hazardous materials shall be prohibited within the cones of influence of potable water wells. Such cones of influence shall be determined on the basis of the best available scientific data and methods of analysis.

Objective 1.11 - The City shall protect, enhance, and improve the ambient surface water quality of the Halifax River.

Policy 1.11.1 - The City shall coordinate with the Florida Department of Environmental Protection, the St. Johns River Water Management District, the Ponce Deleon Port Authority, and other local governments in the maintenance of an on-going water quality sampling and monitoring program that identifies baseline conditions and standards as parameters to measure changes in water quality.

Policy 1.11.2 - The City shall, in cooperation with local, regional and State agencies, adopt standards to identify, monitor, and manage point and non-point pollution source discharges. This shall include, at a minimum, a review and update of all non-point source discharge permits, checking for accuracy and completeness.

Policy 1.11.3 - On-site waste treatment system facilities and drain-fields shall not be located within 75 feet of the 100-year floodplain; within 75 feet of an upland/wetland interface; or within 120 feet of the mean high-water mark of any surface water body, whichever is greater. On-site waste treatment systems should be located as far inland from a water body or wetlands as possible.

Policy 1.11.4 - The City shall continually enforce policies that require existing homes located on lots smaller than one acre and that have septic tank systems to connect to the City central sewer system when it is within 100 feet of the lot line. The City may create assessment districts, where appropriate, to retrofit a neighborhood with sewer lines and lift stations.

Policy 1.11.5 - The City shall continue to expand its effluent reuse program consistent with the St. Johns River Water Management District permit conditions and recommendations.

Policy 1.11.6 - The operation of the stormwater control utility and the retrofitting of stormwater outfalls shall comply with the recommendations of the adopted Stormwater Master Plan.

Policy 1.11.7 - The City shall coordinate with State, regional, and local agencies in permitting the construction of new marina facilities.

Policy 1.11.8 - In order to protect surface waters from the activities of adjacent property owners, the City shall educate residents regarding deliberate deposition of lawn debris, washing paint brushes, the use of fertilizers and chemicals or the storage of hazardous chemicals and fuel supplies in close proximity to water bodies. "Close proximity" shall be defined with regard to the proposed activity and the degree to which the adjacent water body is to be protected.

Objective 1.12 - The City shall promote the use of native drought-resistant vegetation in landscaping. The maximum amount of protection possible shall be provided for existing trees and other vegetation in order to assist in the control of flooding, soil erosion, dust,

heat, air, and noise pollution and to improve the appearance, environmental character, and value of the total urban area and to protect nearby properties.

Policy 1.12.1 - The City shall continue to promote and encourage xeriscape design concepts for landscaping single-family homes by providing builders, landscape designers, homeowners, and the general public with informational brochures describing xeriscape.

Policy 1.12.1 - The City shall require that at least 50% of the landscape vegetation used on a project reviewed by the Development Review Committee (DRC) be comprised of drought resistant native vegetation in harmony with site specific conditions.

Policy 1.12.1 - Vegetation on new City landscaping projects shall be comprised of at least 50% native drought resistant vegetation.

Policy 1.12.1 - All new development and expansions of existing development, except for single-family homes in an existing subdivision, shall provide for the protection of native vegetation on the site. Existing developments should utilize native plants in common areas (entranceways, pavilions) in instances where replanting or re-landscaping becomes necessary.

Policy 1.12.1 - Native vegetation shall be used to the maximum extent possible to meet landscaping and open space requirements.

Policy 1.12.1 - Exotic plant species, as listed as exempt species in the Land Development Regulations (LDR), shall be removed from development sites during the time of construction.

Objective 1.13 - Wetland areas within the City shall be preserved in accordance with the Land Development Regulations (LDR), which incorporates the need for wetlands preservation; directs incompatible uses away from wetland areas; and establishes standards for mitigation.

Policy 1.13.1 - It is the policy of the City to require proper planning to avoid or minimize damage to wetlands; to require that activities not dependent upon a wetland location be located at upland sites; to allow wetland losses only where all practicable measures have been applied; to reduce those losses that are unavoidable and in the public interest; and to provide for the protection of wetlands under the City's land development regulations to be implemented consistent with Section 163.3202, F.S.

Policy 1.13.2 - Land use planning and site design shall support development patterns which minimize the impact of development on wetland communities

Policy 1.13.3 - All development shall comply with wetland protection requirements of all Federal, State, and regional agencies.

Policy 1.13.4 - The City shall require a wetland permit for any development that proposes to alter a wetland system and the permit shall clearly show the proposed alteration and mitigation. A Wetland Management Plan shall be required for all development that may adversely affect wetland systems and the requirements shall be contained in the Land Development Regulations (LDR).

Policy 1.13.5 - The City shall maintain Land Development Regulations consistent with the minimum standards for wetland protection as approved by Volusia County. These standards address the identification of wetlands, mitigation requirements to ensure that

there is no net loss of wetlands within the City limits, and a minimum 25-foot-wide buffer upland and adjacent to wetlands requirements.

Policy 1.13.6 - All new development shall submit to the City a description of all watercourses, water bodies and wetlands on or adjacent to the site or into which surface waters flow. Information regarding their water quality and the current water quality classification, if any, given them by the Florida Department of Environmental Protection, Army Corps of Engineers, and the St. Johns River Water Management District shall be included.

Policy 1.13.7 - No development shall be approved unless it satisfies the provisions of the City's Land Development Regulations and the SJRWMD rules for Management and Storage of Surface Waters MSSW), Chapter 40C-4, F.A.C.

Policy 1.13.8 - The City shall encourage the incorporation of isolated wetlands into stormwater management systems as detention facilities to avoid the filling and excavating of wetlands. Whenever isolated wetlands are used for stormwater detention, hydroperiods and stage elevations shall be designed to maintain the existing natural wetlands community, except where permitting agencies agree that the imposition of conditions which favor a different plant community is more desirable for the purpose of providing habitat, improving water quality or enhancing other wetland values. In order to maintain the long-term viability of isolated wetlands used for retention, stormwater shall be treated to meet the general water quality criteria of c.62, F.A.C., prior to its discharge in isolated wetlands.

Policy 1.13.9 - The City shall continue to investigate methods to safely utilize wetlands to further treat treated wastewater as an alternative to discharging effluent into the surface waters of the City.

Policy 1.13.10 - The applicant shall take positive steps to correct or mitigate any unnecessary degradation of water or wetland quality caused by site development as determined by St. Johns River Water Management District, the Florida Department of Environmental Protection, the Army Corps of Engineers, or the City.

Policy 1.13.11 - Roadway designs in or near wetland areas will provide for the capture and diversion of stormwater runoff from roadway surfaces in wetland areas to upland stormwater retention/detention ponds for treatment prior to discharge into receiving water bodies.

Policy 1.13.12 - On-site wastewater treatment systems shall not be allowed within 75 feet landward of the upland/wetland interface or the 100-year floodplain boundary or within 120 feet of the shoreline edge, whichever is more restrictive.

Policy 1.13.13 - No wells shall be allowed to be constructed in wetlands.

Policy 1.13.14 - The City shall prohibit construction projects utilizing any dewatering process from discharging into a designated wetlands area.

Policy 1.13.15 - Wetlands shall not be used as primary sediment traps during development. No grading, cutting or filling shall be commenced until erosion and sedimentation control devices have been installed between the disturbed area and the wetlands.

Policy 1.13.16 - The City shall prohibit direct discharge of stormwater into wetland areas.

Policy 1.13.17 - The minimum distance between the edge of each stormwater retention/detention pond and adjacent wetlands shall be 300 feet, unless the St. Johns River Water Management District accepts tests, calculations or other information furnished by the applicant through the permitting process which clearly demonstrates that deviation from the 300 feet distance would not degrade the wetlands in any way.

Policy 1.13.18 - Although the use of wetlands for storing and purifying water is encouraged, care must be taken not to overload their capacity, thereby harming the wetlands and transitional vegetation. Wetlands should not be damaged by the construction of detention ponds.

Policy 1.13.19 - Retention and detention ponds shall be used to retain and detain the increased and accelerated runoff which the development generates. Water shall be released from detention ponds into wetlands at a rate and in a manner approximating the natural flow which would have occurred before development.

Policy 1.13.20 - Proposed activities which would destroy or degrade the function of wetlands shall not be permitted except where such activities are not contrary to the public interest and where there is no practical alternative which reduces or avoids impacts to wetlands. Unavoidable losses of viable wetlands should be mitigated through the demonstrably successful restoration, creation or (where no other alternative is feasible) preservation of wetlands.

Policy 1.13.21 - The purpose of mitigation is to offset unavoidable environmental impacts. Mitigation plans should consider the function of existing natural resources and provide comparable functions after mitigation is completed. Mitigation plans should maximize the preservation of existing natural resources. The mitigation plans shall consider the following methods, in order of priority in which they should be utilized:

a. Avoiding the impact altogether by not taking a certain action or parts of an action;

b. Minimizing impacts by limiting the degree or magnitude of the action or its implementation;

c. Rectifying the impact by repairing, rehabilitating, or restoring the affected environment;

d. Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action; and

e. Compensating for the impact by replacing or providing substitute resources or environments through creation of new wetlands, enhancement of existing wetlands or re-establishment of wetlands or significant upland areas which are no longer functioning due to significant alteration in the past.

Policy 1.13.22 - Where all or part of a wetland is destroyed or substantially altered by development, an acceptable mitigation plan shall include at least:

a. Compensatory wetland mitigation ratios shall be consistent with the ratio established for each wetland classification. Wetland-to-wetland compensation should be like kind replacement, i.e., saltwater system for saltwater system, freshwater for freshwater where practicable;

b. Specific design requirements based upon conditions of the site and the type of wetland to be treated or restored;

c. Periodic monitoring to remove exotic or nuisance vegetation;

d. Monitoring and replacement to assure a survival rate of 80% wetland vegetation for a minimum of three (3) years; and

e. An upland habitat as an adjacent buffer on mitigated sites.

Policy 1.13.23 - An acceptable mitigation plan shall be reasonably and technically feasible. Mitigation through restoration of other degraded wetlands or preservation of significant upland areas is preferred over wetland creation.

Policy 1.13.24 - Mitigation shall take place as follows (ranked in preference): (1) on site or (2) in close proximity and within the same drainage basin or (3) an approved mitigation bank.

Policy 1.13.25 - A mitigation plan approved by a Federal, State or regional agency shall be presumed to be acceptable provided, however, if no such mitigation plan is required by the approved permit from the Federal, State, or regional agency, then the local government may at its option adopt a mitigation plan in compliance with this section.

Policy 1.13.26 - An applicant who carries out a compensatory mitigation plan shall at least grant to the City a conservation easement on the newly created or restored wetland and buffer or preserved significant upland area to protect it from future development. A legal mechanism which protects the area in perpetuity other than a conservation easement may be deemed appropriate on a case by case basis to carry out the purpose of the subsection.

Policy 1.13.27 - The City shall utilize the Uniform Mitigation Assessment Method (UMAM), pursuant to Section 62-345, F.A.C., to determine the amount of mitigation needed to offset a wetland impact.

Objective 1.14 - Promote energy conservation techniques such as the use of alternative and renewable energy sources thereby increasing energy efficiency.

Policy 1.14.1 - Encourage the production and use of energy generated from renewable resources.

Policy 1.14.2 - The built environment and urban design should maximize natural areas and assets and incorporate Florida Friendly landscaping to reduce energy and water consumption.

Policy 1.14.3 - Create, protect and manage systems of green infrastructure (i.e., urban forests, parks and open spaces, green roofs, natural drainage systems).

Policy 1.14.4 - Protect and enhance green spaces to provide natural carbon sinks in soils, vegetation, and streambeds to mitigate carbon emissions.

Policy 1.14.5 - Encourage site design techniques that restore natural "green infrastructure" (i.e., urban forests, parks and open spaces, natural drainage systems) instead of relying solely on engineered systems that require higher energy and carbon inputs.

GOAL 2 - PRESERVE AND EXPAND OPPORTUNITIES FOR THE GENERAL PUBLIC TO USE AND ENJOY THE HALIFAX RIVER AND OTHER NATURAL RESOURCE AREAS WITH SIGNIFICANT RECREATIONAL POTENTIAL.

Objective 2.1 - Maintain existing acreages and facilities, which provide for public access to coastal recreational resources.

Policy 2.1.1 - The City shall maintain and develop public access to coastal recreational resources in accordance with the Open Space and Recreation Element of the Comprehensive Plan.

Policy 2.1.2 - Existing dedicated public rights-of-way, which provide access to the river, or any other significant coastal resource shall not be vacated by the City, and shall be improved to permit convenient public access.

Objective 2.2 - Reserve not less than 5 percent of the total river frontage within the City for water-dependent uses; not less than 40 percent for water-enhanced uses; and no more than 5 percent for uses that do not benefit from a waterfront location.

Policy 2.2.1 - The City shall review its zoning regulations and revise them as necessary to ensure that Objective 2.2 will be met.

Policy 2.2.2 - The City shall review its zoning regulations and revise them as may be necessary to prohibit uses on waterfront properties that will have a significant adverse impact on coastal resources.

Policy 2.2.3 - The City shall discourage the use of waterfront properties by uses that are not dependent on or enhanced by a waterfront location.

Policy 2.2.4 - New marinas shall be permitted only in accordance with the East Central Florida Regional Planning Council's (ECFRPC) Marina Siting Criteria.

GOAL 3 - REDUCE THE EXPOSURE OF LIFE AND PROPERTY TO THE HAZARDS OF EROSION, FLOODING, SEA LEVEL RISE, AND STORM SURGE, BY ELIMINATING INAPPROPRIATE AND UNSAFE DEVELOPMENT, AND MITIGATING FLOOD RISK TO EXISTING AND FUTURE DEVELOPMENT IN THE COASTAL AREAS THAT ARE OF HIGH RISK OF FLOODING DUE TO STORM SURGE, HIGH TIDE EVENTS, FLASH FLOOD, STORMWATER RUNOFF AND SEA LEVEL RISE AS OPPORTUNITIES ARISE.

Objective 3.1: The City shall maintain, review and update the post-disaster redevelopment plan.

Policy 3.1.1 - Uses and structures permitted in the coastal high-hazard area will as much as is feasible, include only those able to withstand a Category 3-5 storm without serious damage.

Policy 3.1.2 - The City shall not expend public funds for infrastructure improvements that will subsidize or otherwise encourage new development or redevelopment in the coastal high-hazard area, except as may be necessary to preserve human life or health or enhance public access to coastal recreation.

Objective 3.2: **Provide for the conservation and protection of wildlife, fisheries, and their habitats**:

Policy 3.2.1: Based upon data and research contained in the Volusia County Manatee Protection Plan, the City shall not allow more than 595 motorized boat slips to exist along the Halifax River shoreline, including both existing and future slips.

Policy 3.2.2: Single-family residential lots with Halifax River frontage shall be guaranteed their riparian rights to have a maximum of one motorized boat slip per lot.

Policy 3.2.3 The City shall prohibit boating service or storage operations which provide commercial "dry storage" for motorized boats along the Halifax River shoreline.

Objective 3.3 - The City shall continue to review development proposals and establish programs to balance the functioning values of the Halifax River in order to maintain an optimum combination of aesthetic, ecological, recreational, and historical resources.

Policy 3.3.1 - On a continuing basis, the City shall coordinate the identification and protection of significant archaeological, ecological, historical, and paleontological sites under and along the Halifax River with other agencies and private organizations. This shall include promoting studies by colleges, universities, and researchers and requiring archaeological studies by developers for projects in areas that may contain significant resources.

Policy 3.3.2 - In order to effectively monitor the effects of development activities on surface water conditions, the applicant or its successors shall provide, as determined by the City, the establishment and operation of a surface water and wetland biological monitoring program.

Policy 3.3.3 - In calculating maximum potential density or maximum permitted density for any given parcel of property, such calculations shall be exclusive of that portion of the property which is considered to be submerged lands.

Objective 3.4 - Flood damage prevention shall be accomplished through restricting new development from obstructing the flow of water and increasing flood heights within a floodplain. To offset any loss of flood storage capacity, compensatory storage is required for new fill, or other obstruction, put in the floodplain by providing an at least equal volume to replace the lost flood storage volume.

Policy 3.4.1 - The City shall protect the natural functioning values of the floodplains to the maximum extent feasible through wetland buffer requirements, compensatory storage, conservation easements and tree protection ordinances.

Policy 3.4.2 - The City shall require all new development occurring within the 100-year floodplain to provide for the protection of adjacent properties.

Policy 3.4.3 - The City shall regulate the deposition of fill material within a floodway in order to prevent damage to the public, as an uncontrolled river may, at flood state, pose a threat to life and property in excess of that anticipated by the 100-year storm in the floodway fringe areas.

Policy 3.4.4 - Sites for the creation of compensatory storage volume, commensurate with any flood storage volume lost as a result of development activities (including roadways) in the 100-year floodplain, shall be on the same or adjacent site or within the same hydraulically connected basin in order to provide for effective storage volume within the floodplain, but shall not be located within land areas identified for preservation purposes, such as wildlife corridors, or as being within the jurisdictional wetland limits of regulatory agencies, except for the purpose of providing pretreated stormwater storage capacity.

Policy 3.4.5 - Special Flood Hazard Areas shall be interpreted as that portion of the site lying within the boundaries of the 100-year floodplain based on the Official Federal Emergency Management Agency Flood Insurance Study and corresponding Flood Insurance Rate Maps.

Policy 3.4.6 - The City shall ensure that fill material or other structures do not adversely obstruct the movement of floodwaters natural overland sheet-flow or pose a threat to the public health, safety, and welfare.

Policy 3.4.7 - Areas not filled within the floodplain are to be generally left in their natural state. However, such areas may be used to meet landscaping and/or retention requirements, provided that the design of development is consistent with City codes and standards.

Objective 3.5 - All development shall continue to be reviewed in accordance with the floodplain management criteria of the City's Flood Hazard Area section of the Land Development Regulations as amended, and other applicable policies as contained within the Code of Ordinances and the Comprehensive Plan.

Policy 3.5.1 - The City shall constantly enforce the flood hazard provisions of the Land Development Regulations (LDR) which shall contain, at a minimum, provisions for:

a. Restricting or prohibiting uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;

b. Requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;

c. c. Controlling the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel flood waters;

d. Controlling filling, grading, dredging, and other development which may increase flood damage; and,

e. Preventing or regulating the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards in other areas.

Policy 3.5.2 - The City shall continue to develop and enforce a floodplain management program that balances the public interest in regulating the use of private property against the interests of private landowners.

Policy 3.5.3 - The City shall continue to participate in the National Flood Insurance Program.

Policy 3.5.4 - All development, rezoning, and changes in land classifications shall be reviewed and measured against the environment's capacity to accommodate such action and the extent of harm which the proposed development, rezoning and change in land use may impose upon the established and proper use of neighboring lands.

Policy 3.5.5 - Floodplains whose functional values have been degraded or destroyed through human intervention should be restored, if possible, by acquisition of historic floodplain lands. Various state, regional and local land acquisition programs shall be used for this purpose.

Policy 3.5.6 - The City shall perpetually enforce the flood hazard provisions of the Land Development Regulations (LDR) and amend it as necessary to incorporate recently updated flood insurance studies and flood insurance rate maps and to further bring it into full compliance with revisions of the national flood insurance program floodplain management criteria.

Policy 3.5.7 - All new public buildings and infrastructure shall be located outside the 100-year floodplain to the maximum extent feasible. Appropriate flood proofing measures shall be undertaken for any public buildings located within the floodplain. Any pump stations or other electrical and mechanical equipment shall be designed to be protected from physical damage by the 100-year flood.

Policy 3.5.8 - The City shall coordinate its floodplain management programs with appropriate Federal, State, regional, and local governments.

Policy 3.5.9 - The City shall require redevelopment be consistent with or more stringent than the flood resistant construction requirements in the Florida Building Code and applicable flood plain management regulations set forth in 44 C.F.R., Part 60, as amended.

Policy 3.5.10 - The City shall require that any construction activities seaward of the coastal construction control lines established pursuant to F S 161 053 be consistent with Chapter 161, as amended.

Policy 3.5.11 - The City shall continue to participate in the Community Rating System (CRS) administered by the Federal Emergency Management Agency (FEMA) to achieve flood insurance premium discounts for residents.

Objective 3.6 - The Coastal storm area shall include the following areas:

- The Coastal High Hazard Area (CHHA) and
- Areas of the City projected to be inundated by sea-level rise as early as 2040 through 2100 based on maps developed by the East Central Florida Regional Planning Commission.

Objective 3.7 - The City shall continue to include development and redevelopment principles, strategies, and engineering solutions, that reduce the flood risk in coastal areas which result from high tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea level rise.

Policy 3.7.1 - Implement as opportunities arise, the recommendations of East Central Florida Regional Resiliency Action Plan – as adopted by the Volusia council in July 2019.

Policy 3.7.2 - Implement as opportunities arise, the approaches outlined in Resilient Volusia County 2017 of Accommodation, Protection, and Retreat, when considering options in addressing vulnerabilities and risk in planning for sea level rise. Incorporate strategies shown in Table 14 of the USACE Technical Letter 1100-21-1 into the City's flood management plan.

Policy 3.7.3 - The City will coordinate with FDOT or the River to Sea Transportation Planning Organization, in relation to identifying and addressing vulnerable/at risk transportation infrastructure using the best available data and tools to assist FDOT to implement the goal of providing an agile, resilient and quality transportation infrastructure system.

Policy 3.7.4 - The City shall review its Land Development Regulations and update as necessary to include elevated grade surfaces, elevated structures, floodable development, increased buffers and setbacks, higher floor elevations and incorporation of natural infrastructure for increased resilience.

Policy 3.7.5 - The City will coordinate with Volusia County or The East Central Florida Regional Planning Commission, to review the need to designate Adaptation Action Areas

(AAAs) within the City, per Florida State Law, in order to: a. Identify areas of significance that are vulnerable to the impacts of rising sea level; b. Identify and implement adaptation policies to increase community resilience; and c. Enhance the funding potential of infrastructure adaptation projects.

Policy 3.7.6 - The City will coordinate and participate with Volusia County on updates to climate related policies and maps, which will be updated at a minimum every 5 years based on best available data.

Policy 3.7.7 - The City will implement as needed, and continue to implement, adaptation strategies such as:

- Continue to move forward with plans to repair/replace existing stormwater piping and building new stormwater infrastructure.

- The City will implement a backflow prevention system along the Intracoastal area on Riverside Drive where an analysis indicates regular flooding of the road along the Intracoastal Waterway.

- The City will continue with the design and construction of a stormwater drainage system on Flomich Street and Alabama Avenue.

- The City will continue to implement its annual pipelining program to reline pipes as needed in order to improve the City's stormwater flow.

Policy 3.7.8 - The City shall continue to upgrade its stormwater infrastructure through drainage improvements, installation of tidal backflow preventers, and seawall repair in addition to sustainable flood management actions such as use of pervious pavement and maintenance of natural preservation areas.

Policy 3.7.9 - In the Coastal Storm Area and areas inundated by a Category 2 hurricane as depicted by the SLOSH model, the City shall not allow variances that are feasibly avoidable when such variances will contribute to flood risk.

Policy 3.7.10 - The City shall continue to consider, whenever feasible, purchasing properties in areas most vulnerable to destructive storm surges for recreation uses and open space.

Policy 3.7.11 - As updates are made to the City's comprehensive plan, flood policy will be dispersed throughout its plan elements as appropriate.

Policy 3.7.12 - Support local and regional mapping, modeling and monitoring programs to assure the most current and locally-specific data on climate change vulnerability and sea-level rise is available.

Policy 3.7.13 - The City will implement as opportunities arise, Volusia County's FEMA-approved Local Mitigation Strategy to reduce damage in areas of repetitive loss due to flooding.

Policy 3.7.14 - Available flood elevation certificates shall continue to be made available to the public.

Policy 3.7.15 - The City will continue to implement its Stormwater Management Master Plan as updated in January 2015, which provides guidance for the reduction of flooding and increased water quality as a result of stormwater runoff.

Policy 3.7.16 - The City shall provide adequate funding to continue to implement City projects and programs funded by Stormwater Utility Fees to reduce hazards associated with flooding.

Policy 3.7.17 - The City shall continue its Drainage System Maintenance Program which involves storm drain cleaning, mowing of City rights-of-way, swale areas, street sweeping and cleaning clogged drainage systems.

Policy 3.7.18 - The City shall continue flood inspections which are used to prioritize various drainage projects being designed for construction improvements.

Policy 3.7.19 - The City shall encourage the design and construction of Capital Improvement Projects that require the use of proven methods in the design of drainage systems that will provide flood protection, add water quality improvements to the system, and to reduce pollution found in stormwater runoff.

Policy 3.7.20 - As part of the development application review process, the City engineer shall review the stormwater management designs of private developers.

Policy 3.7.21 - The City shall continue to work with local, state and federal partners, to target repetitive loss properties for possible acquisition or mitigation of flood hazard through hard and soft structural, and non-structural adaptation strategies including elevating existing structures.

Policy 3.7.22 - If feasible, no public buildings shall be constructed within the 100-year flood with the exception of minor structures including public restrooms and picnic shelters which are customarily provided to support recreation and open space activities, and pedestrian access facilities.

Policy 3.7.23 - The City shall collaborate with stakeholders at least every 5-years, or earlier, to analyze the best available data and maintain efforts to identify and understand the risks, vulnerabilities, and opportunities for resiliency strategies within the updated planning horizons.

Objective 3.8 - The city shall encourage the use of best management practices, development and redevelopment principles, strategies, and engineering solutions, that will result in the removal of coastal real property from flood zone designations established by the Federal Emergency Management Agency (FEMA).

Policy 3.8.1 - To gradually remove real property from flood zone designations, the City shall encourage where feasible, the strategic relocation of such properties to safer areas and direct new development away from vulnerable areas.

Policy 3.8.2 - Where possible the City will consider the acquisition of severe repetitive loss properties, which have sustained repeated flood losses for use as public open space.

Policy 3.8.3 - The City shall continue to use the Future Land Use Map and best available data mapping tools provided by such agencies as the National Oceanic and Atmospheric Administration (NOAA), as the basis for development and redevelopment in areas of the City that are at high risk for high-tide events, storm surges, flash floods, storm water runoff and sea level rise.

Objective 3.9 - The City shall continue to identify site development techniques and best management practices that may reduce losses due to flooding and claims made under flood insurance policies issued in the state.

Policy 3.9.1 - The City shall continue to work with local, state and federal partners to target repetitive loss properties for possible acquisition or mitigation of flood hazard through hard and soft structural, and non-structural adaptation strategies including elevating existing structures.

Policy 3.9.2 - Site plan review criteria shall consider location, site design, land use types, density and intensity of uses, landscaping, and building design for impacts or potential mitigation effects from sea-level rise and other future flood hazard scenarios.

Policy 3.9.3 - Strongly discourage plan amendments that would place additional residential and non-residential development at risk of flooding from sea-level rise and promote where feasible the clustering of development and the transfer of density/intensity of uses to increase contiguous pervious surface, in order to address flood impacts.

Policy 3.10.4 - The City shall require that new development and redevelopment in areas that are of high risk of flooding due to storm surge, high tide events, flash flood, stormwater runoff, and sea level rise incorporate building design specifications, engineering solutions, site development techniques, and management practices that reduce risk and losses due to flooding.

Policy 3.9.5 - The City shall prohibit the location of critical infrastructure when feasible in the Coastal Storm Area and the area inundated by a Category 2 hurricane as depicted by the SLOSH model.

Policy 3.9.6 - The floodplain administrator/building official shall review all permit applications to determine whether proposed development sites will be reasonably safe from flooding. If a proposed development site is in a flood hazard area, all site development activities, new construction, and substantial improvements shall be designed and constructed with methods, practices and materials, that minimize flood damage.

Policy 3.9.7 - The City will continue to require the use of erosion and sediment control during construction and project development activities.

Policy 3.9.8 - In order to reduce losses due to flooding and claims made under flood insurance policies, the City will use site development techniques and best management practices such as:

- Low impact development
- Use of native vegetation
- Pervious surfaces
- Land Development Code updates
- Comprehensive Plan updates
- Encourage the removal of impervious surfaces as opportunities arise
- Principles, strategies, and engineering solutions to reduce flood risk in coastal areas
- Utilize vegetation and natural features to minimize surface runoff and reduce flood risks
- Open space preservation

- Increased setbacks and buffers
- Landscape retention areas

GOAL 4. HURRICANE EVACUATION/COASTAL FLOOD HAZARDS THE CITY SHALL PLAN AND IMPLEMENT PROGRAMS AND DEVELOPMENT REGULATIONS TO LESSEN THE IMPACT OF A DESTRUCTIVE STORM ON THE PUBLIC HEALTH, SAFETY AND WELFARE, INCLUDING PUBLIC FACILITIES AND NATURAL RESOURCES.

Objective 4.1 - The City shall implement an effective public information program to inform the public of hurricane vulnerability zones, hurricane evacuation plans, and post-disaster redevelopment programs, as implemented by the City's Comprehensive Emergency Plan.

Policy 4.1.1 - Any public relations program explaining to the coastal residents the potential threat from hurricane hazards will be coordinated with the schools, hospitals, Chamber of Commerce, assisted living facilities, day care centers, and local, regional, State, and Federal governments.

Policy 4.1.2 - The City shall continually ensure that collateral materials, such as brochures, posters, and hurricane tracking maps are available for distribution to the general public.

Policy 4.1.3 - All condominiums, timeshare resorts, hotels/motels, apartments, subdivisions, and redevelopment projects shall properly notify all residents of potential flood hazards and hurricane evacuation routes.

Policy 4.1.4 - Timeshare resorts, hotels/motels, and condominiums shall display hurricane warning and evacuation information material in a prominent place.

Policy 4.1.5 - The City shall continue to implement a City-prepared Local Comprehensive Emergency Management Plan as approved by the City Commission.

Policy 4.1.6 - The City Fire department shall maintain an inventory all sites where hazardous waste may be generated, stored, or transported and which are located on the barrier island and in the hurricane vulnerability zone. The City will also coordinate with County, Regional, State, and Federal jurisdictions to ensure that hazardous substances are properly managed and stored to prevent contamination during a coastal storm event.

Policy 4.1.7 - The current Local Comprehensive Emergency Plan shall be modified as necessary by appropriate staff to comply with the Policies under this Objective, and shall contain step-by-step details for post disaster recovery operations.

Objective 4.2. The City shall maintain the Coastal Evacuation time, as adopted, based on a level-of service standard D during time of hurricane in any category storm.

Policy 4.2.1 - A level-of-service standard shall be maintained, defining 14 hours as the maximum time to evacuate the population-at-risk within the City's hurricane vulnerability zone and defining 6 hours as the maximum clearance time as implemented in the Land Development Regulations.

Policy 4.2.2 - The City will make all efforts possible to ensure that evacuation orders are issued in a timely manner to ensure the safe and orderly evacuation of the population. Orders should be issued at least 14 hours before projected hurricane landfall.

Policy 4.2.3 - Land development-decisions, as regulated by the Land Development Regulations, affecting the hurricane vulnerability zone shall consider the impact to

evacuation times. Consequently, no development order shall be issued if the impact of such development reduces the levels-of-service below an acceptable level, unless mitigation is provided.

Policy 4.2.4 - All new development located in the Hurricane Vulnerability Zone shall prepare a report indicating the impact of such development on the hurricane evacuation time standards as implemented by the Land Development Code.

Objective 4.3. Public facilities and infrastructure shall be constructed and maintained in order to protect the public health, safety, and welfare during coastal storm events.

Policy 4.3.1 - Future roadway improvements shall minimize the impact of flooding and storm damage on evacuation route facilities.

Policy 4.3.2 - In cooperation with other governmental agencies, the City shall ensure evacuation routes are designated in such a way as to distribute traffic demand to provide optimum utilization of available roadway facilities.

Policy 4.3.3 - Public expenditures shall be prohibited that will encourage new development inside the Coastal High Hazard Area (CHHA), unless the expenditures are consistent with policies specifically identified in the Coastal Management/Conservation Element or cross-referenced to another appropriate element, and included in the Capital Improvements Element. This prohibition does not include: expenditures associated with redevelopment or development of properties in accordance with previously approved subdivisions or site plans; public access and recreation facilities; or resource restoration projects and facilities.

Policy 4.3.4 - If constructed, all public facilities in the Coastal High Hazard Area shall be flood proofed to minimize damages from storms and hurricanes.

Policy 4.3.5 - The City shall continually update and maintain a contingency and management plan in the event of significant damage to the municipal wastewater treatment plant.

Policy 4.3.6 - The City shall continually participate in a "hazard identification and vulnerability assessment" study of public infrastructure in the Coastal High Hazard Area. Capital improvement programming and land development regulations shall be adopted or revised, as necessary, to establish a continuing program of hurricane mitigation.

Policy 4.3.7 - If feasible, and where State funds are anticipated to be needed, public infrastructure presently within the Coastal High Hazard Area shall be relocated outside of said area when repairing/replacing the infrastructure. If relocation of the infrastructure is deemed by the City to not be feasible, any reconstruction or repair of the infrastructure necessitating State funds shall be designed as to be consistent with the provisions of the Coastal Management/Conservation Element.

Objective 4.4 - In cooperation with the American Red Cross, Volusia County, and other governmental agencies, the City shall designate hurricane evacuation shelters to protect the population in the region-wide Hurricane Vulnerability Zone.

Policy 4.4.1 - In cooperation with the American Red Cross, Volusia County, and other governmental agencies, the City shall maintain hurricane emergency shelter facilities to accommodate at least 23% of the population in the Hurricane Vulnerability Zone, based upon a standard of 40 square feet of shelter space per person.

Policy 4.4.2 - New hurricane emergency shelter space shall not be located in the Hurricane Vulnerability Zone.

Objective 4.5 - The City shall follow the provisions of the County Post-Disaster Relief Plan and the City's Comprehensive Management Plan during post-disaster redevelopment efforts. If necessary, amendments may be made to the Comprehensive Plan based upon updated Post-Disaster Relief Plans as they occur.

Policy 4.5.1 - The Post-Disaster Relief Plan shall include: the identification of land areas that should not be reconstructed; abandonment and/or relocation of buildings, rebuilding of public facilities; and reconstruction with structural modifications.

Policy 4.5.2 - The Post-Disaster Relief Plan shall establish principles for repairing, replacing, modifying, or relocating public facilities in the Hurricane Vulnerability Zone.

Policy 4.5.3 - The City's Comprehensive Emergency Management Plan for post-disaster relief in the form of disaster assessment, the provision of temporary housing, and the provision of individual assistance shall be coordinated with the appropriate governmental agencies and shall be updated as needed.

Policy 4.5.4 – Within 24 hours after a hurricane, the City Commission ~~shall~~ may meet to hear preliminary damage assessments, appoint a Recovery Task Force, and consider a temporary moratorium on building activities not necessary for the public health, safety, and welfare.

Policy 4.5.5 - The Recovery Task Force shall include the City Manager, City Planner, City Engineer, Chief Building Official, City Attorney, Facilities Maintenance Manager, Police and Fire Chiefs, Public Works Director, and other members as directed by the City Commission. Staff shall be provided by the departments whose directors sit on the Task Force.

Policy 4.5.6 - The Recovery Task Force shall: review and decide upon emergency building permits; coordinate with State and Federal officials to prepare disaster assistance applications; analyze and recommend to the City Commission hazard mitigation options including reconstruction or relocation of damaged public facilities; design a redevelopment plan; and recommend amendments to the Comprehensive Plan, Local Comprehensive Emergency Plan, and other appropriate policies and procedures.

Policy 4.5.7 - Immediate repair and cleanup actions needed to protect the public health and safety include repairs to potable water, wastewater, and power facilities; removal of debris; stabilization or removal of structures about to collapse; and minimal repairs to make dwellings habitable. These actions shall receive first priority in permitting decisions. Long term redevelopment activities shall be postponed until the Recovery Task Force has completed its task.

Policy 4.5.8 - The Recovery Task Force shall propose Comprehensive Plan amendments which reflect the recommendations in any interagency hazard mitigation reports or any other reports.

GOAL 5. SUSTAINABILITY: THE CITY SHALL PROVIDE FOR THE PROTECTION AND SENSITIVE USE OF NATURAL RESOURCES THROUGH DEVELOPMENT REGULATIONS AND PUBLIC PROGRAMS.

Objective 5.1 - Promote energy conservation techniques such as the use of alternative and renewable energy sources thereby increasing energy efficiency.

Policy 5.1.1 - Encourage the production and use of energy generated from renewable resources.

Policy 5.1.2 - The built environment and urban design should maximize natural areas and assets and incorporate Florida Friendly landscaping to reduce energy and water consumption.

Policy 5.1.3 - Create, protect and manage systems of green infrastructure (i.e., urban forests, parks and open spaces, green roofs, natural drainage systems).

Policy 5.1.4 - Protect and enhance green spaces to provide natural carbon sinks in soils, vegetation, and streambeds to mitigate carbon emissions.

Policy 5.1.5 - Encourage site design techniques that restore natural "green infrastructure" (i.e., urban forests, parks and open spaces, natural drainage systems) instead of relying solely on engineered systems that require higher energy and carbon inputs.

GOAL 6. AIR QUALITY: MAINTAIN THE PRESENT HIGH LEVEL OF AIR QUALITY FOR HUMAN HEALTH, SAFETY, AND WELFARE, AND PROTECTION OF THE NATURAL ENVIRONMENT.

Objective 6.1. Prevent the degradation of the City's air quality below baseline standards.

Policy 6.1.1 - No industrial or commercial business which emits air pollutants which would degrade the City's ambient air quality will be permitted unless it can be proven to the City that all available pollution control devices and practices will be installed as a part of the development upon occupancy.

Policy 6.1.2 - The City shall encourage alternative modes of transportation by promoting the use of bicycles by building more bike lanes, bike paths, and bike racks, and requiring more improved pedestrian sidewalks.

Policy 6.1.3 - New facilities housing the young, the elderly or the handicapped shall be prohibited from locating near point air pollution sources and vice versa. Playgrounds and active recreation areas shall also be located a safe distance from these sources.

Policy 6.1.4 - Construction, excavation, and land clearing activities shall minimize the exposed ground surface area. Any area that is to be exposed for an extended time period shall be mulched or sodded.

Policy 6.1.5 - Bicycle lockers or bicycle racks, transit passenger shelters and transit parking bays shall be constructed where necessary to augment and facilitate the operations of off-site transit and bicycle facilities.

Policy 6.1.6 - The City shall continue to require all buildings scheduled for demolition or renovation be surveyed by the applicant for the presence of asbestos. Asbestos shall be removed prior to demolition. Any asbestos removal and disposal shall be performed by a contractor licensed by the Florida Department of Professional Regulation.

Policy 6.1.7 - The City shall enforce ~~Section 104.1.10 of~~ the currently adopted Florida Building Code in regard to asbestos removal during demolition or construction activities.

GOAL 7. MINING AND MINERALS: MINING EXTRACTION ACTIVITIES SHALL BE CONDUCTED IN A MANNER THAT MINIMIZES IMPACT ON THE ENVIRONMENT AND SURROUNDING LAND USES.

Objective 7.1. Mineral extraction activities shall be accomplished in a manner consistent with applicable aesthetic, engineering, environmental, health, noise, recreation, and safety standards.

Policy 7.1.1- The City shall maintain the provisions of the Land Development Regulations concerning effective mineral extraction to achieve the following: The City shall achieve an aesthetically pleasing landscape compatible with adjacent land uses and to minimize soil erosion by the use of native vegetative buffers. Buffers shall also be established between the mining activity and adjacent existing and planned future land uses.

Policy 7.1.2 - On a continuous basis, the City shall coordinate with local governments, the FDEP and SJRWMD to ensure that the mined areas are reclaimed in accordance with current law and permit conditions.

Policy 7.1.3 - If a mine requires "dewatering", the discharge shall occur from one cell of the project site to another cell. Off-site discharge shall be prohibited.

Objective 7.2 - Mineral extraction activities shall "respect" paleontological, archaeological, and historic sites.

Policy 7.2.1 - The City shall initiate cooperative efforts with other government agencies and private organizations to identify and evaluate existing or potential extraction sites that are likely to contain significant paleontological, archaeological or historical resources.

Policy 7.2.2 - Any excavation or mining activity which uncovers or appears to be disturbing archaeological or paleontological resources shall be held in abeyance until a preliminary assessment can determine the probability of significant archaeological or paleontological assets.

Policy 7.2.3 - The City shall maintain the regulations in the Land Development regulations that regulate the process for dealing with potential archaeological or paleontological resources. This shall include cooperation with the Museum of Arts and Sciences, ~~the~~ ~~Volusia Anthropological Society~~, and the ~~State Bureau~~ Division of Historical Resources.

Objective 7.3. Mineral extraction activities will generate a net benefit to the community.

Policy 7.3.1 - The City shall require developers or owners to provide restoration plans for new or currently active borrow pits, so that once the material extraction has been completed, the former pits will continue to benefit the overall community.

Policy 7.3.2 - The City shall require dry hydrants be installed at appropriate sites adjacent to strategically located borrow pits, to ensure an adequate fire protection capacity.

Policy 7.3.3 - Mining operators shall demonstrate financial responsibility to pay for necessary corrective actions or repairs to roadways, buildings, other structures, groundwater, or surface water and to reclaim the site to prescribed specifications upon completion of mineral extraction activities.

Objective 7.4 - Mining activities shall not adversely affect the quality of air, groundwater and surface water and land and wildlife.

Policy 7.4.1 - Phasing of extractive activities shall be used as a device to assure that only small areas are affected by such activities at one time.

Policy 7.4.2 - The City shall require that a geophysical log series (from wells or other acceptable means) be prepared for the proposed site to assess the hydrogeologic character of the site.

Policy 7.4.3 - Mineral and sand extraction activities shall not remove or disturb any impervious layer (e.g., clay) that naturally segregates the surficial aquifer from the Floridan Aquifer.

Policy 7.4.4 - Once extraction ceases, appropriate usage limits regarding septic and stormwater systems are to be implemented to ensure protection of surface water, groundwater and the Volusia-Floridan Sole Source Aquifer.

Policy 7.4.5 - Formerly mined areas may not be incorporated into a stormwater retention or detention system until an engineering, hydrologic, or hydrogeologic determination has been made showing an adequate confining layer, segregating water in the pit from the Volusia-Floridan Sole Source Aquifer.

CHAPTER 6

RECREATION AND OPEN SPACE ELEMENT

GOALS, OBJECTIVES AND POLICIES - ~~OPEN SPACE AND~~ RECREATION AND OPEN SPACE ELEMENT

GOAL 1 - DEVELOP AND MAINTAIN A WIDE VARIETY OF RECREATION FACILITIES AND PROGRAMS THAT ARE RESPONSIVE TO THE DEMANDS OF THE CITIZENRY~~;~~ :

~~Objective 1.1.- The City shall require of new development activities concurrency with the adopted level-of service standards~~. Objective 1.1 - The City shall require new development activities to meet concurrency and level-of service standards.

Policy 1.1.1 - The City shall apply the level-of-service standards of park categories and facilities in accordance with ~~the~~ those adopted and listed in the Capital Improvements Element of the Comprehensive Plan.

Policy 1.1.2 - Parks and recreational facilities shall be located throughout the City to allow access opportunities to all segments of the population.

Policy 1.1.3 - The City shall continue to provide sufficient lighting where needed at any active recreation facilities existing at that time.

Policy 1.1.4 - The City shall continue to acquire the appropriate acreage for neighborhood and community park and recreation sites to meet its level-of-service standards when necessary.

Policy 1.1.5 - The City's facility needs and program planning shall be determined through a continuous assessment of facility capacities and community needs, thorough surveys, citizen responses, civic interaction, and population growth.

Policy 1.1.6 - ~~By 2012, t~~ The city shall maintain an inventory of existing vacant land and buildings that are considered important to either short-term or long-term recreation and open space planning.

Objective 1.2~~3~~ - Continue to improve ~~the City's Nature Preserve to include~~ the city's parks and recreation areas, ~~suitable~~ access and parking, hike/bike trails, picnic shelters and restrooms.

Policy 1.2~~3~~.1- Program sufficient funds in the City's Capital Improvement Plan for development of these improvements.

Policy 1.2.2 - Assure the continued maintenance of existing park and recreation facilities, and implement the necessary changes to increase the level of safety for the user.

Objective 1.3 - Balance the functioning value of the natural environment so there is an optimum combination of aesthetic, ecological, and recreation values.

Policy 1.3.1 - Use park systems or open space to buffer incompatible land uses, where parks or open spaces are compatible with these land uses.

Policy 1.3.2 - Acquire lands with minimal development potential due to size or shape that are adjacent to environmentally sensitive lands and incorporate them into the public open space system. To the extent practical based on available funding, the City shall acquire or

preserve lands with unique environmental assets, as well as provide community access and~~/or~~ recreational opportunities~~/value~~ to the community.

Policy 1.3.3 - To the maximum extent consistent with Federal, State, and City objectives, policies, and responsibilities, multiple uses of public lands shall be considered, to reduce the cost of and expedite the acquisition of additional needed public lands.

Objective 1.4 - Maintain existing acreages and facilities which provide for public access to coastal recreational resources, including the Halifax River.

Policy 1.4.1 - The City shall maintain and develop the existing city-owned properties which provide public access to the Halifax River.

Policy 1.4.2 - Existing dedicated public rights-of-way which provide access to the river or any other significant coastal resource shall not be vacated by the City, and shall be improved to permit convenient public access.

Policy 1.4.3 - On a continuous basis, the City shall maintain its boat ramps, piers, docks, and other water access facilities in a safe and operable condition.

Policy 1.4.4 - The City shall continue to provide information and interpretive signs at all City-operated boat ramps to alert users of the endangered manatees.

Policy 1.4.5 - A public safety plan shall be prepared for all special events sponsored on public property within the City. The plan will be reviewed by the City Manager and various City Departments.

Objective 1.5 - The City shall continue to coordinate with Volusia County, the Ponce Inlet Port Authority, the Volusia County School Board, other public agencies and the private sector, as may be appropriate, to further develop recreational opportunities for Holly Hill residents using existing recreation areas and facilities and unused lands owned by such entities within the city.

Policy 1.5.1 - Maximum use of existing recreation areas and facilities shall be encouraged.

Policy 1.5.2 - Cooperative arrangements between the City and other public or private entities for purchase, development, management and/or maintenance of recreation areas and facilities shall be encouraged when such arrangements will provide an efficient, economical means of meeting the recreational demands of Holly Hill residents.

Objective 1.6 – ~~By 2012 t~~ The City shall ~~develop a fiscally sound~~ continue to support public parks and recreation facilities programs.

Policy 1.6.1 - The City shall pursue outside funding sources when necessary, by monitoring on an on-going basis, the availability of parks and recreation grants and funds. The applications shall be submitted in a timely manner to ensure procurement and proper outside review.

Policy 1.6.2 - A user fee system shall continue to be an integral and vital component of the overall funding mechanism for recreation programs and events. The following criteria shall apply in implementation of this policy:

a. The fee shall be reasonably established and shall not restrict access on the basis of affordability.

b. The City shall periodically review the fee structures of other local government jurisdictions and per capita operating expenses and recurring capital expenses as a basis for determining the equity of the fee structure.

c. Reasonable fees shall be established for use of all City facilities based on the type of event, the particular facility and the expected number of people attending.

Policy 1.6.3 - The City shall continue to financially support ~~the~~ activities, events, and programs in order to maintain programs at their current level-of service. ~~in accordance with the adopted Parks and Recreation Master Plan as amended.~~

Policy 1.6.4 - New development shall be encouraged to provide land for accessible and usable public parks. ~~in accordance with the adopted Parks and Recreation Master Plan Study as amended and the City Land Development Regulations exchange for impact fee credits or to develop on-site recreation areas by continuing to allow 50% impact fee credits.~~

Policy 1.6.5 - Unless otherwise provided by interlocal agreement, the City may ~~shall continue to~~ charge ~~a~~ nonresidents a~~n annual~~ fee determined by the City Commission for the use of City recreation facilities. ~~The annual fee shall be at a rate equal to the proportionate share of operating and recurring capital expenses.~~

Policy 1.6.6 – Where applicable ~~T~~ the City shall ~~continue to~~ utilize user fee charges for services and facilities to help offset costs at recreation sites.

Objective 1.7 - Safe bicycling opportunities, for both recreation and transportation, shall be provided within the city where possible.

Policy 1.7.1 - Bicycle facilities shall be incorporated into arterial and collector roadway construction widening, and reconstruction plans and programs as provided by the Land Development Regulations.

~~**Policy 1.7.2 -**By 2015, the City shall develop, in conjunction with the FDOT and Volusia County, a priority plan for bikeway and bike path construction; this plan will identify funding sources for these projects (identification and implementation planning) and will provide an implementation schedule.~~

Policy 1.7.3 -The City shall cooperate with bicycle organizations, law enforcement agencies, and the FDOT to promote a bicycle safety program; this shall include a program in the schools and a media information program.

Policy 1.7.4 -Bicycle facilities connecting schools with nearby active recreation areas shall be a priority. ~~of the City's bicycle plan.~~

Policy 1.7.5 -The City shall provide bicycle racks at all City-owned buildings or facilities that are open to the public.

Policy 1.7.6 -When providing bicycle and pedestrian pathways, the City shall determine through the ~~Volusia County MPO Bicycle and Pedestrian Committee~~, Volusia Flagler Transportation Planning Organization(TPO), upon which streets or roads bicycle traffic would constitute an unacceptable hazard. This shall also determine the time of day when this hazard would exist.

Policy 1.7.7 -The City shall maintain regulations requiring new developments to incorporate bicycle and pedestrian paths as an integral part of their transportation plans.

Policy 1.7.8 -To the extent practical, utility easements (overhead transmission lines, gas and water) shall be considered in the development of trails to provide for connections and linkages to neighborhoods, and recreation and open space facilities.

Policy 1.7.9 -The City, in cooperation with the ~~County MPO~~ Volusia Flagler TPO and FDOT, shall encourage the installation of bicycle detection devices at traffic activated signals on arterial and collector streets, subject to the availability of funding.

GOAL 2 - PRESERVE THE VALUABLE SCENIC VISTAS WITHIN THE CITY.

Objective 2.1 - Provide for recreational corridors to link ~~the~~ City-owned parks as well as other adequate and appropriate access ways ~~shall be provided for~~ to open space/conservation areas.

Policy 2.1.1 - The City shall submit grant applications to local, state and federal grant programs ~~grant applications~~ to acquire and develop land when appropriate and applicable, ~~grant applications to local, state and federal grant programs~~ for the acquisition, planning and development/management of City- owned lands. Programs include, but are not limited to:

- Florida Recreation ~~and~~ Development Assistance Program.
- Land and Water Conservation Fund Program.
- Florida Forever.
- Florida Boating Improvement Program;
- ~~Save our Rivers Program (SJRWMD);~~
- Ponce DeLeon Port Authority;
- Florida Inland Navigation District;
- Florida Communities Trust Program; and
- ECHO.

Policy 2.1.2 - The City shall designate scenic roadways in accordance with State and Federal programs.

Policy 2.1.3 - The City's standards designed to ensure preservation of the scenic value of designated routes shall be maintained in the Land Development Regulations.

CHAPTER 7

INTERGOVERNMENTAL COORDINATION ELEMENT

Goals, Objective and Policies – Intergovernmental Coordination Element

GOAL 1 - ELIMINATE AND PREVENT UNNECESSARY DUPLICATION OF GOVERNMENTAL SERVICES AND FACILITIES; ELIMINATE AND PREVENT CONFLICTS BETWEEN THE CITY AND ADJACENT MUNICIPALITIES, THE COUNTY, STATE AND REGIONAL AGENCIES, AND SPECIAL PURPOSE LOCAL GOVERNMENTAL ENTITIES; AND ELIMINATE AND PREVENT EXISTING AND POTENTIAL LAND USE CONFLICTS AT THE CITY'S BOUNDARY.

Objective 1.1 - Maintain consistency between Holly Hill's Comprehensive Plan and the comprehensive plans of adjacent municipalities and the County and the plans of the Volusia County School Board, the East Central Florida Regional Planning Council, and the State by VGMC-issued certification of consistency.

Policy 1.1.1 - Intergovernmental cooperation and coordination shall be maintained in order to plan for and provide efficient, cost effective, and environmentally sound public facilities and services.

Policy 1.1.2 - The City shall coordinate the adoption and all future amendments of its Comprehensive Plan with the comprehensive plans of adjacent municipalities and the County and the plans of the Volusia County School Board, the East Central Florida Regional Planning Council, and the State by reviewing the plans of other entities, avoiding inconsistencies, and resolving conflicts through negotiation, ~~mediation by the Volusia Council of Governments~~, **with** the Volusia Growth Management Commission, or the East Central Florida Regional Planning Council, and administrative hearings.

Policy 1.1.3 - The City shall review plans and plan amendments proposed by adjacent municipalities, the County, the School Board, the Regional Planning Council, and the State, and shall take appropriate steps to resolve any potential inconsistencies.

Policy 1.1.4 - The City shall encourage open, informal and on-going communication with adjacent municipalities, the County, the School Board, the Regional Planning Council, and the State to promote coordination on all governmental matters.

~~**Policy 1.1.5** - The City shall continue to encourage the intergovernmental coordination efforts of the Volusia Council of Governments, and shall promote the VCOG's continuing involvement in the study of area wide issues and opportunities.~~

Policy 1.1.6 - The City shall continue to encourage the Volusia ~~County Metropolitan~~ Flagler Transportation Planning Organization (TPO) to achieve a comprehensive, coordinated and continuing transportation planning process for Volusia County.

Policy 1.1.7 - The City shall utilize the informal mediation process of the East Central Florida Regional Planning Council as a means of resolving conflict with other local governments especially when the City is unable to resolve a conflict through direct negotiation or activities of the ~~Volusia Council of Governments and the~~ Volusia Growth Management Commission.

Policy 1.1.8 - The City shall resolve annexation issues through direct negotiation with other governmental entities, and mediation, if necessary, through the Volusia Growth Management Commission, ~~the Volusia Council of Governments,~~ or the East Central Florida Regional Planning Council.

Policy 1.1.9 -The City shall support and participate in the preparation of management plans, water quality studies, and sampling programs in conjunction with Volusia County, the East Central Florida Regional Planning Council (ECFRPC), the SJRWMD. Johns River Water Management District, the Department of Health and Rehabilitative Services, and DEP.

Policy 1.1.10 - The City shall work with ~~the East Volusia Regional Water Authority (EVRWA) and~~ Volusia County to develop regulations on agricultural activities in recharge area.

Policy 1.1.11 - The City shall review the Comprehensive Plans and any amendments thereto of the adjacent municipalities and Volusia County to determine if coastal resources such as the Halifax River and any associated wetlands are being managed in a consistent manner.

Policy 1.1.12 - The City shall cooperate as provided for by the County Home Rule Charter and State Statutes in joint planning and management programs with adjacent municipalities and counties and other public agencies that operate governments within its boundaries for mosquito impoundments, hurricane evacuation, controlling stormwater, reducing wastewater treatment plant discharges into the Halifax River, and coordinating efforts to protect designated and other rare species.

Policy 1.1.13 - The city shall continue to monitor and implement legislative changes in environmental protection measures.

Policy 1.1.14 - On a continuous basis the City shall review and implement stormwater quality programs and regulations as proposed by the Federal Environmental Protection Agency, the DEP, and the SJRWMD.

Objective 1.2 - Achieve an effective, efficient and equitable delivery of services to the citizens of Holly Hill through coordinated and cooperative efforts with adjacent municipalities and Volusia County.

Policy 1.2.1 - The City will negotiate interlocal agreements with adjacent municipalities, the County, the School Board, the State or any other governmental entity providing for the exchange or sharing of services or facilities when such arrangements will benefit the City and its citizens. Such interlocal agreements include fire, police, water supply planning and emergency services.

Policy 1.2.2 - The City will achieve coordination with other local governments in the provision of services and information through continuing participation in the cooperative activities of ~~the Volusia Council of Governments.~~ agencies such as the Volusia County Growth Management Commission and the East Central Florida Regional Planning Council, Volusia Flagler

~~**Policy 1.2.3** – By 2011 the City will shall adopt and implement an interlocal agreement with Volusia County and the City of Daytona Beach relative to water supply planning for the 122 homes north of the City and the New Journal site, which includes procedures for:~~

~~a. Coordinating and sharing information~~

~~b. Comprehensive plans and plan amendment review~~

~~c. Concurrency implementation~~

~~d. Implementation and amendments~~

~~e. Resolution of disputes~~

Objective 1.3 The City shall Identify and describe joint processes for collaborative planning on population projections, school siting, facilities subject to concurrency, facilities with countywide significance, and problematic land uses.

Policy 1.3.1 - The City will continue to coordinate with the Volusia County Growth Management Department (VGMC), ~~the Volusia Council of Governments (VCOG)~~, the Volusia Flagler TPO, ~~County Metropolitan Planning Organization (MPO)~~, the University of Florida Bureau of Economic and Business Research (BEBER), and other agencies in order to develop citywide and countywide population projections that include expected growth shown in the comprehensive plan for the City. In addition, the City will use these mutually agreed upon and coordinated population figures in the comprehensive plan.

Policy 1.3.2 - The City will forward the population projections used in its comprehensive plan to the School Board so it can consider projected growth and development as it relates to the future needs for schools in the School Board's 5, 10 and 20-year facility plans.

Policy 1.3.3 - The City will annually review the School Board's plans for the siting of public schools within its jurisdiction for consistency with the comprehensive plan, both at the staff level and through public hearings for specific site plans. This will include a review of the 5, 10, and 20-year facility plans of the School Board as well as responding as needed to site specific plans to locate new schools or expand existing schools.

Policy 1.3.4 - Develop a development coordination procedure through interlocal agreement with the Volusia County School Board on the siting of public educational facilities, which outlines the process for assessing impacts during site acquisition, addresses measures to maintain the City's adopted levels-of-service at the time of development and formalizes a citizen-participation/notification process.

Policy 1.3.5 - City staff will coordinate annually, or more often as needed, with Volusia County staff for the purpose of determining future unincorporated area needs for water and sewer within each respective unincorporated area served by the county.

Policy 1.3.6 - The City will forward requests for access to County or State maintained roadways to each respective agency for comment concerning their respective plans and policies.

Policy 1.3.7 - The City will coordinate with service providers that have no regulatory authority over the use of land in the City to develop recommendations that address ways to improve coordination of the City's concurrency management methodologies and systems, and levels-of-service.

Policy 1.3.8 - The City will enter into an interlocal agreement with Volusia County for joint projects identified in the City's Stormwater Management Plan and the County's Stormwater Management Plan.

Policy 1.3.9 - The Community Development Department will coordinate concurrency reviews with the respective City Departments, ~~Volusia Council of Governments~~ and any other agencies as deemed appropriate and necessary.

Policy 1.3.10 - The City will continue to coordinate with Volusia County for the provision of countywide facilities, including but not limited to, solid waste disposal and the Volusia County Emergency Operations Center.

Policy 1.3.11 - The City will forward notice of proposed future land use plan policies related to hurricane shelters and evacuation routes, as well as map amendments resulting in an increase in population within coastal high hazard areas, to the East Central Florida Regional Planning Council and the Volusia County Emergency Management Department to determine hurricane shelter space availability and the effect of increased evacuating populations on evacuation clearance times and routes.

Objective 1.4 - The City shall coordinate with other public agencies in monitoring and enforcing permit conditions. The City shall identify technical and financial assistance available to the City.

Policy 1.4.1 – The City shall, in cooperation with other local governments, participate in a water quality monitoring program coordinating mechanism under ~~the Volusia Council of Governments (VCOG), East Volusia Regional Water Authority (EVRWA) or~~ an agency created specifically for these purposes.

Policy 1.4.2 – The City shall continually encourage the removal of septic tanks and the treatment of stormwater runoff upon the receiving waters of the Halifax River to determine if controls on individual septic systems must eventually be eliminated from all environmentally sensitive areas.

Policy 1.4.3 – The City shall maintain a water supply facilities work plan that is coordinated with St. Johns River Water Management District's District Water Supply Plan by updating the work plan within 18 months of an update to the District's District Water Supply Plan that affects the City.

Policy 1.4.4 – The City shall participate in the development of updates to St. Johns River Water Management District's water supply assessment and District Water Supply Plan and other water supply development-related initiatives facilitated by the District's that affect the City.

Policy 1.4.5 – The City will plan for municipal service areas or extend water and sewer services into unincorporated Volusia County in a manner consistent with the Volusia County Comprehensive Plan.

Policy 1.4.6 - The City will implement all water conservation practices that are conditions of the Consumptive Use Permit.

GOAL 2 - ESTABLISH AND MAINTAIN A COOPERATIVE RELATIONSHIP BETWEEN THE CITY OF HOLLY HILL AND SCHOOL DISTRICT TO PROVIDE AN EFFECTIVE JOINT PLANNING PROCESS INCLUDING PROCEDURES TO COORDINATE LAND USE PLANNING WITH THE DEVELOPMENT OF SCHOOL FACILITIES INCLUDING PUBLIC SCHOOL SITING, CALCULATE POPULATION PROJECTIONS, AND PROVIDE FOR THE DEVELOPMENT OF PUBLIC EDUCATION FACILITIES CONCURRENTLY WITH RESIDENTIAL DEVELOPMENT AND OTHER PUBLIC FACILITIES AND SERVICES.

Objective 2.1 – Intergovernmental Coordination

The City of Holly Hill shall establish coordination mechanisms with the School Board to achieve a collaborative effort to identify school needs, provide for school facilities and implement school concurrency using consistent supporting data and analysis.

Policy 2.1.1: In cooperation with the School Board, the City of Holly Hill shall adopt and implement the interlocal agreement as required by Section 1013.33 F.S., which includes procedures for:

a. Coordinating and sharing information
b. Educational and ancillary siting procedures
c. Comprehensive plans and plan amendment review
d. Site design and development plan review
e. Joint development of schools, parks and other uses
f. School concurrency implementation
g. Implementation and amendments
h. Resolution of disputes

Policy 2.1.2: In accordance with the schedule established in the interlocal agreement, the City of Holly Hill shall appoint a representative to meet with School Board and other local government representatives to review data and annually approve a projection of the amount, type, and distribution of population growth and student enrollment. Data shall include but not be limited to:

a. Capital budgets for each jurisdiction
b. School Board five-year facilities work program
c. School Board educational plant survey (every fifth year)
d. Volusia County five-year road improvement program
e. Anticipated new development, infill development and redevelopment
f. Student enrollment and school utilization including portable classroom assignments

Policy 2.1.3: City of Holly Hill shall provide the School Board with a copy of each planning board and Commission agenda.

Policy 2.1.4: The City of Holly Hill and the School Board shall coordinate the acquisition and development of sites for future educational and ancillary facilities in accordance with the process established in the interlocal agreement.

~~**Policy 2.1.5**: The City of Holly Hill shall adopt regulations necessary to implement school concurrency and Section 206 of the Volusia County Charter no later than February 1, 2008.~~

Policy 2.1.6: The City of Holly Hill shall provide notice to adjacent jurisdictions as required by the Volusia County Interlocal Agreement for School Planning when school capacity in the adjacent jurisdiction is anticipated to be applied to meet concurrency requirements for proposed residential development.

Objective 2.2 –The City of Holly Hill shall regularly monitor and evaluate the implementation of the Public School Facilities Element to assure compliance with the provisions of the

comprehensive plan and the interlocal agreement, to assure the use of best practices in the joint planning of school facilities, and to provide for the continuing coordination of school planning.

Policy 2.2.1: In accordance with the interlocal agreement but no less than once per year, the City of Holly Hill shall submit a report to the Board of Planning and Appeals (LPA) and the School Board reporting on the implementation actions and coordinated planning efforts for planning and developing school facilities including joint development opportunities. If the School Board or (local planning agency) finds that implementation of the plan or interlocal agreement is not occurring, the School Board or (LPA) shall make recommendations to the City Commission of steps necessary to achieve successful implementation.

Policy 2.2.2: For each comprehensive plan amendment reviewed by the Volusia Growth Management Commission (VGMC), the City of Holly Hill shall identify in the VGMC application support materials how anticipated impacts of the proposed amendment to school facilities are addressed.

Policy 2.2.3: The City of Holly Hill shall appoint a citizen to serve as a member of the oversight committee created by the adopted Interlocal Agreement and shall appoint a staff member to serve on the technical committee created by the adopted Interlocal Agreement.

CHAPTER 8

CAPITAL IMPROVEMENTS ELEMENT

TABLE 1
FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS

Project Number	Project Name	Funding Source	SCHEDULE OF ESTIMATED EXPENDITURES FY 11	FY 12	FY 13	FY 14	FY 15	5 Year Estimated Cost
Technology Services								
11TS01	Technolocy Upgrades	GF	$95,500					$95,500
	Technology Servies Subtotal		**$95,500**					**$95,500**
Water Treatment								
11WT01	Well Maintenance & Equipment	UT-WA	$85,000	$91,000	$98,000	$105,000	$112,000	$491,000
	Water Treatment Subtotal		**$85,000**	**$91,000**	**$98,000**	**$105,000**	**$112,000**	**$491,000**
Water Distribution								
11WA01	Distribution Improvements	BOND	$120,000	$126,000	$130,000	$130,000	$135,000	$641,000
11WA02	Water Service Replacement Program	BOND	$40,000	$41,200	$42,436	$43,709	$45,020	$212,365
11WA03	Valve Replacement Program	BOND	$160,000	$160,000	$155,000	$150,000	$145,000	$770,000
		CRA	$40,000					$40,000
11WA04	Fire Hydrant Coverage Upgrade Program	BOND	$566,250	$520,000	$520,000	$626,250	$309,375	$2,541,875
11WA05	Fire Hydrant Replacement Program	BOND	$130,000	$133,900	$137,917	$142,055	$146,316	$690,188
		CRA	$60,000					$60,000
	Water Distribution Subtotal		**$1,116,250**	**$981,100**	**$985,353**	**$1,092,014**	**$780,711**	**$4,955,428**
Waste Water Treatment								
11WW01	Treatment Plant Equipment Improvements	UT-WW	$80,000	$80,000	$80,000	$80,000	$80,000	$400,000
11WW02	Effluent Pump Replacement	UT-WW	$75,000					$75,000
	Waste Water Treatment Subtotal		**$155,000**	**$80,000**	**$80,000**	**$80,000**	**$80,000**	**$475,000**
Water Water Collection								

City of Holly Hill, Fl – Adopted Comprehensive Plan Through DCA#10-CIE1 93

Capital Improvements Element *Goals Objectives and Policies*

11CO01	Lift Station Replacements -16, 12, and 13	BOND	$450,000					$450,000
11CO02	Lift Station Replacement - 11	CDBG	$85,000					$85,000
		BOND	$65,000					$65,000
11CO03	Sewer Lining	BOND	$1,000,000	$1,000,000	$600,000	$200,000	$200,000	$3,000,000
11CO04	Trailer Mounted Generator	BOND	$50,000					$50,000
11CO05	Replace/Repair Sewer Services CRA	CRA	$100,000					$100,000
12CO01	Lift Station Replacement - 10	CDBG		$80,000				$80,000
		BOND		$70,000				$70,000
12CO02	Lift Station Replacements - 17 and 9	BOND		$300,000				$300,000
13CO01	Lift Station Replacements - 3 and 5	BOND			$300,000			$300,000
14CO01	Lift Station Replacements - 19 and 20	BOND				$300,000		$300,000
14CO02	Lift Station Replacements - 21 and 18A	BOND					$300,000	$300,000
	Waste Water Collection Subtotal		**$1,750,000**	**$1,450,000**	**$900,000**	**$500,000**	**$500,000**	**$5,100,000**
Streets								
11ST01	Roadway Resurfacing Program	GAS TAX	$113,000	$113,000	$113,000	$113,000	$113,000	$565,000
		GF	$102,000	$102,000	$102,000	$102,000	$102,000	$510,000
11ST02	FEC Track Crossing Upgrades	GF	$60,000	$60,000	$60,000	$60,000	$60,000	$300,000
11ST03	Sidewalks	CRA	$25,000					$25,000
	Streets Subtotal		**$300,000**	**$275,000**	**$275,000**	**$275,000**	**$275,000**	**$1,400,000**
Stormwater								
11SW01	Carswell-State Drainage Improvements	CRA	$3,200,000					$3,200,000
11SW02	LPGA PD&E	CRA	$1,000,000					$1,000,000
	EVW Nova/LPGA Canal Study	UT-SW	$110,000					
	Stormwater Subtotal		**$4,310,000**	**$0**	**$0**	**$0**	**$0**	**$4,310,000**
	Capital Improvement Plan Total		**$7,811,750**	**$2,877,100**	**$2,338,353**	**$2,052,014**	**$1,747,711**	**$16,826,928**

City of Holly Hill, Fl – Adopted Comprehensive Plan Through DCA#10-CIE1 94

VOLUSIA COUNTY SCHOOL DISTRICT
2010-2015 FISCAL FORECAST FOR CAPITAL OUTLAY 5 YEAR WORK PROGRAM

Capital Five -Year Fiscal Forecast

REVENUES	Budget 2010-2011	Forecast 2011-2012	Forecast 2012-2013	Forecast 2013-2014	Forecast 2014-2015
State sources:					
CO&DS distributed to district	$ 300,000	$ 300,000	$ 300,000	$ 300,000	$ 300,000
Interest on undistributed CO&DS	5,000	5,000	5,000	5,000	5,000
PECO	2,589,048	3,835,395	4,600,678	6,260,831	5,942,040
Classrooms for kids	-	-	-	-	-
Other state sources	-	-	-	-	-
Total state sources	2,894,048	4,140,395	4,905,678	6,565,831	6,247,040
Local sources:					
Ad valorem taxes	42,251,261	42,251,261	43,096,286	43,958,212	44,837,376
Sales tax	30,000,000	30,300,000	30,906,000	31,524,120	32,154,602
Interest income	-	-	-	-	-
Impact fees	1,600,000	1,600,000	1,600,000	1,800,000	2,000,000
Sale of Property & other local Revenue	-	-	-	-	-
Total local sources	73,851,261	74,151,261	75,602,286	77,282,332	78,991,978
TOTAL REVENUE	76,745,309	78,291,656	80,507,964	83,848,163	85,239,018
OTHER SOURCES OF FUNDS:					
Transfers In	-	-	-	-	-
Other Financing Sources	-	-	-	-	-
Restricted Fund Balance	133,798,594	47,345,439	39,128,694	35,231,134	28,244,737
Assigned Fund Balance	2,106,255	2,106,255	2,106,255	106,255	106,255
Total other sources	135,904,849	49,451,694	41,234,949	35,337,389	28,350,992
TOTAL REVENUE, OTHER SOURCES & FUND BALANCES	$ 212,650,158	$ 127,743,350	$ 121,742,913	$ 119,185,552	$ 113,590,010
EXPENDITURES (by category)					
New Construction	$ -	$ -	$ -	$ -	$ -
Projects at Existing Schools & Facilities	11,350,000	7,400,000	7,300,000	6,950,000	6,950,000
Facilities Management	1,814,781	1,000,000	1,000,000	1,000,000	1,000,000
Technology	6,000,000	6,000,000	6,000,000	6,000,000	6,000,000
System Wide Equipment and Vehicles	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000
Buses	-	-	-	4,777,422	4,976,466
Projects in Progress	71,923,508	-	-	-	-
TOTAL EXPENDITURES	92,388,289	15,700,000	15,600,000	20,027,422	20,226,466
TRANSFERS OUT:					
To General Fund	19,207,250	19,207,250	19,207,250	19,207,250	19,207,250
To Debt Service Funds	51,602,925	51,601,151	51,598,274	51,599,888	51,603,928
TOTAL TRANSFERS	70,810,175	70,808,401	70,805,524	70,807,138	70,811,178
Restricted Fund Balance	47,345,439	39,128,694	33,231,134	28,244,737	22,446,111
Assigned Fund Balance	2,106,255	2,106,255	2,106,255	106,255	106,255
TOTAL EXPENDITURES, TRANSFERS & FUND BALANCES	$ 212,650,158	$ 127,743,350	$ 121,742,913	$ 119,185,552	$ 113,590,010

Capital Five-Year Work Program

	BUDGET 2010-2011	BUDGET 2011-2012	BUDGET 2012-2013	BUDGET 2013-2014	BUDGET 2014-2015
New Construction					
NON WITHOUT ADDITIONAL REVENUE	$ -	$ -	$ -	$ -	$ -
Total	-	-	-	-	-
Major Projects at Existing Schools & Facilities					
Portables - Lease	800,000	600,000	500,000	250,000	250,000
Portables - Moves & Compliance	600,000	500,000	500,000	400,000	400,000
Southwestern Mid - Additions	4,000,000	-	-	-	-
Various Schools - Minor Projects	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000
Various Facilities - Facilities Review Projects	4,650,000	5,000,000	5,000,000	5,000,000	5,000,000
Total	11,350,000	7,400,000	7,300,000	6,950,000	6,950,000
Facilities Management					
Facilities Management - Various Projects	1,814,781	1,000,000	1,000,000	1,000,000	1,000,000
Technology					
Network, EDP & Communications Equipment	6,000,000	6,000,000	6,000,000	6,000,000	6,000,000
System Wide Equipment & Vehicles					
Various Schools & Departments Furn. & Equip.	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000
Buses					
Transportation Dept - Bus Replacement	-	-	-	4,777,422	4,976,466
Transfers					
Transfers - Debt Service	51,602,925	51,601,151	51,598,274	51,599,888	51,603,928
Transfers - Equip. Leases & Property Insurance	3,407,250	3,407,250	3,407,250	3,407,250	3,407,250
Transfers - Maintenance	15,800,000	15,800,000	15,800,000	15,800,000	15,800,000
Total	70,810,175	70,808,401	70,805,524	70,807,138	70,811,178
TOTALS	$ 91,274,956	$ 86,508,401	$ 86,405,524	$ 90,834,560	$ 91,037,644

Goals, Objective and Policies – Capital Improvements Element

GOAL 1 - CAPITAL IMPROVEMENTS NEEDED TO SUPPORT THE FUTURE LAND USE ELEMENT SHALL BE PROVIDED IN A TIMELY, ECONOMIC AND ENERGY EFFICIENT MANNER, AND IN A MANNER THAT ASSIGNS THE COSTS OF SUCH IMPROVEMENTS FAIRLY AND EQUITABLY TO CORRECT EXISTING DEFICIENCIES IN THE LEVEL-OF-SERVICE FOR POTABLE WATER, SANITARY SEWER, SOLID WASTE, TRAFFIC CIRCULATION AND PARKS AND RECREATION AND TO MEET THE FUTURE DEMANDS GENERATED FROM NEW DEVELOPMENT OR REDEVELOPMENT.

Objective 1.1 - The City shall use the Capital Element to correct existing deficiencies, to accommodate desired growth, and to replace worn-out and obsolete facilities, in accordance with the 5-year schedule of capital improvements included in the element.

Policy 1.1.1 - The City shall include all projects identified in the other elements of the Comprehensive Plan as capital improvements projects to be included in the schedule of improvements of this Element.

Policy 1.1.2 - As per Section 163.3177, F.S., all capital improvement projects proposed by the City shall be consistent with the Comprehensive Plan. First priority shall be given to those projects that are intended to correct existing deficiencies.

Policy 1.1.3: Proposed capital improvement projects that compete for funding within the same funding source and as identified annually through the concurrency management system shall be evaluated and ranked in order of priority according to the following guidelines:

1) The extent to which the project is necessary to protect public health and safety;
2) Need for protection of the environment
3) Maintenance of adopted levels-of-service;
4) The impact that the project would have on the local budget
5) Financial feasibility and effect on the budget and Reduction of future improvements costs;
6) Its locational needs based on projected growth patterns in the Comprehensive Plan;
7) Accommodation of new development and redevelopment consistent with the Comprehensive Plan; Encouragement of infill development and/or preservation or achievement of full use of existing facilities
8) Plans of the Florida Department of Transportation and other State agencies as well as the St. Johns River Water Management District in Holly Hill.
9) Capital improvements needed to address existing deficiencies;

Policy 1.1.4 - Capital facilities shall be regularly inspected, and replacement or renewal shall be scheduled so that level of service standards are maintained.

Policy 1.1.5 - The City shall coordinate transportation improvements with Florida Department of Transportation, local and regional plans, and work with other entities to try to acquire advanced rights-of-way for transportation projects as funds are available.

Policy 1.1.6 - The City shall comply with current Florida Department of Transportation criteria for access management and rights-of-way acquisition for long range transportation projects on State roadways, including notification of the Department of Transportation when proposed development orders would interfere with future right-of-way needs of the Department.

Policy 1.1.7 - The Capital Improvements Element shall be reviewed on an annual basis and modified as necessary in accordance with Section 163.3187, F.S. Corrections, updates and modifications concerning costs; revenue sources; acceptance of facilities, pursuant to dedications which are consistent with the plan; or the date of construction of any facility enumerated in the CIE may be accomplished by ordinance and shall not be deemed to be amendments to the Comprehensive Plan

Policy 1.1.8 - The comprehensive planning process shall be used to ensure that present and future public facility and service needs are planned and provided in a timely and efficient manner, while safeguarding the health safety and welfare of the public and natural environment.

Policy 1.1.9 - The provision of the public services and facilities shall be planned and coordinated so that the provision of public services and facilities occurs in a manner which encourages growth to be orderly and, to the extent feasible, is compatible with existing and desired land uses.

Policy 1.1.10 - Public facilities, services, and programs shall be designed to service the intensities of development projected in State, regional and local comprehensive and functional plans and other planning documents.

Policy 1.1.11 - Integrate energy cost reduction measures into the budget process.

Policy 1.1.12 - Government buildings and facilities shall incorporate and recognize urban design principles. Lifecycle costs should be considered in the design and construction of government facilities. The City shall implement an Energy Efficiency and Conservation Plan including a program to track the use of energy and water in facilities owned by the City and reducing energy consumption as it relates to budgetary constraints. The City shall require energy efficient retrofits of existing facilities, where feasible, and will ensure energy efficient objectives are met in the planning and construction of any new facilities. The City shall consider a Sustainability Index for use in assessing proposed capital projects.

Objective 1.2 - **Future development will bear a proportionate cost of facility improvements necessitated by the development in order to maintain the adopted LOS standards**.

Policy 1.2.1 - The City shall continue to assess new developments impact fees for potable water and sewer facilities.

Policy 1.2.2 - The City shall continue to require construction and dedication of roads, drainage structures and other necessary on-site improvements as a condition of subdivision plat approval.

Policy 1.2.3 - In order to maintain adopted level of service standards and have new developments pay a pro rata share of the costs of financing capital improvements necessitated by development impacts, the City shall adopt additional facility dedication and impact fee requirements for new developments.

Policy 1.2.4 - The City shall continue to consider alternative ways to allocate the costs of new public facilities on the basis of the benefits received by existing and future residents and establish additional needed measures.

Objective 1.3 - The City shall continue to implement and periodically review its concurrency management system. The concurrency management system shall ensure the management of the land development process in a way that public facility needs identified within plan Elements are provided as needed but not in excess of the City's financial capacity to operate such facilities.

Policy 1.3.1 - Prior to issuing certificates of occupancy, the City shall provide for all public facilities needed to serve development for which development orders were previously issued. If the City is unable to provide public utilities due to exceeding the LOS standards, development approval is to be denied until it is demonstrated that the level of service is achieved or maintained for all public facilities.

Policy 1.3.2 - In providing capital improvements, the City shall limit the ratio of outstanding indebtedness to no more than 15 percent of the property tax base.

Policy 1.3.3 - The City shall consider enacting an ordinance requiring payment of water and recreation impact fees at the time of subdivision plat or final site plan approval in order to cover the costs of reserving needed capacity in water and recreation facilities.

Policy 1.3.4 - The City shall continue strong efforts to secure grants for capital improvements.

Policy 1.3.5 - Long-term borrowing will not be used to finance current operations or normal maintenance.

Policy 1.3.6 - Lease-purchase methods, bonds or other debt instruments may be used as a medium-term (4 to 10 years) method of borrowing for the financing of vehicles, other specialized types of equipment, or other capital improvements. The City will determine and utilize the least costly financing methods available. Such debt arrangements will be repaid within the expected life of the equipment or improvement acquired.

Policy 1.3.7 - General obligation bond which require referendum may not be used for any enterprise fund public facilities, except where the City Council deems such action to be in the public interest to protect the health, safety and welfare of the community.

Policy 1.3.8 - The term of any debt issue shall not exceed the expected life expectancy of the capital improvements it is financing.

Policy 1.3.9 - Sale of revenue bonds shall be limited to that amount which can be supported from fees or other revenues not required to support General Fund operations.

Policy 1.3.10 - Ad valorem tax increases shall be used by the City only as a "last resort" to cover any projected budget deficits not covered by revenues derived from new impact fees, service charges, special assessments and other funding mechanisms which assign costs to those who benefit.

Objective 1.4 - The issuance of development orders and permits and available revenues shall be coordinated with the five-year schedule of the City's capital improvements to maintain adopted level of service standards.

Policy 1.4.1 - The City shall use the following level-of-service standards to determine the impacts of new development and redevelopment upon public facility provision:

Collector Roads	LOS D at peak hour
Minor Arterial Roads	LOS E at peak hour
Principal Arterial Roads	LOS D at peak hour
Backlogged Facilities	Maintain and improve with ~~1~~5% degradation threshold
Sanitary Sewer Service	144 gallons per capita per day
Potable Water Service	100 gallons per capita per day
Solid Waste Collection Service	6.0 pounds per capita per day
~~Landfill~~ Disposal Capacity	8.6 pounds per capita per day
Stormwater Management	New development or redevelopment, first inch of rainfall shall be retained; Discharge hydrograph for post development conditions shall be maintained within 10 percent, in terms of peak flow and total volume, of the predevelopment conditions; peak discharge from post development conditions shall not exceed peak discharge from pre-developed conditions for 100-year frequency storm of 24-hour duration. Existing development, treatment of the first inch of runoff shall be required on sites of less than 100 acres, and
Neighborhood Parks	1 acre per 1000 residents
Community Parks	2 acres per 1000 residents

Policy 1.4.2 -The City shall continue to enforce the concurrency management system in the development regulations which insures that adequate public facilities and services are available to accommodate the new development and redevelopment and that the adopted LOS standards are maintained. The concurrency management system shall include the following provisions:

1) All applications for development orders shall demonstrate that the proposed development does not degrade adopted levels of service in the City.

2) The latest point at which compliance is determined is the final development order. If no development order is required, the latest point to determine concurrency is the first development permit on a site. In no event shall the determination of concurrency be made later than the point when a specific plan for development, including densities and intensities of development, is approved or when construction or physical activity on the land is authorized if a specific plan is not involved.

   (a) If a development order or permit is approved prior to authorization of construction or physical activity on the land, the approval must be conditioned upon the availability of adequate public facilities and services to serve the development prior to final approval to proceed with construction or physical activity.

3) For purposes of concurrency management, the available capacity of a facility shall be determined by:

   (a) Adding Together the Following:

      (1) The total capacity of existing facilities;

(2) The total capacity of proposed facilities, if any, that will become available to serve the development. The capacity of a proposed facility shall be determined as available for potable water, sanitary sewer, solid waste and drainage if it meets any of conditions (a) and (b) below. Park and recreation capacity shall be determined as available if any of conditions (a) through (c) are met. Road capacity shall be determined as available if any of conditions (a) through (d) are met.

(a) The facility will be in place to serve a proposed project at the time that a development order is approved;

(b) The facility is under construction at the time that a development order is approved;

(c) The facility is the subject of a binding executed construction contract that provides for the commencement of the actual construction of the required facilities within one year of the issuance of the development order;

(d) In the case of road facilities, construction of such road facilities is scheduled to commence within the first three years of the five-year schedule of capital improvements in the adopted Capital Improvement Element or within the first three years of the approved five-year plan of the Florida Department of Transportation.

b) Subtracting From That Number The Sum Of:

(1) The demand for the service or facility created by existing development as documented in the City's Comprehensive Plan; and

(2) The demand for the service or facility created by the anticipated completion of other approved developments, redevelopment, or other development activity.

4) Where available capacity cannot be shown, the following methods may be used to maintain adopted level of service:

a) The project owner or developer may provide the necessary improvements to maintain level of service.

b) The proposed project may be altered such that projected level of service is no less than the adopted level of service.

c) The City may approve the development order with conditions agreeable to both the City and the developer. Such conditions shall be sufficient to ensure that the impact of the development will not degrade the level of service of any facility to a point below the adopted level of service standard for such facility.

5) A determination of compliance with the provisions of this section shall be valid for as long as the development order on which the determination was based shall remain valid.

6) If it is determined that adequate capacity is available for a proposed development, a Certificate of Capacity shall be issued for such development.

7) The City Planning Board, with assistance from the City staff, shall prepare an annual report on the status of public facilities. The report shall include an evaluation of each facility and service indicating:

a) The capacity available for each at the beginning of the reporting period and the end of the reporting period;

b) A comparison of actual capacity and levels of service to adopted levels of service from the City's Comprehensive Plan, based on annual monitoring of facility and service usage.

c) A forecast of the capacity for each based upon the most recently updated schedule of capital improvements in the City's Capital Improvements Element and the 5-year Work Program of the Florida Department of Transportation.

d) A determination whether the City is adhering to the adopted capital improvement program.

e) Once approved by the City Council, the annual report shall constitute prima facie evidence of the capacity and levels of service of public facilities for the purpose of issuing development orders during the twelve (12) months following approval of the annual report.

8) The following types of facilities and services shall be reviewed for adequacy before issuing a certificate of capacity: roads, sanitary sewer, solid waste, drainage, potable water, and recreation.

9) For those projects listed in the five year capital improvement program which are needed to maintain adopted level of service standards, a comprehensive plan amendment shall be required to eliminate, defer or delay the construction or provision of the facility or service involved.

Policy 1.4.3 - Before new development or redevelopment is authorized to proceed; the City shall require that public facilities and services needed to support the impacts of development or redevelopment are adequate. Public facilities and services needed to accommodate a development or redevelopment may be phased, or the development or redevelopment may be phased, so that the public facilities and services are adequate concurrent with the impacts of development or redevelopment.

Policy 1.4.4 – The City shall maintain a water supply facilities work plan that is coordinated with St. Johns River Water Management District's District Central Springs / East Coast Regional Water Supply Plan by updating the work plan within 18 months of an update to the District's District Regional Water Supply Plan that affects the City. The City's Water Supply Facilities Work Plan is adopted by reference.

Policy 1.4.4 ~~5~~– Capital Improvements necessary for water supply concurrency will be identified and included in the annual update to the Capital improvements schedule.

Policy 1.4.5 ~~6~~– The Capital Improvements Element will be financially feasible in accordance with state law.

Policy 1.4.6 ~~7~~– If a Capital improvement is needed to maintain a level of service standard, then new development will be required to contribute its fair share toward the improvement.

Policy 1.4.7 ~~8~~– Encourage investment in capital projects that will utilize municipal energy production in an environmentally responsible manner.

GOAL 2 PROVIDE FOR A FINANCIALLY FEASIBLE PUBLIC SCHOOL FACILITIES PROGRAM.

Objective 2.1 Level of Service Standards
The City of Holly Hill shall ensure that the capacity of schools is sufficient to support residential subdivisions and site plans at the adopted level of service standard. This level of service standard shall be consistent with the level of service standard adopted in the interlocal agreement entered into by the School Board and the local governments within Volusia County.

Policy 2.1.1: The level of service standard adopted by City of Holly Hill shall be applied consistently by all local governments within Volusia County and by the School Board district-wide to all schools of the same type.

Policy 2.1.2: : Consistent with the interlocal agreement, the uniform, district-wide level of service standards are set as follows using FISH capacity based on the traditional school calendar:

- Elementary Schools: 115% of permanent FISH capacity for the concurrency service area
- K-8 Schools: 115% of permanent FISH capacity for the concurrency service area.
- Middle Schools: 115% of permanent FISH capacity for the concurrency service area
- High Schools: 120% of permanent FISH capacity for the concurrency service area
- Special Purpose Schools: 100% of permanent FISH capacity

Policy 2.1.3: The following schools shall achieve the adopted level of service no later than the identified date. The level of service presented in the following table is the tiered level of service that shall apply to that school unit the dated noted in the table.

School	***LOS***	***DATE***
Orange City Elementary	*117%*	*July 1, 2012*
Horizon Elementary	*158%*	*July 1, 2012*
Freedom Elementary	*126%*	*July 1, 2012*
Osceola Elementary	*117%*	*July 1, 2012*
Ortona Elementary	*150%*	*July 1, 2012*
Ormond Beach Elementary	*116%*	*July 1, 2012*
Southwestern Middle	*120%*	*July 1. 2013*
New Smyrna Beach Middle	*122%*	*July 1, 2014*

(Note: This designates a tiered LOS for those schools that exceed the desired levels at the end of the five-year capital improvements program.)

Objective 2.2 School Capital Facilities Planning
The City of Holly Hill shall cooperate with the School Board to ensure existing deficiencies and future needs are addressed consistent with adopted level of service standards for public schools.

Policy 2.2.1: By December 1 of each year, the City of Holly Hill shall adopt as part of its Capital Improvements Element the Volusia County School District five year work

program approved in September of each year as part of the School District budget, including planned facilities and funding sources to ensure a financially feasible capital improvements program and to ensure the level of service standards will be achieved by the end of the five-year period.

Policy 2.2.2: The City of Holly Hill shall coordinate with the School Board and adopt development conditions to ensure that future development pays a proportionate share of the costs of capital facility capacity needed to accommodate new development and to assist in maintaining the adopted level of service standards via impact fees and other legally available and appropriate methods.

PROJECTED CAPITAL FACILITY NEEDS

2012-2025

The projection of needed capital improvements begins with the School District's proposed capital program for the period 2007-08 through 2011-12. This program is financially feasible as revenues are balanced to expenditures and the program achieves the designated level of service at the end of the five year period except for those schools designated as constrained and those schools for which a tiered level of service has been identified. The tiered level of service extends until 2014 to allow for construction projects that will be initiated within the proposed five-year program but will not be completed in all cases until the 2014-15 school year. The proposed program also includes needed ancillary facilities including warehouse, maintenance, transportation and administrative facilities that have been determined to be necessary by the School District. Table 15 2 summaries the initial five-year program for added student capacity and ancillary facilities which will be adopted by reference by the local government and annually updated by the adoption of future five-year programs.

In order to identify the timing and location of needed schools for the period between 2012 and 2025, student growth was projected by year for each geographic area based on the growth projections from the data and analysis report. The eight school planning areas were used for the elementary level and the concurrency service areas for high schools were used to evaluate high school and middle school need. The Halifax Area was then examined at the school planning area level to determine if there were any smaller area impacts on middle schools that needed to be considered.

Schools were assumed to be needed when there were sufficient students available within the service area to comprise 80% of the standard size for the school level. The analysis area was also tested for compliance with the designated level of service standard to identify any LOS violations that might occur prior to the general need for a new school. A school was assumed to be needed when either demand reached 80% of standard school size or the analysis area exceeded the LOS for that area. This approach provides an indication of when and where LOS issues may be expected, but it does not get down to the individual school level since the error level over the term of the study is too great to make projections reasonable. At the individual school level, LOS issues may be encountered sooner than anticipated by this analysis. Close monitoring is going to be necessary as part of the annual system review and budget development to identify and respond to LOS considerations. Table 3 provides a listing of anticipated schools needs by location, type and year. This table lists only capacity, ancillary or replacement projects. Other capital maintenance projects are not reflected nor are needed for school replacement.

5-YEAR CAPITAL IMPROVEMENTS PROGRAM 2009-10 TO 2013-14

Facility	**2009-10**	**20010-11**	**2011-12**	**2012-13**	**2013-14**
New Construction					
Marks, George Elm - Replacement School				971,290	17,682,000
New Elm "A" Relieve Cypress Creek, Spruce Creek, Chisholm					988,000
New Elm "C" Relieve Pathways, Pine Trail					988,000
New K-8 "FF" Relieve New Smyrna Mid, Indian River, Edgewater			1,120,000		38,750,000
Pierson/Seville Elm Replacement					18,600,000
Total New Construction			**1,120,000**	**971,290**	**77,008,000**
Major Projects at Existing Schools & Facilities					
Deltona HS - Reroof Campus	2,880,000				
Enterprise Elm - Addition			4,500,000	500,000	
Enterprise Elm - 9 Classroom Addition	2,800,000				
Friendship Elm - 9 Classroom Addition	2,800,000				
Holly Hill Mid - Demo Buildings		410,000			
Horizon Elm - 9 Classroom Addition	2,800,000				
Pine Ridge HS - HVAC Bldg 5	1,516,00				
Portables - Lease	1,200,000	1,000,000	250,000	250,000	250,000
Portables - Moves & Compliance	690,000	640,000	590,000	540,000	490,000
Seabreeze HS - 10 Year Sports Complex Lease	600,000				
Southwestern Mid - Additions	500,000	5,000,000	500,000		
Sunrise Elm - 9 Classroom Addition	2,650,000				
Various Schools - Minor Projects	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000
Various Facilities - Facilities Review Project	3,872,422	8,000,000	8,000,000	8,000,000	8,000,000
Total Major Prjs at Existing Schools & Facilities	**23,608,422**	**16,350,000**	**15,140,000**	**10,590,000**	**10,040,000**
Facilities Management					
Facilities Management - Various Projects	**3,000,000**	**3,000,000**	**3,000,000**	**3,000,000**	**3,000,000**
Technology					
Network, EDP & Communications Equipment	**9,000,000**	**9,000,000**	**9,000,000**	**9,000,000**	**9,000,000**
System Wide Equipment & Vehicles					
Various Schools & Departments Furn. & Equip	**1,800,000**	**1,800,000**	**1,800,000**	**1,800,000**	**1,800,000**
Buses					
Transportation Dept - Bus Replacement					**7,239,765**
Transfers					
Transfers - Debt Service	51,599,11	51,602,925	51,601,151	51,598,274	57,057,765
Transfers - Equipment Leases & Property Insurance	3,411,250	51,602,925	51,602,925	51,602,925	51,602,925
Transfers - Maintenance	15,800,000	15,800,000	15,800,000	15,800,000	15,800,000
Total Transfers	**70,810,360**	**70,814,175**	**70,812,401**	**70,809,524**	**76,269,015**
TOTAL	**108,218,782**	**100,964,175**	**100,872,401**	**96,170,814**	**184,356,780**

TABLE 3

VOLUSIA COUNTY
PUBLIC SCHOOL FACILITY ELEMENT
PROJECTED SCHOOL NEEDS 2011-12 TO 2025-26

SCHOOL	LOCATION	START	OPEN	NOTES
Elementary F	West	10-11	12-13	
Elementary B	Southeast	11-12	13-14	
Elementary C	N. Halifax	11-12	13-14	
Southwestern Middle	West	11-12	13-14	Addition. Capacity TBD
Elementary	S. Halifax	18-19	20-21	
Middle	Southeast		20-21	LOS Need Phased FF conversion
High	Halifax/SE	17-18	20-21	LOS need
Elementary	Southwest	19-20	21-22	
Elementary	C. Halifax	21-22	23-24	
Elementary	West	21-22	23-24	
Middle	S. Halifax	22-23	24-25	
Elementary	N. Halifax	23-24	25-26	
Elementary	S. Halifax	23-24	25-26	
Elementary	Southeast	23-24	25-26	Required sooner if FF is phased to middle
Elementary	NW	24-25	25-26	LOS need 9 class addition
High	West/SW	22-23	25-26	LOS need

Land Banked School Sites

The Volusia County School District has routinely purchased sites for schools in anticipation of future need. Table 3 provides a projection of anticipated school site needs by location and the data and analysis report contains a listing of available sites. In addition to the known need generated by projected schools the plan recommends maintaining and inventory of additional sites to give the School District and local governments flexibility to address short term shifts in population and/or student growth and to provide additional options to respond to level of service issues that will arise at the elementary and middle school level that are extremely difficult to predict at the school attendance zone level. Even relatively small shifts in population or student generation could shift the timing of demand appearing in the school planning areas. If construction funding is anticipated, the additional land-banked school sites will allow the School district to shift projects in a relatively short period of time to respond the short-term shift in student demand. The School District should maintain or reserve sites in the following areas:

Elementary School Sites: North Halifax
South Halifax
Southeast
Southwest
West

Middle School Sites: Halifax/Southeast
Southwest/West
Northwest (flex site for elementary or middle school)

High School Sites Halifax/Southeast
Southwest/West

CHAPTER 9

PUBLIC SCHOOL FACILITIES ELEMENT

Goals, Objectives and Policies - Public School Facilities Element

Goal 1 - Collaborate and coordinate with the School Board of Volusia County to provide and maintain a public education system which meets the needs of Volusia County's current and future population.

Objective 1.1 – Coordination and Consistency
The City of Holly Hill shall implement and maintain mechanisms designed to coordinate with the School Board to provide consistency between local government comprehensive plans and public school facilities and programs.

Policy 1.1.1: Pursuant to the procedures and requirements of the adopted interlocal agreement, the City of Holly Hill shall coordinate with the School Board on growth and development trends, general population and student projections to ensure that the plans of the School Board and City of Holly Hill are based on consistent data.

Policy 1.1.2: The City of Holly Hill shall provide the representative with copies of all meeting agendas and staff reports.

Objective 1.2 – School Facility Siting and Availability
The City of Holly Hill shall coordinate with the School Board on the planning and siting of new public schools and ancillary facilities to ensure school facilities are coordinated with necessary services and infrastructure and are compatible and consistent with the comprehensive plan.

Policy 1.2.1: The City of Holly Hill shall coordinate with the School Board to ensure that proposed public school facility sites are consistent with the applicable land use categories and policies of the comprehensive plan. Schools shall be permitted in all future land use classifications except for industrial land use classifications and environmentally restricted land use classifications.

Future Land Use Categories	
Low Density Residential	Schools Permitted
Low-Medium Density Residential	Schools Permitted
Medium Density Residential	Schools Permitted
High Density Residential	Schools Permitted
Mobile Home Residential	Schools Permitted
General Commercial	Schools Permitted
Wholesale Commercial & Industrial	Schools Not Permitted
Churches, Schools & Institutions	Schools Permitted
Recreation and Open Space	Schools Not Permitted
Conservation	Schools Not Permitted
Residential-Based Mixed Use	Schools Permitted
General Mixed Use ~~II~~	Schools Permitted
~~Mixed Use III~~	~~Schools Permitted~~

Policy 1.2.2: Coordination of the location, acquisition, phasing and development of future school sites and ancillary facilities shall be accomplished through the procedures adopted in the interlocal agreement.

Policy 1.2.3: The City of Holly Hill and School Board will jointly determine the need for and timing of on-site and off-site improvements necessary to support each new school or the proposed renovation, expansion or closure of an existing school. If deemed necessary, the parties may enter into a written agreement as to the timing, location, and party or parties responsible for constructing, operating and maintaining the required improvements.

Policy 1.2.4: The City of Holly Hill shall encourage the School Board to land bank sites for future use as school facilities. The City of Holly Hill shall coordinate with the School Board on the acquisition and use of land banked sites in the same manner as established for other sites in order to ensure adequate infrastructure is planned and constructed in advance of school construction.

Policy 1.2.5: The City of Holly Hill shall protect schools and land banked school sites from the adverse impact of incompatible land uses by providing the School District with the opportunity to participate in the review process for all proposed development adjacent to schools.

Policy 1.2.6: In developing capital improvements plans and programs for public services, the City of Holly Hill shall consider required infrastructure to service existing and proposed schools and any land banked school sites.

Objective 1.3 – Enhance Community Design
The City of Holly Hill shall enhance community and neighborhood design through effective school facility design and siting standards and encourage the siting of school facilities in order to serve as community focal points and are compatible with surrounding land uses.

Policy 1.3.1: The City of Holly Hill shall coordinate with the School Board on opportunities for the expansion and rehabilitation of existing schools so as to support neighborhoods and redevelopment.

Policy 1.3.2: The City of Holly Hill shall collaborate with the School Board on the siting of public facilities such as parks, libraries, and community centers near existing or planned public schools, to the extent feasible.

Policy 1.3.3: The City of Holly Hill shall look for opportunities to co-locate and share the use of public facilities when preparing updates to the comprehensive plan's schedule of capital improvements and when planning and designing new or renovating existing, community facilities. Co-located facilities shall be governed by a written agreement between the School Board and the City of Holly Hill specifying operating procedures and maintenance and operating responsibilities.

Policy 1.3.4: The City of Holly Hill shall reduce hazardous walking conditions consistent with Florida's safe ~~ways~~ routes to school program. In conjunction with the School Board, the City of Holly Hill shall implement the following strategies:

1. New developments adjacent to schools shall be required to provide a right-of-way and direct safe access path for pedestrian travel to existing and planned schools and shall connect to the neighborhood's pedestrian network.

2. New development and redevelopment within two miles of a school shall be required to provide sidewalks within or adjacent to the property for the corridor that directly serves the school or qualifies as an acceptable designated walk or bicycle route to the school.

3. ~~In order~~ To ensure continuous pedestrian access to public schools, the City of Holly Hill shall consider infill sidewalk and bicycle projects connecting networks serving schools as part of the annual capital budget process. Priority shall be given to hazardous walking conditions pursuant to Section 1006.23, Florida Statutes.

4. The City of Holly Hill shall coordinate with the ~~Metropolitan Planning Organization~~ Volusia Flagler Transportation Planning Organization (TPO) to maximize ~~the~~ funding from the Florida Department of Transportation and other sources that may be devoted to improving pedestrian networks serving schools.

Policy 1.3.5: The City of Holly Hill and School Board shall coordinate with Volusia County Emergency Services on efforts to build new school facilities, and facility rehabilitation and expansion, to be designed to serve as and provide emergency shelters as required by Section 1013.372, Florida Statutes.

Objective 1.4 – Coordinate Comprehensive Plan Amendment and Development Orders with School Capacity
Manage the timing of new development to coordinate with adequate school capacity as determined by the Volusia County School District.

Policy 1.4.1: The City of Holly Hill shall take into consideration the School Board comments and findings on the availability of adequate school capacity in the evaluation of comprehensive plan amendments and other land use decisions including but not limited to developments of regional impact. School Board review shall follow the policies and procedures set forth in the interlocal agreement.

Policy 1.4.2: Amendments to the future land use map shall be coordinated with the School Board and the Public School Facilities Planning Maps.

Policy 1.4.3: Where capacity will not be available to serve students from the property seeking a land use change or other land use determination that increases residential density, the City of Holly Hill shall not approve the proposed land use change until such time as the School Board can find that adequate public schools can be timely planned and constructed to serve the student population or that the applicant has provided adequate mitigation to offset the inadequacies in anticipated school capacity.

Policy 1.4.4: The City of Holly Hill shall meet at least annually with representatives from the School District and the other local governments in Volusia County to review the Public-School Facilities Element including enrollment projects. The timing and content of these meetings shall be done according to the requirements and procedures set forth in the adopted interlocal agreement.

Goal 2 – Implement Public School Concurrency
The City of Holly Hill shall ensure the future availability of public school facilities to serve new development consistent with the adopted level of service standards. This goal will be accomplished recognizing the School District's statutory and constitutional responsibility to provide a uniform system of free and adequate public schools and the City of Holly Hill's authority for land use, including the authority to approve or deny comprehensive plan amendments, re-zonings or other development orders that generate students and impact the public school system. The City of Holly Hill shall operate and maintain in a timely and efficient manner adequate public facilities for both existing and future populations consistent with the available financial resources.

Objective 2.1 – Level of Service Standards
The City of Holly Hill through coordinated planning with the School District and implementation of its concurrency management system shall ensure that the capacity of schools is sufficient to support residential subdivisions and site plans at the adopted level of service standard within the period covered by the five-year schedule of capital improvements and the long-range planning period. These standards and the concurrency management system shall be consistent with the interlocal agreement approved by the School Board and the local governments in Volusia County.

Policy 2.1.1: The level of service standards for schools shall be applied consistently by all the local governments in Volusia County and by the School Board district-wide to all schools of the same type.

Policy 2.1.2: Consistent with the interlocal agreement, the uniform, district-wide level-of-service standards are set as follows:

1. Elementary Schools: 115% of permanent Florida Inventory of School Houses (FISH) ~~FISH~~ capacity for the concurrency service area
2. K-8 Schools: 115% of permanent FISH capacity for the concurrency service area.
3. Middle Schools: 115% of permanent FISH capacity for the concurrency service area
4. High Schools: 120% of permanent FISH capacity for the concurrency service area
5. Special Purpose Schools: 100% of permanent FISH capacity

~~**Policy 2.1.3**: The following schools shall achieve the adopted level of service no later than the identified date. The level of service presented in the following table is the tiered level of service that shall apply to that school unit the dated noted in the table..~~

~~*School*~~	~~*LOS*~~	~~*DATE*~~
~~*Orange City Elementary*~~	~~*117%*~~	~~*July 1, 2012*~~
~~*Horizon Elementary*~~	~~*158%*~~	~~*July 1, 2012*~~
~~*Freedom Elementary*~~	~~*126%*~~	~~*July 1, 2012*~~
~~*Osceola Elementary*~~	~~*117%*~~	~~*July 1, 2012*~~
~~*Ortona Elementary*~~	~~*150%*~~	~~*July 1, 2012*~~
~~*Ormond Beach Elementary*~~	~~*116%*~~	~~*July 1, 2012*~~
~~*Southwestern Middle*~~	~~*120%*~~	~~*July 1. 2013*~~
~~*New Smyrna Beach Middle*~~	~~*122%*~~	~~*July 1, 2014*~~

~~*(Note: This policy designates a tiered LOS for those schools that exceed the desired levels at the end of the five- year capital improvements program.)*~~

~~**Policy 2.1.4**: The following schools shall be considered constrained schools at the designated LOS due to the inability to add capacity at the site and the nature of the communities they serve.~~ Concurrency will be reviewed in the adjacent concurrency service areas and requests to increase residential densities in the constrained concurrency service areas will need to be accompanied by a plan to address school capacity.

School	LOS
~~Burns Oak Hill Elementary~~	~~115%~~
~~Coronado Elementary~~	~~115%~~
~~Samsula Elementary~~	~~165%~~

Policy 2.1.5: The City of Holly Hill and School Board recognize and agree that short-term changes in enrollment unrelated to new development approvals can and do occur, and that students enrolling in their assigned school will be accepted consistent with the School District's constitutional obligations regardless of the utilization levels at the assigned school.

Policy 2.1.6: If there is a consensus to amend any level of service, the amendment shall be accomplished by execution of an amendment to the interlocal agreement by all parties and the adoption of amendments to each local government's comprehensive plan. The amended level of service shall not be effective until all plan amendments are effective and the amended interlocal agreement is fully executed. No level of service standard shall be amended without ~~a~~ showing that the amended level of service standard is financially feasible and can be achieved and maintained within the facilities five-year work plan. ~~the five years of the capital facilities plan.~~

Objective 2.2 – School Concurrency Service Areas
The City of Holly Hill shall establish School Concurrency Service Areas as the area within which an evaluation is made of whether adequate school capacity is available based on the adopted level of service standard. Maps of the School Concurrency Service Areas are adopted in the Volusia County Interlocal Agreement for Public School Facilities Planning.

Policy 2.2.1: The concurrency service area for elementary schools shall be the elementary school attendance boundary as represented on the map series "Public School Facilities Element Elementary School Concurrency Service Areas" adopted as part of the Volusia County Comprehensive Plan and which is incorporated herein by reference.

Policy 2.2.2: The concurrency service area for middle schools shall be the middle school attendance boundary as represented on the map series "Public School Facilities Element Middle School Concurrency Service Areas" adopted as part of the Volusia County Comprehensive Plan and which is incorporated herein by reference.

Policy 2.2.3: The concurrency service area for K-8 schools shall be the attendance boundary as represented on the map serried "Public School Facilities Element K-8 Concurrency Service Areas" adopted as part of the Volusia County Comprehensive Plan and which is incorporated herein by reference. ~~(Note: no K-8 schools have been established at this time.)~~

Policy 2.2.4: The concurrency service area for high schools shall be as represented on the map series "Public School Facilities Element High School Concurrency Service Areas" adopted as part of the Volusia County Comprehensive Plan and which is incorporated herein by reference.

Policy 2.2.5: The concurrency service area for special use schools shall be district wide.

Policy 2.2.6: The concurrency service area maps designate three areas where school capacity is not anticipated for the planning period.

Policy 2.2.7: Amendments to the School Concurrency Service Areas shall be completed according to the procedures specified in the Volusia County Interlocal Agreement for

School Facilities Planning. Amendments to concurrency service areas shall consider the following criteria:

1. Adopted level of service standards shall not exceed the level of service standard within the initial five-year planning period.

2. The utilization of school capacity is maximized to the greatest extent possible taking into account transportation costs, court approved desegregation plans, proximity to schools, ethnic and socio-economic diversity, subdivisions and neighborhoods, demographic changes, future land development patterns, crossing guard availability and other relevant factors.

Policy 2.2.8 Within the central concurrency service areas all current and future students shall be assigned to schools designated for them as part of the School ~~District's~~ Board's normal school assignment procedures. Requests for development orders for new development consistent with the future land use designations and existing residential zoning densities shall be evaluated for concurrency based on the assigned school and that school's concurrency service area If adequate capacity is not available in the assigned concurrency service area, the proposed development shall be evaluated in comparison to the concurrency service areas adjacent to the assigned concurrency service area, subject to the limitations of Policy 2.3.7 of this Element. The school ~~district~~ board shall maintain a listing of assigned and adjacent concurrency service areas for each central school concurrency service area.

Policy 2.2.9: Requests to develop properties within the central school concurrency service areas at residential densities and intensities greater than the current land use or zoning designations shall be done via a comprehensive plan amendment consistent with the Volusia County Charter ~~provision 206~~ regarding school planning. The comprehensive plan amendment shall demonstrate how school capacity will be met consistent with the terms of the First Amendment to the Interlocal Agreement for Public School Facility Planning effective July 2007 and ~~Section 206 of~~ the Volusia County Charter. If the project area is to be annexed by a municipality, the comprehensive plan amendment shall include an amendment of the central concurrency service area boundary by Volusia County to exclude the subject parcel.

Objective 2.3 – ~~Proceed~~ Process for School Concurrency Implementation
In coordination with the School Board the City of Holly Hill will establish a process for implementation of school concurrency which includes applicability and capacity determination, availability standards and school capacity methods. The City of Holly Hill shall manage the timing of residential subdivision approvals and site plans to ensure adequate school capacity is available consistent with the adopted level of service standards for public schools.

Policy 2.3.1: School concurrency applies to residential development not otherwise exempt as specified by Policy 2.3.3. of this Element.

Policy 2.3.2: Development approval shall be issued for residential development where:

1. Adequate school capacity, as determined by the School Board, exists or will be under construction for each level of school in the affected concurrency service area within three years after the issuance of the development order allowing the residential development.

2. Adequate school facilities, as determined by the School Board, are available within an adjacent concurrency service area subject to the limitations of Policy 2.3.7. of this Element. Where capacity from an adjacent concurrency service area or areas is utilized, the impacts of development shall be shifted to that area. If capacity exists in more than one concurrency service area or school within a concurrency service area, the School District shall determine where the impacts of development shall be allocated based on the School District policies for student assignment.

3. The developer executes a legally binding commitment with the School Board and City of Holly Hill to provide mitigation proportionate to the demand for public school facilities to be created by the actual development of the property as provided by Objective 2.4 of this Element and its supporting policies.

Policy 2.3.3: The following residential development shall be considered exempt from the school concurrency requirements:

1. Single family lots of record on a recorded plat, existing as such at the time School Concurrency implementing ordinance is adopted ~~for~~ which otherwise would be entitled to build, shall be exempt from School Concurrency requirements.
2. Any residential development or any other development with a residential component that received approval of a Final Development Order or functional equivalent or is otherwise vested prior to the implementation date of school concurrency is considered vested for that component which was previously approved for construction and shall not be considered as proposed new residential development for purposes of school concurrency;
3. Amendments to residential development approvals which do not increase the number of students generated by the development based on the student generation rates for each school type as determined by the School ~~District~~ Board.
4. Age restricted developments that are subject to deed restrictions prohibiting the permanent occupancy by a resident under the age of fifty-five. Such deed restrictions must be recorded and be irrevocable for a period of at least thirty years.
5. Group quarters that do not generate students including residential facilities such as jails, prisons, hospitals, bed and breakfast, hotels and motels, temporary emergency shelters for the homeless, adult halfway houses, firehouse dorms, college dorms exclusive of married student housing, and religious non-youth facilities.

Policy 2.3.4: The creation of subdivisions and/or single family lots equal to or less than ten units shall be subject to school concurrency review on a grouped basis unless a letter of exemption from the School Board has been provided. The City of Holly Hill shall report such projects to the School Board as part of the annual planning coordination process established by the interlocal agreement and these units shall be included by the School Board in planning student allocations by school.

Policy 2.3.5: The City of Holly Hill shall continue to implement the school concurrency ordinance which establishes the application procedures and process for evaluating school capacity and making concurrency determinations consistent with the provisions of the interlocal agreement.

Policy 2.3.6: The School Board shall conduct a concurrency review that includes findings and recommendations of whether there is adequate capacity to accommodate proposed development for each type of school within the affected concurrency service area consistent with the adopted level of service. The School Board may issue a certificate of school concurrency if sufficient capacity exists for the proposed development or the School Board may set forth conditions required to satisfy the requirements of school concurrency including proportionate share mitigation.

Policy 2.3.7: If the adopted level of service standard cannot be met within a particular concurrency service area as applied to an application for development order and if the needed capacity is available in one or more contiguous concurrency service areas, then this capacity shall be applied to the concurrency evaluation of the application for development approval subject to the following limitations:

1. Areas established for diversity at schools shall not be considered contiguous.
2. Concurrency service areas generating excessive transportation costs shall not be considered contiguous. Excessive transportation costs are defined as transporting students requiring a transport time of fifty minutes one way as determined by School ~~District~~ Board transportation routing staff.
3. Concurrency service areas shall not be considered contiguous when the concurrency service areas are separated by a natural or man-made barrier such as a river, water body, or interstate highway that requires indirect transport of students through a third concurrency service area. (~~Refer to graphic examples.~~)
4. When capacity in an adjacent concurrency service area is allocated to a development application, assignment of the students to the school with available capacity may be accomplished by applying any of the techniques used to establish school attendance zones including modification of existing attendance zone boundaries or creation of island zones.
5. Student transportation not in conformance with the conditions established in items 1 through 4 above shall be permitted to allow student assignments based on specific educational programming options; to comply with State and Federal mandatory transfer opportunities; or for other transfer opportunities that School Board shall deem appropriate for the specific circumstances of an individual student

Policy 2.3.8: If the adopted level of service cannot be met within a particular concurrency service area the School Board may apply one or more of the following techniques to maximize use of available capacity and provide for adequate numbers of student stations to meet current and future demand:

1. Construct new school facilities
2. Construct additions to current facilities
3. Adjust program assignments to schools with available capacity
4. Modify attendance boundaries to assign students to schools with available capacity
5. Eliminate variances to overcrowded facilities that are not otherwise restricted by State or Federal requirements.

Objective 2.4 – Proportionate Share Mitigation
The City of Holly Hill shall provide for mitigation alternatives that are financially feasible and will achieve and maintain the adopted level of service standard consistent with the School Board's adopted financially feasible work program.

Policy 2.4.1: In the event that sufficient school capacity is not available in the affected concurrency service area, the developer shall have the option to propose proportionate share mitigation to address the impacts of the proposed development.

Policy 2.4.2: Mitigation shall be directed toward a permanent capacity improvement identified in the School Board's financially feasible work program, which satisfies the demands created by the proposed development consistent with the adopted level of service standards.

Policy 2.4.3: Mitigation shall be directed to projects on the School Board's financially feasible work program that the School Board agrees will satisfy the demand created by the proposed development approval and shall be assured by a legally binding development agreement between the School Board, the City of Holly Hill, and the applicant which shall be executed prior to the City of Holly Hill issuance of the subdivision or site plan approval. If the School Board agrees to the mitigation, the School Board shall commit in the agreement to placing the improvement required for mitigation in its work plan.

Policy 2.4.4: The applicant's total proportionate share obligation shall be based on multiplying the number of needed student stations generated from the proposed project times the School Board's current cost per student station plus land cost for each type of school. The applicant's proportionate share mitigation obligation shall be credited toward any impact fee or exaction fee imposed by local ordinance for the same need on a dollar for dollar basis. (For example, if the proportionate share mitigation provides only for land, the credit is applied only against that portion of the impact fee or other exaction devoted to land costs.)

Policy 2.4.5: The student generation rates used to determine the impact of a particular development shall be the student generation rates adopted in the most recent school impact fee study.

Policy 2.4.6: The cost per student station shall be the most recent actual costs per student station paid by the School Board for the equivalent school facility.

Policy 2.4.7: Mitigation options must consider the School Board's educational delivery methods and requirements and the State Requirements for Educational Facilities and may include, but not be limited to, the following:

1. Donation of buildings for use as a primary or alternative learning facility
2. Renovation of existing buildings for use as learning facilities
3. Funding dedicated to, or construction of permanent student stations or core capacity
4. For schools contained in the School Board's adopted five-year capital facilities work program, upon agreement with the School Board, the applicant may build the school in advance of the time set forth in the five-year work program
5. Dedication of a school site as approved by the School Board
6. Up front lump sum payment of school impact fees
7. Upfront payment of interest and other costs of borrowing

8. Payment of off-site infrastructure expenses including but not limited to roads, water, and/or sewer improvements
9. Payment of transportation costs associated with the movement of students as a result of overcapacity school
10. Funding assistance with acquisition of school site
11. Phasing of construction or delay of construction in order to timely plan for the availability of school capacity,
12. Establishment of an educational facilities benefit district
13. Establishment of educational facilities mitigation banks

Objective 2.5: - Capital Facilities Planning
The City of Holly Hill shall ensure existing deficiencies and future needs are addressed consistent with the adopted level of service standards for schools.

Policy 2.5.1: In accordance with the adopted interlocal agreement the City of Holly Hill shall collaborate with the School Board in locating required school sites as identified in the School Board's five, ten and twenty year capital facilities plan.

Policy 2.5.2: The City of Holly Hill shall ensure that future development pays a proportionate share of the costs of capital facilities capacity needed to accommodate new development and to assist in maintaining the adopted level of service standards via impact fees and other legally available and appropriate methods.

Policy 2.5.3: The City of Holly Hill adopts by reference the School Board's five-year work program approved annually each September as part of the overall School ~~District~~ Board's budget. The City of Holly Hill shall review the annual work program to verify that it is financially feasible and will maintain the level of service standards by the end of the five-year period.

CHAPTER 10

PROPERTY RIGHTS ELEMENT

GOALS, OBJECTIVES AND POLICIES – PROPERTY RIGHTS ELEMENT

GOAL 1: - To respect judicially acknowledged and constitutionally protected private property rights.

Objective 1.1 - The City shall consider in its local decision-making a property owner's protected private property rights.

Policy 1.1.1 - The City shall consider in its local decision-making the right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

Policy 1.1.2 - The City shall consider in its local decision-making, the right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

Policy 1.1.3 - The City shall consider in its local decision-making, the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

Policy 1.1.4 - The City shall consider in its local decision-making, the right of a property owner to dispose of his or her property through sale or gift.

HOLLY HILL
FLORIDA

Comprehensive Plan 2050

TABLE OF CONTENTS

CHAPTER		PAGES
1	**FUTURE LAND USE ELEMENT**	
	Introduction	FLU 1
	Planning Guidelines	FLU 2
	The Future Land Use Plan	FLU 2 - FLU 3
	Goals, Objectives, and Policies	FLU 4 - FLU 19
2	**TRANSPORTATION ELEMENT**	
	Purpose of the Transportation Element	T 1
	Goals, Objectives, and Policies	TE 1 - TE 8
3	**HOUSING ELEMENT**	
	Purpose of the Housing Element	H 1
	Statistical Introduction	HI 1 - HI 3
	Goals, Objectives, and Policies	HE 1 - HE 4
4	**UTILITIES ELEMENT**	
	Purpose of the Utilities Element	U 1 - U 3
	Sanitary Sewer Sub-Element Goals, Objectives, and Policies	UE 1 - UE 3
	Potable Water Sub-Element Goals, Objectives, and Policies	UE 4 - UE 5
	Solid Waste Sub-Element Goals, Objectives, and Policies	UE 6
	Stormwater Drainage Sub-Element Goals, Objectives, and Policies	UE 7 - UE 10
	Groundwater Aquifer Recharge Sub-Element Goals, Objectives, and Policies	UE 11 - UE 12
5	**COASTAL MANAGEMENT & CONSERVATION ELEMENT**	
	Purpose of the Utilities Element	C 1
	Goals, Objectives, and Policies	CM 1 - CM 21
6	**RECREATION & OPEN SPACE ELEMENT**	
	Purpose of the Recreation and Open Space Element	R 1
	Introduction	REC 1 - REC 2
	Goals, Objectives, and Policies	RE 1 - RE 4
7	**INTERGOVERNMENTAL COORDINATION ELEMENT**	
	Purpose of the Intergovernmental Coordination Element	I1 - I2
	Goals, Objectives, and Policies	IG 1 - IG 6

8 **CAPITAL IMPROVEMENTS ELEMENT**
Purpose of the Capital Improvement Element **CI 1 - CI 3**
Goals, Objectives, and Policies **CIE 1 - CIE 6**

9 **PUBLIC SCHOOL FACILITIES ELEMENT**
Purpose of the Public School Facilities Element **P 1**
Goals, Objectives, and Policies **PS 1 - PS 9**

10 **PROPERTY RIGHTS ELEMENT**
Purpose of the Property Rights Element **PR 1**
Goals, Objectives, and Policies **PRE 1**

ADDITIONAL INFORMATION

MAPS CHARTS TABLES

FUTURE LAND USE ELEMENT

POPULATION PROJECTIONS
FUTURE LAND USE MAP
ANNEXATIONS
GENERALIZED EXISTING LAND USES
VACANT LAND RESIDENTIAL CARRYING CAPACITY
VACANT LAND
SOILS MAP
FLOOD ZONE MAP
HISTORICAL STRUCTURES
HISTORIC MAP KEY
COMMUNITY REDEVELOPMENT AREA MAP
FUTURE LAND USE CATEGORY MATRIX
DESPCRIPTION OF PARCELS WITH COMMERCIAL USE LIMITATION

TRANSPORTATION ELEMENT

CURRENT LOS MAP
2036 PROJECTED LOS MAP
2050 PROJECTED LOS MAP
FUNCTIONAL CLASSIFICATION MAP
EVACUATION ROUTES MAP
FUTURE TRAFFIC CIRCULATION MAP
ROADWAY MAINTENANCE MAP
ROADWAY NUMBER OF LANES MAP - CURRENT
ROADWAY NUMBER OF LANES MAP - PROJECTED 2050

UTILITIES ELEMENT

POTABLE WATER CURRENT AND PROJECTED FLOWS
WASTEWATER CURRENT AND PROJECTED FLOWS
WELL FIELDS LOCATION MAP

COASTAL MANAGEMENT AND CONSERVATION ELEMENT

2021 COASTAL HIGH HAZARD AREAS MAP (FDEM)
PROJECTED SEA LEVEL RISE MAP (NOAA)
PROJECTED SEA LEVEL RISE MAP (USACE)
SLOSH MODEL MAPS - CATEGORY 1 THROUGH 5 STORM
AREAS OF CRITICAL INFRASTRUCTURE ASSESSMENT MAPS

CAPITAL IMPROVEMENTS ELEMENT

HOLLY HILL CAPITAL IMPROVEMENT SCHEDULE
VOLUSIA COUNTY SCHOOLS CAPITAL 5-YR WORK PROGRAM

PUBLIC SCHOOL FACILITIES ELEMENT

ELEMENTARY SCHOOL CONCURRENCY SERVICE AREA

CHAPTER 1
FUTURE LAND USE ELEMENT

INTRODUCTION

The Future Land Use Element is considered the key element of a comprehensive plan. It expresses the City's goals, objectives and policies regarding the development and redevelopment of land. Such factors as location, density or intensity and timing of the various types of land use are addressed in these goals, objectives and policies.

The Future Land Use Element establishes the pattern of land uses and location of urban growth for the City of Holly Hill through 2050. It identifies locations in the City of Holly Hill where various land uses and intensities of use will be permitted to occur in the future. It establishes and articulates broad policy in keeping with the traditional role of the comprehensive plan as a framework for future development.

The Future Land Use Element reflects previously adopted plans, current development trends, established land uses, and zoning patterns. Upon adoption, the Future Land Use Element sets forth the City's policy regarding future zoning and land use patterns. The major goal of the Future land Use Element is to achieve the highest quality of life for all the residents of the city, its visitors and businesses by managing growth in a manner that is consistent with sound social, economic, fiscal, and environmental principles. This element reflects existing urban service capacities and constraints, and it also establishes locations where future service improvements will follow.

Coordination of the Future Land Use Element with other elements of the Plan is essential to ensure that sewer and water facilities, roads and other services and facilities necessary to support new developments are in place concurrent with the impacts created by those new developments.

Regarding public infrastructure, the areas adjacent to existing public infrastructure will be the primary areas for future infrastructure development. Expansion of existing facilities in a fiscally and environmentally appropriate manner will be the primary objective. The intent is to maximize efficiency of urban services through compact development and utilization of existing development and facilities for planned developments otherwise consistent with the City of Holly Hill Comprehensive Plan.

In addition to encouraging development near existing or planned public facilities, areas that are outside the proposed development areas or contain environmentally sensitive or historical attributes will receive special attention to ensure proper management of the City's natural and historic resources.

The Future Land Use Element contains all the material required by Section 163.3177(6)(a), (F.S.) which establish the minimum requirements for the content of the Future Land Use Element. The adopted components of the Future Land Use Element include the Goals, Objectives and Policies and the Future Land Use Map.

PLANNING GUIDELINES

The preparation of this Future Land Use Element was directed by the following planning guidelines:

A. Develop and maintain an urban form that gives the community a sense of identity and uniqueness;

B. Develop and maintain the city as an attractive, comfortable and safe place to live;

C. Ensure that residents of the city will have an opportunity to earn a reasonable income;

D. Protect, enhance and conserve the area's natural resources for the beneficial use by present and future residents;

E. Promote a broad range of recreational, employment and social activity choices for all residents;

F. Provide a high-quality level of public services for all residents at a minimum cost;

G. Promote opportunities for communication and interaction among residents of the community; and

H. Promote the development of the city as a vital and integral element of the region.

THE FUTURE LAND USE PLAN

This section of the Future Land Use Element presents the specific objectives and policies of the city relative to the type, intensity, pattern and timing of future land use and development. A key component of this Future Land Use Plan is the Future Land Use Map, which graphically depicts the objectives and policies that cannot be clearly stated in the text. The text and the map should be taken together as a whole when evaluating the appropriateness of any land use proposal or regulation.

General Guidelines and Principles - The following guidelines and principles should not be enforced as objectives and policies of the city, but should be reviewed as necessary to evaluate the reasonableness or appropriateness of the city's adopted objectives and policies.

1. *Concentration of Industrial and Commercial Development along a North-South Corridor formed by the Florida East Coast Railway and U.S. Highway 1.*

   Industrial and commercial uses have been concentrated along the FEC Railway and U.S. 1. The industrial concentrations have been located along the railroad using existing industrial development as a base. An attempt has been made, whenever possible, to buffer the industrial area from existing and proposed residential areas. A canal running from 11th Street to the south City limits has been used as a major buffer. Elsewhere, a graduation of heavy to light industrial use has been indicated to reduce the conflict between industrial and other land uses.

   Along U.S. 1 commercial uses reflecting existing development dominate the land use pattern. Some residential uses in the form of mobile homes and apartments do interrupt this pattern. Some recreational and civic uses are also found here. Though much of the commercial development is retail or auto related, the commercial area along U.S. 1 from Flomich Street to the north City limit is generally retail and professional offices.

2. *The Encouragement and Retention of the Residential Character Along the West Side of Riverside Drive from Third Street North to the City Limits.*

   Riverside Drive from 3rd Street to the north City limit line is a narrow, two-lane roadway with limited traffic carrying capacity. The adjoining area is, with one minor exception, residential in

character. Homes along this drive occupy some of the largest "estate type" lots in the city; and several of the houses date from the turn of the century. The exception to this low-density residential character is the city's "first shopping center" built in the mid 1930's across from what is now Sunrise Park. While the existing shopping center should be allowed to remain and prosper, no expansion of that area and no new commercial areas should be allowed in this segment of Riverside Drive.

3. *Redevelopment is crucial to arresting further deterioration and allowing the city to achieve its potential.*

   The City Commission recognizes the importance of redevelopment and has adopted a long-term redevelopment strategy to accomplish this purpose. A key component of this strategy is the creation of a community redevelopment area to direct and coordinate the expenditure of public and private investment.

   Redevelopment efforts will be focused in a defined geographic area – the designated community redevelopment area – and will address problems of obsolete and dysfunctional lot layouts, vacant and underutilized properties, inadequate sidewalks and other public infrastructure, drainage, aesthetics, and market position.

GOALS, OBJECTIVES AND POLICIES - FUTURE LAND USE ELEMENT

GOAL 1 - THE GROWTH AND DEVELOPMENT OF HOLLY HILL SHALL BE MANAGED CONSISTENT WITH THE NEED TO PROMOTE ECONOMIC BENEFIT AND THE ENJOYMENT OF NATURAL AND MAN-MADE RESOURCES BY THE CITIZENRY, WHILE MINIMIZING THE HAZARDS AND NUISANCES OF INCOMPATIBLE LAND USES, OVERCROWDING, AND DEGRADATION OF THE ENVIRONMENT.

Objective 1.1 - No use or development of land shall occur in Holly Hill except in conformance with the adopted Future Land Use Plan.

Policy 1.1.1 - The City's zoning and subdivision regulations and other land use and development regulations shall be utilized as a means of ensuring conformance with the Future Land Use Plan.

Policy 1.1.2 - The density or intensity of development permitted in each of the land use categories indicated on the city's Future Land Use Map shall be consistent with the following standards:

LOW-DENSITY RESIDENTIAL (LDR) - This designation is characterized by detached single-family dwelling units (site built or modular) and both agricultural and conservation land uses. A maximum density of 6 dwelling units per net acre shall be permitted. Net acreage is gross acreage exclusive of streets, utility and drainage easements or rights-of-way, and stormwater management systems such as retention ponds, and existing bodies of water.)

Recreational vehicle parks may be located on such lands at 6 units per gross acre, and be clustered so as to preserve open space, such that overall density is not increased. Recreational vehicle parks shall be permitted only on the following parcels having the low density residential future land use and identified by the Volusia County Property Appraiser as parcel identification numbers: 4242-38-02-0080 and 4242-38-02-0010 and 4242-38-01-0010, except that the development shall also incorporate in its entirety, parcel number 4242-04-28-0171 having the Industrial future land use. The development of a recreational vehicle park shall be reviewed and approved only though the Planned Development rezone process.

Maximum Floor Area Ratio for permitted institutional uses: 0.25

LOW-MEDIUM DENSITY RESIDENTIAL (LMDR) – This designation allows detached and attached moderate density housing types. The maximum density for this land use category shall be 10 dwelling units per net acre.

Maximum Floor Area Ratio for permitted institutional uses: 0.35

MEDIUM-DENSITY RESIDENTIAL (MDR) – This designation allows detached and attached moderate density housing types. The maximum density for this land use category shall be 20 dwelling units per net acre.

Maximum Floor Area Ratio for permitted institutional uses: 0.35

HIGH-DENSITY RESIDENTIAL (HDR) – The HDR designation allows a maximum of 40 dwelling units per acre - to be applied to existing areas developed in this density range and to properties with direct access to an arterial or collector roadway. The maximum density may be increased by a factor of fifty (50) percent through Planned Unit Development approval employing a density bonus concept. Minimum parcel size is two (2) acres or a minimum of three (3) acres if developed as a Planned Unit Development (PUD). The density bonus of up to 50% per acre may be allowed for innovative and high-quality design. Density bonuses may be considered for proposals containing the following types of features: parcel aggregation, enhanced landscaping along public right-of-way, reduced impervious surface, on-site recreational amenities/open space, and use of innovative imagery and architectural guidelines.

MOBILE HOME PARK (MHP) - the number of dwelling units shall not be more than 6 per gross acre.

GENERAL COMMERCIAL – This designation allows for a variety of commercial uses including neighborhood and community shopping centers, convenience stores, retail sales, offices, restaurants, and other commercial services. This land use should be located at the intersections of major roadways and along major roadways as infill development where this use is established. The maximum intensity permitted in this designation is a floor area ratio of 1.95 except for properties fronting Ridgewood Avenue where a ratio of 4.55 may be permitted. To encourage mixed-use development, commercial and office development within the General Commercial land use category, this designation may also include a multi-family styled residential component on parcels of land 2 acres or more. The residential portion of the development shall not be the primary use. The following incentives may be allowed in negotiating the development agreement for any mixed office/residential project: reduction in parking spaces; reduction in road impact fees; and increased building heights. The residential density shall not be less than 20 du/acre or exceed 35 units/acre as part of mixed-use land development. Maximum intensity of commercial and/or office shall not exceed F.A.R. 0.5. Residential uses shall not exceed 50% of the site area. Execution of a Development Agreement will be required for mixed use projects within the General Commercial land use.

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 4242-0M-00-0020.

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.

INDUSTRIAL – This designation allows for a variety of heavy commercial and industrial land uses oriented toward manufacturing, vehicle towing and contractor storage yards, and other industrial uses. This land use should be located with direct access to rail systems, collectors, and arterial roadways, and as infill development where this use is established. The maximum intensity permitted in this designation is a floor area ratio of 1.95, except that recreational vehicle parks may be located on such lands at a total floor area ratio not to exceed 0.35 (point thirty-five.). Recreational vehicle parks shall be permitted only on the following parcel having the Industrial future land use and identified by the Volusia County Property Appraiser as parcel identification number: 4242-04-28-0171. The development of a recreational vehicle park shall be reviewed and approved only though the Planned Development rezone process.

INSTITUTIONAL – This designation allows for schools, public uses, churches, government facilities, hospitals. The floor area ratio shall not exceed 1.95. This land use category can also include areas of the City which will be used for public utilities such as water and wastewater treatment plants, water tanks, and power stations and transit.

RESIDENTIAL BASED MIXED USE – this category is established to encourage better integration of residential use and complementary commercial and other non-residential land uses, and to provide property owners with expanded opportunities for redevelopment of blighted and/or underutilized parcels. It provides for the integration of residential, commercial, office, and recreational, uses within a project area. Uses may be mixed vertically in a single building, or horizontally, with uses mixed at ground level throughout the project area on separate legal parcels. Residential densities from 20 dwelling units per acre to 35 dwelling units per acre may be permitted. The City Commission may award residential density bonuses for projects that:
1) Exhibit superior design that encourages pedestrian activity and utilization of on-site commercial uses and amenities; and
2) Are served by transit, and incorporate transit-friendly design features to promote and facilitate transit use; and
3) Consolidate multiple, separately owned parcels under a unified plan of development; and
4) Rehabilitate or replace functionally antiquated or dilapidated structures or incompatible uses; and
5) Provide squares, plazas, courtyards, esplanades, promenades or other improved open space for use by the general public; and
6) Provide enhanced site imagery incorporating special landscaping, fountains, sculptures or other special architectural features. The size of the density bonus shall be determined by the City Commission regarding how well the project satisfies these criteria. The City Commission's determination shall be a quasi-judicial decision made in conjunction with the Commission's review of a Mixed Planned Unit Development (MPUD) Master Development Plan and shall be based on application of the above criteria to the specific and detailed provisions of the Master Development plan. Density bonuses shall not exceed 20 dwelling units per acre.

Commercial and other non-residential development shall be provided at a rate of 15 to 40 square feet gross leasable building floor area for each approved dwelling unit, except that no Residential-Based Mixed Use development shall have less than 5,000 square feet and no more than 100,000 square feet of gross leasable building floor area. At least 75 percent of the total approved gross leasable building floor area shall be reserved for general retail commercial, personal services and professional services in order to provide for some of the frequent needs of the residents of the residential-based mixed use development.

GENERAL MIXED USE: This category allows the following types of land use either singularly or in combination: public, civic, neighborhood commercial, general commercial, office, multi-family residential, limited single-family use as an adjunct to a business use, and lodging. Execution of a Development Agreement with the City will be required whenever a project involves a combination of such uses. General Mixed Use encourages a mix of medium/high density residential development with on-site office and supporting commercial uses. The base residential density is 20 dwelling units per acre, but performance standard bonuses would allow a density of up to 35 dwelling units per acre for innovative and high-quality design. The density bonuses would be considered for proposals meeting the following conditions: parcel aggregation, enhanced landscaping along public r/w, increased pervious surface, public access to internal plazas/open spaces, a minimum of 3 stories and 3 uses, rehabilitation or replacement of dilapidated structures, use of innovative imagery/architectural guidelines, and retention/creation of business/employment. Maximum intensity for commercial uses including office shall not exceed an F.A.R. of 0.5.

Policy 1.1.3 – The matrix located in the Additional Information section shall serve as the basis for determining consistency between the future land use categories shown on the Future Land Use Map and zoning districts.

Where PUD Zoning is applied to areas with a Future Land Use designation of "Conservation", the PUD development agreement must assure that such areas will be protected in accordance with Objectives 1.4 and 1.7 of the Future Land Use Element and other applicable objectives and policies of this Plan. Where zoning classifications with higher densities than the maximum allowed by the future land use classification are indicated as "may be compatible", compatibility is based on the approved project density being equal to or less than the maximum density allowed by the future land use classification.

Policy 1.1.4 – Public elementary schools, middle schools and high schools shall be considered essential infrastructure, as necessary as roads, potable water and sanitary sewers for the support of residential development.

- Public elementary schools, middle schools and high schools shall be considered in the initial planning for residential development.
- Public elementary schools, middle schools and high schools shall be permitted in residential and schools, churches, and institutions land use districts. All other public and private schools, which do not necessarily draw enrollment from the immediately surrounding area, shall be permitted in commercial and schools, churches, and institutions land use districts.

- Proposed school sites shall be located away from industrial uses, railroads, aircraft landing strips and similar land uses to avoid noise, odor, dust, and hazards.
- To minimize potential adverse impacts resulting from traffic and school yard noise, proposed school sites shall be located away from, or shall be buffered from, hospitals, adult communities, nursing homes, and similar uses.
- Proposed public school sites shall be centrally located within their intended attendance zones, to the extent possible, and be consistent with walking and bus travel time standards. An exception to this central location policy may be allowed for high schools, because the large land area they require is usually not available at the preferred location.
- Proposed school sites shall be sufficiently large to ensure that buildings, ancillary facilities, and future expansions can be located away from flood plains, flood prone areas, wetlands, and other environmentally hazardous areas, and will not interfere with historic or archaeological resources.
- Proposed school sites shall be easily accessible without creating or contributing significant hazards for pedestrians, bicyclists, and motorists, and without significantly increasing the volume of traffic on residential neighborhood streets.
- Essential public utilities, including potable water, sanitary sewer and stormwater management facilities, shall be available at the site or shall be provided on site at the expense of the School Board.
- High schools shall conform to the following location criteria:
    1. Principal access shall be directly by way of an arterial road or collector road (access shall not be by way of a local street);
    2. The site shall be adjacent to existing or planned sidewalks and bikeways extending a minimum distance from the school site necessary to ensure reasonable student safety. If no sidewalks exist adjacent to the school site, the City shall coordinate with the School Board and/or Volusia County to ensure that the construction of off-site sidewalks will occur prior to the opening of the school.
- Elementary schools and middle schools shall conform to the following location criteria:
    1. Principal access to elementary school sites shall be directly by way of a collector road or arterial road, or at least two local streets;
    2. Elementary and middle school sites shall be adjacent to at least 2 existing or planned sidewalks extending a minimum distance from the school site necessary to ensure reasonable student safety. If no sidewalks exist adjacent to the elementary or middle school site, the City shall coordinate with the School Board and/or Volusia County to ensure that the construction of off-site sidewalks will occur prior to the opening of the school.
- To the greatest extent possible, schools shall be collocated with public facilities, such as parks, libraries, and community centers.

Policy 1.1.5 – In considering the rezoning of properties or the approval of site development plans, the City is both authorized and compelled to consider not only whether a particular proposal is consistent with the use and density aspects of the comprehensive

plan, but also whether the proposal is consistent with the compatibility and other concerns of the plan. Where a proposed rezoning or site development plan fits within the upper range of uses or densities permissible under the comprehensive plan, but is inconsistent with the plan's other concerns, the City is authorized to deny a proposal or require a reduction in density or use to achieve consistency with all aspects of the comprehensive plan.

Policy 1.1.6 – The Residential-Based Mixed Use land use classification may be applied only to properties that are 50 percent or more within the City's Community Redevelopment Area.

Policy 1.1.7 – The Residential-Based Mixed Use land use classification may be applied only to properties with frontage on a principal or minor arterial road.

Policy 1.1.8 – No development shall be approved on properties designated as Residential-Based Mixed Use except through City Commission approval of a Mixed Planned Unit Development (MPUD) Master Development Plan that prescribes the proposed types of uses, density and intensity of development, points of ingress and egress and general on-site circulation arrangements for vehicular and pedestrian traffic, maximum building height, minimum project perimeter setbacks, minimum building spacing, general site layout, recreational amenities, and general provisions for potable water and sanitary sewer service and stormwater management. When density bonuses are awarded for particular design characteristics or features to be provided by the developer, then the Master Development Plan shall include appropriate assurances that said design characteristics and/or features will be provided.

Policy 1.1.9 – To the greatest degree feasible and practical, developments on properties designated as Residential-Based Mixed Use shall include: 1) an interconnected network of streets, sidewalks and/or other travel ways designed to encourage walking and bicycling; 2) appropriate densities and intensities of use within walking distance of transit stops; 3) basic services and facilities within walking distance of residences, allowing independence to persons who do not drive; 4) public uses, streets, and squares that are safe, comfortable, and attractive for the pedestrian, with adjoining buildings open to the street and with parking not interfering with pedestrian, transit, automobile, and truck travel modes.

Policy 1.1.10 – On properties designated as Residential-Based Mixed Use, permitted commercial and other non-residential uses may include retail, personal services, professional services, financial services, office, and entertainment and dining establishments. Additional uses which may be considered appropriate if they will directly serve the anticipated needs of the residents of the Residential-Based Mixed Use project include accessory boat docks, group homes, and adult and child day care facilities. The following uses are specifically prohibited: vehicle sales, service, and repair businesses; wholesale commercial activities; warehousing, storage and distribution facilities; tattoo parlors; labor halls; adult entertainment establishments; blood banks and blood plasma centers; and bars not accessory to a restaurant. Where appropriate, businesses shall be oriented toward the street to encourage and facilitate pedestrian access.

Objective 1.2 - The City shall review and when necessary, revise its land use and development regulations annually to guide and direct development to be consistent with the Comprehensive Plan and to comply with the requirements of Section 163.3202, F.S.

Policy 1.2.1 - Such regulations shall promote the pattern of land use and development expressed by the City's adopted Future Land Use Map.

Policy 1.2.2 - Such regulations shall be consistent with the density and intensity standards indicated in Policy 1.1.2.

Policy 1.2.3 - Such regulations shall contain appropriate performance standards for:

a) Maintaining adequate buffers and transitions between potentially incompatible land uses; and

b) Preserving open space and protecting trees and other significant vegetation; and

c) Promoting safety and security with appropriate building setbacks, orientation, lighting, and access; and

d) Protecting significant historic and archaeological sites and structures.

e) Protecting public potable water supply wells from contamination.

Policy 1.2.4 - Such regulations shall ensure that the subdivision of land results in lots that are:

a) Adequately sized for the intended use;

b) Safely and conveniently accessible from the public road network;

c) Provided with adequate transportation networks, potable water, sanitary sewer, and stormwater management facilities; and

d) Arranged to minimize potential conflicts with nearby incompatible uses or to promote interaction with nearby compatible uses, if appropriate.

Policy 1.2.5 - In order to minimize land use conflicts, the use of a street, particularly a local street, as a boundary line between residential and commercial or industrial land uses shall be avoided. Whenever possible, a rear property line or physical barrier such as a railroad or canal shall be used as a barrier between such potentially incompatible uses.

Policy 1.2.6 - Access to and traffic circulation within new residential developments shall be arranged to promote social interaction with other residential areas, and to facilitate convenient access to nearby commercial and recreational locations without encouraging commercial traffic to flow through such residential areas.

Policy 1.2.7 - Access to and traffic circulation within new commercial and industrial developments shall be arranged to discourage the flow of commercial traffic through nearby residential developments.

Policy 1.2.8 - Such regulations shall ensure that new and replacement signs shall adhere to the community standard for aesthetics and minimize confusion that results from visual disarray, while allowing reasonable identification and promotion of businesses.

Policy 1.2.9 - Such regulations shall ensure that new development and redevelopment will provide on-site stormwater management consistent with the objectives and policies of the Drainage Sub-element.

Policy 1.2.10 - Such regulations shall ensure that new development and redevelopment will provide landscaped open space as needed to minimize conflicts between incompatible uses, to prevent overcrowding, to reduce the potential for the spread of fire, to maintain air circulation, and to promote an attractive, open community appearance.

Policy 1.2.11 - Such regulations shall ensure that new development and redevelopment will provide adequate on-site vehicular parking and safe and convenient on-site traffic circulation.

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 1.2.13 – Such regulations shall allow public and quasi-public facilities, including private and public schools, churches, nursing homes, adult congregate living facilities, public service and safety facilities, day care centers, parks and recreation facilities, and similar uses, in areas designated on the Future Land Use Map for residential development, when those public and quasi-public uses will directly support nearby residents. However, such public and quasi-public facilities shall be permitted in residential areas only with appropriate limitations to prevent their over concentration and to minimize land use conflicts.

Policy 1.2.14 – New development projects shall include buffers along all project boundaries between incompatible land uses. In particular, the City shall maintain and enforce land development regulations that provide buffers between: 1) single family residential development and multi-family residential development; 2) commercial development and residential development; and industrial development and residential development. Such buffers shall be adequate to maintain interference between incompatible uses within reasonably tolerable levels, and shall include a landscaped area, a visual screen and a building setback.

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.

Policy 1.2.16 – The City shall require that the water supply production facilities and C.U.P. capacity is available for new site plans and/or subdivision developments, prior to the issuance of development orders.

Policy 1.2.17 – Properties that are annexed into the City of Holly Hill shall be assigned a similar land use that existed in Volusia County. Property owners may apply for more intensive land uses, but shall be required to provide the data and analysis to justify the increase in density and/or intensity.

Policy 1.2.18 – The City shall maintain architectural standards for the new development and redevelopment of existing buildings in the CRA overlay district.

Policy 1.2.19 – Innovative land development regulations which may include planned developments, mixed use land use development techniques, form based regulations and redevelopment plans for the Community Redevelopment Area, shall be encouraged where appropriate.

Policy 1.2.20 - The City will encourage the elimination and inconsistent non-conforming uses through its Land Development Regulations. Uses inconsistent to the Comprehensive Plan shall be brought into conformance with a change of use or when they have been vacant for six months or longer.

Policy 1.2.21 - The City shall continually review existing zoning regulations to incorporate requirements that would help reduce the impact that a highly intensive use would have on a less intensive use.

Objective 1.3 - On lands designated by the Future Land Use Plan for Conservation or Open Space, no new development, nor expansion or replacement of existing development shall be permitted.

Policy 1.3.1 - The City shall review existing Federal, State, and local regulations to determine what Conservation and Open Space designated lands are not already adequately protected.

Policy 1.3.2 - Where additional protection of Conservation and Open Space areas is required, the City shall enact appropriate land development regulations and management techniques to preserve such areas, including "transfer of development rights", cluster development, purchase of development rights, etc.

Objective 1.4 - Limit development as necessary to maintain the level of service standards adopted as part of the Capital Improvements Element of the City's Comprehensive Plan.

Policy 1.4.1 - The City shall ensure that public facilities and services will be available concurrent with impacts of development, or that development orders and permits are specifically conditioned on the availability of facilities and services necessary to serve the proposed development at the adopted level of service standard.

Policy 1.4.2 - The City shall continue to enforce the adopted "concurrency management program".

Objective 1.5 - Future development and redevelopment activities shall be directed away from areas depicted on the Future Land Use Map as "Conservation", where such activities are not compatible with soils, topography, potential flood hazard and other natural conditions.

Policy 1.5.1 - The City's land development regulations have been revised to restrict or prohibit development and redevelopment activities (including land clearing) in areas depicted on the Future Land Use Map as "Conservation" for reasons of extreme soil wetness or instability, high potential for flooding, high suitability for habitat of threatened or endangered species known to inhabit the area, or other any other reasons.

Objective 1.6 - Residential development densities shall be maintained at a level consistent with the limit determined by the latest Volusia County's hurricane study that can be safely accommodated within the coastal area.

Policy 1.6.1 - The density and extent of residential development, as outlined by the Future Land Use Map, are within the limits determined by Volusia County's Comprehensive Emergency Management Plan that can be safely accommodated in the ”Evacuation Area ‘C’” for a category 4/5 hurricane. The density and extent of residential development shall

not be increased without first determining that the population can be evacuated before the arrival of tropical storm force winds.

Policy 1.6.2. - Limit growth of the city's population as necessary to ensure that the population residing within the area designated in Volusia County's Comprehensive Emergency Management Plan as "Evacuation Area 'C'" for a category 4/5 hurricane can be safely evacuated before the arrival of tropical storm force winds (winds >39 mph.

Objective 1.7 - The City shall ensure the availability of suitable land for utility facilities necessary to support existing and future development as outlined by the Future Land Use Element.

Policy 1.7.1 - The City shall continue to enact land use development regulations which require dedication of adequate land area in new developments for the provision and maintenance of utility facilities needed to serve such developments.

Policy 1.7.2 - The City shall continue to enact land use and development regulations which allow essential utility uses and structures as permitted uses throughout the City. Essential utility uses and structures shall be defined as publicly owned or regulated utility distribution systems for gas, water, sewer, telephone, television, radio or electricity of 230 kilovolts or less including poles, wires, mains, drains, sewers, pipes, conduits, cable towers, and antennas 70 feet or less in height, and other similar equipment and accessories which are necessary for furnishing of service by such public utilities, but not including electric power plants, substations, water tanks, gas transfer stations, and water and sewage treatment plants, buildings, and municipal water supply wells.

Policy 1.7.3 - Upon notification by any public or private utility company of a need for a site for any utility facility intended to provide service to the residents or businesses of Holly Hill, the City shall include consideration of such facility in the Comprehensive Plan.

Objective 1.8 – The City shall promote urban infill development and redevelopment in areas where public facilities and services are available.

Policy 1.8.1 – The City shall promote and encourage infill development on previously bypassed, vacant properties and redevelopment of underutilized properties.

Objective 1.9 - The City shall protect the environmental resources of the Halifax River by regulating boating impacts.

Policy 1.9.1 - Based upon data and research contained in the Volusia County Manatee Protection Plan, the City shall not allow more than 595 motorized boat slips to exist along the Halifax River shoreline, including both existing and future slips.

Policy 1.9.2 - Single-family residential lots with Halifax River frontage shall be guaranteed their riparian rights to have a maximum of one motorized boat slip per lot.

Policy 1.9.3 - The City shall prohibit boating service or storage operations which provide commercial "dry storage" for motorized boats along the Halifax River shoreline.

Policy 1.9.4 - Continue to enforce the Volusia County Manatee Protection Plan**.**

Policy 1.9.5 - Future Marina Development shall be consistent with the adopted Volusia County Manatee Protection Plan.

Policy 1.9.6 - The City shall actively participate and comply with the monitoring and protection policies of the Volusia County Protection Plan.

GOAL 2 - THE CITY SHALL ENSURE ADEQUATE MANAGEMENT OF FUTURE DEVELOPMENT THROUGH THE CONTINUED REVIEW OF EXISTING REGULATIONS.

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.

Policy 2.1.1 - Development orders and permits shall be specifically conditioned on the availability of facilities and services necessary to serve the proposed development.

Policy 2.1.2 - Future land use designations, requests for rezoning, and development approval shall be coordinated with the availability of adequate facilities and services including, but not limited to, schools, roads, solid waste collection, stormwater management, fire and police protection, emergency medical services, potable water and sanitary sewer services, parks and recreation, cultural facilities, telephone and electric service, general public administration, and evacuation facilities.

Policy 2.1.3 - Require that water supply, production facilities and C.U.P. capacity is available for new site plan and/or subdivision developments, prior to issuance of development orders.

Objective 2.2 – Future land use designations, requests for rezoning, and development approval shall be in accordance with smart growth principles to foster a sense of community including:

- Creating a range of housing opportunities;
- Creating walkable neighborhoods;
- Encouraging stakeholder collaboration;
- Fostering a sense of place;
- Promoting mixed land uses;
- Preserving open space, and agricultural and environmentally sensitive lands;
- Providing a variety of transportation choices;
- Directing development towards existing public facilities; and
- Promoting compact building design.

Policy 2.2.1 - Encourage development projects to include homes affordable to a diversity of income ranges.

Policy 2.2.2 - Ensure opportunities for meaningful stakeholder participation throughout all stages of planning and policy implementation.

Policy 2.2.3 - Maintain a sense of place by preserving the character of historic -areas in the City with a high concentration of locally designated historic properties and cultural resources through preservation, maintenance and rehabilitation of resources to the greatest extent possible.

Policy 2.2.4 - Maintain a sense of community through the landscaping of parks, recreation areas and medians as well as the City's CRA overlay district.

Policy 2.2.5 - Encourage a mix of land uses and expand housing choices by developing areas of infill or underutilized vacant land in the Community Redevelopment Area.

Policy 2.2.6 - Direct future growth away from environmentally sensitive areas.

Policy 2.2.7 - Expand transportation choices by ensuring an efficient network of roads, sidewalks, and bike paths that are safe for pedestrians, bicyclists and vehicular traffic.

Policy 2.2.8 - Promote shared driveway access, shared parking spaces, and coordinated site plan designs to avoid new commercial strip development.

Policy 2.2.9 - Promote environmental protection, reduced natural resource consumption and energy management into the design and construction of buildings.

Objective 2.3 - Promote compact, mixed-use, and energy efficient development arranged to encourage pedestrians, bicycle and transit use, to reduce greenhouse gases (GHGs).

Policy 2.3.1 - The City shall seek opportunities to implement green and sustainable initiatives regarding, but not limited to, carbon footprint reduction, water and conservation and reuse, recycling, waste and energy reduction, reuse of resources, greater operational efficiency, land use and transportation practices, multi-pollutant prevention, and environmental improvements.

Policy 2.3.2 - Develop an Energy Efficiency and Conservation Strategy and an Energy Conservation Master Plan in accordance with the Energy Efficiency and Conservation Block Grant Program to develop City GHGs emissions baseline data, to set GHG emission goals and develop strategies to reduce greenhouse gases.

Policy 2.3.3 - Promote technology to change and adapt the heating, cooling, insulation, ventilation, and lighting systems of structures to achieve greater energy efficiency.

Policy 2.3.4 - Encourage the maintenance, restoration and adaptive reuse of existing urban areas, including buildings, infrastructure and other assets, to reduce energy use and Vehicle Miles Traveled (VMTs).

Policy 2.3.5 - Encourage integration of passive solar design, green roofs, active solar and other renewable energy sources into development projects through the Land Development Regulations**.**

Policy 2.3.6 - Encourage urban design strategies that maximize use of renewable, sustainable, active and passive sources of energy design in architecture.

Policy 2.3.7 - Encourage food production for local consumption to reduce VMTs, thereby reducing GHG, by encouraging farmers markets and community gardens.

Policy 2.3.8 - The potential for reducing Vehicle Miles Traveled (VMTs) and GHG emissions shall be considered in all location and investment decisions for public facilities.

Policy 2.3.9 - Promote the redevelopment of brownfield and grey-field sites to reduce VMTs to reduce pressures for greenfield development.

Policy 2.3.10 - Support technology and business practices that enable people to reduce VMTs from home to work, including increased flexibility for home office uses.

Policy 2.3.11 - Provide educational materials regarding energy efficiency, sustainable design, and climate change that encourage community residents and business owners

to invest in energy-efficiency improvements through community outreach efforts, such as the City's Website.

Policy 2.3.12 - Encourage design techniques and materials that reduce heat absorption, thereby reducing the heat island effect.

GOAL 3 - PROTECTION OF NATURAL AND HISTORIC RESOURCES THE CITY SHALL ENSURE THAT PLANNING AND DEVELOPMENT POLICIES MANAGE, CONSERVE, AND PROTECT THE NATURAL, SCENIC AND HISTORIC RESOURCES AND ENVIRONMENTAL QUALITY OF THE CITY.

Objective 3.1 - To support the protection and enhancement of environmentally sensitive corridors, wildlife habitat, connected wetlands, and natural hydrologic functions throughout Volusia County and the City of Holly Hill

Policy 3.1.1 - To support the protection and enhancement of environmentally sensitive corridors, wildlife habitat, connected wetlands, and natural hydrologic functions throughout Volusia County and the City of Holly Hill, the city adopted the Environmental Core Overlay or "ECO" Map by resolution**.**

Policy 3.1.2 - The City supports the adopted smart growth goals, objectives and policies of the County's Comprehensive Plan and will actively participate with Volusia County and local jurisdictions in the further development of policies that serve to manage future development that occurs within developable tracts of the adopted ECO Map.

Objective 3.2 - The historical sites and structures identified in the City's historical inventory shall be protected from encroachment by incompatible land use activities.

Policy 3.2.1 - Future development and redevelopment activities in the areas surrounding the historical sites and structures identified in the City's historical inventory shall be maintained as single family development to ensure a reasonable degree of compatibility with those historical sites and structures.

Policy 3.2.2 - The City shall continue to ensure that all historical sites and structures eligible for inclusion on the National Register of Historic Places will be submitted to the U.S. Department of the Interior for inclusion on the Register.

Policy 3.2.3 - Adaptive reuse of historic structures in a manner that will preserve the historic value of such structures shall be given priority over reuse and redevelopment that would reduce their historic value.

Policy 3.2.4 - The City shall continue, with voluntary assistance from historians and archeologists as may be available, to identify significant historic sites and structures.

GOAL 4 - THE COMMUNITY REDEVELOPMENT AREA (CRA) MASTER PLAN WAS FIRST ADOPTED IN 1996 AND UPDATED IN 2007 AND AGAIN IN 2025. THE PLAN REPRESENTS THE CITIZENS' VISION FOR REDEVELOPMENT AND GROWTH. THE VISION ENCOMPASSES THE FOLLOWING THEMES. THE PLAN ADDRESSES A WIDE RANGE OF ISSUES INCLUDING INFILL DEVELOPMENT, RECREATION, LAND DEVELOPMENT REGULATIONS, STREETSCAPE IMPROVEMENTS, AND PUBLIC PARKING. FUTURE DEVELOPMENT, REDEVELOPMENT, AND CITY CAPITAL INVESTMENT IN THE REDEVELOPMENT AREA SHALL BE CONSISTENT WITH THE MASTER PLAN, AS AMENDED.

Objective 4.1 - Development and redevelopment regulations. Acknowledging that development and redevelopment in the Community Redevelopment Area is unique based on its location, history, and existing development pattern, the City shall continue developing regulations that promote development consistent with the recommendations of the adopted Master Plan.

Policy 4.1.1 - The City shall amend the Land Development Regulations to create and maintain a set of urban design standards specific to the redevelopment area that place greater emphasis on elements of building form over specific design style and use, including building bulk, placement of the building relative to the street, and specific components of the building façade.

Policy 4.1.2 - In the Community Redevelopment Area only, building orientation for vacant sites shall be close to the street with "build to" lines at the front setback line. Main entrances should face the street or the street corner when located along two streets and parking shall be located to the rear of the building.

Policy 4.1.3 - New developments which build residential medium or high-density infill housing, either as stand-alone or incorporated into mixed use projects are encouraged.

Policy 4.1.4 - The Land Development Regulations shall be amended and maintained to allow urban style signage within the commercial areas of the Community Redevelopment Area stressing wall, canopy, and projecting signs as opposed to pole and ground signage.

Policy 4.1.5 -New Development and redevelopment where the building is substantially removed (greater than 50% of floor area), the building shall be set at the build-to-line. ROW dedication or a private easement for increased sidewalk shall be required. Development may be placed behind the build-to-line if an outdoor café or courtyard is planned.

Objective 4.2. The City shall utilize Tax Increment Financing to develop infrastructure and capital projects to further the Redevelopment Plan.

Policy 4.2.1. - The City shall evaluate stormwater needs in the Community Redevelopment Area and implement a program of public retention areas to support intensive redevelopment of existing sites whenever practical.

Policy 4.2.2. - Financial assistance programs shall be designed and implemented to further the implementation of the vision expressed in text and renderings contained in the Redevelopment Master Plan.

Policy 4.2.3 - The City shall continually assess and implement a streetscape program along Ridgewood Avenue (US 1) and other major roadways in the Community Redevelopment Area. The streetscape program should include street trees, way-finding signage, and street furniture.

Policy 4.2.4 - The City shall continue to review and improve the public park facilities in the Redevelopment area and provide a full range of recreational opportunities.

Policy 4.2.5 - The City shall utilize a portion of the Tax Increment Financing funds to provide continued maintenance of public streetscape improvements within the Community Redevelopment Area.

Policy 4.2.6. - The City shall continue to work with organizations such as, the Chamber of Commerce as well as business and property owners to implement capital projects in Master Plan Update.

Objective 4.3 - Promote effective energy management practices in the Community Redevelopment Area.

Policy 4.3.1 - Encourage an urban design pattern in redevelopment areas, where appropriate, that will reduce vehicle miles travelled among trip destinations.

Policy 4.3.2. - Continue developing new regulations to the land development regulations that will support the development of energy efficient infill and redevelopment of commercial and industrial areas.

GOAL 5 - ECONOMIC DEVELOPMENT - TO PROMOTE AND SUPPORT POSITIVE ECONOMIC PROSPERITY BY CONDUCTING STRATEGIC ACTIVITIES DESIGNED TO EXPAND AND DIVERSIFY THE EXISTING ECONOMY AND CREATE ADDITIONAL EMPLOYMENT AND INVESTMENT OPPORTUNITIES**.**

Objective 5.1. - The City shall implement economic development using a number of strategies including a Strategic Economic Development Plan designed to encourage investment in Holly Hill and by being proactive in business retention, expansion, and attraction.

Policy 5.1.1. - The City shall maintain a working relationship with the Holly Hill business community and update economic development assistance programs as necessary.

Policy 5.1.2. - The City shall continually work to expand the Holly Hill non-residential tax base and other revenue sources.

Policy 5.1.3. - The City shall continue economic investment activities that provide financial incentives for business expansion and development that creates livable wage jobs for its residents.

Policy 5.1.4 - The City shall continue to collect, analyze and disseminate relevant economic data and information in order to develop effective programs, projects, and activities to achieve its economic development goals.

Policy 5.1.5 - The City shall coordinate marketing strategies to attract regional, national, and international companies to the City.

Policy 5.1.6 - The City shall identify and recruit industries involved in the "Green" sustainable energy related research, development, and manufacturing industries.

Policy 5.1.7 - The City shall continue to partner with Volusia County and local Chamber of Commerce to promote economic development within Holly Hill.

Policy 5.1.8 - The City shall consider the impacts on neighborhoods and environmental protection as well as job and tax base growth when evaluating proposed development classified as heavy industrial.

Policy 5.1.9 - The City shall see new business location and existing business expansion that are compatible with the City's land use plans and policies.

Objective 5.2 - The City shall ensure a sufficient amount of commercial and light industrial properties available for business recruitment and to work with property owners to redevelop vacant and underutilized properties in Holly Hill.

Policy 5.2.1 - The City shall promote and create financial and other incentives for redevelopment of the community redevelopment and development areas, considering in particular opportunities for adaptive reuse and for small business on infill sites.

Policy 5.2.2 - The City shall assist development to understand and use the Brownfields Redevelopment Program to encourage redevelopment of areas with real and/or perceived environmental contamination.

Policy 5.2.3 - The City shall continue to review and update land development regulations that encourage the redevelopment of areas of the City that have existing infrastructure and are vacant or underutilized.

Objective 5.3 - The City shall coordinate planning activities to support long-term economic development.

Policy 5.3.1 - All City departments shall program funding for the maintenance and expansion of infrastructure necessary for business attraction in all areas of the city.

Policy 5.3.2 - All City development-related departments shall regularly evaluate development review procedures to ensure that they are efficient. Inefficient programs and procedures shall be modified consistent with Smart Growth principles to provide certainty in the process with review and approval at the lowest possible level.

Policy 5.3.3 - The City shall regularly evaluate the demand for land designated for economic activity, and the availability and location of land suited for economic development activities, and opportunities for revitalization and reuse.

Purpose of the Transportation Element

The transportation element of a comprehensive plan is a framework for developing, maintaining, and enhancing a community's transportation system. This system encompasses not just roadways for cars, but also facilities for pedestrians, cyclists, public transit users, and freight movement.

The transportation element evaluates existing infrastructure, anticipates future needs, and outlines policies to support safe, efficient, and equitable mobility for all.

Core Purposes of the Transportation Element

- Supporting Community Vision and Land Use
- Promoting Safety and Accessibility
- Enhancing Economic Development
- Protecting Environmental Resources
- Improving Public Health and Quality of Life
- Facilitating Coordination and Efficiency

Key Components of the Transportation Element

While every community's plan is unique, most transportation elements include the following components:

- Inventory and Analysis: Assessment of current infrastructure, travel patterns, and problem areas.
- Goals and Objectives: Clear statements guiding the desired future state of mobility.
- Policies and Strategies: Specific actions to achieve the stated goals—such as new transit lines, road diets, or pedestrian zones.
- Implementation Plan: Timeline, phasing, funding sources, and partnerships needed to bring the vision to life.
- Monitoring and Evaluation: Methods to track progress, measure outcomes, and adapt as conditions evolve.

Conclusion

The transportation element of a comprehensive plan is more than a technical manual for roads and transit—it is a statement of values, priorities, and aspirations. By weaving together mobility, land use, environment, equity, health, and economy, it charts a path toward a community that is connected, resilient, and thriving. As cities and regions face unprecedented challenges—climate change, demographic shifts, new technologies—the transportation element stands as a living document, guiding adaptation and progress in service of a better future for all.

CHAPTER 2
TRANSPORTATION CIRCULATION ELEMENT

GOALS, OBJECTIVES AND POLICIES - TRAFFIC CIRCULATION ELEMENT

GOAL 1 - PROVIDE A TRAFFIC CIRCULATION SYSTEM WITH ADEQUATE CAPACITY TO EFFICIENTLY AND ECONOMICALLY MOVE MOTORIZED AND NON-MOTORIZED TRAFFIC NOW AND IN THE FUTURE, WHILE PROVIDING FOR MAXIMUM PUBLIC SAFETY AND MINIMUM ADVERSE IMPACTS ON SOCIAL AND NATURAL ENVIRONMENTAL SYSTEMS.

Objective 1.1 - The City shall maintain the level of service standards set forth in the Capital Improvements Element for all roads within its jurisdiction.

Policy 1.1.1 - The City shall review all proposed developments for consistency with Objective 1.1 and compliance with the adopted LOS standard. No development shall be approved if the resulting traffic impact will exceed the adopted LOS standard.

Policy 1.1.2 - The City has adopted uniform procedures and guidelines for review of proposed developments in order to ensure that traffic impacts will be adequately and consistently addressed.

Policy 1.1.3 - The City has adopted procedures for maintaining adequate current information to monitor the performance of the road network and to assess the remaining unreserved capacity.

Policy 1.1.4 - The City shall coordinate with the Florida Department of Transportation, the Volusia Flagler Transportation Planning Organization, Volusia County, Daytona Beach, and Ormond Beach to establish a mutually acceptable measure of "maintain and improve operating condition" relative to Ridgewood Avenue. For this purpose, the City shall consider a peak hour increase in traffic of five (5%) percent to be a reasonable indicator of maintained condition.

Objective 1.2 - The City shall coordinate future land planning with the traffic circulation system in order to ensure efficient utilization of the existing traffic circulation system and all future improvements.

Policy 1.2.1 - The City will amend its future land use plan only after it has been demonstrated that the changes will not result in an increase of traffic over the capacity of the traffic circulation network at the adopted level of service standards.

Policy 1.2.2 - All improvements to the City's traffic circulation system shall be designed and scheduled to support the City's future land use plan.

Policy 1.2.3 - The City will ensure that its adopted future land use plan will be reflected in the long-range transportation plans of the Volusia Flagler Transportation Planning Organization.

Policy 1.2.4 – The City will review all new developments, particularly shopping centers and multi-family residential projects, to ensure that the site layouts will reflect due consideration for the needs of transit users, pedestrians and bicyclists. Where appropriate, new large-scale developments shall include handicapped accessible bus stops with passenger amenities such as boarding/deboarding pads, benches and shelters where appropriate. Site layouts shall minimize the distances pedestrians must travel from public

sidewalks and transit stops to building entrances. These pedestrian ways shall be clearly defined, particularly over parking and on-site vehicular circulation areas. Parking and on-site vehicular circulation areas shall be designed to provide for safe and convenient pedestrian movement. Secure bicycle parking shall be provided.

Objective 1.3 - The needs of pedestrians and bicyclists will be accommodated in all road construction and expansion projects of the City.

Policy 1.3.1 - The City shall continue to incorporate into its Land Development Regulations appropriate project design standards to insure that the needs of pedestrians and bicyclists are met.

Policy 1.3.2 - The City shall continue to incorporate into its Land Development Regulations appropriate project design standards to insure safe and convenient access for pedestrians and bicyclists throughout the City. As a minimum, sidewalks shall be required along both sides of all arterial and collector streets and along one side of local streets.

Policy 1.3.3 - The City shall continue its efforts to construct a bicycle facility along the entire length of LPGA Boulevard and Riverside Drive

Objective 1.4 - The City's road network will emphasize safety and aesthetics.

Policy 1.4.1 - The City shall continue to enforce their adopted design standards for landscaping and signage along all roads.

Policy 1.4.2 - The City shall continue the program to monitor citizen complaints regarding hazardous road conditions and accident data to identify such hazardous road conditions. Hazards shall be eliminated in a timely manner.

Policy 1.4.3 - Safety shall be the overriding concern in all matters of road design and construction and traffic management. All future City road improvements will conform to the Florida Department of Transportation's Manual Of Uniform Minimum Standards For Design, Construction And Maintenance For Streets And Highways and the Federal Highway Administration's Manual On Uniform Traffic Control Devices On Streets And Highways.

Policy 1.4.4 - The City shall continue to enforce its requirement that adequate off-street parking and safe, convenient on-site traffic flow be provided for all land uses.

Objective 1.5 - Preserve existing and future investment in the road system.

Policy 1.5.1 - Continue and expand the City's program of scheduled maintenance and resurfacing.

Policy 1.5.2 - The City shall continue to enforce the City's Land Development Regulations road construction standards that will ensure long, trouble free service with a minimum of maintenance effort.

Policy 1.5.3 - The City shall continue to enforce the City's Land Development Regulations design standards which discourage direct driveway access to collector and arterial roads.

Policy 1.5.4 - The City shall continue to enforce the City's Land Development Regulations requirement that building setbacks along substandard width rights-of-way be measured from the theoretical right-of-way line for a standard width right-of-way.

Policy 1.5.5 - At least every five years the City shall conduct a local street conditions survey and within six months after the completion of each survey prepare a prioritized schedule of street improvements for inclusion in the Capital Improvements Element.

Policy 1.5.6 - Minor urban collector roads shall be resurfaced at least every five years and other City roads shall be resurfaced at least every ten years.

Policy 1.5.7 - The schedule of road improvements shall be provided to telephone, electric and gas utilities to enable them to coordinate planned improvements.

Objective 1.6 - The City shall ensure coordination of its land use and traffic circulation planning with the plans and programs of the Volusia Flagler Transportation Planning Organization and the Florida Department of Transportation's 5-year work program.

Policy 1.6.1 - The City shall continue to participate in the TPO transportation planning process through representation on the TPO's governing body and its technical advisory committee.

Policy 1.6.2 - The City shall review every update of the FDOT's 5-year work program and file written comments and objections relating to any inconsistencies with the City's future land use and traffic circulation plans.

Policy 1.6.3 - At least annually, the City shall review the County 5-year Road Program for compatibility with the City's transportation facility plans.

Objective 1.7 - Prepare and adopt a right-of-way protection plan which identifies properties needed to be acquired for existing and future traffic circulation purposes.

Policy 1.7.1 - Require dedication of needed rights-of-way from all development through subdivision exactions, or if necessary, encourage voluntary dedication through use of incentive programs such as density bonuses.

Objective 1.8 - Protect Florida's Strategic Intermodal System (SIS) by preserving future ROW corridors.

Policy 1.8.1 - The Future Traffic Circulation Map shall be derived primarily through use of TPO travel demand forecast models, where applicable, and shall reflect the TPO Adopted Cost Feasible Plan, locally designated corridors, corridors identified for Project Development Studies and any future identified corridors. The Future Traffic Circulation Map shall not be subject to the financially feasible criteria applied to the five and ten year planning horizon.

Policy 1.8.2 - The City shall utilize the long-range traffic circulation map for:

a. Review of all proposed development orders for consistency with the map;

b. Establishing the long range (2050) level of service standards on major existing or future roadways by determining the resultant level of service on each roadway impacted by a project travel demand as determined using the TPO, or other travel demand forecasting models;

c. Reviewing all projects proposed to widen existing or develop new major roadways. All capital projects shall be consistent with the Future Traffic Circulation Map; and

d. Achieving consistency of this comprehensive plan where appropriate with: the long-range transportation plans of all local governments adjacent to Holly Hill; the FDOT's

Transportation Plan and approved work program; and the TPO's transportation improvement plan.

Objective 1.9 - The City shall insure the availability of structure free right(s)-of-way for major and important minor roadways and for Votran transit corridors necessary or desirable to accommodate projected travel demand in 2050.

Policy 1.9.1 – The City shall adopt a major thoroughfare provision in the LDR which:

a. References the Future Traffic Circulation Map that will provide for adequate traffic circulation within the city;

b. Identifies the right-of-way widths for each roadway in a manner consistent with the Future Traffic Circulation Map and in a manner consistent with the inventory of right-of-way already provided by Ormond Beach, other local governments, or the State of Florida;

c. Establishes the Future Traffic Circulation Map as the official listing of right(s)-of-way to be reserved pursuant to Policy 1.9.2 below; and

d. Establishes procedures and guidelines for the appropriate amendment of the map.

Policy 1.9.2 - A right-of-way protection provision shall be adopted for the purpose of protecting right(s)-of way necessary to develop the roadway network shown on the Future Traffic Circulation Map. This right-of-way protection is required so as to insure compliance with long range level of service standards established by those policies within the comprehensive plan. Such ordinance shall prohibit the development of any structures, parking areas, or drainage facilities (except as allowable on an interim basis) within the corridors indicated on the Future Traffic Circulation Map or within any other surface transportation corridors (i.e. rail corridors) identified by FDOT. Other uses, consistent with this comprehensive plan, may be considered within the protective right-of- way. Nothing in the right-of-way protection ordinance shall preclude location of temporary uses within protected right(s)-of-way. Any right-of-way protected under the right- of-way protection ordinance may be dedicated to Holly Hill during the development of a project. Any such dedication shall not be subject to time limits on right(s)-of-way reservation as required by Chapter 336 F.S. As used in this policy, “corridors” means that area of protected right-of-way for any roadway, as generally configured and as located on the Future Traffic Circulation Map. Protected right(s)-of-way shall be defined as:

a. Required right-of-way on either side of the centerline of an existing roadway shown as having more lanes on the Future Traffic Circulation Map than the number of lanes currently existing.

b. Required right-of-way for roadway or other transportation corridors for which no centerline has been established. The location of the roadway right(s)-of-way shall be established during the review of proposed projects in proximity to future roadway corridors located on the Future Traffic Circulation Map. These newly established alignments selected during project review shall be continuous so as to provide for a continuous travel corridor of sufficient width to accommodate an appropriate cross section as required by city policy for facility types specified on the Future Traffic Circulation Map.

Policy 1.9.3 - The City shall ensure that protected right(s)-of-way are reserved at the time of project review for issuance of a level of service compliance decision. Failure to reserve

protected right(s)-of- way as a condition of level of service determination shall be considered a violation of the 2035 (long range) level of service standard for that roadway and shall, therefore, be prohibited. Such ordinance shall also contain mitigation measures designed in part to preclude the taking of private property unless fair compensation for any such taking is provided. These measures shall address properties which are located in a manner or exhibit characteristics that precludes the reasonable use of such property if the protected right-of-way is maintained free of drainage facilities, structures, or parking during the development of the property. Measures may include, but not be limited to:

1. The transfer of development right(s), which may be considered pursuant to future land use policy from the area within a protected right-of-way to an area outside of the protected right of way on the same project site.
2. The reduction of required building setbacks, required buffers, and other requirements otherwise contained in this comprehensive plan or contained in other local land development regulations, if such reduced requirements are considered on a case-by-case basis and are granted pursuant to a finding of overriding public interest by the local government.

Policy 1.9.4 - Adopt a right-of-way reservation ordinance that requires the dedication to Holly Hill as a condition of issuance of a level of service compliance finding. Upon adoption of an ordinance, or upon recording of any update to the Future Traffic Circulation Map, the reserved right(s)-of-way shall be prohibited from all development of drainage facilities, parking or structures, and dedication of the reserved right-of-way shall be required upon issuance of the development order for any property encompassing said right-of-way. Appropriate access through reserved right-of way as determined by Holly Hill, will be permitted. Any such reservation of right-of- way for a particular transportation corridor shall be effective for a period not to exceed five years from time of initial right-of-way reservation, unless extended in one-year increments not to exceed an additional five-year period.

Policy 1.9.5 - Pursue advanced acquisition of easements and rights-of-way to reduce project costs and adverse impacts from road projects.

Policy 1.9.6 - Prepare engineering plans for future transportation improvements in advance of funding commitments for construction in order to clarify and secure right-of-way requirements and to develop improved cost estimates.

Policy 1.9.7 - The impact of new and/or widened right(s)-of-way on existing residential use or residentially zoned property shall be minimized by the use of walls or combination of berm/landscape buffers, as appropriate to the particular site. Impacts to be considered shall include noise levels, safety, aesthetics, usefulness and property values. Walls and other buffers will be constructed by developers.

Policy 1.9.8 - No existing right(s)-of-way for major roads shall be abandoned, vacated or otherwise conveyed from public ownership unless a positive recommendation has been made by the Development Review Committee to the City Commission that the right-of-way will not be needed for the future expansion of the roadway.

Objective 1.10 - Protect existing roadway capacity through access management by ensuring on-site circulation for new development shall not interrupt traffic flow on public road facilities.

Policy 1.10.1 - All land use plan amendments, zonings, plats and site plans requiring City approval and access to Federal, State, County and City roads shall comply with the following access management strategies, if determined applicable to the location:

a. Traffic circulation and maneuvering shall be accomplished on-site;

b. Driveway entrances and exits shall be located as far as possible from street intersections;

c. Nonresidential lots having frontage on two or more public streets shall have access to the street(s) with the lowest functional classification;

d. Interior throughways within parking areas shall be separated from parking aisle areas;

e. Peripheral outparcels designed for freestanding uses shall be integral part of the total interior circulation system for a larger site;

f. Driveways should align with opposite driveways;

g. Joint curb cuts, cross-access easements, internal access for outparcels and other transportation system management strategies shall be employed to effectively reduce the number of curb cuts and median openings on all public road facilities;

h. Curb cuts for driveways shall be minimized, and the location and number of cuts should relate to lot size, turnover rate, relationship to adjoining streets and the type of clientele served. Access points shall be designed to prevent hazards to vehicular or non-vehicular traffic. Turnout lanes and traffic dividers shall be provided on abutting roadways and on-site where existing or anticipated heavy flows of traffic indicate the need;

i. Internal streets, roads, driveways and parking, loading and service areas shall be designed so as to provide safe and convenient vehicular access to all uses and facilities;

j. Development proposals exceeding the thresholds established in the 2016 Votran Transit Design Guidelines shall include transportation demand management strategies, such as: ride sharing, van pooling, carpooling, flextime and bicycle usage, as methods to alleviate the need for automobile trips;

k. Joint curb cuts with adjacent development parcels shall be provided where feasible;

l. Residential and non-residential developments shall provide internal as well as external connectivity in order to support public transportation facilities for bicyclists and pedestrians;

m. Minimum throat distances shall be established for driveway entrances based upon the floor area size of developments to ensure development related traffic does not disrupt through traffic on public roadways;

n. New residential developments that exceed 200 average daily trips should provide emergency access independent of the primary access to the development as determined acceptable by the DRC; and

o. Residential subdivisions shall have internal road, pedestrian, and bicycle connectivity between each other.

Objective 1.11 - Coordinate a multi-modal strategy with transportation planning and the land use element to provide alternative travel modes which are sufficient to accommodate

the uses depicted on the Future Land Use Map and adopted Community Redevelopment Area Plan.

Policy 1.11.1 - The City shall continue to support basic transit citywide for development consistent with the Future Land Use Map and located on non-congested roadways throughout the City.

Policy 1.11.2 - The multi-modal strategy shall be utilized when reviewing land use plan amendments, rezonings, plats, and site plans on congested or projected congested roadways.

Policy 1.11.3 - The multi-modal strategy shall initially coordinate transit with current or projected congested roadways by requiring development to construct or contribute money to fund operations or construct bus amenities in keeping with the Votran Transit Design Guidelines, as amended.

Policy 1.11.4 - Development or (re) development which occurs along congested roadways regardless of whether a land use plan amendment is required shall be required to enter into joint development agreements to develop transit facilities and services if requested by Votran.

Objective 1.12 ALTERNATIVE MODES OF TRANSPORTATION The City shall promote alternative modes of transportation through the construction of bike paths, pedestrian facilities and the use of transit.

Policy 1.12.1 - The City shall incorporate Votran as a reviewing entity for those developments which meet or exceed the recommended review thresholds contained in Votran's Transit Design Guidelines, as amended.

Policy 1.12.2 - The City shall continue to implement its adopted Sidewalk Master Plan as amended to add sidewalks based upon evaluation criteria that includes safety, school access, recreational access, and transit access and road classification.

Policy 1.12.3 - The City shall permit a payment in lieu of sidewalk construction for development if it is determined that the need for sidewalk is much greater in other areas of the city.

Policy 1.12.4 - The City shall implement the Bicycle and Pedestrian Safety Master Plan recommendations prepared by the TPO for all elementary schools within the City through its annual sidewalk program.

Policy 1.12.5 - The City shall educate the public as to the benefits of bicycling and walking and other non-motorized transportation options including those benefits related to improving air quality, reducing energy consumption, reducing congestion, stimulating the economy and promoting health and physical fitness.

Policy 1.12.6 - Increase the use of transportation alternatives to the automobile by providing increased opportunities for the use of transit, and encouraging carpools, vanpools, walking and bicycling, and by reducing the need for new or expanded automobile and automobile parking facilities.

Policy 1.12.7 - Encourage the use of alternative fuels for City vehicles, transit vehicles and as feasible, any other motor vehicles as a means of reducing greenhouse gas emissions and conserving energy.

GOAL 2. ALL DEVELOPMENT AND (RE) DEVELOPMENT SHALL BE REQUIRED TO MITIGATE IMPACTS OF DEVELOPMENT ON STATE, COUNTY AND CITY ROADS.

Objective 2.1 - All new developments that may be considered significant traffic generators shall provide a traffic impact assessment consistent with the requirements in the City's Land Development Regulations and if required, transportation improvements to mitigate their impacts on the City's transportation system.

Policy 2.1.1 - The City shall utilize the Volusia Flagler Transportation Planning Organization's Transportation Impact Analysis (TIA) Guidelines Methodology as the principal means for assessing site development impacts on state, county and city roads.

Policy 2.1.2 - New development shall construct that portion of any proposed road identified in the Long Range Traffic Circulation Map that abut or bisect their property and shall align new roads with existing and proposed facilities.

Policy 2.1.3 - Mitigation funded through monetary or Proportionate Fair Share contributions may include either singularly or in combination any of the following improvements: road improvements, transit facility improvements, transit operation contributions, bicycle trail construction, TDM strategies, or other appropriate measures which reduce vehicle miles traveled.

Purpose of the Housing Element

The housing element is a required chapter or section of the comprehensive plan that addresses the current and future housing needs of a community. It serves several core purposes:

- Providing a detailed assessment of existing housing conditions.
- Identifying projected housing needs for various income groups, household sizes, and special populations (such as seniors, people with disabilities, and the homeless).
- Setting forth goals, policies, and implementation strategies to ensure adequate, safe, and affordable housing is available to all residents.

This element is both descriptive and prescriptive. It describes the present state of housing in the community, anticipates future housing demands, and prescribes policy actions to meet those needs.

Purpose of the Housing Element

The housing element has several critical purposes within the comprehensive plan framework:

1. Assessing Existing and Future Housing Needs

2. Promoting Housing Affordability and Inclusion

3. Guiding Land Use and Zoning Decisions

4. Coordinating with Other Plan Elements

5. Addressing Special Housing Needs

The element sets forth policies and programs to address these special needs.

STATISTICAL INTRODUCTION

Housing Data Summary

An overview of conditions pertinent to the preparation of the housing Goal, Objectives and Policies statements are presented in the sections that follow.

The City of Holly Hill is primarily built out. Therefore, other than infill development, there is relatively little remaining land for additional residential growth and development. An analysis of vacant land within the City indicates a remaining residential development potential of 1,927 units, with an additional 70 units approved and under development. Based on ACS data estimates, the City currently has a total of 4,610 single-family detached units, and 2,137 multi-family units (2 or more), and approximately 561 mobile home units, for a total of 7,308 housing units.

Housing and Residential Development

The data reflects an increase of approximately 8.7% in Holly Hill's population since 2000. The City's relatively slow growth could be due to the fact that it is virtually built-out.

According to the ACS 5-Year Estimates Data Profiles for 2023, approximately 80 percent of Holly Hill's housing units were built more than 25 years ago. The City's housing stock was primarily constructed in the 1970s and 1980s during which time approximately 45% of the City's housing was constructed.

Age of Housing Units

Year Structure Built	
Total housing units	7,308
Built 2020 or later	13
Built 2010 to 2019	179
Built 2000 to 2009	723
Built 1990 to 1999	531
Built 1980 to 1989	1,638
Built 1970 to 1979	1,632
Built 1960 to 1969	818
Built 1950 to 1959	948
Built 1940 to 1949	651
Built 1939 or earlier	175

Source - U.S. Census Bureau, U.S. Department of Commerce. "Selected Housing Characteristics." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04, 2023.

Household Characteristics

Characteristics of housing within the City include tenure, rent, value, monthly cost and cost to income ratio. The most current estimates available for inventory and analysis of this type is the American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04, 2023.

Comparative Housing Tenure, Vacancy & Value Characteristics

Total Housing Units		7308
Tenure		
Occupied Housing Units		6122
Owner-occupied		3525
Renter-occupied		2597
Vacancy Status		1186
Value in ($)		
Less than 50,000		503
50,000 to 99,999		473
100,000 to 149,999		500
150,000 to 199,999		806
200,000 to 299,999		766
300,000 to 499,999		330
500,000 to 999,999		93
1,000,000 or more		54
Median		168,600

Source - U.S. Census Bureau, U.S. Department of Commerce. "Selected Housing Characteristics." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04, 2023.

Occupied Units Paying Rent in ($)		2480
0 to 500		75
500 to 999		384
1000 to 1499		1,278
1500 to 1999		192
2000 to 2499		398
2500 to 2999		98
3,000 or more		55
Median (dollars)		1,277
No cash rent		117

Source - U.S. Census Bureau, U.S. Department of Commerce. "Selected Housing Characteristics." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04, 2023.

Gross Rent as a Percentage of Income	
Occupied Units Paying Rent	2401
Less than 15.0 %	324
15.0 to 19.9 %	204
20.0 to 24.9 %	263
25.0 to 29.9 %	220
30.0 to 34.9 %	88
35 % or more	1,302

Source - U.S. Census Bureau, U.S. Department of Commerce. "Selected Housing Characteristics." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04, 2023.

Household Characteristics Projections

An analysis of vacant residential land (see table below) indicates that the remaining residential build-out potential of the City is approximately 1,927 units. This represents one residential housing unit for every 2.2 people for the balance of the build-out population. The current population of 13,172 requires at least 5,987 housing units. Since it is estimated that there are currently 7,308 housing units, it can be concluded that there is sufficient housing for the current population of Holly Hill. The population is expected to grow very little by 2035 and 2050. The population is projected to reach 13,619 in 2035, peak at 13,637 in 2045, and decline to 13,549 in 2050. This represents an increase of 447 people from 2025 to 2035 and 18 people from 2035 to 2045 and a loss of 88 people by 2050. Given that there is currently enough land to support units for a growth in population of 4,238 people, it can be concluded that the City is able to provide for the housing needs of its population through the 2050 planning period.

Vacant Residential Land Use Potential Yield

Future Land Use	**Max Density**	**Acres**	**Gross Density (Dwelling Units)**	**Gross Population**
Low Density Residential	6	23.88	143	315
Low/Med Density Residential	10	48.78	487	1,071
Med. Density Residential	19	20.22	384	844
Residential Based Mixed Use	35	5.22	182	400
Mixed Use II	35	20.91	731	1,608
	Total:	**119.01**	**1,927**	**4,238**

AVAILABILITY OF SERVICES

The infrastructure services are currently in place to serve projected growth in all areas of the City. Infrastructure such as wellfields; water treatment facilities and distribution mains; wastewater collection and transmission mains; treatment and disposal facilities; primary roads; and solid waste management systems are in place and have capacities to accommodate the residential build-out of Holly Hill.

CHAPTER 3

HOUSING ELEMENT

GOALS, OBJECTIVES AND POLICIES - HOUSING ELEMENT

GOAL **1** - ENSURE THE AVAILABILITY OF SAFE AND ADEQUATE HOUSING UNITS OF DIFFERENT TYPES, SIZES, AND PRICE RANGES TO MEET THE NEEDS OF ALL CURRENT AND FUTURE RESIDENTS.

Objective 1.1. - The City shall continue to facilitate the private production of a housing supply, including adequate sites for mobile homes or manufactured housing and low- and moderate-income housing, which will meet future community needs and offset housing deficiencies as noted in this Element

Policy 1.1.1 - The City shall maintain sufficient residentially zoned land to accommodate projected housing development with a reasonable degree of flexibility and choice in location, density, housing type and cost.

Policy 1.1.2 - The City shall ensure that adequate public facilities and services will be provided to areas requiring such for development of needed housing units.

Policy 1.1.3 - The City shall work with the private and non-profit sectors as well as with other public entities to improve coordination among participants involved in housing.

Policy 1.1.4 - Land use plan amendments which increase density shall occur in areas with few environmental constraints and where adequate public infrastructure and services exist.

Policy 1.1.5 - The City shall support Volusia County's housing programs that conserve or increase the supply of standard housing affordable to low- and moderate-income households.

Policy 1.1.6 – The City shall seek to identify historically significant housing and other housing for purposes of conservation, replacement, rehabilitation and adaptive reuse.

Objective 1.2 – Rehabilitation and elimination **of Substandard Housing: All housing in the city which is found to be substandard but economically feasible to repair should be rehabilitated to increase the availability of standard housing and ensure that all housing in the city provides safe and adequate shelter to its occupants.** However, the City shall make all effort to eliminate housing that is determined to be not economically feasible to repair.

Policy 1.2.1 – Through its code enforcement and building inspection process, the City shall regularly identify substandard housing along with housing that may be in need of structural and aesthetic improvements.

Policy 1.2.2 –The City shall prioritize City-wide housing rehabilitation as funds are made available through appropriate funding sources. The City shall actively support the provision of housing services by Volusia County Community Services, Halifax Habitat for Humanity and other non-profit housing organizations in the Holly Hill area.

Policy 1.2.3 - Rehabilitation of housing units will be in conjunction with other neighborhood revitalization activities and facility improvements, as appropriate, to improve the overall quality of the housing and neighborhood environments.

Policy 1.2.4 - Neighborhood restoration efforts shall seek to maintain neighborhood identity in conjunction with strict and sensitive code enforcement and integrity.

Policy 1.2.5 – Where possible, the City shall utilize State and Federal financial resources to provide financial assistance to allow persons of limited income to repair their properties.

Policy 1.2.6 - In addition to correcting code violations, rehabilitation efforts may include incipient violations as determined by the Chief Building Official. These are defined as any conditions not in violation of the housing code which can be reasonably expected to become a violation within the near future, unless corrective actions are taken. Other improvements, as determined by the Chief Building Official, may also be eligible for assistance provided they are incidental to real or incipient code violations.

Objective 1.3 - The City shall continue to review and revise the adopted land development regulations eliminating all unnecessary requirements and procedural delays which add to the cost of residential land subdivision and housing construction.

Policy 1.3.1 - The City shall continue to encourage the use of innovative land development techniques including planned-unit-development and cluster development which could reduce land development and housing construction costs while maintaining and improving the quality of housing and neighborhoods.

Policy 1.3.2 - The City shall continue to encourage the use of innovative construction techniques and materials, including modular construction, which could possibly reduce the cost of housing while maintaining and improving the quality.

Policy 1.3.3 - The City shall continue to review and revise land development regulations to streamlined review procedure which eliminates unnecessary plan costs and approval delays.

Policy 1.3.4 - The City shall re-evaluate minimum floor area requirements for housing, and if appropriate, reduce excessive requirements.

Objective 1.4 – The City shall continue to enforce the adopted "fair housing" ordinance in accordance with Title VIII of the Civil Rights Act of 1968 and the Florida Fair Housing Act, Chapter 760, Florida Statutes.

Policy 1.4.1 - Every current and future resident of the City will be assured of equal housing opportunities.

Objective 1.5 - The City shall continue to permit in residential areas ~~for~~ group homes and foster care facilities licensed or funded by the Department of Children and Family Services.

Policy 1.5.1 - The City shall encourage the integration of special residential uses, licensed group homes, and foster care facilities into all residential areas, except those areas considered flood prone, where adequate supporting infrastructure and nearby medical and public facilities are available.

Policy 1.5.2 - The City shall maintain provisions in the Land Development Regulations to allow smaller group homes (up to six residents) be permitted by right in all residential districts. Larger group homes shall be permitted as a Special Exception use in all single-family residential districts and by right in all multifamily districts.

Objective 1.6 - The City shall establish partnerships with private and public non-profit groups, private developers, and other affordable housing providers.

Policy 1.6.1 - The City shall utilize, to the maximum extent possible, non-profit community-based organizations to assist in the acquisition, rehabilitation, and construction of affordable housing.

Policy 1.6.2 - The City shall support multi-jurisdictional approaches to affordable housing issues in Volusia County.

Objective 1.7 - The City shall ensure, on a continual basis, that a variety of housing, including mobile homes or manufactured housing, and affordable housing is developed in the community to provide for the varied lifestyles of its existing and future residents.

Policy 1.7.1 - The City shall ensure, through the Land Development Regulations, the availability of safe and adequate housing units of different types, sizes and price ranges to meet the needs of all current and future residents.

Policy 1.7.2 - The City shall pursue affordable housing techniques designed to reduce the cost burden to low- and moderate-income households thus making affordable housing already available in the marketplace more accessible.

Policy 1.7.3 - Mix use buildings incorporating residential and commercial development in the Community Redevelopment Area shall have priority over single use buildings when applying for financial assistance from the City through the Tax Increment Financing District.

Policy 1.7.4 - The City housing policy shall promote universal accessibility as a design option for housing of the elderly and various income level families.

Policy 1.7.5 - Through the development review process and the administration of regulatory controls, the City will consider opportunities for the private sector to develop innovative housing prototypes and creative residential land use arrangements to foster varied housing opportunities by types and cost.

Policy 1.7.6 - Mobile Homes shall be allowed in the R-9 mobile home zoning districts. This district will allow for a self-contained planned community under single ownership and featuring extensive on-site recreation facilities, landscaping and innovative design.

Objective 1.8 - Encourage resource efficient green building, and sustainable development practices to enhance energy efficiency of housing in Holly Hill.

Policy 1.8.1 - Encourage installation of renewable energy systems by homeowners.

Policy 1.8.2. - Encourage the incorporation of green building practices into development projects.

Policy 1.8.3 - Provide educational materials regarding energy efficiency, sustainable design, and climate change, that encourage residents and business owners to invest in energy-efficiency improvements through community outreach efforts through the City's website.

Policy 1.8.4 - The City shall promote energy conservation techniques that incorporate Federal Energy Star Standards, as consistent with the requirements of the Florida Building Code.

Policy 1.8.5 - Encourage building orientation that maximizes energy efficiency and fosters the use of alternative energy sources where appropriate, such as solar or wind energy systems, to reduce the demand for electricity and reduce greenhouse gas emissions.

Policy 1.8.6 - Encourage appropriate orientation of trees and shrubs on a development site to reduce cooling loads by taking advantage of evapo-transpiration and shade.

Policy 1.8.7 - Promote building design appropriate for local climate conditions.

Policy 1.8.8 - The City shall encourage the construction of energy efficient housing by exploring innovative regulations through nationally recognized green building standards, that promote energy conserving and environmentally sensitive technologies.

Objective 1.9 - The City shall ensure that equal housing opportunities are realized by all residents regardless race, color, religion, ancestry, sex, familial status, national origin, handicap, or place of birth.

Policy 1.9.1 - City shall continue to enforce its Fair Housing Ordinance continually monitoring housing practices for possible housing discrimination.

Policy 1.9.2 - The City shall ensure housing opportunities for all current and future residents, with an emphasis on the needs of the financially, socially, and/or physically disadvantaged, and those displaced due to City actions.

Policy 1.9.3 - The City may maintain a program of annual inspections of rental housing, including single-family housing, as identified through the Rental Housing Business Tax Receipt Program.

Purpose of the Utilities Element

The Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Recharge Element—often referred to collectively as the "Infrastructure Element"—plays a central role in safeguarding public health, promoting sustainability, managing growth, and protecting the environment. This document explores the specific purposes of these components and the rationale behind their inclusion in comprehensive planning.

The Sanitary Sewer Element

Sanitary sewer systems are essential for collecting, conveying, and treating wastewater generated by homes, businesses, and industries. The purpose of the Sanitary Sewer Element in the comprehensive plan includes:

- Public Health Protection: Proper management of sewage is crucial to prevent the spread of disease and contamination of water resources. The element ensures that infrastructure meets current and future population needs, reducing risks of untreated wastewater discharge.
- Regulatory Compliance: Communities must comply with federal and state regulations, such as the Clean Water Act. This element ensures planning aligns with regulatory standards and adapts to evolving legal requirements.
- Support for Growth: By assessing current system capacity and projecting future needs, the element informs development patterns and prevents overloading existing infrastructure. This is essential for accommodating residential, commercial, and industrial development.
- Environmental Stewardship: Advanced treatment and responsible disposal of wastewater safeguard surface and groundwater quality, protecting ecosystems and recreational water bodies.

The Solid Waste Element

Solid waste management addresses the collection, transport, processing, recycling, and disposal of household, commercial, and industrial waste. The Solid Waste Element's purposes include:

- Health and Safety: Proper solid waste management limits public exposure to hazardous materials and reduces vectors like rodents and insects that can transmit disease.
- Resource Conservation: The element encourages waste reduction, recycling, and composting, conserving resources and extending landfill life.
- Infrastructure Planning: It ensures adequate facilities and services are in place to handle waste generated by the community, both now and as the population grows.
- Regulatory Compliance: Aligns community practices with local, state, and federal regulations regarding waste management and landfill operations.

- Environmental Protection: Reduces illegal dumping, leachate contamination, and greenhouse gas emissions from waste decomposition, contributing to broader sustainability goals.

The Drainage Element

The Drainage Element addresses natural and manmade systems that manage stormwater runoff, aiming to prevent flooding, erosion, and water quality degradation. Its purposes include:

- Flood Risk Reduction: Planning for adequate drainage infrastructure helps protect life and property by minimizing the impact of severe rainfall events.
- Water Quality Protection: Effective stormwater management limits pollutants entering rivers, lakes, and groundwater, supporting aquatic ecosystems and safe recreation.
- Infrastructure Longevity: Well-designed drainage systems extend the lifespan of roads, buildings, and utilities by preventing water-related damage.
- Regulatory Adherence: The element ensures compliance with federal stormwater management requirements, such as those under the National Pollutant Discharge Elimination System (NPDES).
- Support for Growth and Development: Integrating drainage planning with land use decisions supports orderly development and reduces costly retrofits.

The Potable Water Element

The Potable Water Element in the comprehensive plan serves several purposes:

- Health and Well-being: Ensures the community has access to water that meets or exceeds safety and quality standards, protecting public health.
- Supply and Demand Management: Projects future water needs based on anticipated growth and development, ensuring sufficient supply and encouraging water conservation.
- Infrastructure Investment: Guides maintenance, upgrades, and expansion of water systems to avoid service disruptions and accommodate new development.
- Emergency Preparedness: Plans for redundancy and resilience in the water supply, critical for disasters like droughts, contamination incidents, or infrastructure failure.
- Sustainability: Promotes water-efficient technologies and practices to ensure long-term availability of this vital resource.

The Natural Groundwater Recharge Element

Groundwater recharge occurs as water moves from the surface into aquifers that supply wells and springs. The Natural Groundwater Recharge Element protects and enhances these processes:

- Resource Sustainability: Ensures future water supply by maintaining healthy aquifers, vital for both drinking water and ecological systems.

- Land Use Planning: Identifies recharge areas and implements protective measures, such as limiting development or requiring low-impact design in sensitive zones.
- Pollution Prevention: Safeguards groundwater from contaminants that could enter through recharge areas, protecting public and environmental health.
- Mitigation of Drought Effects: Enhances community resilience to droughts by supporting natural replenishment of water resources.
- Integrated Water Management: Coordinates groundwater recharge with surface water management, stormwater systems, and land development.

CHAPTER 4

UTILITIES ELEMENT:

SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER, AND GROUNDWATER AQUIFER PROTECTION SUB-ELEMENTS

SANITARY SEWER SUB-ELEMENT

GOALS, OBJECTIVES AND POLICIES - SANITARY SEWER SUB-ELEMENT

GOAL 1 - THE CITY SHALL PROVIDE FOR THE COLLECTION, TREATMENT AND DISPOSAL OF ALL WASTEWATER GENERATED IN THE CITY IN THE MOST ECONOMICAL, ENVIRONMENTALLY SOUND AND COST EFFICIENT MANNER POSSIBLE AND FACILITIES WITH SUFFICIENT CAPACITY THROUGHOUT THE DEFINED SERVICE AREAS DURING THE PLANNING PERIOD AND THAT MEET OR EXCEED THE CALCULATED LEVEL OF SERVICE STANDARDS ESTABLISHED. SUCH FACILITIES SHALL MEET OR EXCEED STATE AND FEDERAL REQUIREMENTS, INCLUDING WATER QUALITY BASED EFFLUENT LIMITATIONS ESTABLISHED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION. THE CITY SHALL ALSO APPROPRIATELY REGULATE THE USE OF INDIVIDUAL ON-SITE WASTEWATER TREATMENT SYSTEM AND PACKAGE TREATMENT SYSTEMS.

Objective 1.1 - Maintain a sanitary sewer system level of service standard adopted in the Capital Improvements Element

Policy 1.1.1 - The City will continue to implement concurrency procedures for monitoring available sanitary sewer system capacity to determine if adequate capacity remains for proposed development.

Policy 1.1.2 - No development approval shall be granted by the City for any proposed development if the demand for sewer system capacity would exceed currently available capacity.

Policy 1.1.3 - The City shall issue Concurrency Certificates concurrent with issuance of a Development Order signifying that facilities and services are available for which if no building permit is applied for and received within a specified time period as provided for in the LDR that such reservation of capacity shall expire.

Objective 1.2 - The use of package sewage treatment plants, septic tanks, and other on-site wastewater treatment systems shall not be permitted except as follows:

Existing septic tanks may remain in service as long as they function in accordance with applicable standards and requirements. If any septic tank should fail to function and central sewer service is at that time reasonably available, connection to the central system shall be required.

Policy 1.2.1 - The City shall require all new developments to connect to the sewage collection system.

Policy 1.2.2 - Property owners shall be principally responsible for paying the capital costs related to connecting to the City's central sewer system when individual lot septic tank failures are sufficient in numbers to cause health and water quality concerns.

Objective 1.3 - The City shall continue maintenance and restoration of the sewage collection system to reduce the amount of inflow and infiltration.

Policy 1.3.1 - The City shall continue to allocate the amount of funds necessary in the Capital Improvement Plan to correct major inflow/infiltration problems.

Policy 1.3.2 - Proposed sanitary sewer system projects for replacement, correction of deficiencies, and provision of facilities for future needs shall be prioritized in accordance with the following guidelines:

- Level 1 - (highest priority) - whether the project is needed to protect public health and safety, to fulfill the City's legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities.
- Level 2 - whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement costs, provides service to developed areas lacking full service or promotes in-fill development.
- Level 3 (lowest priority) - whether the project represents a logical extension of facilities and services within a designated service area.

Policy 1.3.3 - Owners, operators and managers should undertake efforts to obtain optimum operating levels and facility longevity so as to maximize the use, effectiveness and efficiency of existing facilities.

Objective 1.4 - The City shall continue to operate a wastewater treatment plant reuse distribution system that provides an orderly and cost-effective method of distributing reuse irrigation water to the reuse target areas and for residential irrigation.

Policy 1.4.1 - The quality of the reuse water shall meet or exceed the standards established by the Florida Department of Environmental Protection *(FDEP)* before leaving the wastewater treatment plant or entering storage.

Policy 1.4.2 – Monitoring equipment and appropriately trained personnel shall be provided at the wastewater plant to ensure the continuous quality of the effluent.

Policy 1.4.3 – The City's Public Works Department shall each year, as the effluent reuse system expands, publicly educate its customers on the benefits of participating in the re-use system

Policy 1.4.4 – New residential developments, in the vicinity of reclaimed water transmission mains, shall install "dry lines" for reclaimed water service. Subdivisions with greater than 100 homes shall provide on-site storage and pumping for peak flow attenuation. Developers have the option of contributing to a reclaimed water construction fund if the development is not in an area scheduled to receive reclaimed water service.

Policy 1.4.5 – The City shall implement water conservation and reuse practices as well as demand reduction strategies that are conditions of the City's current Consumptive Use Permit (CUP).

Policy 1.4.6 – The City will implement the economically viable alternative water supply projects scheduled for completion as identified by the Water Supply Plan.

Policy 1.4.7 – The City shall update its sewer permits and Utility Rate Sufficiency Plan at a minimum of every five years to determine capital needs to maintain the established level of service.

Objective 1.5 - The City shall ensure that sanitary sewer and effluent reuse facilities are available to meet Level-of-Service Standards.

Policy 1.5.1 - The Capital Improvements Planning process and Capital Improvements Element shall be utilized to plan, design, and construct cost feasible capital projects in order to maintain LOS standards.

Policy 1.5.2 - Projects needed to correct existing deficiencies shall be given priority in the formulation and implementation of the annual work programs of the City Department responsible for the project.

Policy 1.5.3 - No permits shall be issued for new development which would result in an increase in demand on deficient facilities prior to completion of improvements needed to bring the facility up to standard.

Policy 1.5.4 - The City will maintain a five-year schedule of capital improvement needs for sanitary sewer and effluent reuse facilities, to be updated annually in conformance with the review process for the Capital Improvement Element of this plan. All Capital Improvement projects in the annual budget shall be consistent with the Comprehensive Plan.

POTABLE WATER SUB-ELEMENT

GOALS, OBJECTIVES AND POLICIES – POTABLE WATER SUB-ELEMENT

GOAL 1 – THE CITY SHALL SUPPLY FACILITIES WITH SUFFICIENT CAPACITY FOR RAW WATER SUPPLY, TREATMENT AND TRANSMISSION OF POTABLE WATER TO MEET CONSUMPTION DEMANDS THROUGHOUT THE DEFINED SERVICE AREAS DURING THE PLANNING PERIOD AND THAT MEET OR EXCEED THE CALCULATED LEVEL OF SERVICE STANDARDS ESTABLISHED FOR THE POTABLE WATER SYSTEM. SUCH FACILITIES SHALL MEET OR EXCEED STATE AND FEDERAL REQUIREMENTS FOR POTABLE WATER QUALITY. THE CITY SHALL ALSO APPROPRIATELY REGULATE THE USE OF INDIVIDUAL WELL AND POTABLE WATER PACKAGE TREATMENT SYSTEMS.

Objective 1.1 - Maintain a potable water system level of service standard adopted in the Capital Improvements Element

Policy 1.1.1 – The City shall not issue development approvals for any development if the demand generated by resulting development will exceed the capacity of existing potable water facilities.

Policy 1.1.2 - The City shall issue Concurrency Certificates concurrent with issuance of a Development Order signifying that facilities and services are available under the City's District issued C.U.P. for which if no building permit is applied for and received within a specified time period as provided for in the LDR that such reservation of capacity shall expire

Policy 1.1.3 - The availability of adequate water supply under the City's District issued C.U.P. shall be verified by the City prior to development permits being issued

Policy 1.1.4 – The City shall maintain a combined and connected series of finished water interconnects with adjoining utilities' water systems.

Policy 1.1.5 – Water reuse or water reclamation programs shall be used to reduce groundwater and surface water withdrawals for water in new developments and the use of stormwater as a reclaimed water augmentation source, where feasible.

Policy 1.1.6 – The City shall encourage the implementation of a combined effluent reuse system with adjacent utility providers, including Ormond Beach, Daytona Beach and Volusia County.

Policy 1.1.7 – The City shall update its water permits and rate structure every five years to determine capital needs to maintain the established level of service.

Policy 1.1.8 - Existing development with private water supplies not having adequate flow, pressure or poor water quality for firefighting will be required to connect to the City water system upon notice of availability. Impact fees and meter installation charges will be borne by the property owner.

Policy 1.1.9 - Property owners shall be responsible for full capital costs incurred by the City providing water mains and fire hydrants to areas where developments, due to poor water quality or well failure, have inadequate flow or pressure

Objective 1.2 - The City shall ensure that potable water facilities are available to meet Level-of-Service standards.

Policy 1.2.1 - The Capital Improvements Planning process and Capital Improvements Element shall be utilized to plan, design, and construct cost feasible capital projects in order to maintain LOS standards.

Policy 1.2.2 - Projected demands through the year 2050 shall be met by undertaking those projects as identified in the Capital Improvements Element.

Policy 1.2.3 - Projects needed to correct existing deficiencies shall be given priority in the formulation and implementation of the annual work programs of the City Department responsible for the project.

Policy 1.2.4 - No permits shall be issued for new development which would result in an increase in demand on deficient facilities prior to completion of improvements needed to bring the facility up to standard.

Policy 1.2.5 - The City will maintain a five-year schedule of capital improvement needs for potable water facilities, to be updated annually in conformance with the review process for the Capital Improvement Element of this plan. All Capital Improvement projects in the annual budget shall be consistent with the Comprehensive Plan.

Policy 1.2.6 - All wellfields shall be developed and protected in accordance with the provisions for Public Water Supply Wellfield Protection in the Land Development Regulations.

Policy 1.2.7 - The City shall continue to implement and develop wellfield expansion programs in accordance with guidelines established in the Utility Master Plan.

SOLID WASTE SUB-ELEMENT

GOALS, OBJECTIVES AND POLICIES – SOLID WASTE SUB-ELEMENT

GOAL 1 - PROVIDE FOR THE COLLECTION AND DISPOSAL OF ALL HOUSEHOLD, COMMERCIAL, INDUSTRIAL, CONSTRUCTION AND OTHER SOLID WASTES GENERATED WITHIN THE CITY IN A MANNER THAT IS COST EFFICIENT, SANITARY, ENVIRONMENTALLY SOUND, AND CONVENIENT.

Objective 1.1 – In cooperation with the Volusia County Department of Environmental Management and the Florida Department of Environmental Protection, continue procedures, policies and guidelines for monitoring and regulating the handling of hazardous wastes in the City.

Policy 1.1.1 - The City shall monitor activities in the City that are known to use hazardous materials in order to insure compliance with applicable handling and disposal rules and guidelines.

Objective 1.2 – The City shall continue to maintain and enforce the comprehensive solid waste reduction program which addresses in particular:

- a practical means to work with the County's waste programs to achieve the Statewide weight-based recycling goal of 75%.
- specific methods for separation of white goods, yard trash, construction/demolition debris, and tires from the solid waste stream for disposal at alternate sites or for recycling.
- a strategy for educating the public to avoid products which: are not recyclable; cannot be converted; or cannot be used as a resource or derived fuel.

Policy 1.2.1 - The City shall continue to coordinate and cooperate with Volusia County in the waste reduction/recycling program that best serves the interests of the citizens of Holly Hill where economically feasible

Objective 1.3 - The City shall continue to maintain and enforce the concurrency management system that will ensure needed solid waste facility capacity will be available to serve development.

Policy 1.3.1 - Maintain a level of service standard of 6.0 pounds per capita per day for the City's solid waste collection and transport service.

Policy 1.3.2 - In order to maintain consistency with Volusia County, the level of service standard for solid waste disposal capacity at 8.6 pounds per capita per day.

Policy 1.3.3 - The City's concurrency management system shall provide procedures and methodologies to ensure that the measurement of available capacity at the County's disposal facilities or alternate materials recycling facilities are ~~is~~ accurate and consistent with the County's measurement of available capacity.

STORMWATER DRAINAGE SUB-ELEMENT

GOALS, OBJECTIVES AND POLICIES – DRAINAGE SUB-ELEMENT

GOAL 1 – THE CITY SHALL CONTINUE TO IMPLEMENT A DRAINAGE AND STORMWATER MANAGEMENT POLICY THAT INCORPORATES THE NEED FOR AN EFFECTIVE DRAINAGE AND STORMWATER MANAGEMENT SYSTEM TO PREVENT RISK TO THE HEALTH AND SAFETY OF THE RESIDENTS AND DESTRUCTION OF PROPERTY FROM STORMWATER FLOODING AND TO PREVENT DEGRADATION OF SURFACE WATER AND GROUNDWATER QUALITY.

Objective 1.1 - Adequate stormwater management facility capacity shall be provided for all future developments through the capital improvements planning process.

Policy 1.1.1 - The following level of service standards shall be maintained as the basis for determining the availability of adequate facility capacity to serve any proposed development or redevelopment:

- For any new development, the 25-year frequency, 24-hour duration storm event shall not allow the post condition hydrograph to exceed the pre-condition hydrograph; and
- the first one-inch of rainfall on the site for each storm event shall be retained on site; and
- the peak discharge from the developed or redeveloped site resulting from a one-hundred-year frequency, 24-hour duration storm shall not exceed the peak discharge resulting from pre-existing conditions on the site.
- prior to discharge into natural or artificial surface waters, drainage from a site shall be "treated" to reduce the amount of pollutants to a level compatible with the current requirements of the St. John River Water Management District (SJRWMD).

Policy 1.1.2 - Maintain and review the adopted procedures and guidelines to ensure that these levels of service standards shall be applied consistently and equitably. The Capital Improvements Plan shall be utilized as the principal mechanism in scheduling improvements identified in the Stormwater Master Plan while the Stormwater Utility Fee shall be chief funding source for stormwater implementation.

Policy 1.1.3 - Construction of new drainage facilities and correction or replacement of existing facilities shall be prioritized on the basis of the following guidelines:

- Level 1 - (highest priority) - whether the project is needed to protect public health and safety, to fulfill the City's legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities.
- Level 2 - whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement costs, provides service to developed areas lacking full service or promotes in-fill development.
- Level 3 (lowest priority) - whether the project represents a logical extension of facilities and services within a designated service area.

Objective 1.2 - Development activities shall be conducted to ensure the public safety and, at the same time, protect and enhance the surface water quality of the surface waters, the functioning values of wetlands, and other natural design features, and the aquifer recharge.

Policy 1.2.1 - New stormwater management systems shall be built consistent with best available technologies in the field of stormwater design and treatment.

Policy 1.2.2 - The City shall continue to perform field inspections of non-residential and residential development to ensure the stormwater system designs are built and function according to approved stormwater management plans.

Policy 1.2.3 - The utilization of Best Management Practices (BMPS') shall be required during road construction, urban development, and agricultural activities to protect natural water bodies and wetlands from pollutants and siltation.

Policy 1.2.4 - Sufficient water shall be retained on-site to support natural groundwater and surface water levels throughout the year, to allow aquifer recharge and avoid over draining natural watersheds

Policy 1.2.5 - Drainage and stormwater management systems shall use natural systems to the greatest extent possible, and land development modifications shall resemble natural features to the greatest extent practicable.

Policy 1.2.6 - The following criteria shall apply when considering applications for development activities that utilize wetlands as part of the stormwater management system:

a. Stormwater outfalls from a development may be directed to the wetland only when free of debris and free of chemical pollutants and silt that will adversely impact wetlands, and only at rates that do not disturb vegetation or increase turbidity. Sheet flow and other overland drainage of runoff shall be controlled.

b. The proposed action shall not cause stormwater runoff on the wetland to take place at a rate that would exceed the natural rate.

c. The allowed total increased runoff, in combination with the total fill allowed, shall not cause total natural flood-storage capacity of the wetland to fall below, or fall below further, the projected volume of runoff on the whole developed wetland watershed generated by a 100-year frequency, 24-hour duration rainfall event.

Policy 1.2.7 - Owner/operators of stormwater management systems shall be effectively required to maintain their systems according to the requirements of their Development Orders and Building Permits.

Policy 1.2.8 - Open spaces shall be designed for multiple purposes and arranged to connect isolated wetlands so as to provide wildlife corridors and stormwater management conveyance.

Policy 1.2.9 - Existing natural drainage systems shall be incorporated into the development's stormwater management system consistent with the performance standards for protection of wetlands.

Policy 1.2.10 - Stormwater management systems shall be designed to ensure that post-development runoff does not exceed pre-development levels, in terms of the volume, rate, timing and pollutant load of runoff.

Policy 1.2.11 - Stormwater runoff shall be detained for a sufficient amount of time, as needed, to provide for the settling and filtration of pollutants to the maximum extent possible before discharging into a surface waterbody or recharging into the groundwater as required by State regulations.

Policy 1.2.12 - Discharge from drainage or mosquito control ditches directly to surface water bodies or open water streams shall be discouraged and minimized. Discharge into existing compatible wetlands or constructed retention basins that have been seeded and/or vegetated with wetland plant species shall be encouraged.

Policy 1.2.13 - Drainage or mosquito control ditches shall be constructed as ditches to meet requirements, with gently sloping sides not to exceed a 4:1 slope. The City will encourage the minimization of ditch construction, use of alternate methods of insect control, or restoration of areas currently drained by historical ditches.

Policy 1.2.14 - If an outfall from a dredged or excavated area is necessary to remove excess stormwater, then the outfall shall either be routed through a compatible wetland or a shallow retention basin constructed and seeded or vegetated with wetland plant species to act as a filter for runoff.

Policy 1.2.15 - Roads shall be placed to minimize the need for cut and fill, and all cut and fill banks shall be stabilized with minimum maintenance materials to prevent continuing erosion problems.

Policy 1.2.16 - Retention and detention facilities shall be constructed consistent with design and performance criteria which include: restricting public access; sloping and stabilization of banks; oil or grease contamination; use of wetlands for stormwater management and treatment shall be compatible with the ecological characteristics of such wetlands and shall not degrade the wetland by disrupting the normal range of water level fluctuations necessary for sustaining the natural hydro period of the wetland; and provisions, where appropriate, to utilize stormwater management systems for reclaimed water storage and/or augmentation.

Policy 1.2.17 - No development will be allowed that poses a threat of releasing harmful quantities of pollutants to surface waters during flooding.

Policy 1.2.18 - The LOS standards in accordance with the Capital Improvements Element, shall apply in the review of development activity

Policy 1.2.19 - Prior to construction, the City must receive and approve the applicant's proposal of the entity to be responsible for operation and maintenance of the permitted stormwater management system with the designation of the proposed entity. The City shall receive and approve a document enumerating enforceable affirmative obligations of the entity such as a homeowner's association, to properly operate and maintain the stormwater management system for its expected life. The documents may consist of a showing of compliance with the City's acceptance of portions of the system for maintenance; articles of incorporation for condominium or homeowner's association; or plat or deed restrictions apportioning maintenance responsibility.

Policy 1.2.20 - All detention system surface areas shall consist of a littoral zone that is available for biological assimilation of pollutants. The extent of littoral zone requirements will be based on the ratio of vegetated littoral zone to the surface area of the pond at the controlled elevation. The width shall ensure adequate filtration of surface water runoff, provide for control of erosion and sedimentation, and offer wildlife habitat areas.

Policy 1.2.21 - Dry retention areas shall have at least one foot of freeboard above the 25-year designated high water table.

Objective 1.3 - The City shall continue to review and revise accordingly its land use and development regulations to provide the specific and detailed provisions necessary to protect the functions of natural drainage features.

Policy 1.3.1 - Development shall be prohibited where it is determined that such development will reduce natural flood storage capacity, increase the extent or severity of flooding, contribute to water quality degradation, or cause other adverse drainage conditions

Policy 1.3.2 – Include provisions where applicable, to utilize stormwater management systems for reclaimed water storage and/or augmentation.

Objective 1.4 - The City shall continue to administer, in a cost-effective and environmentally safe manner, drainage and stormwater management facilities and services consistent with the Land Development Regulations (LDR) as supported by the stormwater utility fee, user fees and impact fees. Existing deficiencies shall be corrected and the extension or increase in the capacity of the City drainage and stormwater management system shall be coordinated to meet existing and future needs as determined by the Stormwater Master Plan, to maximize the use of existing facilities, and to discourage urban sprawl.

Policy 1.4.1 – Priority for capital improvements shall be given to the correction of existing deficiencies as determined by the adopted Stormwater Master Plan.

Policy 1.4.2 – The City shall coordinate the extension of, or increase in, the capacity of drainage and stormwater management facilities with the needs of the public by ensuring that no development is approved unless the facilities are in place or scheduled to be in place concurrent with development and consistent with the adopted level-of-service standards.

NATURAL GROUNDWATER AQUIFER RECHARGE SUB-ELEMENT

GOALS, OBJECTIVES AND POLICIES – GROUNDWATER RECHARGE SUB-ELEMENT

GOAL 1 – TO PROTECT THE FUNCTIONS OF DESIGNATED NATURAL GROUNDWATER AQUIFER RECHARGE AREAS AS PROVIDED BY THE LAND DEVELOPMENT REGULATIONS.

Objective 1.1 - Maintain the natural characteristics and function of the Floridan and surficial (shallow groundwater) aquifers, including its potentiometric surface level and quality.

Policy 1.1.1 - The City shall regulate land use and development to protect functions of the designated recharge areas. Water supply, production facilities and C.U.P. capacity shall be available for new site plan and/or subdivision developments, prior to issuance of development orders.

Policy 1.1.2 - Prime groundwater recharge areas (defined pursuant to 373.095(3) and 373.0937, F.S.) and other recharge areas which have been identified by the ECFRPC or subsequently by the City as necessary to maintain the quality and quantity of water in aquifers from which potable water supplies are drawn, shall be protected. Activities within recharge areas shall not reduce the volume of recharge (i.e., increase the total volume of post-development runoff), or reduce the quality of groundwater below State standards (Chapter 62, F.A.C., where applicable).

Policy 1.1.3 - No commercial or industrial mining shall be allowed in prime groundwater recharge areas identified by the SJRWMD pursuant to 373.095(3), F.S. or in the watersheds of surface waters used as potable water supplies in order to prevent potentially adverse effects on water quality.

Policy 1.1.4 – Land use planning and land development approvals shall reflect the limitations of available water supplies. The City shall continue to use its concurrency management system to limit development potential in accordance with available "raw water" production, treatment, distribution and permitted withdrawal capacity.

Objective 1.2 - The City shall coordinate with Federal, State, regional, and other local agencies to develop intergovernmental responses to groundwater.

Policy 1.2.1 - The City shall work with Volusia County to develop regulations on agricultural activities in recharge areas.

Policy 1.2.2 - The City shall participate in the development of groundwater basin management plans through intergovernmental coordination.

Policy 1.2.3 - The City will continue to review and comment in a timely manner on consumptive use permits issued by the SJRWMD.

Policy 1.2.4 - The City shall continue to collaborate with the St. Johns River Water Management District, US Geological Survey, and US Soil Conservation Service both in studying the surficial and Floridan aquifers and in determining the most appropriate actions to take in order to protect the resources.

Objective 1.3 - The City shall continue to review water conservation measures that encourage water conservation. The City shall follow all water conservation plans approved by the SJRWMD as part of the City's C.U.P.

Policy 1.3.1 - The Public Works and Utilities Department shall monitor per capita finished water consumption rates and shall develop an action plan to reduce per capita consumption if it exceeds by 25% the average gross per capita consumption of 100 gallons per day.

Policy 1.3.2 – The City shall continue to utilize a variety of potable water conservation strategies and techniques in the design of ordinances and review of development which have been incorporated into the Land Development Regulations (LDR).

Policy 1.3.3 – The City shall cooperate with the SJRWMD in the enforcement of the provisions of WMD emergency water shortage plans.

Policy 1.3.4 – Potable water supplies shall be conserved to the maximum extent practicable through the continued implementation of water conservation techniques and programs. Such techniques and programs may include but are not limited to:

a. Development of programs and ordinances to require installation of water conserving plumbing fixtures in new or renovated building construction which are, at a minimum, consistent with the requirements of the State Water Conservation Act (553.14, F.S.).

b. The City shall continue to implement and expand its program to provide effluent reuse for irrigation, industrial use and other appropriate non-potable water use applications.

c. The City shall require new developments to install "dry lines" for reclaimed water distribution. Developments with greater than 100 units shall provide on-site storage and pumping, integrated with the stormwater management system. Under certain conditions, the developer may be allowed to contribute an equivalent value of the infrastructure to a reclaimed water construction fund if the development is not in an area scheduled to receive reclaimed water service.

Policy 1.3.5 – Non-potable water use demands shall be met using water of the lowest quality supply which is both available and acceptable for the intended application. Water reuse or water reclamation programs should be used, wherever economically and environmentally feasible, to reduce groundwater or surface water withdrawals for water use applications which do not require potable water.

Policy 1.3.6 – The City shall study the feasibility of using desalinization treatment to meet water use demands. Desalinization treatment should be employed where it can be shown to be economically feasible and environmentally sound.

Policy 1.3.7 – The City shall issue no development orders or development permits without first consulting appropriate water suppliers to determine whether adequate water supplies to serve the development will be available no later than the anticipated date of issuance by the City of a Certificate of Occupancy or its functional equivalent. The City will also ensure that adequate water supplies and facilities are available and in place prior to issuing a certificate of Occupancy or its functional equivalent.

Purpose of the Coastal Management and Conservation Element

The Coastal Management and Conservation Element within a Comprehensive Plan is a visionary, policy-driven tool designed to guide the sustainable use and protection of these critical areas. Its purpose extends far beyond the physical boundaries of the shoreline—it is a blueprint for balancing human needs with the imperative to conserve fragile ecosystems, preserve cultural heritage, and ensure resilience in the face of climate change.

Introduction

Coastal management and conservation are fundamental components of modern land use planning. The coastal zone is a place of continuous change, shaped by natural forces and human activities alike. Over time, these pressures can degrade habitats, erode shorelines, threaten property, and diminish public access. Recognizing these challenges, governments at the local, state, and national levels have established comprehensive plans that include specific elements dedicated to coastal management and conservation.

This element serves as a strategic framework within the broader planning document, outlining policies, objectives, and actions to address the unique issues facing coastal zones. It synthesizes scientific understanding, public input, and regulatory requirements into a coherent vision for stewardship and sustainable development.

Core Purposes of the Coastal Management and Conservation Element

- Protecting Natural Resources
- Reducing Environmental Hazards
- Ensuring Sustainable Development
- Promoting Public Access and Recreation
- Fostering Community Resilience
- Preserving Cultural and Historical Resources
- Facilitating Stakeholder Collaboration

The Coastal Management and Conservation Element is not a static document; it is a living framework that evolves with scientific advances, community values, and environmental realities. Its ultimate purpose is to ensure that future generations inherit a coast that is healthy, vibrant, and resilient—a place where people and nature coexist in harmony.

CHAPTER 5

COASTAL MANAGEMENT/CONSERVATION ELEMENT

GOALS, OBJECTIVES AND POLICIES - COASTAL MANAGEMENT/CONSERVATION ELEMENT

GOAL 1 - CONSERVE, PROTECT, AND RESTORE COASTAL NATURAL RESOURCES IN ORDER TO MAINTAIN AND ENHANCE NATIVE HABITATS, WILDLIFE DIVERSITY, AND SURFACE AND GROUNDWATER QUALITY.

Objective 1.1 - No land use or development that will degrade the quality of surface waters in and around the City of Holly Hill shall be permitted by the City.

Policy 1.1.1 - The City shall require all new development to comply with its Stormwater Management Plan and Conservation Ordinance which provides that drainage from a site shall be "treated" to reduce the amount of pollutants to a level compatible with the Florida Water Quality standards in the Florida Administrative Code, before discharge into any surface water body.

Policy 1.1.2 - The City shall require the preservation of natural upland vegetative buffers adjacent to wetland areas and surface water bodies.

Policy 1.1.3 - Existing and new marinas shall not degrade water quality in the Halifax River. The following criteria shall apply in the implementation of this policy:

1) When new facilities are developed, non-water-dependent structures (such as bait and tackle shops and restaurants) shall be placed on suitable uplands.

2) New or expanded facilities shall utilize dry storage to the fullest extent possible.

3) Marinas containing live-aboard shall be inspected to ensure proper operation of marine sanitation devices.

4) Prior to operation of any new marina fueling facility, a fuel management/spill contingency plan will be developed. The plan shall describe methods to be used in dispensing fuel and all the procedures, methods, and materials to be used in the event of a spill.

5) Sewer pump-out service shall be made available and accessible to all new boat slips constructed. Operation of all pump-out equipment shall be limited to trained personnel.

Objective 1.2 - The City shall continue to review and revise its land use and development regulations with consideration of the need to preserve natural vegetation.

Policy 1.2.1 - The City's land use and development regulations shall be revised to require landscaped buffers between incompatible land uses. Preservation of natural vegetation shall be preferred over replanting. Trees shall be protected from needless destruction and removal.

Objective 1.3 - Maintain the existing characteristics of the groundwater aquifer, particularly with regard to the quantity and quality of water now found there.

Policy 1.3.1 - The City shall continue to require new development to retain the "first inch" of rainfall on-site for eventual percolation into the groundwater aquifer.

Policy 1.3.2 - The City shall promote preservation and replanting of natural vegetation (xeriscaping) in all development projects in an effort to curb the use of non-native, poorly adapted vegetation which requires excessive irrigation.

Policy 1.3.3 - The City shall discourage the use of on-site sewage disposal systems, which have the potential, if over concentrated or not properly maintained, to pollute the groundwater aquifer.

Policy 1.3.4 - Non-potable water use demands shall be met using water of the lowest quality supply which is both available and acceptable for the intended application. Water reuse or water reclamation programs shall be used, wherever feasible, to reduce groundwater withdrawals for water use applications which do not require potable water.

Policy 1.3.5 – The City shall continue to deliver effluent for reuse as a component of its effluent disposal program to the maximum extent possible. This shall include 'dry line' requirements for new developments.

Objective 1.4 – Promote a joint effort with Volusia County and the coastal municipalities, to adopt a Natural Resource Management Plan that will include a cooperative, coordinated procedure and administrative structure to ensure the long-term protection and enhancement of the natural upland and wetland habitats and associated wildlife of the coastal area.

Policy 1.4.1 - The City recognizes that the natural coastal resources of one jurisdiction are often affected by activities occurring in adjacent jurisdictions, and that a coordinated, area-wide effort is necessary to adequately manage such resources. For this reason, the City shall cooperate to the greatest degree possible to achieve the area-wide goal to preserve and enhance the special coastal resources of the Volusia coastal area.

Policy 1.4.2 - Cooperate and coordinate with Volusia County, other coastal cities, state and regional agencies, and other interested parties in developing consistent standards, criteria and land development regulations for the preservation and enhancement of coastal resources.

Policy 1.4.3 - All proposed development activities known to adversely impact any threatened or endangered species or species of special concern shall be required to either appropriately mitigate such adverse impact or shall not be approved.

Policy 1.4.4 - Cooperate and coordinate with Volusia County, other coastal cities, state and regional agencies, and other interested parties in developing consistent standards, criteria and programs for the management and disposal of hazardous wastes, including identification and clean-up of hazardous waste dump sites and spills.

Objective 1.5 - Cooperate with Volusia County, other coastal cities and state and regional agencies, establish a comprehensive and continuing, estuarine water quality sampling and monitoring program to provide a reliable benchmark and trend data upon which to measure changes in water quality.

Policy 1.5.1 - The City shall use the information generated by this monitoring program to evaluate the success of water quality protection efforts and to determine where corrective action is needed.

Objective 1.6 - Maintain or increase the current acreage of wetland vegetation located within the City.

Policy 1.6.1 - The City shall monitor development activity in and adjacent to wetland areas to ensure that existing local, state and federal wetland preservation requirements are strictly enforced.

Policy 1.6.2 - The City may allow removal or destruction of existing wetland vegetation only when it is necessary to promote a greater public interest and when no reasonable alternatives are available. Such lost wetland areas will be replaced by high quality created wetlands in the same vicinity at a ratio of 2 acres of created wetlands to 1 acre of lost wetlands.

Policy 1.6.3 - The City shall encourage the implementation of a combined effluent reuse system with adjacent utility providers, including Ormond Beach, Daytona Beach and Volusia County.

Policy 1.6.4 – Water reuse or water reclamation programs shall be used to reduce groundwater and surface water withdrawals for water use applications which do not require potable water. This requirement includes dry lines for reclaimed water in new developments and the use of stormwater as a reclaimed water augmentation source, where feasible.

Policy 1.6.5 – The City will promote water conservation measures for existing and new development. These measures include water efficient landscaping practices, water main replacements to reduce leakage, require that irrigation systems owned by the City be equipped with rain sensors and/or soil moisture sensing devices, continue the use of individual meters, maintain a block rate structure, encourage customer compliance with SJRWMD's lawn and irrigation rules, participate in education programs, prohibit the use of water to freeze project pipes, co-sponsor a water conservation garden, and prohibit wasteful use of water.

Objective 1.7 - The City shall continue to review and revise its land use and development regulations to include, as may be necessary, specific provisions ensuring that development and redevelopment will not adversely impact living marine resources.

Policy 1.7.1 - Stormwater runoff (both before and after development) shall be treated to remove sediments and other pollutants prior to discharge into natural surface water bodies.

Policy 1.7.2 - Provisions shall be made to balance the discharge of stormwater into the Halifax River to maintain appropriate salinity levels for the maintenance and enhancement of living marine resources.

Policy 1.7.3 - Activities within the Halifax River that will adversely impact seagrass beds and other valuable submerged aquatic vegetation shall be prohibited, unless an overriding public benefit can be shown and adequate mitigation and monitoring measures are included. The criteria applicable in the implementation of this policy shall include, but are not limited to, the following:

1) Grass beds and other submerged habitat deemed valuable by the Florida Department of Environmental Protection (FDEP) would be subject to protection regardless of their size.

2) Proposed activities in an estuarine basin whose public interest benefits could be considered to justify alterations or adverse impacts shall, at a minimum, meet one or more of the following criteria:

   a. The activity is necessary to prevent or eliminate a public hazard; and

b. The activity would provide direct public benefits that would exceed those lost to the public.

3) Unavoidable impacts to grass beds and other valuable submerged habitat may be mitigated through any means, which will result in no net loss of grass beds or other estuarine habitat. The method utilized (transplant, creation, etc.) will be determined in conjunction with the U.S. Fish and Wildlife Service (USFWS), and FDEP. The ratio for mitigation shall be no less than 2:1.

4) Mitigation shall take place within the limits of an area stipulated by FDEP.

5) If seagrass mitigation is determined by FDEP and USFWS not to be feasible other types of wetland vegetation may be substituted if deemed appropriate by FDEP and USFWS.

Objective 1.8 - The City shall apply within its limits all applicable rules and regulations of the Manatee Protection Plan.

Policy 1.8.1 - Development and redevelopment activities that may have an adverse impact on the West Indian manatee shall be prohibited.

Policy 1.8.2 - Marina operators shall be required to undertake the following manatee protection measures in areas manatees are known to visit:

1) Implement and maintain a manatee public awareness program (in conjunction with FDEP) which will include the posting of signs to advise boat users that manatees are an endangered species, which frequent the waters of the area and the provision of manatee literature at conspicuous locations;

2) Declare the waters in and around marinas as "idle speed" zones;

3) Install floating display flags at entrance channels to warn boaters when manatees are known to be in the area; and

4) Post telephone numbers to report injured manatees.

Objective 1.9 - Maintain air quality in the City of Holly Hill within the standards established by the Florida Department of Environmental Protection (FDEP) and the U.S. Environmental Protection Agency.

Policy 1.9.1 - Require businesses demonstrate that all necessary air quality permits have been approved, and all appropriate air pollution control devices have been installed, prior to occupancy.

Policy 1.9.2 - Whenever feasible, new development and redevelopment, including municipal road improvement projects as well as private development, shall be designed so as to encourage walking, bicycling and use of mass transit as alternatives to the use of private automobiles. In implementing this policy, the City shall review all development proposals with consideration of the need to provide, whenever appropriate, sidewalks, bicycle lanes, secure bicycle storage facilities, and bus turn-out bays and passenger shelters at bus stops.

Objective 1.10 - The City shall adopt Volusia County's regulations which protects water recharge areas and potable water wells located within the City's jurisdiction from contamination by threatening activities.

Policy 1.10.1 - Activities that are associated with any toxic and/or hazardous materials shall be prohibited within the cones of influence of potable water wells. Such cones of influence shall be determined on the basis of the best available scientific data and methods of analysis.

Objective 1.11 - The City shall protect, enhance, and improve the ambient surface water quality of the Halifax River.

Policy 1.11.1 - The City shall coordinate with the Florida Department of Environmental Protection, the St. Johns River Water Management District, the Ponce Deleon Port Authority, and other local governments in the maintenance of an on-going water quality sampling and monitoring program that identifies baseline conditions and standards as parameters to measure changes in water quality.

Policy 1.11.2 - The City shall, in cooperation with local, regional and State agencies, adopt standards to identify, monitor, and manage point and non-point pollution source discharges. This shall include, at a minimum, a review and update of all non-point source discharge permits, checking for accuracy and completeness.

Policy 1.11.3 - On-site waste treatment system facilities and drain-fields shall not be located within 75 feet of the 100-year floodplain; within 75 feet of an upland/wetland interface; or within 120 feet of the mean high-water mark of any surface water body, whichever is greater. On-site waste treatment systems should be located as far inland from a water body or wetlands as possible.

Policy 1.11.4 - The City shall continually enforce policies that require existing homes located on lots smaller than one acre and that have septic tank systems to connect to the City central sewer system when it is within 100 feet of the lot line. The City may create assessment districts, where appropriate, to retrofit a neighborhood with sewer lines and lift stations.

Policy 1.11.5 - The City shall continue to expand its effluent reuse program consistent with the St. Johns River Water Management District permit conditions and recommendations.

Policy 1.11.6 - The operation of the stormwater control utility and the retrofitting of stormwater outfalls shall comply with the recommendations of the adopted Stormwater Master Plan.

Policy 1.11.7 - The City shall coordinate with State, regional, and local agencies in permitting the construction of new marina facilities.

Policy 1.11.8 - In order to protect surface waters from the activities of adjacent property owners, the City shall educate residents regarding deliberate deposition of lawn debris, washing paint brushes, the use of fertilizers and chemicals or the storage of hazardous chemicals and fuel supplies in close proximity to water bodies. “Close proximity” shall be defined with regard to the proposed activity and the degree to which the adjacent water body is to be protected.

Objective 1.12 - The City shall promote the use of native drought-resistant vegetation in landscaping. The maximum amount of protection possible shall be provided for existing trees and other vegetation in order to assist in the control of flooding, soil erosion, dust, heat, air, and noise pollution and to improve the appearance, environmental character, and value of the total urban area and to protect nearby properties.

Policy 1.12.1 - The City shall continue to promote and encourage xeriscape design concepts for landscaping single-family homes by providing builders, landscape designers, homeowners, and the general public with informational brochures describing xeriscape.

Policy 1.12.2 - The City shall require that at least 50% of the landscape vegetation used on a project reviewed by the Development Review Committee (DRC) be comprised of drought resistant native vegetation in harmony with site specific conditions.

Policy 1.12.3 - Vegetation on new City landscaping projects shall be comprised of at least 50% native drought resistant vegetation.

Policy 1.12.4 - All new development and expansions of existing development, except for single-family homes in an existing subdivision, shall provide for the protection of native vegetation on the site. Existing developments should utilize native plants in common areas (entranceways, pavilions) in instances where replanting or re-landscaping becomes necessary.

Policy 1.12.5 - Native vegetation shall be used to the maximum extent possible to meet landscaping and open space requirements.

Policy 1.12.6 - Exotic plant species, as listed as exempt species in the Land Development Regulations (LDR), shall be removed from development sites during the time of construction.

Objective 1.13 - Wetland areas within the City shall be preserved in accordance with the Land Development Regulations (LDR), which incorporates the need for wetlands preservation; directs incompatible uses away from wetland areas; and establishes standards for mitigation.

Policy 1.13.1 - It is the policy of the City to require proper planning to avoid or minimize damage to wetlands; to require that activities not dependent upon a wetland location be located at upland sites; to allow wetland losses only where all practicable measures have been applied; to reduce those losses that are unavoidable and in the public interest; and to provide for the protection of wetlands under the City's land development regulations to be implemented consistent with Section 163.3202, F.S.

Policy 1.13.2 - Land use planning and site design shall support development patterns which minimize the impact of development on wetland communities

Policy 1.13.3 - All development shall comply with wetland protection requirements of all Federal, State, and regional agencies.

Policy 1.13.4 - The City shall require a wetland permit for any development that proposes to alter a wetland system and the permit shall clearly show the proposed alteration and mitigation. A Wetland Management Plan shall be required for all development that may adversely affect wetland systems and the requirements shall be contained in the Land Development Regulations (LDR).

Policy 1.13.5 - The City shall maintain Land Development Regulations consistent with the minimum standards for wetland protection as approved by Volusia County. These standards address the identification of wetlands, mitigation requirements to ensure that there is no net loss of wetlands within the City limits, and a minimum 25-foot-wide buffer upland and adjacent to wetlands requirements.

Policy 1.13.6 - All new development shall submit to the City a description of all watercourses, water bodies and wetlands on or adjacent to the site or into which surface waters flow. Information regarding their water quality and the current water quality classification, if any, given them by the Florida Department of Environmental Protection, Army Corps of Engineers, and the St. Johns River Water Management District shall be included.

Policy 1.13.7 - No development shall be approved unless it satisfies the provisions of the City's Land Development Regulations and the SJRWMD rules for Management and Storage of Surface Waters (MSSW), Chapter 40C-4, F.A.C.

Policy 1.13.8 - The City shall encourage the incorporation of isolated wetlands into stormwater management systems as detention facilities to avoid the filling and excavating of wetlands. Whenever isolated wetlands are used for stormwater detention, hydroperiods and stage elevations shall be designed to maintain the existing natural wetlands community, except where permitting agencies agree that the imposition of conditions which favor a different plant community is more desirable for the purpose of providing habitat, improving water quality or enhancing other wetland values. In order to maintain the long-term viability of isolated wetlands used for retention, stormwater shall be treated to meet the general water quality criteria of c.62, F.A.C., prior to its discharge in isolated wetlands.

Policy 1.13.9 - The City shall continue to investigate methods to safely utilize wetlands to further treat treated wastewater as an alternative to discharging effluent into the surface waters of the City.

Policy 1.13.10 - The applicant shall take positive steps to correct or mitigate any unnecessary degradation of water or wetland quality caused by site development as determined by St. Johns River Water Management District, the Florida Department of Environmental Protection, the Army Corps of Engineers, or the City.

Policy 1.13.11 - Roadway designs in or near wetland areas will provide for the capture and diversion of stormwater runoff from roadway surfaces in wetland areas to upland stormwater retention/detention ponds for treatment prior to discharge into receiving water bodies.

Policy 1.13.12 - On-site wastewater treatment systems shall not be allowed within 75 feet landward of the upland/wetland interface or the 100-year floodplain boundary or within 120 feet of the shoreline edge, whichever is more restrictive.

Policy 1.13.13 - No wells shall be allowed to be constructed in wetlands.

Policy 1.13.14 - The City shall prohibit construction projects utilizing any dewatering process from discharging into a designated wetlands area.

Policy 1.13.15 - Wetlands shall not be used as primary sediment traps during development. No grading, cutting or filling shall be commenced until erosion and sedimentation control devices have been installed between the disturbed area and the wetlands.

Policy 1.13.16 - The City shall prohibit direct discharge of stormwater into wetland areas.

Policy 1.13.17 - The minimum distance between the edge of each stormwater retention/detention pond and adjacent wetlands shall be 300 feet, unless the St. Johns River Water Management District accepts tests, calculations or other information

furnished by the applicant through the permitting process which clearly demonstrates that deviation from the 300 feet distance would not degrade the wetlands in any way.

Policy 1.13.18 - Although the use of wetlands for storing and purifying water is encouraged, care must be taken not to overload their capacity, thereby harming the wetlands and transitional vegetation. Wetlands should not be damaged by the construction of detention ponds.

Policy 1.13.19 - Retention and detention ponds shall be used to retain and detain the increased and accelerated runoff which the development generates. Water shall be released from detention ponds into wetlands at a rate and in a manner approximating the natural flow which would have occurred before development.

Policy 1.13.20 - Proposed activities which would destroy or degrade the function of wetlands shall not be permitted except where such activities are not contrary to the public interest and where there is no practical alternative which reduces or avoids impacts to wetlands. Unavoidable losses of viable wetlands should be mitigated through the demonstrably successful restoration, creation or (where no other alternative is feasible) preservation of wetlands.

Policy 1.13.21 - The purpose of mitigation is to offset unavoidable environmental impacts. Mitigation plans should consider the function of existing natural resources and provide comparable functions after mitigation is completed. Mitigation plans should maximize the preservation of existing natural resources. The mitigation plans shall consider the following methods, in order of priority in which they should be utilized:

a. Avoiding the impact altogether by not taking a certain action or parts of an action;
b. Minimizing impacts by limiting the degree or magnitude of the action or its implementation;
c. Rectifying the impact by repairing, rehabilitating, or restoring the affected environment;
d. Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action; and
e. Compensating for the impact by replacing or providing substitute resources or environments through creation of new wetlands, enhancement of existing wetlands or re-establishment of wetlands or significant upland areas which are no longer functioning due to significant alteration in the past.

Policy 1.13.22 - Where all or part of a wetland is destroyed or substantially altered by development, an acceptable mitigation plan shall include at least:

a. Compensatory wetland mitigation ratios shall be consistent with the ratio established for each wetland classification. Wetland-to-wetland compensation should be like kind replacement, i.e., saltwater system for saltwater system, freshwater for freshwater where practicable;
b. Specific design requirements based upon conditions of the site and the type of wetland to be treated or restored;
c. Periodic monitoring to remove exotic or nuisance vegetation;
d. Monitoring and replacement to assure a survival rate of 80% wetland vegetation for a minimum of three (3) years; and
e. An upland habitat as an adjacent buffer on mitigated sites.

Policy 1.13.23 - An acceptable mitigation plan shall be reasonably and technically feasible. Mitigation through restoration of other degraded wetlands or preservation of significant upland areas is preferred over wetland creation.

Policy 1.13.24 - Mitigation shall take place as follows (ranked in preference): (1) on site or (2) in close proximity and within the same drainage basin or (3) an approved mitigation bank.

Policy 1.13.25 - A mitigation plan approved by a Federal, State or regional agency shall be presumed to be acceptable provided, however, if no such mitigation plan is required by the approved permit from the Federal, State, or regional agency, then the local government may at its option adopt a mitigation plan in compliance with this section.

Policy 1.13.26 - An applicant who carries out a compensatory mitigation plan shall at least grant to the City a conservation easement on the newly created or restored wetland and buffer or preserved significant upland area to protect it from future development. A legal mechanism which protects the area in perpetuity other than a conservation easement may be deemed appropriate on a case by case basis to carry out the purpose of the subsection.

Policy 1.13.27 - The City shall utilize the Uniform Mitigation Assessment Method (UMAM), pursuant to Section 62-345, F.A.C., to determine the amount of mitigation needed to offset a wetland impact.

GOAL 2 - PRESERVE AND EXPAND OPPORTUNITIES FOR THE GENERAL PUBLIC TO USE AND ENJOY THE HALIFAX RIVER AND OTHER NATURAL RESOURCE AREAS WITH SIGNIFICANT RECREATIONAL POTENTIAL.

Objective 2.1 - Maintain existing acreages and facilities, which provide for public access to coastal recreational resources.

Policy 2.1.1 - The City shall maintain and develop public access to coastal recreational resources in accordance with the Open Space and Recreation Element of the Comprehensive Plan.

Policy 2.1.2 - Existing dedicated public rights-of-way, which provide access to the river, or any other significant coastal resource shall not be vacated by the City, and shall be improved to permit convenient public access.

Objective 2.2 - Reserve not less than 5 percent of the total river frontage within the City for water-dependent uses; not less than 40 percent for water-enhanced uses; and no more than 5 percent for uses that do not benefit from a waterfront location.

Policy 2.2.1 - The City shall review its zoning regulations and revise them as necessary to ensure that Objective 2.2 will be met.

Policy 2.2.2 - The City shall review its zoning regulations and revise them as may be necessary to prohibit uses on waterfront properties that will have a significant adverse impact on coastal resources.

Policy 2.2.3 - The City shall discourage the use of waterfront properties by uses that are not dependent on or enhanced by a waterfront location.

Policy 2.2.4 - New marinas shall be permitted only in accordance with the East Central Florida Regional Planning Council's (ECFRPC) Marina Siting Criteria.

GOAL 3 - REDUCE THE EXPOSURE OF LIFE AND PROPERTY TO THE HAZARDS OF EROSION, FLOODING, SEA LEVEL RISE, AND STORM SURGE, BY ELIMINATING INAPPROPRIATE AND UNSAFE DEVELOPMENT, AND MITIGATING FLOOD RISK TO EXISTING AND FUTURE DEVELOPMENT IN THE COASTAL AREAS THAT ARE OF HIGH RISK OF FLOODING DUE TO STORM SURGE, HIGH TIDE EVENTS, FLASH FLOOD, STORMWATER RUNOFF AND SEA LEVEL RISE AS OPPORTUNITIES ARISE.

Objective 3.1 - The City shall maintain, review and update the post-disaster redevelopment plan.

Policy 3.1.1 - Uses and structures permitted in the coastal high-hazard area will as much as is feasible, include only those able to withstand a Category 3-5 storm without serious damage.

Policy 3.1.2 - The City shall not expend public funds for infrastructure improvements that will subsidize or otherwise encourage new development or redevelopment in the coastal high-hazard area, except as may be necessary to preserve human life or health or enhance public access to coastal recreation.

Objective 3.2 - Provide for the conservation and protection of wildlife, fisheries, and their habitats:

Policy 3.2.1 - Based upon data and research contained in the Volusia County Manatee Protection Plan, the City shall not allow more than 595 motorized boat slips to exist along the Halifax River shoreline, including both existing and future slips.

Policy 3.2.2 - Single-family residential lots with Halifax River frontage shall be guaranteed their riparian rights to have a maximum of one motorized boat slip per lot.

Policy 3.2.3 - The City shall prohibit boating service or storage operations which provide commercial "dry storage" for motorized boats along the Halifax River shoreline.

Objective 3.3 - The City shall continue to review development proposals and establish programs to balance the functioning values of the Halifax River in order to maintain an optimum combination of aesthetic, ecological, recreational, and historical resources.

Policy 3.3.1 - On a continuing basis, the City shall coordinate the identification and protection of significant archaeological, ecological, historical, and paleontological sites under and along the Halifax River with other agencies and private organizations. This shall include promoting studies by colleges, universities, and researchers and requiring archaeological studies by developers for projects in areas that may contain significant resources.

Policy 3.3.2 - In order to effectively monitor the effects of development activities on surface water conditions, the applicant or its successors shall provide, as determined by the City, the establishment and operation of a surface water and wetland biological monitoring program.

Policy 3.3.3 - In calculating maximum potential density or maximum permitted density for any given parcel of property, such calculations shall be exclusive of that portion of the property which is considered to be submerged lands.

Objective 3.4 - Flood damage prevention shall be accomplished through restricting new development from obstructing the flow of water and increasing flood heights within a

floodplain. To offset any loss of flood storage capacity, compensatory storage is required for new fill, or other obstruction, put in the floodplain by providing an at least equal volume to replace the lost flood storage volume.

Policy 3.4.1 - The City shall protect the natural functioning values of the floodplains to the maximum extent feasible through wetland buffer requirements, compensatory storage, conservation easements and tree protection ordinances.

Policy 3.4.2 - The City shall require all new development occurring within the 100-year floodplain to provide for the protection of adjacent properties.

Policy 3.4.3 - The City shall regulate the deposition of fill material within a floodway in order to prevent damage to the public, as an uncontrolled river may, at flood state, pose a threat to life and property in excess of that anticipated by the 100-year storm in the floodway fringe areas.

Policy 3.4.4 - Sites for the creation of compensatory storage volume, commensurate with any flood storage volume lost as a result of development activities (including roadways) in the 100-year floodplain, shall be on the same or adjacent site or within the same hydraulically connected basin in order to provide for effective storage volume within the floodplain, but shall not be located within land areas identified for preservation purposes, such as wildlife corridors, or as being within the jurisdictional wetland limits of regulatory agencies, except for the purpose of providing pretreated stormwater storage capacity.

Policy 3.4.5 - Special Flood Hazard Areas shall be interpreted as that portion of the site lying within the boundaries of the 100-year floodplain based on the Official Federal Emergency Management Agency Flood Insurance Study and corresponding Flood Insurance Rate Maps.

Policy 3.4.6 - The City shall ensure that fill material or other structures do not adversely obstruct the movement of floodwaters natural overland sheet-flow or pose a threat to the public health, safety, and welfare.

Policy 3.4.7 - Areas not filled within the floodplain are to be generally left in their natural state. However, such areas may be used to meet landscaping and/or retention requirements, provided that the design of development is consistent with City codes and standards.

Objective 3.5 - All development shall continue to be reviewed in accordance with the floodplain management criteria of the City's Flood Hazard Area section of the Land Development Regulations as amended, and other applicable policies as contained within the Code of Ordinances and the Comprehensive Plan.

Policy 3.5.1 - The City shall constantly enforce the flood hazard provisions of the Land Development Regulations (LDR) which shall contain, at a minimum, provisions for:

a. Restricting or prohibiting uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;

b. Requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;

c. Controlling the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel flood waters;

d. Controlling filling, grading, dredging, and other development which may increase flood damage; and,

e. Preventing or regulating the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards in other areas.

Policy 3.5.2 - The City shall continue to develop and enforce a floodplain management program that balances the public interest in regulating the use of private property against the interests of private landowners.

Policy 3.5.3 - The City shall continue to participate in the National Flood Insurance Program.

Policy 3.5.4 - All development, rezoning, and changes in land classifications shall be reviewed and measured against the environment's capacity to accommodate such action and the extent of harm which the proposed development, rezoning and change in land use may impose upon the established and proper use of neighboring lands.

Policy 3.5.5 - Floodplains whose functional values have been degraded or destroyed through human intervention should be restored, if possible, by acquisition of historic floodplain lands. Various state, regional and local land acquisition programs shall be used for this purpose.

Policy 3.5.6 - The City shall perpetually enforce the flood hazard provisions of the Land Development Regulations (LDR) and amend it as necessary to incorporate recently updated flood insurance studies and flood insurance rate maps and to further bring it into full compliance with revisions of the national flood insurance program floodplain management criteria.

Policy 3.5.7 - All new public buildings and infrastructure shall be located outside the 100-year floodplain to the maximum extent feasible. Appropriate flood proofing measures shall be undertaken for any public buildings located within the floodplain. Any pump stations or other electrical and mechanical equipment shall be designed to be protected from physical damage by the 100-year flood.

Policy 3.5.8 - The City shall coordinate its floodplain management programs with appropriate Federal, State, regional, and local governments.

Policy 3.5.9 - The City shall require redevelopment be consistent with or more stringent than the flood resistant construction requirements in the Florida Building Code and applicable flood plain management regulations set forth in 44 C.F.R., Part 60, as amended.

Policy 3.5.10 - The City shall require that any construction activities seaward of the coastal construction control lines established pursuant to F S 161 053 be consistent with Chapter 161, as amended.

Policy 3.5.11 - The City shall continue to participate in the Community Rating System (CRS) administered by the Federal Emergency Management Agency (FEMA) to achieve flood insurance premium discounts for residents.

Objective 3.6 - The Coastal storm area shall include the following areas:

- The Coastal High Hazard Area (CHHA) and

- Areas of the City projected to be inundated by sea-level rise as early as 2040 through 2100 based on maps developed by the East Central Florida Regional Planning Commission.

Objective 3.7 - The City shall continue to include development and redevelopment principles, strategies, and engineering solutions, that reduce the flood risk in coastal areas which result from high tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea level rise.

Policy 3.7.1 - Implement as opportunities arise, the recommendations of East Central Florida Regional Resiliency Action Plan – as adopted by the Volusia council in July 2019.

Policy 3.7.2 - Implement as opportunities arise, the approaches outlined in Resilient Volusia County 2017 of Accommodation, Protection, and Retreat, when considering options in addressing vulnerabilities and risk in planning for sea level rise. Incorporate strategies shown in Table 14 of the USACE Technical Letter 1100-21-1 into the City's flood management plan.

Policy 3.7.3 - The City will coordinate with FDOT or the River to Sea Transportation Planning Organization, in relation to identifying and addressing vulnerable/at risk transportation infrastructure using the best available data and tools to assist FDOT to implement the goal of providing an agile, resilient and quality transportation infrastructure system.

Policy 3.7.4 - The City shall review its Land Development Regulations and update as necessary to include elevated grade surfaces, elevated structures, floodable development, increased buffers and setbacks, higher floor elevations and incorporation of natural infrastructure for increased resilience.

Policy 3.7.5 - The City will coordinate with Volusia County or The East Central Florida Regional Planning Commission, to review the need to designate Adaptation Action Areas (AAAs) within the City, per Florida State Law, in order to: a. Identify areas of significance that are vulnerable to the impacts of rising sea level; b. Identify and implement adaptation policies to increase community resilience; and c. Enhance the funding potential of infrastructure adaptation projects.

Policy 3.7.6 - The City will coordinate and participate with Volusia County on updates to climate related policies and maps, which will be updated at a minimum every 5 years based on best available data.

Policy 3.7.7 - The City will implement as needed, and continue to implement, adaptation strategies such as:

- Continue to move forward with plans to repair/replace existing stormwater piping and building new stormwater infrastructure.

- The City will implement a backflow prevention system along the Intracoastal area on Riverside Drive where an analysis indicates regular flooding of the road along the Intracoastal Waterway.

- The City will continue with the design and construction of a stormwater drainage system on Flomich Street and Alabama Avenue.

- The City will continue to implement its annual pipelining program to reline pipes as needed in order to improve the City's stormwater flow.

Policy 3.7.8 - The City shall continue to upgrade its stormwater infrastructure through drainage improvements, installation of tidal backflow preventers, and seawall repair in addition to sustainable flood management actions such as use of pervious pavement and maintenance of natural preservation areas.

Policy 3.7.9 - In the Coastal Storm Area and areas inundated by a Category 2 hurricane as depicted by the SLOSH model, the City shall not allow variances that are feasibly avoidable when such variances will contribute to flood risk.

Policy 3.7.10 - The City shall continue to consider, whenever feasible, purchasing properties in areas most vulnerable to destructive storm surges for recreation uses and open space.

Policy 3.7.11 - As updates are made to the City's comprehensive plan, flood policy will be dispersed throughout its plan elements as appropriate.

Policy 3.7.12 - Support local and regional mapping, modeling and monitoring programs to assure the most current and locally-specific data on climate change vulnerability and sea-level rise is available.

Policy 3.7.13 - The City will implement as opportunities arise, Volusia County's FEMA-approved Local Mitigation Strategy to reduce damage in areas of repetitive loss due to flooding.

Policy 3.7.14 - Available flood elevation certificates shall continue to be made available to the public.

Policy 3.7.15 - The City will continue to implement its Stormwater Management Master Plan as updated in January 2015, which provides guidance for the reduction of flooding and increased water quality as a result of stormwater runoff.

Policy 3.7.16 - The City shall provide adequate funding to continue to implement City projects and programs funded by Stormwater Utility Fees to reduce hazards associated with flooding.

Policy 3.7.17 - The City shall continue its Drainage System Maintenance Program which involves storm drain cleaning, mowing of City rights-of-way, swale areas, street sweeping and cleaning clogged drainage systems.

Policy 3.7.18 - The City shall continue flood inspections which are used to prioritize various drainage projects being designed for construction improvements.

Policy 3.7.19 - The City shall encourage the design and construction of Capital Improvement Projects that require the use of proven methods in the design of drainage systems that will provide flood protection, add water quality improvements to the system, and to reduce pollution found in stormwater runoff.

Policy 3.7.20 - As part of the development application review process, the City engineer shall review the stormwater management designs of private developers.

Policy 3.7.21 - The City shall continue to work with local, state and federal partners, to target repetitive loss properties for possible acquisition or mitigation of flood hazard

through hard and soft structural, and non-structural adaptation strategies including elevating existing structures.

Policy 3.7.22 - If feasible, no public buildings shall be constructed within the 100-year flood with the exception of minor structures including public restrooms and picnic shelters which are customarily provided to support recreation and open space activities, and pedestrian access facilities.

Policy 3.7.23 - The City shall collaborate with stakeholders at least every 5-years, or earlier, to analyze the best available data and maintain efforts to identify and understand the risks, vulnerabilities, and opportunities for resiliency strategies within the updated planning horizons.

Objective 3.8 - The City shall encourage the use of best management practices, development and redevelopment principles, strategies, and engineering solutions, that will result in the removal of coastal real property from flood zone designations established by the Federal Emergency Management Agency (FEMA).

Policy 3.8.1 - To gradually remove real property from flood zone designations, the City shall encourage where feasible, the strategic relocation of such properties to safer areas and direct new development away from vulnerable areas.

Policy 3.8.2 - Where possible the City will consider the acquisition of severe repetitive loss properties, which have sustained repeated flood losses for use as public open space.

Policy 3.8.3 - The City shall continue to use the Future Land Use Map and best available data mapping tools provided by such agencies as the National Oceanic and Atmospheric Administration (NOAA), as the basis for development and redevelopment in areas of the City that are at high risk for high-tide events, storm surges, flash floods, storm water runoff and sea level rise.

Objective 3.9 - The City shall continue to identify site development techniques and best management practices that may reduce losses due to flooding and claims made under flood insurance policies issued in the state.

Policy 3.9.1 - The City shall continue to work with local, state and federal partners to target repetitive loss properties for possible acquisition or mitigation of flood hazard through hard and soft structural, and non-structural adaptation strategies including elevating existing structures.

Policy 3.9.2 - Site plan review criteria shall consider location, site design, land use types, density and intensity of uses, landscaping, and building design for impacts or potential mitigation effects from sea-level rise and other future flood hazard scenarios.

Policy 3.9.3 - Strongly discourage plan amendments that would place additional residential and non-residential development at risk of flooding from sea-level rise and promote where feasible the clustering of development and the transfer of density/intensity of uses to increase contiguous pervious surface, in order to address flood impacts.

Policy 3.9.4 - The City shall require that new development and redevelopment in areas that are of high risk of flooding due to storm surge, high tide events, flash flood, stormwater runoff, and sea level rise incorporate building design specifications, engineering solutions, site development techniques, and management practices that reduce risk and losses due to flooding.

Policy 3.9.5 - The City shall prohibit the location of critical infrastructure when feasible in the Coastal Storm Area and the area inundated by a Category 2 hurricane as depicted by the SLOSH model.

Policy 3.9.6 - The floodplain administrator/building official shall review all permit applications to determine whether proposed development sites will be reasonably safe from flooding. If a proposed development site is in a flood hazard area, all site development activities, new construction, and substantial improvements shall be designed and constructed with methods, practices and materials, that minimize flood damage.

Policy 3.9.7 - The City will continue to require the use of erosion and sediment control during construction and project development activities.

Policy 3.9.8 - In order to reduce losses due to flooding and claims made under flood insurance policies, the City will use site development techniques and best management practices such as:

- Low impact development
- Use of native vegetation
- Pervious surfaces
- Land Development Code updates
- Comprehensive Plan updates
- Encourage the removal of impervious surfaces as opportunities arise
- Principles, strategies, and engineering solutions to reduce flood risk in coastal areas
- Utilize vegetation and natural features to minimize surface runoff and reduce flood risks
- Open space preservation
- Increased setbacks and buffers
- Landscape retention areas

GOAL 4 - HURRICANE EVACUATION/COASTAL FLOOD HAZARDS THE CITY SHALL PLAN AND IMPLEMENT PROGRAMS AND DEVELOPMENT REGULATIONS TO LESSEN THE IMPACT OF A DESTRUCTIVE STORM ON THE PUBLIC HEALTH, SAFETY AND WELFARE, INCLUDING PUBLIC FACILITIES AND NATURAL RESOURCES.

Objective 4.1 - The City shall implement an effective public information program to inform the public of hurricane vulnerability zones, hurricane evacuation plans, and post-disaster redevelopment programs, as implemented by the City's Comprehensive Emergency Plan.

Policy 4.1.1 - Any public relations program explaining to the coastal residents the potential threat from hurricane hazards will be coordinated with the schools, hospitals, Chamber of Commerce, assisted living facilities, day care centers, and local, regional, State, and Federal governments.

Policy 4.1.2 - The City shall continually ensure that collateral materials, such as brochures, posters, and hurricane tracking maps are available for distribution to the general public.

Policy 4.1.3 - All condominiums, timeshare resorts, hotels/motels, apartments, subdivisions, and redevelopment projects shall properly notify all residents of potential flood hazards and hurricane evacuation routes.

Policy 4.1.4 - Timeshare resorts, hotels/motels, and condominiums shall display hurricane warning and evacuation information material in a prominent place.

Policy 4.1.5 - The City shall continue to implement a City-prepared Local Comprehensive Emergency Management Plan as approved by the City Commission.

Policy 4.1.6 - The City Fire department shall maintain an inventory of all sites where hazardous waste may be generated, stored, or transported and which are located on the barrier island and in the hurricane vulnerability zone. The City will also coordinate with County, Regional, State, and Federal jurisdictions to ensure that hazardous substances are properly managed and stored to prevent contamination during a coastal storm event.

Policy 4.1.7 - The current Local Comprehensive Emergency Plan shall be modified as necessary by appropriate staff to comply with the Policies under this Objective, and shall contain step-by-step details for post disaster recovery operations.

Objective 4.2 - The City shall maintain the Coastal Evacuation time, as adopted, based on a level-of service standard D during a hurricane in any category storm.

Policy 4.2.1 - A level-of-service standard shall be maintained, defining 14 hours as the maximum time to evacuate the population-at-risk within the City's hurricane vulnerability zone and defining 6 hours as the maximum clearance time as implemented in the Land Development Regulations.

Policy 4.2.2 - The City will make all efforts possible to ensure that evacuation orders are issued in a timely manner to ensure the safe and orderly evacuation of the population. Orders should be issued at least 14 hours before projected hurricane landfall.

Policy 4.2.3 - Land development-decisions, as regulated by the Land Development Regulations, affecting the hurricane vulnerability zone shall consider the impact to evacuation times. Consequently, no development order shall be issued if the impact of such development reduces the levels-of-service below an acceptable level, unless mitigation is provided.

Policy 4.2.4 - All new development located in the Hurricane Vulnerability Zone shall prepare a report indicating the impact of such development on the hurricane evacuation time standards as implemented by the Land Development Code.

Objective 4.3 - Public facilities and infrastructure shall be constructed and maintained in order to protect the public health, safety, and welfare during coastal storm events.

Policy 4.3.1 - Future roadway improvements shall minimize the impact of flooding and storm damage on evacuation route facilities.

Policy 4.3.2 - In cooperation with other governmental agencies, the City shall ensure evacuation routes are designated in such a way as to distribute traffic demand to provide optimum utilization of available roadway facilities.

Policy 4.3.3 - Public expenditures shall be prohibited that will encourage new development inside the Coastal High Hazard Area (CHHA), unless the expenditures are consistent with policies specifically identified in the Coastal Management/Conservation Element or cross-referenced to another appropriate element, and included in the Capital Improvements Element. This prohibition does not include: expenditures associated with redevelopment or development of properties in accordance with previously approved subdivisions or site plans; public access and recreation facilities; or resource restoration projects and facilities.

Policy 4.3.4 - If constructed, all public facilities in the Coastal High Hazard Area shall be flood proofed to minimize damages from storms and hurricanes.

Policy 4.3.5 - The City shall continually update and maintain a contingency and management plan in the event of significant damage to the municipal wastewater treatment plant.

Policy 4.3.6 - The City shall continually participate in a "hazard identification and vulnerability assessment" study of public infrastructure in the Coastal High Hazard Area. Capital improvement programming and land development regulations shall be adopted or revised, as necessary, to establish a continuing program of hurricane mitigation.

Policy 4.3.7 - If feasible, and where State funds are anticipated to be needed, public infrastructure presently within the Coastal High Hazard Area shall be relocated outside of said area when repairing/replacing the infrastructure. If relocation of the infrastructure is deemed by the City to not be feasible, any reconstruction or repair of the infrastructure necessitating State funds shall be designed as to be consistent with the provisions of the Coastal Management/Conservation Element.

Objective 4.4 - In cooperation with the American Red Cross, Volusia County, and other governmental agencies, the City shall designate hurricane evacuation shelters to protect the population in the region-wide Hurricane Vulnerability Zone.

Policy 4.4.1 - In cooperation with the American Red Cross, Volusia County, and other governmental agencies, the City shall maintain hurricane emergency shelter facilities to accommodate at least 23% of the population in the Hurricane Vulnerability Zone, based upon a standard of 40 square feet of shelter space per person.

Policy 4.4.2 - New hurricane emergency shelter space shall not be located in the Hurricane Vulnerability Zone.

Objective 4.5 - The City shall follow the provisions of the County Post-Disaster Relief Plan and the City's Comprehensive Management Plan during post-disaster redevelopment efforts. If necessary, amendments may be made to the Comprehensive Plan based upon updated Post-Disaster Relief Plans as they occur.

Policy 4.5.1 - The Post-Disaster Relief Plan shall include: the identification of land areas that should not be reconstructed; abandonment and/or relocation of buildings, rebuilding of public facilities; and reconstruction with structural modifications.

Policy 4.5.2 - The Post-Disaster Relief Plan shall establish principles for repairing, replacing, modifying, or relocating public facilities in the Hurricane Vulnerability Zone.

Policy 4.5.3 - The City's Comprehensive Emergency Management Plan for post-disaster relief in the form of disaster assessment, the provision of temporary housing, and the provision of individual assistance shall be coordinated with the appropriate governmental agencies and shall be updated as needed.

Policy 4.5.4 – Within 24 hours after a hurricane, the City Commission may meet to hear preliminary damage assessments, appoint a Recovery Task Force, and consider a temporary moratorium on building activities not necessary for the public health, safety, and welfare.

Policy 4.5.5 - The Recovery Task Force shall include the City Manager, City Planner, City Engineer, Chief Building Official, City Attorney, Facilities Maintenance Manager,

Police and Fire Chiefs, Public Works Director, and other members as directed by the City Commission. Staff shall be provided by the departments whose directors sit on the Task Force.

Policy 4.5.6 - The Recovery Task Force shall: review and decide upon emergency building permits; coordinate with State and Federal officials to prepare disaster assistance applications; analyze and recommend to the City Commission hazard mitigation options including reconstruction or relocation of damaged public facilities; design a redevelopment plan; and recommend amendments to the Comprehensive Plan, Local Comprehensive Emergency Plan, and other appropriate policies and procedures.

Policy 4.5.7 - Immediate repair and cleanup actions needed to protect the public health and safety include repairs to potable water, wastewater, and power facilities; removal of debris; stabilization or removal of structures about to collapse; and minimal repairs to make dwellings habitable. These actions shall receive first priority in permitting decisions. Long term redevelopment activities shall be postponed until the Recovery Task Force has completed its task.

Policy 4.5.8 - The Recovery Task Force shall propose Comprehensive Plan amendments which reflect the recommendations in any interagency hazard mitigation reports or any other reports.

GOAL 5 - SUSTAINABILITY: THE CITY SHALL PROVIDE FOR THE PROTECTION AND SENSITIVE USE OF NATURAL RESOURCES THROUGH DEVELOPMENT REGULATIONS AND PUBLIC PROGRAMS.

Objective 5.1 - Promote energy conservation techniques such as the use of alternative and renewable energy sources thereby increasing energy efficiency.

Policy 5.1.1 - Encourage the production and use of energy generated from renewable resources.

Policy 5.1.2 - The built environment and urban design should maximize natural areas and assets and incorporate Florida Friendly landscaping to reduce energy and water consumption.

Policy 5.1.3 - Create, protect and manage systems of green infrastructure (i.e., urban forests, parks and open spaces, green roofs, natural drainage systems).

Policy 5.1.4 - Protect and enhance green spaces to provide natural carbon sinks in soils, vegetation, and streambeds to mitigate carbon emissions.

Policy 5.1.5 - Encourage site design techniques that restore natural "green infrastructure" (i.e., urban forests, parks and open spaces, natural drainage systems) instead of relying solely on engineered systems that require higher energy and carbon inputs.

GOAL 6 - AIR QUALITY: MAINTAIN THE PRESENT HIGH LEVEL OF AIR QUALITY FOR HUMAN HEALTH, SAFETY, AND WELFARE, AND PROTECTION OF THE NATURAL ENVIRONMENT.

Objective 6.1. Prevent the degradation of the City's air quality below baseline standards.

Policy 6.1.1 - No industrial or commercial business which emits air pollutants which would degrade the City's ambient air quality will be permitted unless it can be proven to the City that all available pollution control devices and practices will be installed as a part of the development upon occupancy.

Policy 6.1.2 - The City shall encourage alternative modes of transportation by promoting the use of bicycles by building more bike lanes, bike paths, and bike racks, and requiring more improved pedestrian sidewalks.

Policy 6.1.3 - New facilities housing the young, the elderly or the handicapped shall be prohibited from locating near point air pollution sources and vice versa. Playgrounds and active recreation areas shall also be located a safe distance from these sources.

Policy 6.1.4 - Construction, excavation, and land clearing activities shall minimize the exposed ground surface area. Any area that is to be exposed for an extended time period shall be mulched or sodded.

Policy 6.1.5 - Bicycle lockers or bicycle racks, transit passenger shelters and transit parking bays shall be constructed where necessary to augment and facilitate the operations of off-site transit and bicycle facilities.

Policy 6.1.6 - The City shall continue to require all buildings scheduled for demolition or renovation be surveyed by the applicant for the presence of asbestos. Asbestos shall be removed prior to demolition. Any asbestos removal and disposal shall be performed by a contractor licensed by the Florida Department of Professional Regulation.

Policy 6.1.7 - The City shall enforce the currently adopted Florida Building Code in regard to asbestos removal during demolition or construction activities.

GOAL 7 - MINING AND MINERALS: MINING EXTRACTION ACTIVITIES SHALL BE CONDUCTED IN A MANNER THAT MINIMIZES IMPACT ON THE ENVIRONMENT AND SURROUNDING LAND USES.

Objective 7.1 - Mineral extraction activities shall be accomplished in a manner consistent with applicable aesthetic, engineering, environmental, health, noise, recreation, and safety standards.

Policy 7.1.1 - The City shall maintain the provisions of the Land Development Regulations concerning effective mineral extraction to achieve the following: The City shall achieve an aesthetically pleasing landscape compatible with adjacent land uses and to minimize soil erosion by the use of native vegetative buffers. Buffers shall also be established between the mining activity and adjacent existing and planned future land uses.

Policy 7.1.2 - On a continuous basis, the City shall coordinate with local governments, the FDEP and SJRWMD to ensure that the mined areas are reclaimed in accordance with current law and permit conditions.

Policy 7.1.3 - If a mine requires "dewatering", the discharge shall occur from one cell of the project site to another cell. Off-site discharge shall be prohibited.

Objective 7.2 - Mineral extraction activities shall "respect" paleontological, archaeological, and historic sites.

Policy 7.2.1 - The City shall initiate cooperative efforts with other government agencies and private organizations to identify and evaluate existing or potential extraction sites that are likely to contain significant paleontological, archaeological or historical resources.

Policy 7.2.2 - Any excavation or mining activity which uncovers or appears to be disturbing archaeological or paleontological resources shall be held in abeyance until a

preliminary assessment can determine the probability of significant archaeological or paleontological assets.

Policy 7.2.3 - The City shall maintain the regulations in the Land Development regulations that regulate the process for dealing with potential archaeological or paleontological resources. This shall include cooperation with the Museum of Arts and Sciences, and the Division of Historical Resources.

Objective 7.3. Mineral extraction activities will generate a net benefit to the community.

Policy 7.3.1 - The City shall require developers or owners to provide restoration plans for new or currently active borrow pits, so that once the material extraction has been completed, the former pits will continue to benefit the overall community.

Policy 7.3.2 - The City shall require dry hydrants be installed at appropriate sites adjacent to strategically located borrow pits, to ensure an adequate fire protection capacity.

Policy 7.3.3 - Mining operators shall demonstrate financial responsibility to pay for necessary corrective actions or repairs to roadways, buildings, other structures, groundwater, or surface water and to reclaim the site to prescribed specifications upon completion of mineral extraction activities.

Objective 7.4 - Mining activities shall not adversely affect the quality of air, groundwater and surface water and land and wildlife.

Policy 7.4.1 - Phasing of extractive activities shall be used as a device to assure that only small areas are affected by such activities at one time.

Policy 7.4.2 - The City shall require that a geophysical log series (from wells or other acceptable means) be prepared for the proposed site to assess the hydrogeologic character of the site.

Policy 7.4.3 - Mineral and sand extraction activities shall not remove or disturb any impervious layer (e.g., clay) that naturally segregates the surficial aquifer from the Floridan Aquifer.

Policy 7.4.4 - Once extraction ceases, appropriate usage limits regarding septic and stormwater systems are to be implemented to ensure protection of surface water, groundwater and the Volusia-Floridan Sole Source Aquifer.

Policy 7.4.5 - Formerly mined areas may not be incorporated into a stormwater retention or detention system until an engineering, hydrologic, or hydrogeologic determination has been made showing an adequate confining layer, segregating water in the pit from the Volusia-Floridan Sole Source Aquifer.

Purpose of Recreation and Open Space Element

Recreation and open space encompass a broad spectrum of lands and facilities dedicated to leisure, fitness, and environmental stewardship. This includes public parks, greenways, playgrounds, sports fields, trails, plazas, natural preserves, and even certain water bodies. Such spaces are designed for both active recreation—structured activities like sports, exercise, or playground use—and passive recreation, such as walking, birdwatching, or simply enjoying quiet natural settings.

Core Purposes of the Recreation and Open Space Element

- Enhancing Quality of Life: At its heart, the recreation and open space element aims to improve the quality of life for all residents. Access to parks and natural areas supports physical and mental well-being, offers respite from urban life, and fosters a sense of belonging and community pride.
- Promoting Public Health: Well-planned recreational spaces encourage physical activity, helping to combat sedentary lifestyles, obesity, and related health issues. Parks and trails provide opportunities for exercise, play, and social engagement for people of all ages and abilities.
- Environmental Protection and Stewardship: Open space preserves crucial natural habitats, supports biodiversity, protects water quality, and mitigates urban heat island effects. By designating and managing green corridors and conservation areas, communities ensure the sustainability and resilience of their local ecosystems.
- Social Equity and Inclusivity: The comprehensive plan strives to ensure that all neighborhoods and demographic groups have fair access to recreation and open spaces. This effort helps bridge social divides, providing safe, enjoyable environments regardless of income, age, or background.
- Guiding Land Use and Growth: Recreational and open space planning helps steer urban growth in ways that avoid sprawl, preserve scenic landscapes, and maintain community character. By establishing greenbelts or protected corridors, cities can direct development and create a cohesive, accessible network of parks and natural spaces.
- Supporting Economic Vitality: Attractive, well-maintained parks and recreation facilities can increase property values, foster tourism, and boost local economies. Businesses often cite quality of life, including access to open space, as a key factor in choosing locations.
- Fostering Community Identity and Cohesion: Parks and open spaces serve as gathering places for cultural events, festivals, recreation leagues, and informal socialization. They reflect the community's unique character and history, strengthening residents' connections to place.
- Climate Change Adaptation and Resilience: Open spaces help absorb stormwater, reduce flooding, filter pollutants, and cool urban areas, all of which are increasingly critical as communities confront climate change.

INTRODUCTION

The City's parks are areas set aside for the enjoyment and recreation of our citizens. These green spaces consist of grassy areas, rocks, soil, trees, playground structures and picnic facilities and may contain picnic tables and barbecue grills. Some parks have trails for walking, biking and other activities. Some parks are built adjacent to the river with fishing and boating facilities.

The City of Holly Hill offers many opportunities in its parks. While the larger facilities house most of the amenities, there are small neighborhood parks located throughout the city perfect for picnics or a short outdoor retreat. Admission to City Parks is free as are many of the facilities within the parks.

While the City of Holly Hill does not operate a formal parks and recreation department or recreation program, it collaborates with and provides financial assistance to facilities such as:

The YMCA

The Boys & Girls Club

Pictona at Holly Hill - a 49-court world-class pickleball facility containing a restaurant, concession stand, clubhouse, the Humana Education Center, and many other amenities open to members and the general public.

In addition to seating areas within the city, Holly Hill currently has the following city-owned parks:

Centennial Park – 11 acres

Ross Point Picnic Area – 1.61 acres

Sunrise Park North – 8.5 acres

Sunrise Park South – 1.35 acres

7th Street Park – 4.5 acres

Coquina Park - 0.15 acres

Grove Avenue Park - 0.32 acres

Hollyland Park – 15.04 acres

Milt Hallman Memorial Park – 5 acres

Riviera Oaks Park (Dog Park) – 4.08 acres

Shirley Heyman Park – 1.32 acres

Waite Park (Big Tree Park) - 0.25 acres

Levels of Service

Level of Service (LOS) Standards Adopted in the Capital Improvements Element

Neighborhood Parks – 1 acre per 1000 residents

Community Parks – 2 acres per 1000 residents

Population Projections:

2025 – 13,172 residents

2035 – 13,619 residents

2045 – 13,637 residents

2050 – 13,549 residents

There are currently approximately 17 acres of Neighborhood Parks and 36 acres of Community Parks. Therefore, the adopted level of service (LOS) standard for parks is currently being met and is projected to continue to be met through the 2050 planning horizon based on the City's projected population.

CHAPTER 6

RECREATION AND OPEN SPACE ELEMENT

GOALS, OBJECTIVES AND POLICIES - RECREATION AND OPEN SPACE ELEMENT

GOAL 1 - DEVELOP AND MAINTAIN A WIDE VARIETY OF RECREATION FACILITIES AND PROGRAMS THAT ARE RESPONSIVE TO THE DEMANDS OF THE CITIZENRY

Objective 1.1 - The City shall require new development activities to meet concurrency and level-of service standards.

Policy 1.1.1 - The City shall apply the level-of-service standards of park categories and facilities in accordance with those adopted and listed in the Capital Improvements Element of the Comprehensive Plan.

Policy 1.1.2 - Parks and recreational facilities shall be located throughout the City to allow access opportunities to all segments of the population.

Policy 1.1.3 - The City shall continue to provide sufficient lighting where needed at any active recreation facilities existing at that time.

Policy 1.1.4 - The City shall continue to acquire the appropriate acreage for neighborhood and community park and recreation sites to meet its level-of-service standards when necessary.

Policy 1.1.5 - The City's facility needs and program planning shall be determined through a continuous assessment of facility capacities and community needs, thorough surveys, citizen responses, civic interaction, and population growth.

Policy 1.1.6 - The City shall maintain an inventory of existing vacant land and buildings that are considered important to either short-term or long-term recreation and open space planning.

Objective 1.2 - Continue to improve the city's parks and recreation areas, access and parking, hike/bike trails, picnic shelters and restrooms.

Policy 1.2.1- Program sufficient funds in the City's Capital Improvement Plan for development of these improvements.

Policy 1.2.2 - Assure the continued maintenance of existing park and recreation facilities, and implement the necessary changes to increase the level of safety for the user.

Objective 1.3 - Balance the functioning value of the natural environment so there is an optimum combination of aesthetic, ecological, and recreation values.

Policy 1.3.1 - Use park systems or open space to buffer incompatible land uses, where parks or open spaces are compatible with these land uses.

Policy 1.3.2 - Acquire lands with minimal development potential due to size or shape that are adjacent to environmentally sensitive lands and incorporate them into the public open space system. To the extent practical based on available funding, the City shall acquire or preserve lands with unique environmental assets, as well as provide community access and recreational opportunities to the community.

Policy 1.3.3 - To the maximum extent consistent with Federal, State, and City objectives, policies, and responsibilities, multiple uses of public lands shall be considered, to reduce the cost of and expedite the acquisition of additional needed public lands.

Objective 1.4 - Maintain existing acreages and facilities which provide for public access to coastal recreational resources, including the Halifax River.

Policy 1.4.1 - The City shall maintain and develop the existing city-owned properties which provide public access to the Halifax River.

Policy 1.4.2 - Existing dedicated public rights-of-way which provide access to the river or any other significant coastal resource shall not be vacated by the City, and shall be improved to permit convenient public access.

Policy 1.4.3 - On a continuous basis, the City shall maintain its boat ramps, piers, docks, and other water access facilities in a safe and operable condition.

Policy 1.4.4 - The City shall continue to provide information and interpretive signs at all City-operated boat ramps to alert users of the endangered manatees.

Policy 1.4.5 - A public safety plan shall be prepared for all special events sponsored on public property within the City. The plan will be reviewed by the City Manager and various City Departments.

Objective 1.5 - The City shall continue to coordinate with Volusia County, the Ponce Inlet Port Authority, the Volusia County School Board, other public agencies and the private sector, as may be appropriate, to further develop recreational opportunities for Holly Hill residents using existing recreation areas and facilities and unused lands owned by such entities within the city.

Policy 1.5.1 - Maximum use of existing recreation areas and facilities shall be encouraged.

Policy 1.5.2 - Cooperative arrangements between the City and other public or private entities for purchase, development, management and/or maintenance of recreation areas and facilities shall be encouraged when such arrangements will provide an efficient, economical means of meeting the recreational demands of Holly Hill residents.

Objective 1.6 – The City shall continue to support public parks and recreation facilities programs.

Policy 1.6.1 - The City shall pursue outside funding sources, when necessary, by monitoring on an on-going basis, the availability of parks and recreation grants and funds. The applications shall be submitted in a timely manner to ensure procurement and proper outside review.

Policy 1.6.2 - A user fee system shall continue to be an integral and vital component of the overall funding mechanism for recreation programs and events. The following criteria shall apply in implementation of this policy:

a. The fee shall be reasonably established and shall not restrict access on the basis of affordability.

b. The City shall periodically review the fee structures of other local government jurisdictions and per capita operating expenses and recurring capital expenses as a basis for determining the equity of the fee structure.

c. Reasonable fees shall be established for use of all City facilities based on the type of event, the particular facility and the expected number of people attending.

Policy 1.6.3 - The City shall continue to financially support activities, events, and programs in order to maintain programs at their current level-of-service.

Policy 1.6.4 - New development shall be encouraged to provide land for accessible and usable public parks.

Policy 1.6.5 - Unless otherwise provided by interlocal agreement, the City may charge nonresidents a fee determined by the City Commission for the use of City recreation facilities.

Policy 1.6.6 – Where applicable, the City shall utilize user fee charges for services and facilities to help offset costs at recreation sites.

Objective 1.7 - Safe bicycling opportunities, for both recreation and transportation, shall be provided within the city where possible.

Policy 1.7.1 - Bicycle facilities shall be incorporated into arterial and collector roadway construction widening, and reconstruction plans and programs as provided by the Land Development Regulations.

Policy 1.7.2 - The City shall cooperate with bicycle organizations, law enforcement agencies, and the FDOT to promote a bicycle safety program; this shall include a program in the schools and a media information program.

Policy 1.7.3 - Bicycle facilities connecting schools with nearby active recreation areas shall be a priority.

Policy 1.7.4 - The City shall provide bicycle racks at all City-owned buildings or facilities that are open to the public.

Policy 1.7.5 - When providing bicycle and pedestrian pathways, the City shall determine through the Volusia Flagler Transportation Planning Organization (TPO), upon which streets or roads bicycle traffic would constitute an unacceptable hazard. This shall also determine the time of day when this hazard would exist.

Policy 1.7.6 - The City shall maintain regulations requiring new developments to incorporate bicycle and pedestrian paths as an integral part of their transportation plans.

Policy 1.7.7 - To the extent practical, utility easements (overhead transmission lines, gas and water) shall be considered in the development of trails to provide for connections and linkages to neighborhoods, and recreation and open space facilities.

Policy 1.7.8 - The City, in cooperation with the Volusia Flagler TPO and FDOT, shall encourage the installation of bicycle detection devices at traffic activated signals on arterial and collector streets, subject to the availability of funding.

GOAL 2 - PRESERVE THE VALUABLE SCENIC VISTAS WITHIN THE CITY.

Objective 2.1 - Provide for recreational corridors to link City-owned parks as well as other adequate and appropriate access ways to open space/conservation areas.

Policy 2.1.1 - The City shall submit grant applications to local, state and federal grant programs to acquire and develop land when appropriate and applicable, for the acquisition,

planning and development/management of City-owned lands. Programs include, but are not limited to:

- Florida Recreation Development Assistance Program.
- Land and Water Conservation Fund Program.
- Florida Forever.
- Florida Boating Improvement Program;
- Ponce DeLeon Port Authority;
- Florida Inland Navigation District;
- Florida Communities Trust Program; and
- ECHO.

Policy 2.1.2 - The City shall designate scenic roadways in accordance with State and Federal programs.

Policy 2.1.3 - The City's standards designed to ensure preservation of the scenic value of designated routes shall be maintained in the Land Development Regulations.

Purpose of the Intergovernmental Coordination Element

The intergovernmental coordination element (ICE) is a required section of a comprehensive plan. The ICE is designed to identify and facilitate interactions and collaborations among local, regional, state, and even federal agencies or governments. It serves as a framework for resolving conflicts, leveraging resources, and ensuring consistency in policy implementation across governmental boundaries.

Purpose and Importance of the Intergovernmental Coordination Element

1. Avoiding Overlap and Conflict

One of the primary reasons for including an intergovernmental coordination element is to prevent conflicting policies or redundant efforts among agencies. Local government boundaries are often arbitrary when compared to the functional realities of transportation networks, watersheds, economic regions, or school districts. Without coordination, it is very possible for a city and a neighboring county to develop conflicting land-use policies, incompatible zoning regulations, or duplicative public works projects. The ICE ensures that each government's actions are in harmony, minimizing waste and confusion.

2. Coordinating Infrastructure and Services

Essential public services—such as water supply, wastewater treatment, transportation, emergency response, and schools—rarely stop at municipal or county lines. The ICE mandates that these services are planned and managed in coordination with adjacent jurisdictions and relevant agencies. For instance, a city planning to expand its water infrastructure must coordinate with regional water management districts, upstream and downstream cities, and environmental agencies to ensure adequate supply and environmental protection. Through ICE, governments can pool resources, share infrastructure, and avoid costly duplication.

3. Managing Growth and Development Consistently

Urban growth and development do not respect political boundaries. Uncoordinated planning can lead to sprawl, inefficient land use, and incompatible development at jurisdictional edges. By requiring intergovernmental consultation, the ICE promotes orderly and consistent growth management across a region. This is especially important for issues such as affordable housing, transportation corridors, and economic development, where the actions of one jurisdiction often affect many others.

4. Addressing Regional Issues

Many policy issues are inherently regional, including air and water quality, transportation networks, disaster response, environmental conservation, and economic competitiveness. The ICE provides a vehicle for local governments to participate in regional councils, planning bodies, or joint initiatives. It encourages the formation of interlocal agreements and compacts to tackle issues

that cross jurisdictional lines. For example, the management of regional transit systems or large-scale environmental restoration projects requires the cooperation of multiple governments and agencies. The ICE sets forth the processes and priorities for such collaboration.

5. Ensuring Consistency with Other Plans and Regulations

Local plans must often be consistent with state and federal regulations or with the plans of adjacent jurisdictions. The ICE outlines the processes through which local governments review and adjust their plans to align with metropolitan, regional, state, or federal policies. For instance, local land use plans are often subject to review by state planning agencies to ensure alignment with broader goals, such as the protection of endangered habitats or the provision of affordable housing.

6. Conflict Resolution

Despite the best efforts at coordination, disagreements between governmental entities can and do arise. The ICE establishes mechanisms for dispute resolution, such as joint planning agreements, mediation, or formal appeals processes. By providing a structured approach to resolving disputes, the ICE minimizes the risk of protracted legal battles and fosters a spirit of cooperation.

7. Leveraging Funding and Resources

Government grants and funding for infrastructure, housing, or environmental programs are increasingly tied to regional cooperation and consensus planning. The ICE can help local governments position themselves more competitively for such funding by demonstrating a commitment to intergovernmental cooperation. By working together, governments can also pool technical expertise, data, and financial resources, making it possible to undertake larger and more ambitious projects than they could alone.

8. Promoting Public Involvement and Transparency

The ICE often requires public notification and participation in the coordination process. This ensures that stakeholders—including residents, businesses, and community groups—are informed and able to contribute to decisions that may affect them. It also brings transparency to the process, building trust in government and promoting sound decision-making.

Conclusion

The intergovernmental coordination element is a foundational aspect of a successful comprehensive plan. By fostering collaboration across governmental boundaries, it helps ensure that limited resources are used efficiently, that growth is managed wisely, and that regional challenges are met with unified strategies. As communities become increasingly interconnected, effective intergovernmental coordination is essential for building resilient, vibrant, and sustainable regions.

CHAPTER 7

INTERGOVERNMENTAL COORDINATION ELEMENT

Goals, Objectives and Policies – Intergovernmental Coordination Element

GOAL 1 - ELIMINATE AND PREVENT UNNECESSARY DUPLICATION OF GOVERNMENTAL SERVICES AND FACILITIES; ELIMINATE AND PREVENT CONFLICTS BETWEEN THE CITY AND ADJACENT MUNICIPALITIES, THE COUNTY, STATE AND REGIONAL AGENCIES, AND SPECIAL PURPOSE LOCAL GOVERNMENTAL ENTITIES; AND ELIMINATE AND PREVENT EXISTING AND POTENTIAL LAND USE CONFLICTS AT THE CITY'S BOUNDARY.

Objective 1.1 - Maintain consistency between Holly Hill's Comprehensive Plan and the comprehensive plans of adjacent municipalities and the County and the plans of the Volusia County School Board, the East Central Florida Regional Planning Council, and the State by VGMC-issued certification of consistency.

Policy 1.1.1 - Intergovernmental cooperation and coordination shall be maintained in order to plan for and provide efficient, cost effective, and environmentally sound public facilities and services.

Policy 1.1.2 - The City shall coordinate the adoption and all future amendments of its Comprehensive Plan with the comprehensive plans of adjacent municipalities and the County and the plans of the Volusia County School Board, the East Central Florida Regional Planning Council, and the State by reviewing the plans of other entities, avoiding inconsistencies, and resolving conflicts through negotiation, with the Volusia Growth Management Commission, or the East Central Florida Regional Planning Council, and administrative hearings.

Policy 1.1.3 - The City shall review plans and plan amendments proposed by adjacent municipalities, the County, the School Board, the Regional Planning Council, and the State, and shall take appropriate steps to resolve any potential inconsistencies.

Policy 1.1.4 - The City shall encourage open, informal and on-going communication with adjacent municipalities, the County, the School Board, the Regional Planning Council, and the State to promote coordination on all governmental matters.

Policy 1.1.5 - The City shall continue to encourage the Volusia Flagler Transportation Planning Organization (TPO) to achieve a comprehensive, coordinated and continuing transportation planning process for Volusia County.

Policy 1.1.6 - The City shall utilize the informal mediation process of the East Central Florida Regional Planning Council as a means of resolving conflict with other local governments especially when the City is unable to resolve a conflict through direct negotiation or activities of the Volusia Growth Management Commission.

Policy 1.1.7 - The City shall resolve annexation issues through direct negotiation with other governmental entities, and mediation, if necessary, through the Volusia Growth Management Commission or the East Central Florida Regional Planning Council.

Policy 1.1.8 - The City shall support and participate in the preparation of management plans, water quality studies, and sampling programs in conjunction with Volusia

County, the East Central Florida Regional Planning Council (ECFRPC), the St. Johns River Water Management District (SJRWMD), the Department of Health and Rehabilitative Services, and DEP.

Policy 1.1.9 - The City shall work with Volusia County to develop regulations on agricultural activities in recharge areas.

Policy 1.1.10 - The City shall review the Comprehensive Plans and any amendments thereto of the adjacent municipalities and Volusia County to determine if coastal resources such as the Halifax River and any associated wetlands are being managed in a consistent manner.

Policy 1.1.11 - The City shall cooperate as provided for by the County Home Rule Charter and State Statutes in joint planning and management programs with adjacent municipalities and counties and other public agencies that operate governments within its boundaries for mosquito impoundments, hurricane evacuation, controlling stormwater, reducing wastewater treatment plant discharges into the Halifax River, and coordinating efforts to protect designated and other rare species.

Policy 1.1.12 - The city shall continue to monitor and implement legislative changes in environmental protection measures.

Policy 1.1.13 - On a continuous basis the City shall review and implement stormwater quality programs and regulations as proposed by the Federal Environmental Protection Agency, the DEP, and the SJRWMD.

Objective 1.2 - Achieve an effective, efficient and equitable delivery of services to the citizens of Holly Hill through coordinated and cooperative efforts with adjacent municipalities and Volusia County.

Policy 1.2.1 - The City will negotiate interlocal agreements with adjacent municipalities, the County, the School Board, the State or any other governmental entity providing for the exchange or sharing of services or facilities when such arrangements will benefit the City and its citizens. Such interlocal agreements include fire, police, water supply planning and emergency services.

Policy 1.2.2 - The City will achieve coordination with other local governments in the provision of services and information through continuing participation in the cooperative activities of agencies such as the Volusia County Growth Management Commission and the East Central Florida Regional Planning Council, and the Volusia Flagler Transportation Planning Organization (TPO).

Objective 1.3 - The City shall identify and describe joint processes for collaborative planning on population projections, school siting, facilities subject to concurrency, facilities with countywide significance, and problematic land uses.

Policy 1.3.1 - The City will continue to coordinate with the Volusia County Growth Management Department (VGMC), the Volusia Flagler TPO, the University of Florida Bureau of Economic and Business Research (BEBER), and other agencies in order to develop citywide and countywide population projections that include expected growth shown in the comprehensive plan for the City. In addition, the City will use

these mutually agreed upon and coordinated population figures in the comprehensive plan.

Policy 1.3.2 - The City will forward the population projections used in its comprehensive plan to the School Board so it can consider projected growth and development as it relates to the future needs for schools in the School Board's 5, 10 and 20-year facility plans.

Policy 1.3.3 - The City will annually review the School Board's plans for the siting of public schools within its jurisdiction for consistency with the comprehensive plan, both at the staff level and through public hearings for specific site plans. This will include a review of the 5, 10, and 20-year facility plans of the School Board as well as responding as needed to site specific plans to locate new schools or expand existing schools.

Policy 1.3.4 - Develop a development coordination procedure through interlocal agreement with the Volusia County School Board on the siting of public educational facilities, which outlines the process for assessing impacts during site acquisition, addresses measures to maintain the City's adopted levels-of-service at the time of development and formalizes a citizen-participation/notification process.

Policy 1.3.5 - City staff will coordinate annually, or more often as needed, with Volusia County staff for the purpose of determining future unincorporated area needs for water and sewer within each respective unincorporated area served by the county.

Policy 1.3.6 - The City will forward requests for access to County or State maintained roadways to each respective agency for comment concerning their respective plans and policies.

Policy 1.3.7 - The City will coordinate with service providers that have no regulatory authority over the use of land in the City to develop recommendations that address ways to improve coordination of the City's concurrency management methodologies and systems, and levels-of-service.

Policy 1.3.8 - The City will enter into an interlocal agreement with Volusia County for joint projects identified in the City's Stormwater Management Plan and the County's Stormwater Management Plan.

Policy 1.3.9 - The Community Development Department will coordinate concurrency reviews with the respective City Departments, and any other agencies as deemed appropriate and necessary.

Policy 1.3.10 - The City will continue to coordinate with Volusia County for the provision of countywide facilities, including but not limited to, solid waste disposal and the Volusia County Emergency Operations Center.

Policy 1.3.11 - The City will forward notice of proposed future land use plan policies related to hurricane shelters and evacuation routes, as well as map amendments resulting in an increase in population within coastal high hazard areas, to the East Central Florida Regional Planning Council and the Volusia County Emergency Management Department to determine hurricane shelter space availability and the effect of increased evacuating populations on evacuation clearance times and routes.

Objective 1.4 - The City shall coordinate with other public agencies in monitoring and enforcing permit conditions. The City shall identify technical and financial assistance available to the City.

Policy 1.4.1 – The City shall, in cooperation with other local governments, participate in a water quality monitoring program coordinating mechanism under an agency created specifically for these purposes.

Policy 1.4.2 – The City shall continually encourage the removal of septic tanks and the treatment of stormwater runoff upon the receiving waters of the Halifax River to determine if controls on individual septic systems must eventually be eliminated from all environmentally sensitive areas.

Policy 1.4.3 – The City shall maintain a water supply facilities work plan that is coordinated with St. Johns River Water Management District's District Water Supply Plan by updating the work plan within 18 months of an update to the District's District Water Supply Plan that affects the City.

Policy 1.4.4 – The City shall participate in the development of updates to St. Johns River Water Management District's water supply assessment and District Water Supply Plan and other water supply development-related initiatives facilitated by the District's that affect the City.

Policy 1.4.5 – The City will plan for municipal service areas or extend water and sewer services into unincorporated Volusia County in a manner consistent with the Volusia County Comprehensive Plan.

Policy 1.4.6 - The City will implement all water conservation practices that are conditions of the Consumptive Use Permit.

GOAL 2 - ESTABLISH AND MAINTAIN A COOPERATIVE RELATIONSHIP BETWEEN THE CITY OF HOLLY HILL AND SCHOOL DISTRICT TO PROVIDE AN EFFECTIVE JOINT PLANNING PROCESS INCLUDING PROCEDURES TO COORDINATE LAND USE PLANNING WITH THE DEVELOPMENT OF SCHOOL FACILITIES INCLUDING PUBLIC SCHOOL SITING, CALCULATE POPULATION PROJECTIONS, AND PROVIDE FOR THE DEVELOPMENT OF PUBLIC EDUCATION FACILITIES CONCURRENTLY WITH RESIDENTIAL DEVELOPMENT AND OTHER PUBLIC FACILITIES AND SERVICES.

Objective 2.1 – Intergovernmental Coordination
The City of Holly Hill shall establish coordination mechanisms with the School Board to achieve a collaborative effort to identify school needs, provide for school facilities and implement school concurrency using consistent supporting data and analysis.

Policy 2.1.1: In cooperation with the School Board, the City of Holly Hill shall adopt and implement the interlocal agreement as required by Section 1013.33 F.S., which includes procedures for:

a. Coordinating and sharing information
b. Educational and ancillary siting procedures
c. Comprehensive plans and plan amendment review
d. Site design and development plan review

e. Joint development of schools, parks and other uses
f. School concurrency implementation
g. Implementation and amendments
h. Resolution of disputes

Policy 2.1.2: In accordance with the schedule established in the interlocal agreement, the City of Holly Hill shall appoint a representative to meet with School Board and other local government representatives to review data and annually approve a projection of the amount, type, and distribution of population growth and student enrollment. Data shall include but not be limited to:

a. Capital budgets for each jurisdiction
b. School Board five-year facilities work program
c. School Board educational plant survey (every fifth year)
d. Volusia County five-year road improvement program
e. Anticipated new development, infill development and redevelopment
f. Student enrollment and school utilization including portable classroom assignments

Policy 2.1.3: City of Holly Hill shall provide the School Board with a copy of each planning board and Commission agenda.

Policy 2.1.4: The City of Holly Hill and the School Board shall coordinate the acquisition and development of sites for future educational and ancillary facilities in accordance with the process established in the interlocal agreement.

Policy 2.1.5: The City of Holly Hill shall provide notice to adjacent jurisdictions as required by the Volusia County Interlocal Agreement for School Planning when school capacity in the adjacent jurisdiction is anticipated to be applied to meet concurrency requirements for proposed residential development.

Objective 2.2: The City of Holly Hill shall regularly monitor and evaluate the implementation of the Public School Facilities Element to assure compliance with the provisions of the comprehensive plan and the interlocal agreement, to assure the use of best practices in the joint planning of school facilities, and to provide for the continuing coordination of school planning.

Policy 2.2.1: In accordance with the interlocal agreement but no less than once per year, the City of Holly Hill shall submit a report to the Board of Planning and Appeals (LPA) and the School Board reporting on the implementation actions and coordinated planning efforts for planning and developing school facilities including joint development opportunities. If the School Board or (LPA) finds that implementation of the plan or interlocal agreement is not occurring, the School Board or (LPA) shall make recommendations to the City Commission of steps necessary to achieve successful implementation.

Policy 2.2.2: For each comprehensive plan amendment reviewed by the Volusia Growth Management Commission (VGMC), the City of Holly Hill shall identify in

the VGMC application support materials how anticipated impacts of the proposed amendment to school facilities are addressed.

Policy 2.2.3: The City of Holly Hill shall appoint a citizen to serve as a member of the oversight committee created by the adopted Interlocal Agreement and shall appoint a staff member to serve on the technical committee created by the adopted Interlocal Agreement.

Purpose of the Capital Improvements Element

The capital improvements element is a foundational component of any local government's comprehensive plan. It provides the roadmap for investing in public infrastructure and facilities that support growth, ensure quality of life, and meet community needs now and in the future. Understanding the purpose of the capital improvements element is essential for grasping how cities, towns, and counties transform aspirations into tangible outcomes.

Understanding Capital Improvements

Capital improvements refer to major physical assets or infrastructure investments that a local government undertakes to improve or maintain its services and enhance community well-being. These include the construction, expansion, renovation, or replacement of public facilities and utilities such as:

- Roads and bridges
- Water and wastewater systems
- Parks and recreation facilities
- Schools and libraries
- Public safety buildings (police, fire, EMS)
- Solid waste facilities
- Government administrative buildings
- Public transportation infrastructure

Capital improvements are distinguished from routine maintenance and operations due to their scale, cost, and lasting impact on the community. They often require significant financial outlays and long-term planning, making their integration into the comprehensive plan both necessary and strategic.

Primary Purposes of the Capital Improvements Element

The capital improvements element serves several interrelated purposes within the comprehensive plan:

1. Linking Vision to Implementation

The most fundamental purpose of the capital improvements element is to turn the policies and priorities articulated in the comprehensive plan into actionable projects. For example, if a community's vision emphasizes walkability, sustainability, and recreational access, the capital improvements element will prioritize sidewalks, bike paths, parks, and green infrastructure. It serves as the bridge between broad community goals and the construction of the facilities required to realize those goals.

2. Prioritizing Investments

Resources in any government are limited. The capital improvements element helps prioritize which projects are most critical to the community's current and future needs. It evaluates potential projects based on factors such as:

- Public health and safety
- Regulatory compliance
- Capacity to support growth
- Alignment with community goals
- Cost-effectiveness
- Environmental impact

By ranking and sequencing improvements, local governments can ensure that the most pressing needs receive attention first and that resources are allocated efficiently.

3. Coordinating Public Infrastructure with Growth

The timing and location of capital investments are critical to guiding orderly development and preventing problems such as urban sprawl, congestion, and inadequate infrastructure. The capital improvements element coordinates the provision of infrastructure with the land use element and anticipated growth patterns. It helps answer questions such as:

- Where should new roads or utilities be extended to support planned development?
- Are existing water and sewer systems adequate for projected population increases?
- How can parks and recreation be equitably distributed?

Such coordination ensures that growth is supported by the necessary public facilities and that the community remains livable and resilient.

4. Ensuring Fiscal Responsibility and Transparency

Major infrastructure projects often require significant expenditures and long-term borrowing. The capital improvements element sets out a multi-year program—often called the Capital Improvement Program (CIP)—that identifies the timing and financing of each proposed project. This multi-year plan helps:

- Forecast financial needs
- Plan for debt issuance and repayment
- Leverage grants and other funding sources
- Engage the community in budgeting decisions

A transparent and predictable approach to capital spending avoids surprises, reduces financial risk, and builds public trust.

5. Aligning with Other Planning Efforts

The capital improvements element must be integrated with other local and regional plans, strategies, and policies. These can include hazard mitigation plans, transportation master plans, economic development strategies, and sustainability initiatives. By aligning capital investments with broader planning efforts, local governments can achieve synergies, avoid duplication, and ensure that public funds are used effectively.

6. Supporting Economic Development and Quality of Life

Well-planned capital improvements support economic vitality by enhancing infrastructure, improving accessibility, and making communities more attractive to businesses and residents. Quality schools, parks, transportation, and utilities directly impact property values, business investment, and overall quality of life. The capital improvements element ensures that infrastructure is not merely reactive but proactively enhances the community.

7. Adapting to Changing Needs and Conditions

Communities are dynamic, with needs and circumstances evolving over time. The capital improvements element is typically reviewed and updated regularly to address changing priorities, emerging technologies, demographic shifts, economic trends, and resilience to challenges such as climate change. This adaptive approach ensures that public investments remain relevant and effective.

Goals, Objectives and Policies – Capital Improvements Element

GOAL 1 - CAPITAL IMPROVEMENTS NEEDED TO SUPPORT THE FUTURE LAND USE ELEMENT SHALL BE PROVIDED IN A TIMELY, ECONOMIC AND ENERGY EFFICIENT MANNER, AND IN A MANNER THAT ASSIGNS THE COSTS OF SUCH IMPROVEMENTS FAIRLY AND EQUITABLY TO CORRECT EXISTING DEFICIENCIES IN THE LEVEL-OF-SERVICE FOR POTABLE WATER, SANITARY SEWER, SOLID WASTE, TRAFFIC CIRCULATION AND PARKS AND RECREATION AND TO MEET THE FUTURE DEMANDS GENERATED FROM NEW DEVELOPMENT OR REDEVELOPMENT.

Objective 1.1 - The City shall use the Capital Element to correct existing deficiencies, to accommodate desired growth, and to replace worn-out and obsolete facilities, in accordance with the 5-year schedule of capital improvements included in the element.

Policy 1.1.1 - The City shall include all projects identified in the other elements of the Comprehensive Plan as capital improvements projects to be included in the schedule of improvements of this Element.

Policy 1.1.2 - As per Section 163.3177, F.S., all capital improvement projects proposed by the City shall be consistent with the Comprehensive Plan. First priority shall be given to those projects that are intended to correct existing deficiencies.

Policy 1.1.3~~:~~ Proposed capital improvement projects that compete for funding within the same funding source and as identified annually through the concurrency management system shall be evaluated and ranked in order of priority according to the following guidelines:

1) The extent to which the project is necessary to protect public health and safety;
2) Need for protection of the environment
3) Maintenance of adopted levels-of-service;
4) The impact that the project would have on the local budget
5) Financial feasibility and effect on the budget and Reduction of future improvements costs;
6) Its locational needs based on projected growth patterns in the Comprehensive Plan;
7) Accommodation of new development and redevelopment consistent with the Comprehensive Plan; Encouragement of infill development and/or preservation or achievement of full use of existing facilities
8) Plans of the Florida Department of Transportation and other State agencies as well as the St. Johns River Water Management District in Holly Hill.
9) Capital improvements needed to address existing deficiencies;

Policy 1.1.4 - Capital facilities shall be regularly inspected, and replacement or renewal shall be scheduled so that level of service standards are maintained.

Policy 1.1.5 - The City shall coordinate transportation improvements with Florida Department of Transportation, local and regional plans, and work with other entities to try to acquire advanced rights-of-way for transportation projects as funds are available.

Policy 1.1.6 - The City shall comply with current Florida Department of Transportation criteria for access management and rights-of-way acquisition for long range transportation projects on State roadways, including notification of the Department of Transportation when proposed development orders would interfere with future right-of-way needs of the Department.

Policy 1.1.7 - The Capital Improvements Element shall be reviewed on an annual basis and modified as necessary in accordance with Section 163.3187, F.S. Corrections, updates and modifications concerning costs; revenue sources; acceptance of facilities, pursuant to dedications which are consistent with the plan; or the date of construction of any facility enumerated in the CIE may be accomplished by ordinance and shall not be deemed to be amendments to the Comprehensive Plan.

Policy 1.1.8 - The comprehensive planning process shall be used to ensure that present and future public facility and service needs are planned and provided in a timely and efficient manner, while safeguarding the health safety and welfare of the public and natural environment.

Policy 1.1.9 - The provision of the public services and facilities shall be planned and coordinated so that the provision of public services and facilities occurs in a manner which encourages growth to be orderly and, to the extent feasible, is compatible with existing and desired land uses.

Policy 1.1.10 - Public facilities, services, and programs shall be designed to service the intensities of development projected in State, regional and local comprehensive and functional plans and other planning documents.

Policy 1.1.11 - Integrate energy cost reduction measures into the budget process.

Policy 1.1.12 - Government buildings and facilities shall incorporate and recognize urban design principles. Lifecycle costs should be considered in the design and construction of government facilities. The City shall implement an Energy Efficiency and Conservation Plan including a program to track the use of energy and water in facilities owned by the City and reducing energy consumption as it relates to budgetary constraints. The City shall require energy efficient retrofits of existing facilities, where feasible, and will ensure energy efficient objectives are met in the planning and construction of any new facilities. The City shall consider a Sustainability Index for use in assessing proposed capital projects.

Objective 1.2 - **Future development will bear a proportionate cost of facility improvements necessitated by the development in order to maintain the adopted LOS standards**.

Policy 1.2.1 - The City shall continue to assess new development impact fees for potable water and sewer facilities.

Policy 1.2.2 - The City shall continue to require construction and dedication of roads, drainage structures and other necessary on-site improvements as a condition of subdivision plat approval.

Policy 1.2.3 - In order to maintain adopted level of service standards and have new developments pay a pro rata share of the costs of financing capital improvements necessitated by development impacts, the City shall adopt additional facility dedication and impact fee requirements for new developments.

Policy 1.2.4 - The City shall continue to consider alternative ways to allocate the costs of new public facilities on the basis of the benefits received by existing and future residents and establish additional needed measures.

Objective 1.3 - The City shall continue to implement and periodically review its concurrency management system. The concurrency management system shall ensure the management of the land development process in a way that public facility needs identified within plan Elements are provided as needed but not in excess of the City's financial capacity to operate such facilities.

Policy 1.3.1 - Prior to issuing certificates of occupancy, the City shall provide for all public facilities needed to serve development for which development orders were previously issued. If the City is unable to provide public utilities due to exceeding the LOS standards, development approval is to be denied until it is demonstrated that the level of service is achieved or maintained for all public facilities.

Policy 1.3.2 - In providing capital improvements, the City shall limit the ratio of outstanding indebtedness to no more than 15 percent of the property tax base.

Policy 1.3.3 - The City shall consider enacting an ordinance requiring payment of water and recreation impact fees at the time of subdivision plat or final site plan approval in order to cover the costs of reserving needed capacity in water and recreation facilities.

Policy 1.3.4 - The City shall continue strong efforts to secure grants for capital improvements.

Policy 1.3.5 - Long-term borrowing will not be used to finance current operations or normal maintenance.

Policy 1.3.6 - Lease-purchase methods, bonds or other debt instruments may be used as a medium-term (4 to 10 years) method of borrowing for the financing of vehicles, other specialized types of equipment, or other capital improvements. The City will determine and utilize the least costly financing methods available. Such debt arrangements will be repaid within the expected life of the equipment or improvement acquired.

Policy 1.3.7 - General obligation bonds which require referendum may not be used for any enterprise fund public facilities, except where the City Council deems such action to be in the public interest to protect the health, safety and welfare of the community.

Policy 1.3.8 - The term of any debt issue shall not exceed the expected life expectancy of the capital improvements it is financing.

Policy 1.3.9 - Sale of revenue bonds shall be limited to that amount which can be supported from fees or other revenues not required to support General Fund operations.

Policy 1.3.10 - Ad valorem tax increases shall be used by the City only as a "last resort" to cover any projected budget deficits not covered by revenues derived from new impact fees, service charges, special assessments and other funding mechanisms which assign costs to those who benefit.

Objective 1.4 - The issuance of development orders and permits and available revenues shall be coordinated with the five-year schedule of the City's capital improvements to maintain adopted level of service standards.

Policy 1.4.1 - The City shall use the following level-of-service standards to determine the impacts of new development and redevelopment upon public facility provision:

Collector Roads	LOS D at peak hour
Minor Arterial Roads	LOS E at peak hour
Principal Arterial Roads	LOS D at peak hour
Backlogged Facilities	Maintain and improve with ~~1~~5% degradation threshold
Sanitary Sewer Service	144 gallons per capita per day
Potable Water Service	100 gallons per capita per day
Solid Waste Collection Service	6.0 pounds per capita per day
Disposal Capacity	8.6 pounds per capita per day
Stormwater Management	New development or redevelopment, first inch of rainfall shall be retained; Discharge hydrograph for post development conditions shall be maintained within 10 percent, in terms of peak flow and total volume, of the predevelopment conditions; peak discharge from post development conditions shall not exceed peak discharge from pre-developed conditions for 100-year frequency storm of 24-hour duration. Existing development, treatment of the first inch of runoff shall be required on sites of less than 100 acres, and
Neighborhood Parks	1 acre per 1000 residents
Community Parks	2 acres per 1000 residents

Policy 1.4.2 - The City shall continue to enforce the concurrency management system in the development regulations which insures that adequate public facilities and services are available to accommodate the new development and redevelopment and that the adopted LOS standards are maintained. The concurrency management system shall include the following provisions:

1) All applications for development orders shall demonstrate that the proposed development does not degrade adopted levels of service in the City.

2) The latest point at which compliance is determined is the final development order. If no development order is required, the latest point to determine concurrency is the first development permit on a site. In no event shall the determination of concurrency be made later than the point when a specific plan for development, including densities and intensities of development, is approved or when construction or physical activity on the land is authorized if a specific plan is not involved.

   (a) If a development order or permit is approved prior to authorization of construction or physical activity on the land, the approval must be conditioned upon the availability of adequate public facilities and services to serve the development prior to final approval to proceed with construction or physical activity.

3) For purposes of concurrency management, the available capacity of a facility shall be determined by:

   a) Adding Together the Following:

      (1) The total capacity of existing facilities;

(2) The total capacity of proposed facilities, if any, that will become available to serve the development. The capacity of a proposed facility shall be determined as available for potable water, sanitary sewer, solid waste and drainage if it meets any of conditions (a) and (b) below. Park and recreation capacity shall be determined as available if any of conditions (a) through (c) are met. Road capacity shall be determined as available if any of conditions (a) through (d) are met.

(a) The facility will be in place to serve a proposed project at the time that a development order is approved;

(b) The facility is under construction at the time that a development order is approved;

(c) The facility is the subject of a binding executed construction contract that provides for the commencement of the actual construction of the required facilities within one year of the issuance of the development order;

(d) In the case of road facilities, construction of such road facilities is scheduled to commence within the first three years of the five-year schedule of capital improvements in the adopted Capital Improvement Element or within the first three years of the approved five-year plan of the Florida Department of Transportation.

b) Subtracting From That Number The Sum Of:

(1) The demand for the service or facility created by existing development as documented in the City's Comprehensive Plan; and

(2) The demand for the service or facility created by the anticipated completion of other approved developments, redevelopment, or other development activity.

4) Where available capacity cannot be shown, the following methods may be used to maintain adopted level of service:

a) The project owner or developer may provide the necessary improvements to maintain level of service.

b) The proposed project may be altered such that projected level of service is no less than the adopted level of service.

c) The City may approve the development order with conditions agreeable to both the City and the developer. Such conditions shall be sufficient to ensure that the impact of the development will not degrade the level of service of any facility to a point below the adopted level of service standard for such facility.

5) A determination of compliance with the provisions of this section shall be valid for as long as the development order on which the determination was based shall remain valid.

1) If it is determined that adequate capacity is available for a proposed development, a Certificate of Capacity shall be issued for such development.

2) The City Planning Board, with assistance from the City staff, shall prepare an annual report on the status of public facilities. The report shall include an evaluation of each facility and service indicating:

a) The capacity available for each at the beginning of the reporting period and the end of the reporting period;

b) A comparison of actual capacity and levels of service to adopted levels of service from the City's Comprehensive Plan, based on annual monitoring of facility and service usage.

c) A forecast of the capacity for each based upon the most recently updated schedule of capital improvements in the City's Capital Improvements Element and the 5-year Work Program of the Florida Department of Transportation.

d) A determination whether the City is adhering to the adopted capital improvement program.

e) Once approved by the City Council, the annual report shall constitute prima facie evidence of the capacity and levels of service of public facilities for the purpose of issuing development orders during the twelve (12) months following approval of the annual report.

6) The following types of facilities and services shall be reviewed for adequacy before issuing a certificate of capacity: roads, sanitary sewer, solid waste, drainage, potable water, and recreation.

7) For those projects listed in the five year capital improvement program which are needed to maintain adopted level of service standards, a comprehensive plan amendment shall be required to eliminate, defer or delay the construction or provision of the facility or service involved.

Policy 1.4.3 - Before new development or redevelopment is authorized to proceed; the City shall require that public facilities and services needed to support the impacts of development or redevelopment are adequate. Public facilities and services needed to accommodate a development or redevelopment may be phased, or the development or redevelopment may be phased, so that the public facilities and services are adequate concurrent with the impacts of development or redevelopment.

Policy 1.4.4 – The City shall maintain a water supply facilities work plan that is coordinated with St. Johns River Water Management District's District Central Springs / East Coast Regional Water Supply Plan by updating the work plan within 18 months of an update to the District's District Regional Water Supply Plan that affects the City. The City's Water Supply Facilities Work Plan is adopted by reference.

Policy 1.4.5 – Capital Improvements necessary for water supply concurrency will be identified and included in the annual update to the Capital improvements schedule.

Policy 1.4.6 – The Capital Improvements Element will be financially feasible in accordance with state law.

Policy 1.4.7 – If a Capital improvement is needed to maintain a level of service standard, then new development will be required to contribute its fair share toward the improvement.

Policy 1.4.8 – Encourage investment in capital projects that will utilize municipal energy production in an environmentally responsible manner.

The Purpose of the Public School Facilities Element in the Comprehensive Plan

Public schools are not only centers of learning; they are integral to the social, economic, and physical fabric of communities. The facilities that house public schools—buildings, campuses, athletic fields, and related infrastructure—require careful planning and coordination to serve students effectively and to complement community development. Overcrowded, underutilized, or poorly located schools can undermine educational outcomes and strain public resources. Conversely, well-planned school facilities can become community anchors, supporting diverse social activities and fostering neighborhood identity.

Purpose of the Public School Facilities Element

- Aligning School Capacity with Growth Projections
- Ensuring Equitable Access to Quality Education
- Promoting Smart Land Use and Sustainable Development
- Coordinating Resource Allocation and Capital Investment
- Supporting Community Engagement and Collaboration
- Fostering Safe and Healthy Learning Environments

Benefits of Integrating School Facilities Planning into the Comprehensive Plan

The integration of school facilities planning into the comprehensive plan yields numerous benefits:

- Holistic Community Development: Ensures that schools support and are supported by broader community goals, such as economic vitality and environmental protection.
- Reduced Conflicts and Delays: Minimizes land use conflicts and streamlines permitting for new or expanding schools.
- Improved Educational Outcomes: Provides students with modern, accessible, and well-maintained learning environments.
- More Efficient Use of Public Resources: Aligns investments in schools with infrastructure such as roads, utilities, and parks.
- Enhanced Quality of Life: Strong schools attract families, increase property values, and create a sense of community pride.

CHAPTER 9

PUBLIC SCHOOL FACILITIES ELEMENT

Goals, Objectives and Policies - Public School Facilities Element

Goal 1: Collaborate and coordinate with the School Board of Volusia County to provide and maintain a public education system which meets the needs of Volusia County's current and future population.

Objective 1.1: Coordination and Consistency
The City of Holly Hill shall implement and maintain mechanisms designed to coordinate with the School Board to provide consistency between local government comprehensive plans and public school facilities and programs.

Policy 1.1.1: Pursuant to the procedures and requirements of the adopted interlocal agreement, the City of Holly Hill shall coordinate with the School Board on growth and development trends, general population and student projections to ensure that the plans of the School Board and City of Holly Hill are based on consistent data.

Policy 1.1.2: The City of Holly Hill shall provide the representative with copies of all meeting agendas and staff reports.

Objective 1: School Facility Siting and Availability
The City of Holly Hill shall coordinate with the School Board on the planning and siting of new public schools and ancillary facilities to ensure school facilities are coordinated with necessary services and infrastructure and are compatible and consistent with the comprehensive plan.

Policy 1.2.1: The City of Holly Hill shall coordinate with the School Board to ensure that proposed public school facility sites are consistent with the applicable land use categories and policies of the comprehensive plan. Schools shall be permitted in all future land use classifications except for industrial land use classifications and environmentally restricted land use classifications.

Future Land Use Categories	
Low Density Residential	Schools Permitted
Low-Medium Density Residential	Schools Permitted
Medium Density Residential	Schools Permitted
High Density Residential	Schools Permitted
Mobile Home Residential	Schools Permitted
General Commercial	Schools Permitted
Wholesale Commercial & Industrial	Schools Not Permitted
Churches, Schools & Institutions	Schools Permitted
Recreation and Open Space	Schools Not Permitted
Conservation	Schools Not Permitted
Residential-Based Mixed Use	Schools Permitted
General Mixed Use	Schools Permitted

Policy 1.2.2: Coordination of the location, acquisition, phasing and development of future school sites and ancillary facilities shall be accomplished through the procedures adopted in the interlocal agreement.

Policy 1.2.3: The City of Holly Hill and School Board will jointly determine the need for and timing of on-site and off-site improvements necessary to support each new school or the proposed renovation, expansion or closure of an existing school. If deemed necessary, the parties may enter into a written agreement as to the timing, location, and party or parties responsible for constructing, operating and maintaining the required improvements.

Policy 1.2.4: The City of Holly Hill shall encourage the School Board to land bank sites for future use as school facilities. The City of Holly Hill shall coordinate with the School Board on the acquisition and use of land banked sites in the same manner as established for other sites in order to ensure adequate infrastructure is planned and constructed in advance of school construction.

Policy 1.2.5: The City of Holly Hill shall protect schools and land banked school sites from the adverse impact of incompatible land uses by providing the School District with the opportunity to participate in the review process for all proposed development adjacent to schools.

Policy 1.2.6: In developing capital improvements plans and programs for public services, the City of Holly Hill shall consider required infrastructure to service existing and proposed schools and any land banked school sites.

Objective 1.3: Enhance Community Design

The City of Holly Hill shall enhance community and neighborhood design through effective school facility design and siting standards and encourage the siting of school facilities in order to serve as community focal points and are compatible with surrounding land uses.

Policy 1.3.1: The City of Holly Hill shall coordinate with the School Board on opportunities for the expansion and rehabilitation of existing schools so as to support neighborhoods and redevelopment.

Policy 1.3.2: The City of Holly Hill shall collaborate with the School Board on the siting of public facilities such as parks, libraries, and community centers near existing or planned public schools, to the extent feasible.

Policy 1.3.3: The City of Holly Hill shall look for opportunities to co-locate and share the use of public facilities when preparing updates to the comprehensive plan's schedule of capital improvements and when planning and designing new or renovating existing, community facilities. Co-located facilities shall be governed by a written agreement between the School Board and the City of Holly Hill specifying operating procedures and maintenance and operating responsibilities.

Policy 1.3.4: The City of Holly Hill shall reduce hazardous walking conditions consistent with Florida's safe routes to school program. In conjunction with the School Board, the City of Holly Hill shall implement the following strategies:

1. New developments adjacent to schools shall be required to provide a right-of-way and direct safe access path for pedestrian travel to existing and planned schools and shall connect to the neighborhood's pedestrian network.
2. New development and redevelopment within two miles of a school shall be required to provide sidewalks within or adjacent to the property for the corridor that directly serves the school or qualifies as an acceptable designated walk or bicycle route to the school.

3. To ensure continuous pedestrian access to public schools, the City of Holly Hill shall consider infill sidewalk and bicycle projects connecting networks serving schools as part of the annual capital budget process. Priority shall be given to hazardous walking conditions pursuant to Section 1006.23, Florida Statutes.
4. The City of Holly Hill shall coordinate with the Volusia Flagler Transportation Planning Organization (TPO) to maximize funding from the Florida Department of Transportation and other sources that may be devoted to improving pedestrian networks serving schools.

Policy 1.3.5: The City of Holly Hill and School Board shall coordinate with Volusia County Emergency Services on efforts to build new school facilities, and facility rehabilitation and expansion, to be designed to serve as and provide emergency shelters as required by Section 1013.372, Florida Statutes.

Objective 1.4: Coordinate Comprehensive Plan Amendment and Development Orders with School Capacity

Manage the timing of new development to coordinate with adequate school capacity as determined by the Volusia County School District.

Policy 1.4.1: The City of Holly Hill shall take into consideration the School Board comments and findings on the availability of adequate school capacity in the evaluation of comprehensive plan amendments and other land use decisions including but not limited to developments of regional impact. School Board review shall follow the policies and procedures set forth in the interlocal agreement.

Policy 1.4.2: Amendments to the future land use map shall be coordinated with the School Board and the Public School Facilities Planning Maps.

Policy 1.4.3: Where capacity will not be available to serve students from the property seeking a land use change or other land use determination that increases residential density, the City of Holly Hill shall not approve the proposed land use change until such time as the School Board can find that adequate public schools can be timely planned and constructed to serve the student population or that the applicant has provided adequate mitigation to offset the inadequacies in anticipated school capacity.

Policy 1.4.4: The City of Holly Hill shall meet at least annually with representatives from the School District and the other local governments in Volusia County to review the Public-School Facilities Element including enrollment projects. The timing and content of these meetings shall be done according to the requirements and procedures set forth in the adopted interlocal agreement.

Goal 2: Implement Public School Concurrency

The City of Holly Hill shall ensure the future availability of public school facilities to serve new development consistent with the adopted level of service standards. This goal will be accomplished recognizing the School District's statutory and constitutional responsibility to provide a uniform system of free and adequate public schools and the City of Holly Hill's authority for land use, including the authority to approve or deny comprehensive plan amendments, re-zonings or other development orders that generate students and impact the public school system. The City of Holly Hill shall operate and maintain in a timely and efficient manner adequate public facilities for both existing and future populations consistent with the available financial resources.

Objective 2.1: Level of Service Standards

The City of Holly Hill through coordinated planning with the School District and implementation of its concurrency management system shall ensure that the capacity of schools is sufficient to support residential subdivisions and site plans at the adopted level of service standard within the period covered by the five-year schedule of capital improvements and the long-range planning period. These standards and the concurrency management system shall be consistent with the interlocal agreement approved by the School Board and the local governments in Volusia County.

Policy 2.1.1: The level of service standards for schools shall be applied consistently by all the local governments in Volusia County and by the School Board district-wide to all schools of the same type.

Policy 2.1.2: Consistent with the interlocal agreement, the uniform, district-wide level-of-service standards are set as follows:

1. Elementary Schools: 115% of permanent Florida Inventory of School Houses (FISH) capacity for the concurrency service area
2. K-8 Schools: 115% of permanent FISH capacity for the concurrency service area.
3. Middle Schools: 115% of permanent FISH capacity for the concurrency service area
4. High Schools: 120% of permanent FISH capacity for the concurrency service area
5. Special Purpose Schools: 100% of permanent FISH capacity

Policy 2.1.3: Concurrency will be reviewed in the adjacent concurrency service areas and requests to increase residential densities in the constrained concurrency service areas will need to be accompanied by a plan to address school capacity.

Policy 2.1.4: The City of Holly Hill and School Board recognize and agree that short-term changes in enrollment unrelated to new development approvals can and do occur, and that students enrolling in their assigned school will be accepted consistent with the School District's constitutional obligations regardless of the utilization levels at the assigned school.

Policy 2.1.5: If there is a consensus to amend any level of service, the amendment shall be accomplished by execution of an amendment to the interlocal agreement by all parties and the adoption of amendments to each local government's comprehensive plan. The amended level of service shall not be effective until all plan amendments are effective and the amended interlocal agreement is fully executed. No level of service standard shall be amended without showing that the amended level of service standard is financially feasible and can be achieved and maintained within the facilities five-year work plan.

Objective 2.2: School Concurrency Service Areas

The City of Holly Hill shall establish School Concurrency Service Areas as the area within which an evaluation is made of whether adequate school capacity is available based on the adopted level of service standard. Maps of the School Concurrency Service Areas are adopted in the Volusia County Interlocal Agreement for Public School Facilities Planning.

Policy 2.2.1: The concurrency service area for elementary schools shall be the elementary school attendance boundary as represented on the map series "Public School Facilities Element Elementary School Concurrency Service Areas" adopted as part of the Volusia County Comprehensive Plan and which is incorporated herein by reference.

Policy 2.2.2: The concurrency service area for middle schools shall be the middle school attendance boundary as represented on the map series "Public School Facilities Element Middle School Concurrency Service Areas" adopted as part of the Volusia County Comprehensive Plan and which is incorporated herein by reference.

Policy 2.2.3: The concurrency service area for K-8 schools shall be the attendance boundary as represented on the map series "Public School Facilities Element K-8 Concurrency Service Areas" adopted as part of the Volusia County Comprehensive Plan and which is incorporated herein by reference.

Policy 2.2.4: The concurrency service area for high schools shall be as represented on the map series "Public School Facilities Element High School Concurrency Service Areas" adopted as part of the Volusia County Comprehensive Plan and which is incorporated herein by reference.

Policy 2.2.5: The concurrency service area for special use schools shall be district wide.

Policy 2.2.6: The concurrency service area maps designate three areas where school capacity is not anticipated for the planning period.

Policy 2.2.7: Amendments to the School Concurrency Service Areas shall be completed according to the procedures specified in the Volusia County Interlocal Agreement for School Facilities Planning. Amendments to concurrency service areas shall consider the following criteria:

1. Adopted level of service standards shall not exceed the level of service standard within the initial five-year planning period.

2. The utilization of school capacity is maximized to the greatest extent possible taking into account transportation costs, court approved desegregation plans, proximity to schools, ethnic and socio-economic diversity, subdivisions and neighborhoods, demographic changes, future land development patterns, crossing guard availability and other relevant factors.

Policy 2.2.8: Within the central concurrency service areas all current and future students shall be assigned to schools designated for them as part of the School Board's normal school assignment procedures. Requests for development orders for new development consistent with the future land use designations and existing residential zoning densities shall be evaluated for concurrency based on the assigned school and that school's concurrency service area. If adequate capacity is not available in the assigned concurrency service area, the proposed development shall be evaluated in comparison to the concurrency service areas adjacent to the assigned concurrency service area, subject to the limitations of Policy 2.3.7. of this Element. The school board shall maintain a listing of assigned and adjacent concurrency service areas for each central school concurrency service area.

Policy 2.2.9: Requests to develop properties within the central school concurrency service areas at residential densities and intensities greater than the current land use or zoning designations shall be done via a comprehensive plan amendment consistent with the Volusia County Charter regarding school planning. The comprehensive plan amendment shall demonstrate how school capacity will be met consistent with the terms of the First Amendment to the Interlocal Agreement for Public School Facility Planning effective July 2007 and the Volusia County Charter. If the project area is to be annexed by a

municipality, the comprehensive plan amendment shall include an amendment of the central concurrency service area boundary by Volusia County to exclude the subject parcel.

Objective 2.3: Process for School Concurrency Implementation

In coordination with the School Board the City of Holly Hill will establish a process for implementation of school concurrency which includes applicability and capacity determination, availability standards and school capacity methods. The City of Holly Hill shall manage the timing of residential subdivision approvals and site plans to ensure adequate school capacity is available consistent with the adopted level of service standards for public schools.

Policy 2.3.1: School concurrency applies to residential development not otherwise exempt as specified by Policy 2.3.3. of this Element.

Policy 2.3.2: Development approval shall be issued for residential development where:

1. Adequate school capacity, as determined by the School Board, exists or will be under construction for each level of school in the affected concurrency service area within three years after the issuance of the development order allowing the residential development.
2. Adequate school facilities, as determined by the School Board, are available within an adjacent concurrency service area subject to the limitations of Policy 2.3.7. of this Element. Where capacity from an adjacent concurrency service area or areas is utilized, the impacts of development shall be shifted to that area. If capacity exists in more than one concurrency service area or school within a concurrency service area, the School District shall determine where the impacts of development shall be allocated based on the School District policies for student assignment.
3. The developer executes a legally binding commitment with the School Board and City of Holly Hill to provide mitigation proportionate to the demand for public school facilities to be created by the actual development of the property as provided by Objective 2.4 of this Element and its supporting policies.

Policy 2.3.3: The following residential development shall be considered exempt from the school concurrency requirements:

1. Single family lots of record on a recorded plat, existing as such at the time School Concurrency implementing ordinance is adopted which otherwise would be entitled to build, shall be exempt from School Concurrency requirements.
2. Any residential development or any other development with a residential component that received approval of a Final Development Order or functional equivalent or is otherwise vested prior to the implementation date of school concurrency is considered vested for that component which was previously approved for construction and shall not be considered as proposed new residential development for purposes of school concurrency;
3. Amendments to residential development approvals which do not increase the number of students generated by the development based on the student generation rates for each school type as determined by the School Board.
4. Age restricted developments that are subject to deed restrictions prohibiting the permanent occupancy by a resident under the age of fifty-five. Such deed restrictions must be recorded and be irrevocable for a period of at least thirty years.

5. Group quarters that do not generate students including residential facilities such as jails, prisons, hospitals, bed and breakfast, hotels and motels, temporary emergency shelters for the homeless, adult halfway houses, firehouse dorms, college dorms exclusive of married student housing, and religious non-youth facilities.

Policy 2.3.4: The creation of subdivisions and/or single family lots equal to or less than ten units shall be subject to school concurrency review on a grouped basis unless a letter of exemption from the School Board has been provided. The City of Holly Hill shall report such projects to the School Board as part of the annual planning coordination process established by the interlocal agreement and these units shall be included by the School Board in planning student allocations by school.

Policy 2.3.5: The City of Holly Hill shall continue to implement the school concurrency ordinance which establishes the application procedures and process for evaluating school capacity and making concurrency determinations consistent with the provisions of the interlocal agreement.

Policy 2.3.6: The School Board shall conduct a concurrency review that includes findings and recommendations of whether there is adequate capacity to accommodate proposed development for each type of school within the affected concurrency service area consistent with the adopted level of service. The School Board may issue a certificate of school concurrency if sufficient capacity exists for the proposed development or the School Board may set forth conditions required to satisfy the requirements of school concurrency including proportionate share mitigation.

Policy 2.3.7: If the adopted level of service standard cannot be met within a particular concurrency service area as applied to an application for development order and if the needed capacity is available in one or more contiguous concurrency service areas, then this capacity shall be applied to the concurrency evaluation of the application for development approval subject to the following limitations:

1. Areas established for diversity at schools shall not be considered contiguous.
2. Concurrency service areas generating excessive transportation costs shall not be considered contiguous. Excessive transportation costs are defined as transporting students requiring a transport time of fifty minutes one way as determined by School Board transportation routing staff.
3. Concurrency service areas shall not be considered contiguous when the concurrency service areas are separated by a natural or man-made barrier such as a river, water body, or interstate highway that requires indirect transport of students through a third concurrency service area.
4. When capacity in an adjacent concurrency service area is allocated to a development application, assignment of the students to the school with available capacity may be accomplished by applying any of the techniques used to establish school attendance zones including modification of existing attendance zone boundaries or creation of island zones.
5. Student transportation not in conformance with the conditions established in items 1 through 4 above shall be permitted to allow student assignments based on specific educational programming options; to comply with State and Federal mandatory transfer opportunities; or for other transfer opportunities that School Board shall deem appropriate for the specific circumstances of an individual student

Policy 2.3.8: If the adopted level of service cannot be met within a particular concurrency service area the School Board may apply one or more of the following techniques to maximize use of available capacity and provide for adequate numbers of student stations to meet current and future demand:

1. Construct new school facilities
2. Construct additions to current facilities
3. Adjust program assignments to schools with available capacity
4. Modify attendance boundaries to assign students to schools with available capacity
5. Eliminate variances to overcrowded facilities that are not otherwise restricted by State or Federal requirements.

Objective 2.4: Proportionate Share Mitigation

The City of Holly Hill shall provide for mitigation alternatives that are financially feasible and will achieve and maintain the adopted level of service standard consistent with the School Board's adopted financially feasible work program.

Policy 2.4.1: In the event that sufficient school capacity is not available in the affected concurrency service area, the developer shall have the option to propose proportionate share mitigation to address the impacts of the proposed development.

Policy 2.4.2: Mitigation shall be directed toward a permanent capacity improvement identified in the School Board's financially feasible work program, which satisfies the demands created by the proposed development consistent with the adopted level of service standards.

Policy 2.4.3: Mitigation shall be directed to projects on the School Board's financially feasible work program that the School Board agrees will satisfy the demand created by the proposed development approval and shall be assured by a legally binding development agreement between the School Board, the City of Holly Hill, and the applicant which shall be executed prior to the City of Holly Hill issuance of the subdivision or site plan approval. If the School Board agrees to the mitigation, the School Board shall commit in the agreement to placing the improvement required for mitigation in its work plan.

Policy 2.4.4: The applicant's total proportionate share obligation shall be based on multiplying the number of needed student stations generated from the proposed project times the School Board's current cost per student station plus land cost for each type of school. The applicant's proportionate share mitigation obligation shall be credited toward any impact fee or exaction fee imposed by local ordinance for the same need on a dollar for dollar basis. (For example, if the proportionate share mitigation provides only for land, the credit is applied only against that portion of the impact fee or other exaction devoted to land costs.)

Policy 2.4.5: The student generation rates used to determine the impact of a particular development shall be the student generation rates adopted in the most recent school impact fee study.

Policy 2.4.6: The cost per student station shall be the most recent actual costs per student station paid by the School Board for the equivalent school facility.

Policy 2.4.7: Mitigation options must consider the School Board's educational delivery methods and requirements and the State Requirements for Educational Facilities and may include, but not be limited to, the following:

1. Donation of buildings for use as a primary or alternative learning facility
2. Renovation of existing buildings for use as learning facilities
3. Funding dedicated to, or construction of permanent student stations or core capacity
4. For schools contained in the School Board's adopted five-year capital facilities work program, upon agreement with the School Board, the applicant may build the school in advance of the time set forth in the five-year work program
5. Dedication of a school site as approved by the School Board
6. Up front lump sum payment of school impact fees
7. Up front payment of interest and other costs of borrowing
8. Payment of off-site infrastructure expenses including but not limited to roads, water, and/or sewer improvements
9. Payment of transportation costs associated with the movement of students as a result of overcapacity school
10. Funding assistance with acquisition of school site
11. Phasing of construction or delay of construction in order to timely plan for the availability of school capacity,
12. Establishment of an educational facilities benefit district
13. Establishment of educational facilities mitigation banks

Objective 2.5: Capital Facilities Planning
The City of Holly Hill shall ensure existing deficiencies and future needs are addressed consistent with the adopted level of service standards for schools.

Policy 2.5.1: In accordance with the adopted interlocal agreement the City of Holly Hill shall collaborate with the School Board in locating required school sites as identified in the School Board's five, ten and twenty year capital facilities plan.

Policy 2.5.2: The City of Holly Hill shall ensure that future development pays a proportionate share of the costs of capital facilities capacity needed to accommodate new development and to assist in maintaining the adopted level of service standards via impact fees and other legally available and appropriate methods.

Policy 2.5.3: The City of Holly Hill adopts by reference the School Board's five-year work program approved annually each September as part of the overall School Board's budget. The City of Holly Hill shall review the annual work program to verify that it is financially feasible and will maintain the level of service standards by the end of the five-year period.

Purpose of the Property Rights Element in the Comprehensive Plan

Core Purposes of the Property Rights Element

- Protecting Individual Property Rights: At its core, the property rights element affirms the fundamental rights of landowners to use, enjoy, and dispose of their property. It sets forth policies that protect these rights against arbitrary or unjust government action, ensuring due process and fair treatment in land use decisions.
- 2. Providing Policy Clarity: By articulating how property rights will be respected in planning and regulatory processes, the element provides clear guidance to both officials and the public. This helps reduce uncertainty and fosters trust between the community, local government, and property owners.
- 3. Balancing Public and Private Interests: The property rights element does not exist to give unlimited freedom to property owners. Rather, it establishes a balanced approach that considers the community's needs—such as environmental protection, urban growth, and public safety—while ensuring that regulatory actions do not constitute an unlawful taking.
- 4. Reducing Legal Challenges: Clearly stated property rights policies help defend the comprehensive plan, and subsequent ordinances based on it, from legal challenges related to regulatory takings or due process violations. Courts are more likely to uphold land use decisions when municipalities can demonstrate that they have thoughtfully considered property rights.
- 5. Promoting Predictability and Investment: When property owners understand how their rights are protected and what limitations may exist, they are more likely to invest in their land. Predictable, transparent land use policies can encourage beneficial development and economic growth.

How the Property Rights Element Fits into the Comprehensive Plan

A comprehensive plan is an integrated document that covers land use, transportation, housing, natural resources, economic development, and more. The property rights element interacts with all these components to ensure that none of the policies or regulations applied in these areas unjustly infringe upon private property rights.

Conclusion

The property rights element in a comprehensive plan serves as a crucial safeguard, ensuring that land use policies and regulations respect and protect individual property rights while enabling communities to pursue their shared vision for the future. By providing clear guidance, promoting fairness, and balancing competing interests, the property rights element underpins the legitimacy, effectiveness, and sustainability of comprehensive planning efforts. In doing so, it helps build communities that are not only prosperous and resilient but also just and respectful of individual liberties.

CHAPTER 10

PROPERTY RIGHTS ELEMENT

GOALS, OBJECTIVES AND POLICIES – PROPERTY RIGHTS ELEMENT

GOAL 1 - To respect judicially acknowledged and constitutionally protected private property rights.

Objective 1.1 - The City shall consider in its local decision-making a property owner's protected private property rights.

Policy 1.1.1 - The City shall consider in its local decision-making the right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

Policy 1.1.2 - The City shall consider in its local decision-making, the right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

Policy 1.1.3 - The City shall consider in its local decision-making, the right of a property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

Policy 1.1.4 - The City shall consider in its local decision-making, the right of a property owner to dispose of his or her property through sale or gift.

ADDITIONAL INFORMATION

MAPS

CHARTS

TABLES

FUTURE LAND USE ELEMENT



City of Holly Hill Population Projections

2025 - 13,172

2030 - 13,462

2035 – 13,619

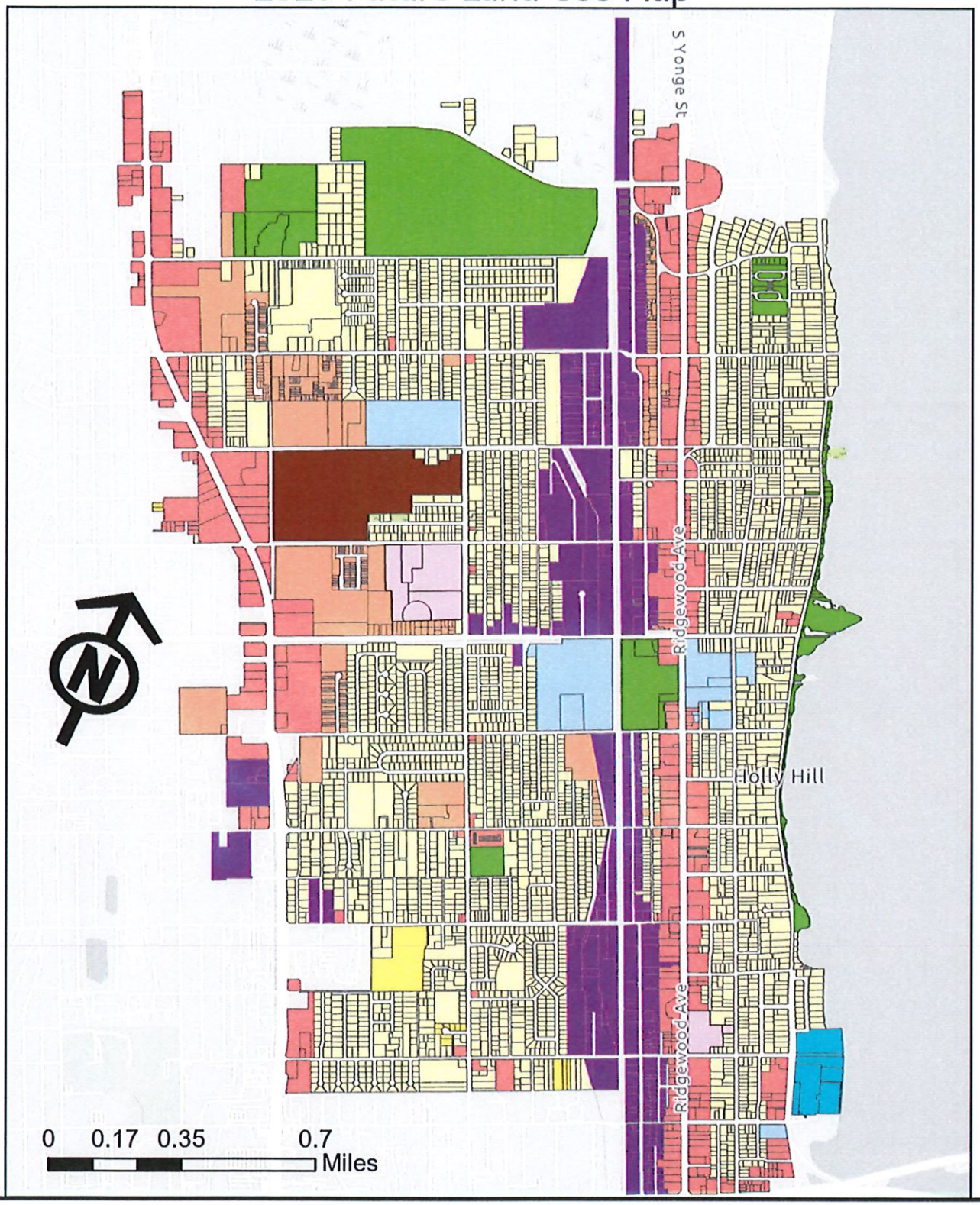
2045 – 13,637

2050 – 13,549

Sources: Estimates and projections by Shimberg Center for Housing Studies, based on 2010 and 2020 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida.

City of Holly Hill

2026 Future Land Use Map



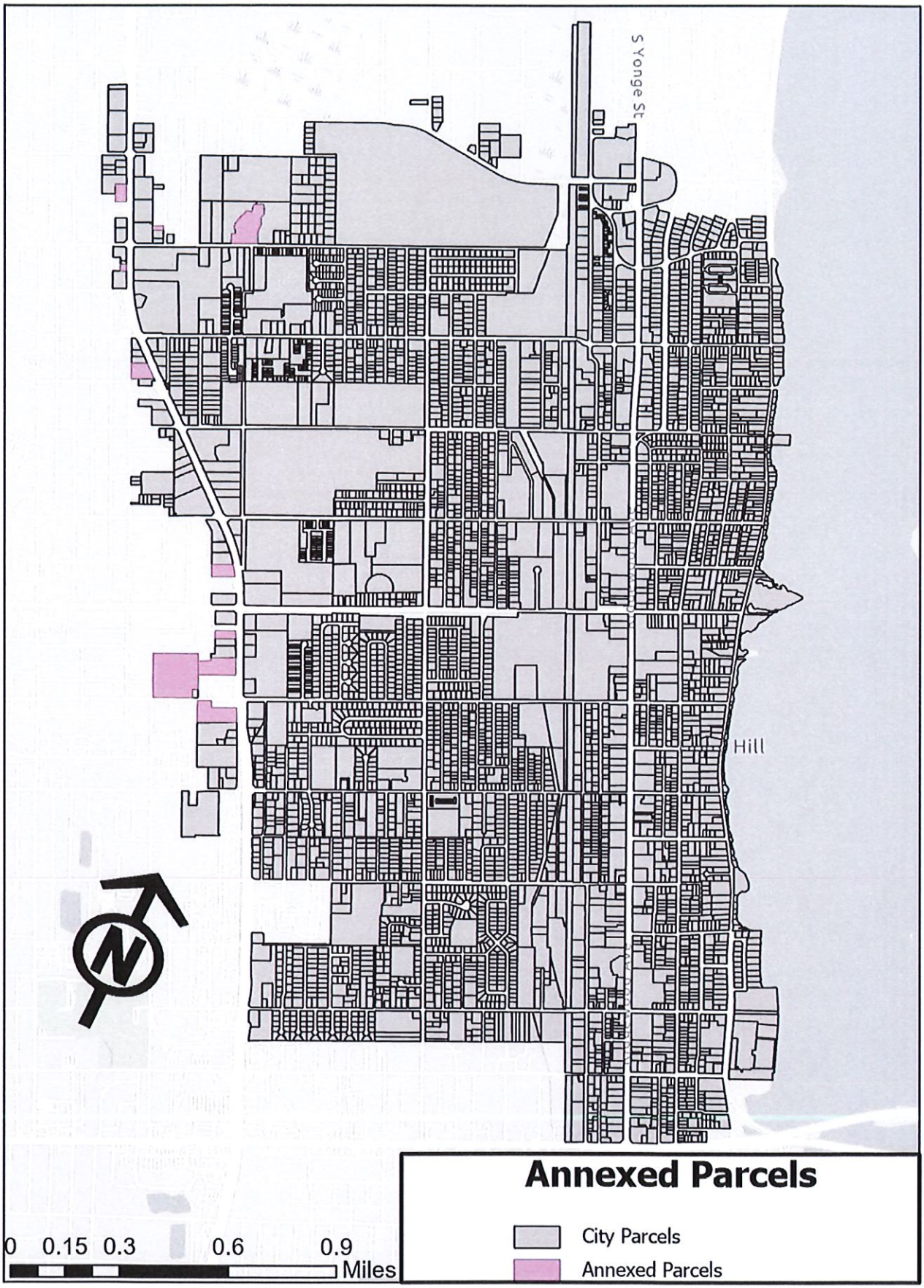
Future Land Use Categories

- Churches Schools & Institutions
- City owned -No City Future Land Use
- Conservation
- General Retail Commercial
- Low Density Residential
- Low Density Single Family Residential
- Low-Medium Density Residential
- Medium Density Residential
- High Density Residential
- Mobile Home Residential
- Parks and Open Space
- Residential-Based Mixed Use
- Wholesale Commercial & Industrial
- General Mixed Use

City of Holly Hill

Annexed Parcels

01/01/2007 - 01/01/2026



Generalized Existing Land Use January 2026

Generalized Land Use Classification	Acres	Percent of Total
Single Family Residential	990.54	32.5%
Multi-Family Residential	212.09	7.0%
Mobile Homes	58.71	1.9%
General Commercial	308.82	10.1%
Heavy Commercial and Industrial	257.02	8.4%
Institutional/Governmental	68.08	2.2%
Recreation and Public Open Space	184.71	6.1%
Utilities	4.04	0.1%
Rights-of-Way, Streets, Ditches, Etc.	304.52	10.0%
Vacant	290.91	9.5%
Open Water (Halifax River)	367.00	12.2%
Total	3046.44	100.00%

Source: City of Holly Hill GIS and Volusia County Property Appraiser

Vacant Land Residential Carrying Capacity
As of January 2026

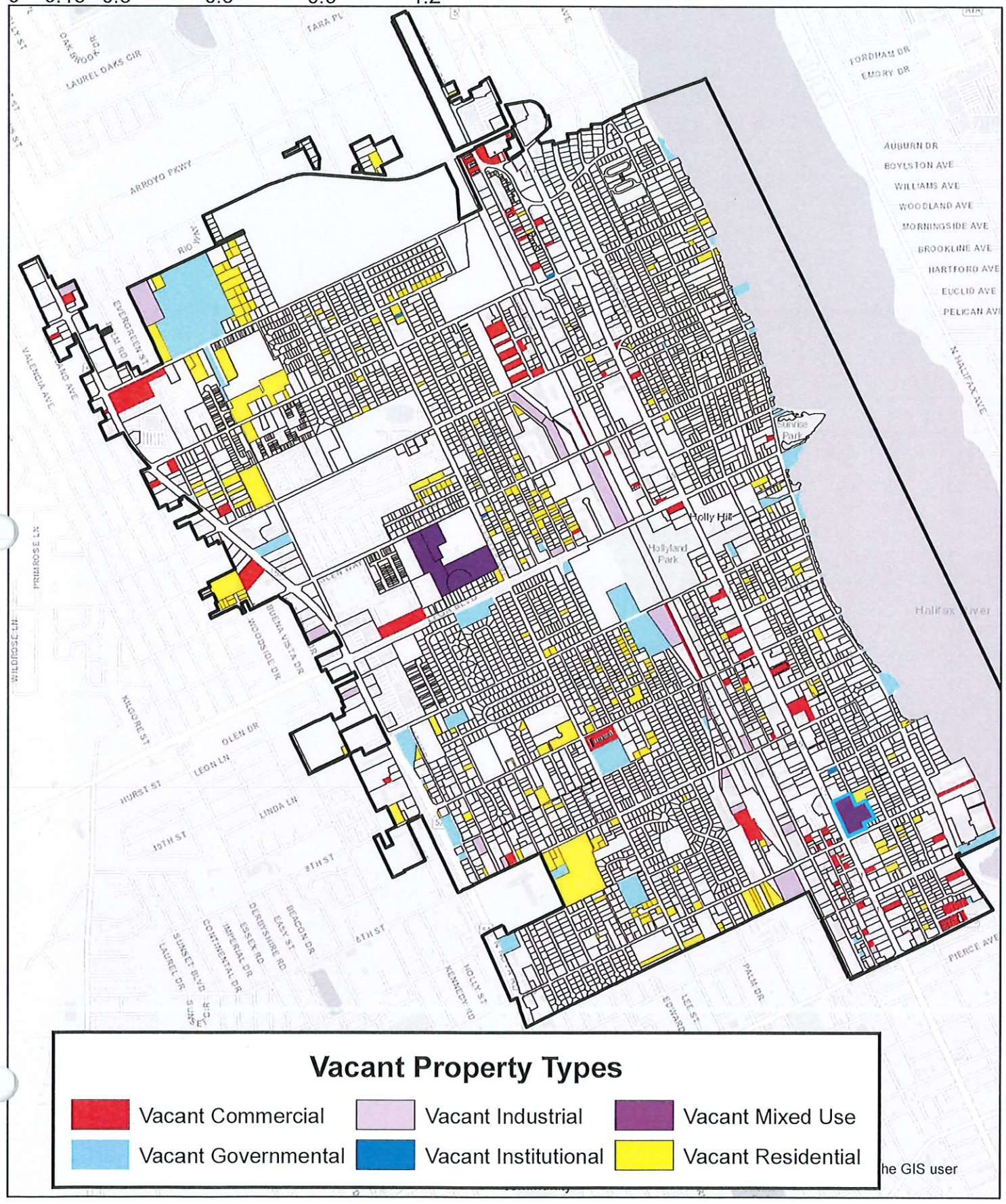
Future Land Use	Max Density	Acres	Gross Density (Dwelling Units)	Gross Population
Low Density Residential	6	23.88	143	315
Low/Med Density Residential	10	48.78	487	1,071
Med. Density Residential	19	20.22	384	844
Residential Based Mixed Use	35	5.22	182	400
General Mixed Use	35	20.91	731	1,608
	Total:	**119.01**	**1,927**	**4,238**

Source: City of Holly Hill Planning Division, GIS

City of Holly Hill, FL

Vacant Property Inventory
January 2026

Miles
0 0.15 0.3 0.6 0.9 1.2



Vacant Property Types

- Vacant Commercial
- Vacant Industrial
- Vacant Mixed Use
- Vacant Governmental
- Vacant Institutional
- Vacant Residential

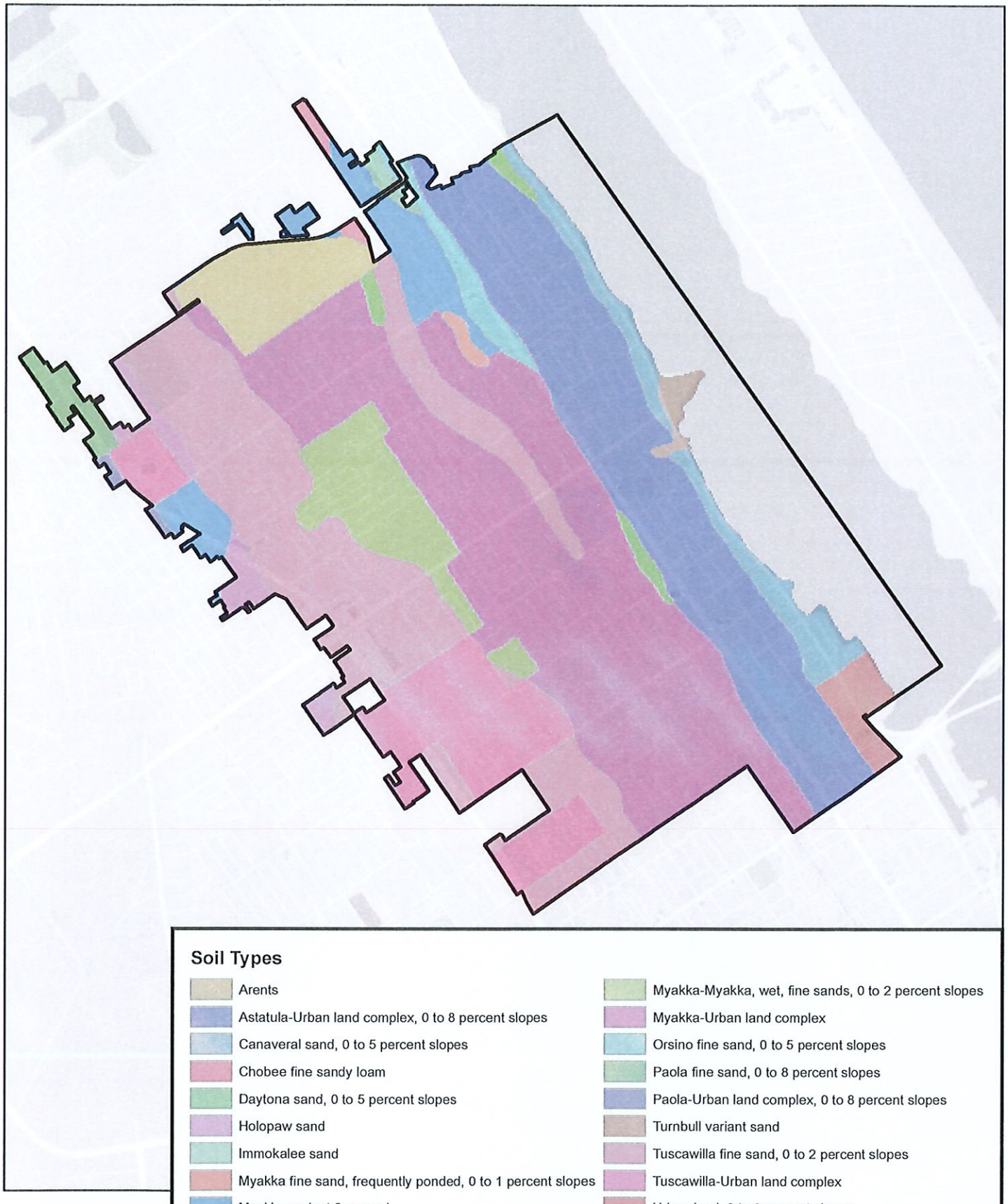
he GIS user

City of Holly Hill, FL

Soils Survey

Miles

0 0.15 0.3 0.6 0.9 1.2



Soil Types

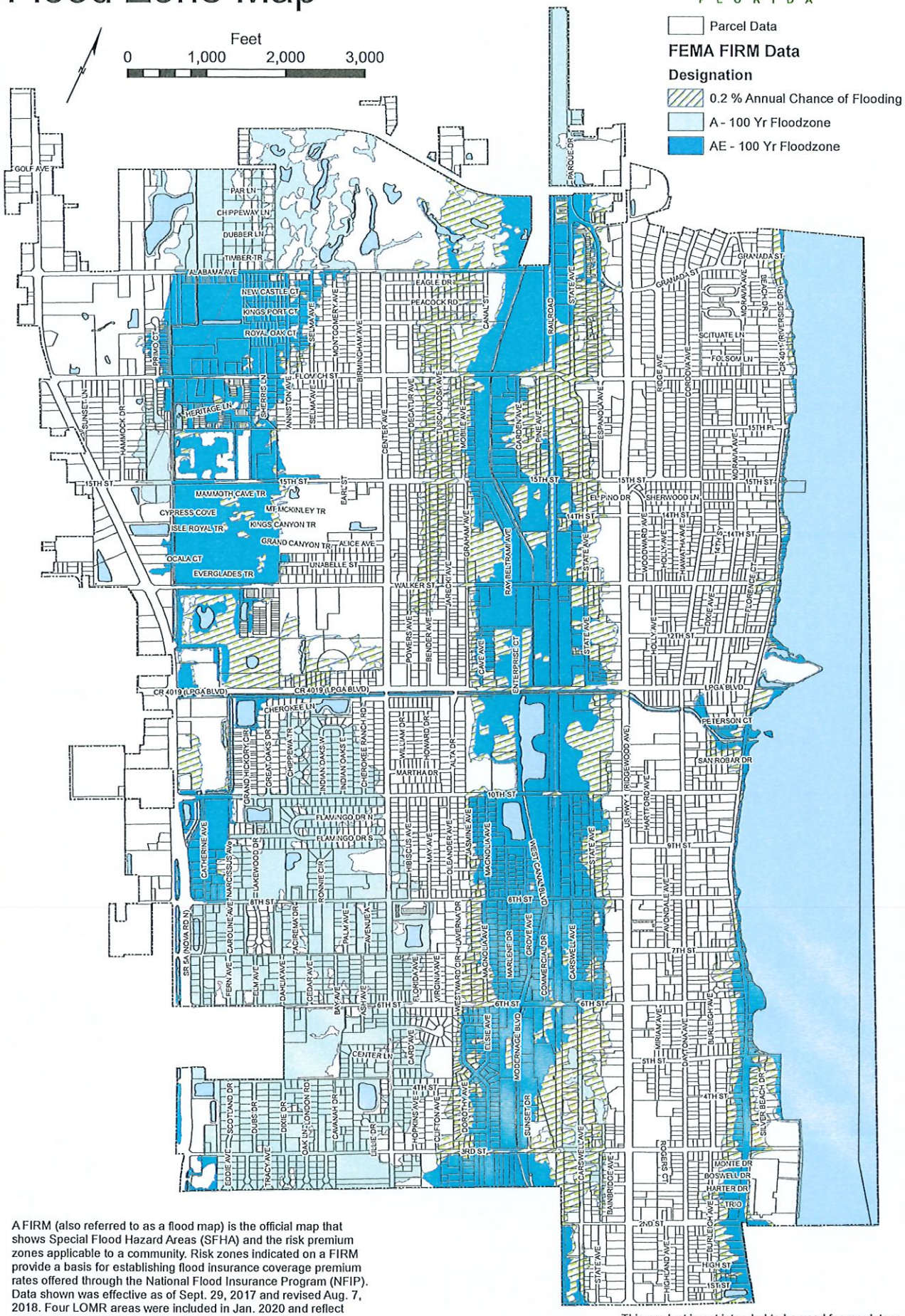
- Arents
- Astatula-Urban land complex, 0 to 8 percent slopes
- Canaveral sand, 0 to 5 percent slopes
- Chobee fine sandy loam
- Daytona sand, 0 to 5 percent slopes
- Holopaw sand
- Immokalee sand
- Myakka fine sand, frequently ponded, 0 to 1 percent slopes
- Myakka variant fine sand
- Myakka-Myakka, wet, fine sands, 0 to 2 percent slopes
- Myakka-Urban land complex
- Orsino fine sand, 0 to 5 percent slopes
- Paola fine sand, 0 to 8 percent slopes
- Paola-Urban land complex, 0 to 8 percent slopes
- Turnbull variant sand
- Tuscawilla fine sand, 0 to 2 percent slopes
- Tuscawilla-Urban land complex
- Urban land, 0 to 2 percent slopes

City of Holly Hill, Florida

Flood Zone Map

2-20-2024

HOLLY HILL
FLORIDA

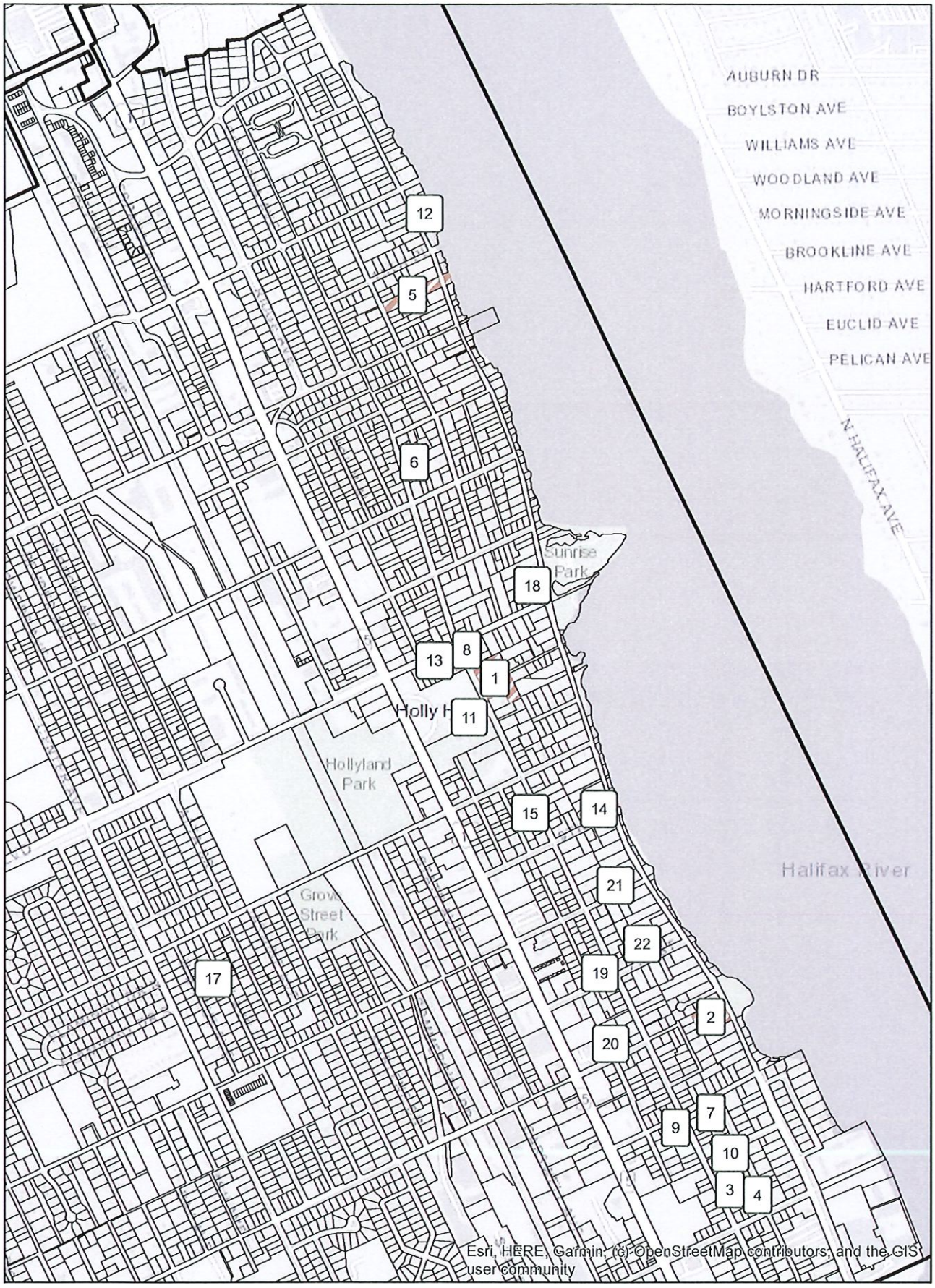


A FIRM (also referred to as a flood map) is the official map that shows Special Flood Hazard Areas (SFHA) and the risk premium zones applicable to a community. Risk zones indicated on a FIRM provide a basis for establishing flood insurance coverage premium rates offered through the National Flood Insurance Program (NFIP). Data shown was effective as of Sept. 29, 2017 and revised Aug. 7, 2018. Four LOMR areas were included in Jan. 2020 and reflect changes ranging from Aug. 28, 2018 through Jan. 10, 2020.

This product is not intended to be used for regulatory purposes and should only be used as a planning and visualization tool.

City of Holly Hill, FL

Historical Sites as of 2026



See Legend

Miles

0 0.1 0.2 0.4 0.6

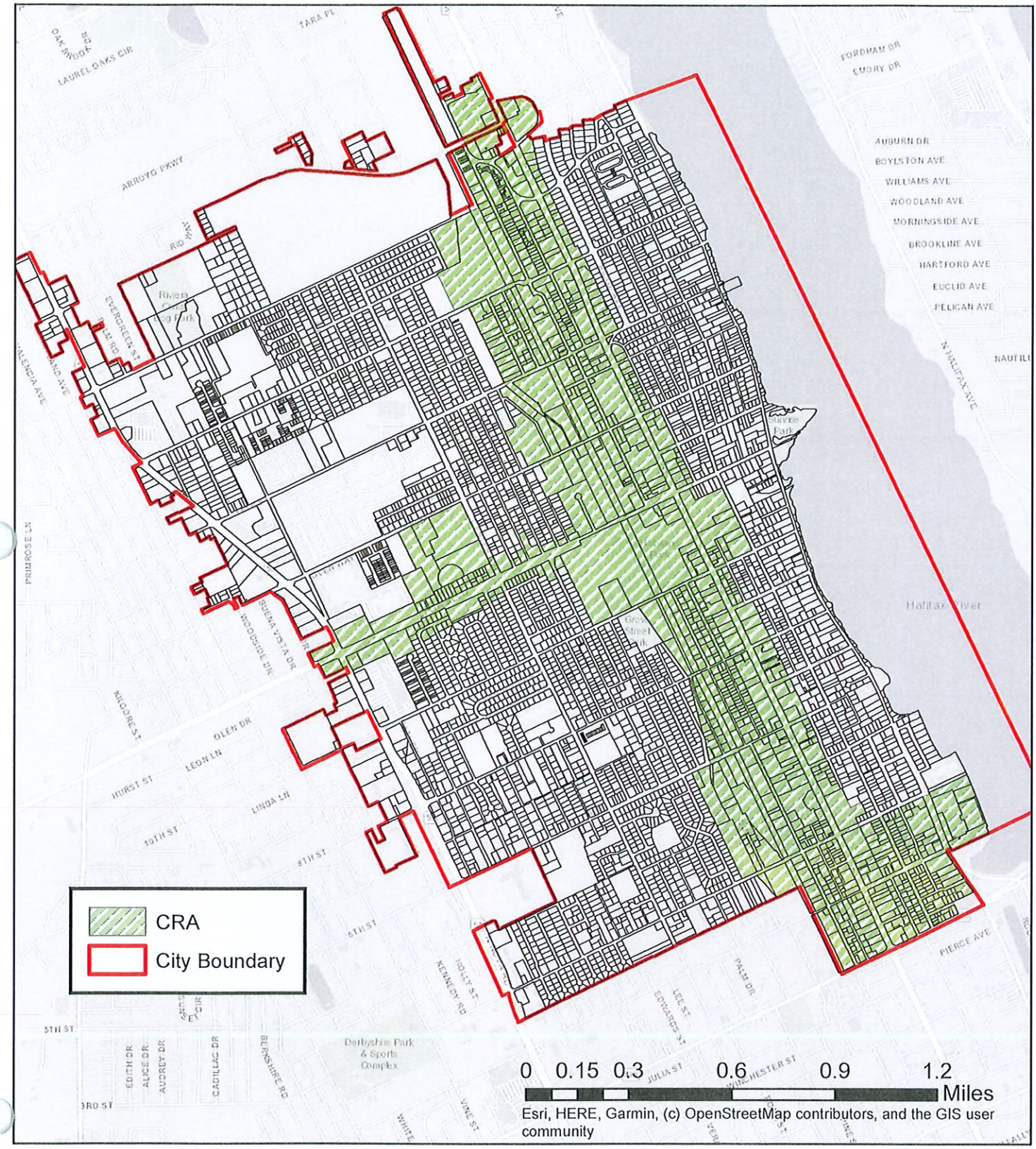
Historic Map Key

Map Key	Address Number	Address Street	Description
1	1065	DAYTONA AVE	Sica Hall/Historical Society Museum
2	558	RIVERSIDE DRIVE	Landmark Plaque Awarded 2005 MABBETTE HOUSE aka RIVER LILY INN BED & BREAKFAST 1918
3	323	DAYTONA AVENUE	Landmark Plaque Awarded 2005 Mary Gordon
4	312	BURLEIGH AVENUE	Landmark Plaque Awarded 2005 William Havlin 1923
5	1530	RIVERSIDE DRIVE	Landmark Plaque Awarded 2005 Julian Hogan 1899
6	1321	DAYTONA AVENUE	Landmark Plaque Awarded 2005 John Paulsen & Alan Parsons (pink 2-story sits way back) 1923
7	428	BURLEIGH AVENUE	Landmark Plaque Awarded 2005 Daniel & Dianne Stapf 2-story Med Rev 1925 Mr. Burleigh home next-door demo
8	167	LPGA BLVD	Landmark Plaque Awarded 2005 PUTTEN HOUSE 1904 167 LPGA & Daytona Av
9	428	DAYTONA AVENUE & 5th St	Landmark Plaque Awarded 2005 Patricia & William Speers 1924
10	348	BURLEIGH AVENUE	Landmark Plaque Awarded 2005 Tracie & Paulie Thomas 1944
11	1050	DAYTONA AVENUE	Landmark Plaque Awarded 2005 UNION CONGREGATIONAL CHURCH 1914
12	1589	RIVERSIDE DRIVE	Landmark Plaque Awarded 2006 James & Peggy Ainslie 1926 Bungalow on river (only one with garage apt.)
13	201	LPGA AVENUE	Landmark Plaque Awarded 2006 Richard & Nadine Williams 12 OAKS-QUANEBAUME HOUSE 1918
14	900	RIVERSIDE DRIVE	Landmark Plaque Awarded 2006 Daniel Thomas CARTER HOUSE (Oldest home 1877)
15	920	DAYTONA AVENUE	Landmark Plaque Awarded 2006 Edward & Claire Wyland
16	154	4TH STREET	Landmark Plaque Awarded 2006 Barry & Joanne Zinn Spanish Bungalow 1923
17	912	MAY AVENUE	Landmark Plaque Awarded 2006 Wilson & Carolyn Glass (moved from 6TH & US1) 1925
18	1112	RIVERSIDE DRIVE	Landmark Plaque Awarded 2006 Doug & Anne Kneller GRABE BUILDING & ORIGINAL DOWNTOWN 1928
19	700	DAYTONA AVENUE	Landmark Plaque Awarded 2007 Vidya Bhoolai MEAHL HOSPITAL 1923
20	220	6TH STREET	Landmark Plaque Awarded 2007 Randall Davis FIRST SCHOOLHOUSES 1885
21	116	8TH STREET	Landmark Plaque Awarded 2007 Julie Huettle TURRET HOUSE 1925
22	128	7TH STREET	Landmark Plaque Awarded 2007 Ron Wright Mediterranean-Revival 2-story

Holly Hill Historic Society - 2025

City of Holly Hill, FL

Community Redevelopment Area Boundaries



Future Land Use Categories	Zoning Districts																						
	CF	R-1	R2	R-3	R-4	R-5	R-6	R-7	R-8	R-9	R-10	MXD 2	MXD-3	B-1	B-2	-B3	B-4	B-5	B-6	CC-1	I-1	I-2	PUD
Low Density Residential	M	C	C	C	C	C	M	N	N	M	N	N	N	N	N	M	N	N	N	N	N	N	M
Low-Medium Density Residential	M	C	C	C	C	C	M	N	N	M	N	N	N	N	N	M	N	N	N	N	N	N	M
Medium Density Residential	M	N	N	N	N	N	C	C	C	N	N	N	N	N	N	M	N	N	N	N	N	N	M
High Density Residential	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N	N	N	N	N	N	N	N	C
Mobile Homes	M	N	N	N	N	N	N	N	N	C	N	N	N	N	N	N	N	N	N	N	N	N	M
General Commercial	M	N	N	N	N	N	N	N	N	N	N	M	N	C	C	C	C	C	C	C	N	N	M
Wholesale Commercial and Industrial	M	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	M
Churches, Schools & Institutions	M	M	M	M	M	N	M	M	M	N	N	N	N	M	M	M	M	M	M	M	N	N	M
Recreation and Open Space	C	M	M	M	M	M	M	M	M	M	N	N	N	M	M	M	M	M	M	M	M	M	M
Conservation	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	M
Residential-Based Mixed Use	N	N	N	N	N	N	N	N	N	N	M	M	M	N	N	N	N	N	N	N	N	N	C
General Mixed Use	N	N	N	N	N	N	N	N	N	N	M	M	M	N	N	N	N	N	N	N	N	N	C

Key: "C" indicates the zoning classification **is compatible** with the future land use category; "M" indicates the zoning classification **may be compatible** under certain circumstances; "N" indicates the zoning classification **is not compatible** with the future land use category.

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 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.

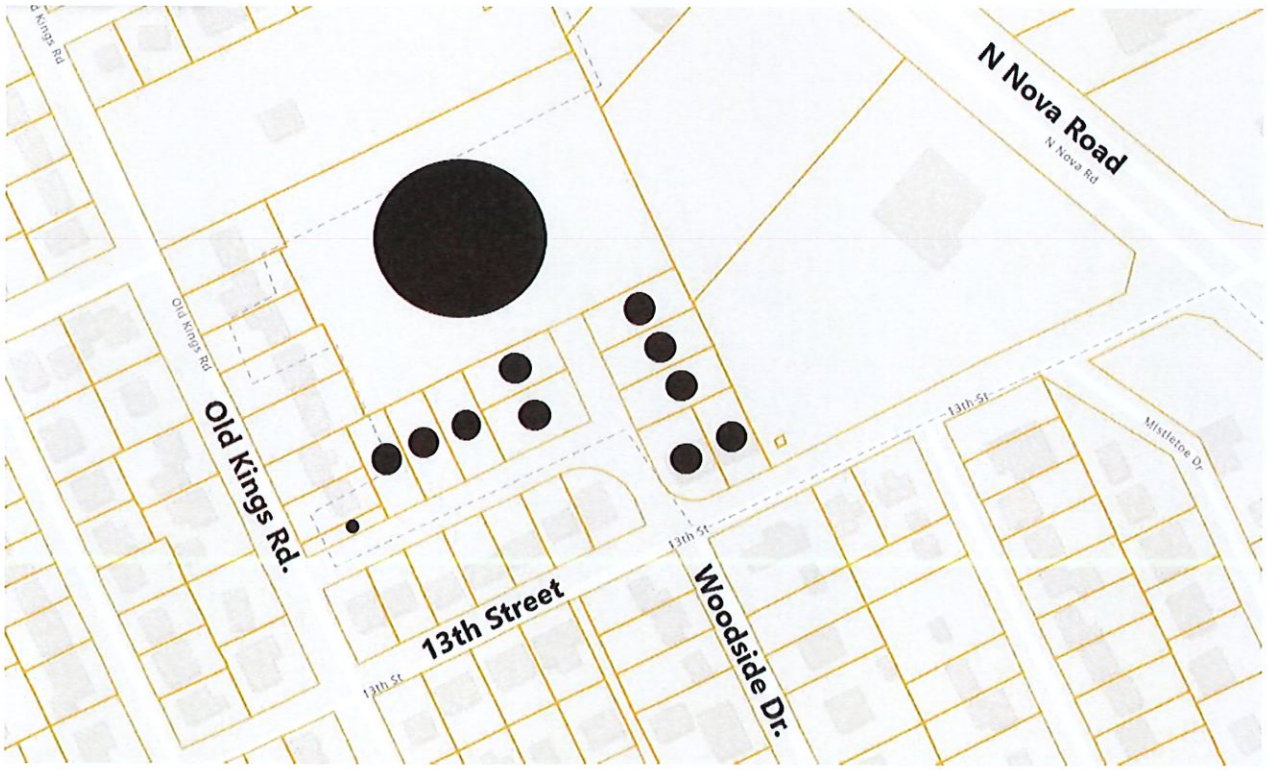
AND LESS AND EXCEPT:

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:

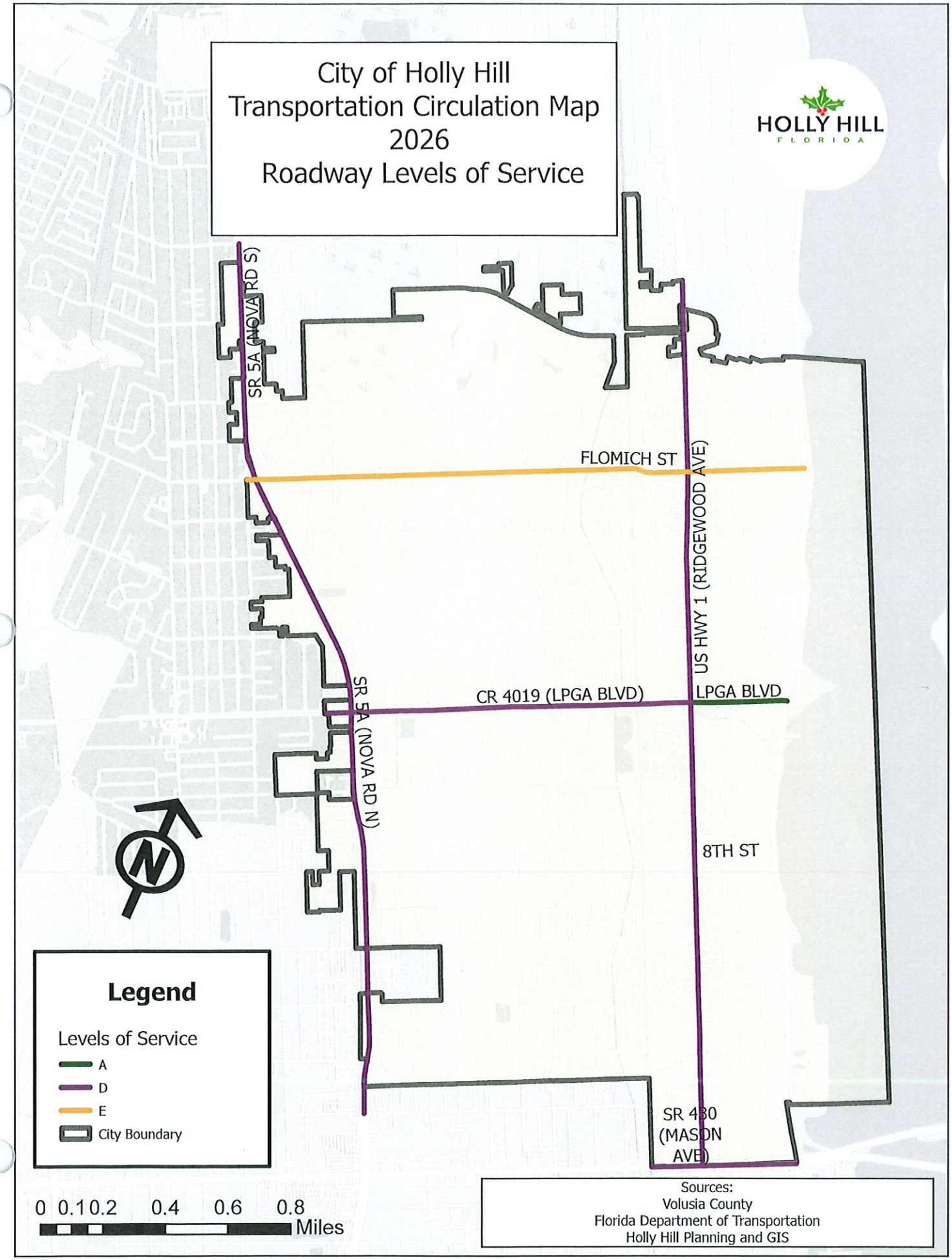
LOT 1, EXCEPT THE NORTH 50.22 FEET, AND ALL OF LOTS 3, 4, 5, 6 AND 7, BLOCK B, AND LOTS 24, 25 AND 26, BLOCK C, AMENDED PLAN OF FLEMING PARK, AS RECORDED IN MAP BOOK 26, PAGE 110, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. ALL CONTAINING 5.19 ACRES, MORE OR LESS.

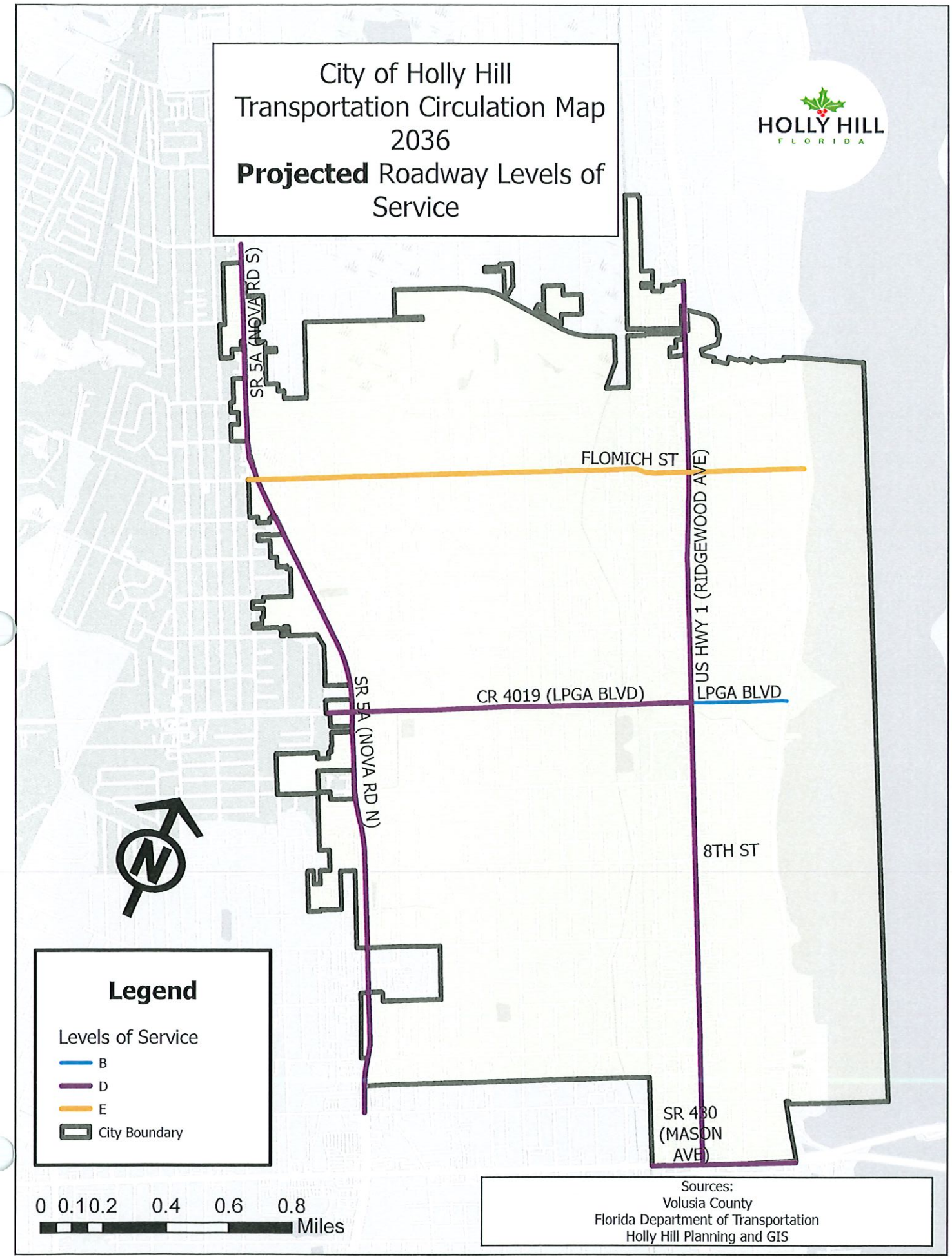
PARCELS WITH "BLACK DOT" ARE DESCRIBED ABOVE AND SUBJECT TO A COMMERCIAL DEVELOPMENT RESTRICTION OF STORAGE USES CONSISTING OF MINI-WAREHOUSE, VEHICLE/TRAILER, AND OUTDOOR COVERED STORAGE USES, LIMITED TO THE TRAFFIC GENERATING EQUIVALENT OF 700 PERSONAL STORAGE UNITS.

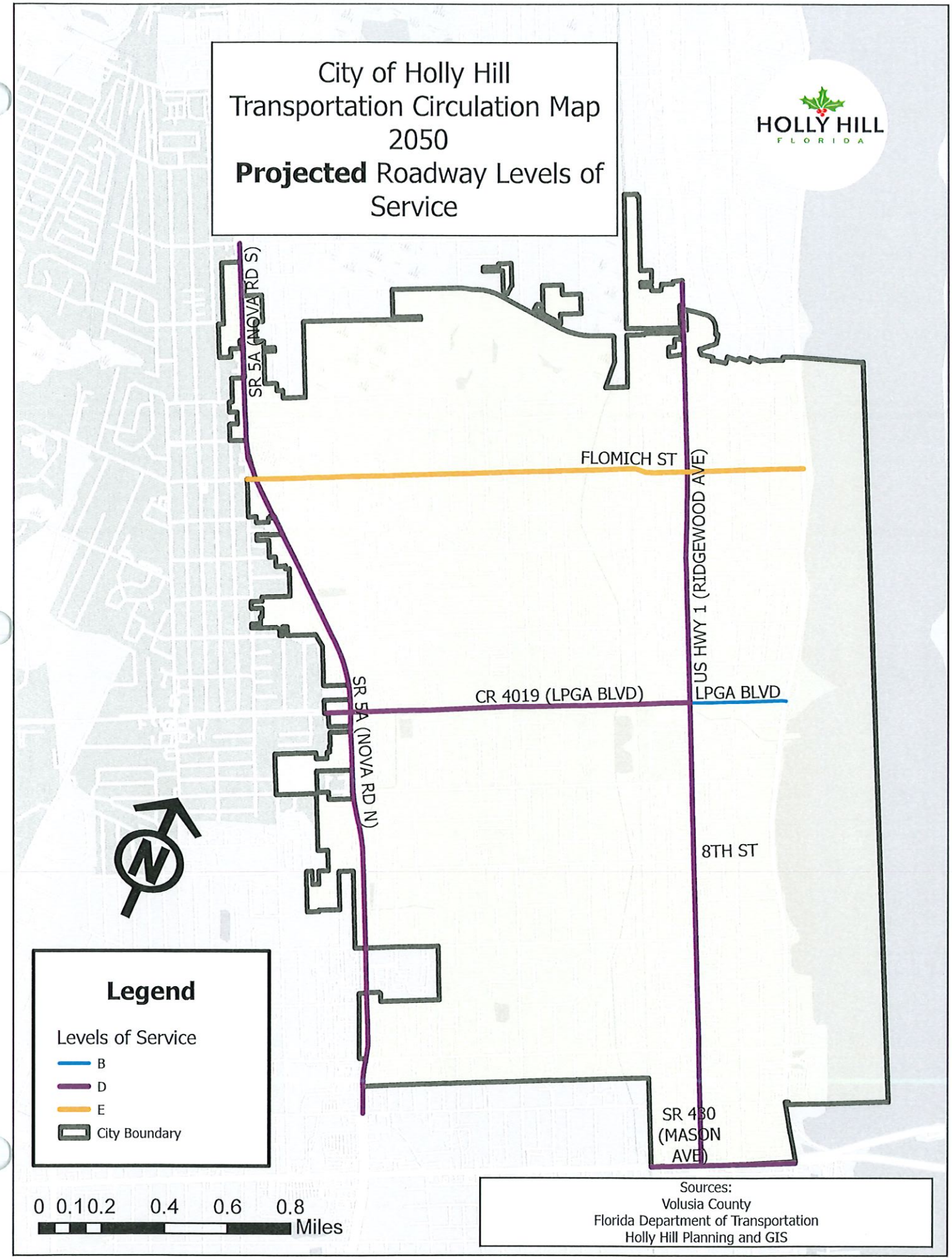


TRANSPORTATION ELEMENT

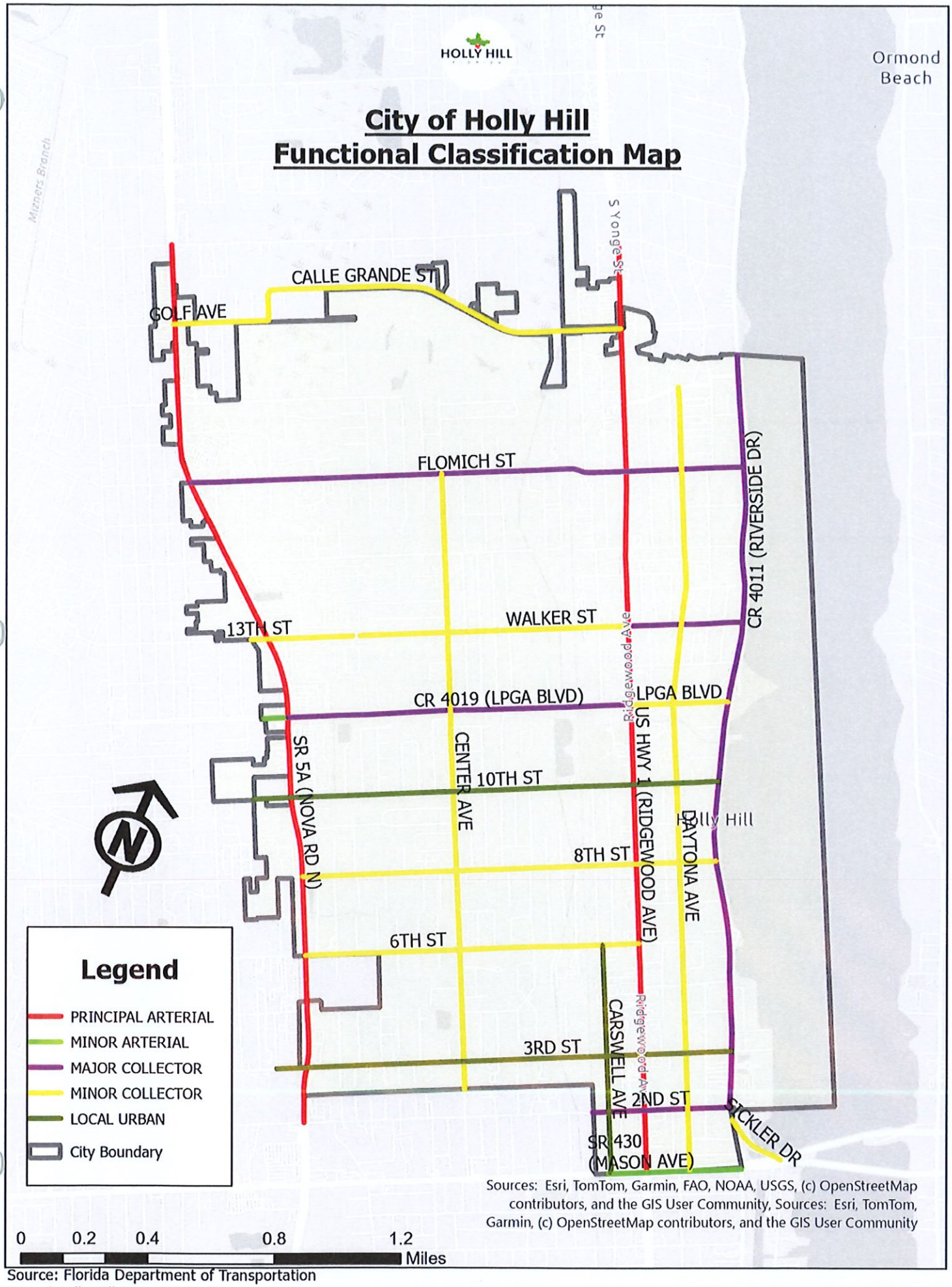



City of Holly Hill
Transportation Circulation Map
2026
Roadway Levels of Service
HOLLY HILL
FLORIDA
SR 5A (NOVA RD S)
FLOMICH ST
US HWY 1 (RIDGEWOOD AVE)
SR 5A (NOVA RD N)
CR 4019 (LPGA BLVD)
LPGA BLVD
8TH ST
SR 430
(MASON
AVE)
N
Legend
Levels of Service
A
D
E
City Boundary
0 0.1 0.2 0.4 0.6 0.8
Miles
Sources:
Volusia County
Florida Department of Transportation
Holly Hill Planning and GIS


City of Holly Hill
Transportation Circulation Map
2036
Projected Roadway Levels of Service
HOLLY HILL
FLORIDA
SR 5A (NOVA RD S)
FLOMICH ST
US HWY 1 (RIDGEWOOD AVE)
SR 5A (NOVA RD N)
CR 4019 (LPGA BLVD)
LPGA BLVD
8TH ST
SR 430
(MASON
AVE)
N
Legend
Levels of Service
B
D
E
City Boundary
0 0.1 0.2 0.4 0.6 0.8
Miles
Sources:
Volusia County
Florida Department of Transportation
Holly Hill Planning and GIS


City of Holly Hill
Transportation Circulation Map
2050
Projected Roadway Levels of Service
HOLLY HILL
FLORIDA
SR 5A (NOVA RD S)
FLOMICH ST
US HWY 1 (RIDGEWOOD AVE)
CR 4019 (LPGA BLVD)
LPGA BLVD
SR 5A (NOVA RD N)
8TH ST
SR 430 (MASON AVE)
N
Legend
Levels of Service
B
D
E
City Boundary
0 0.1 0.2 0.4 0.6 0.8
Miles
Sources:
Volusia County
Florida Department of Transportation
Holly Hill Planning and GIS

City of Holly Hill
Functional Classification Map



Source: Florida Department of Transportation
City of Holly Hill GIS

CITY OF HOLLY HILL

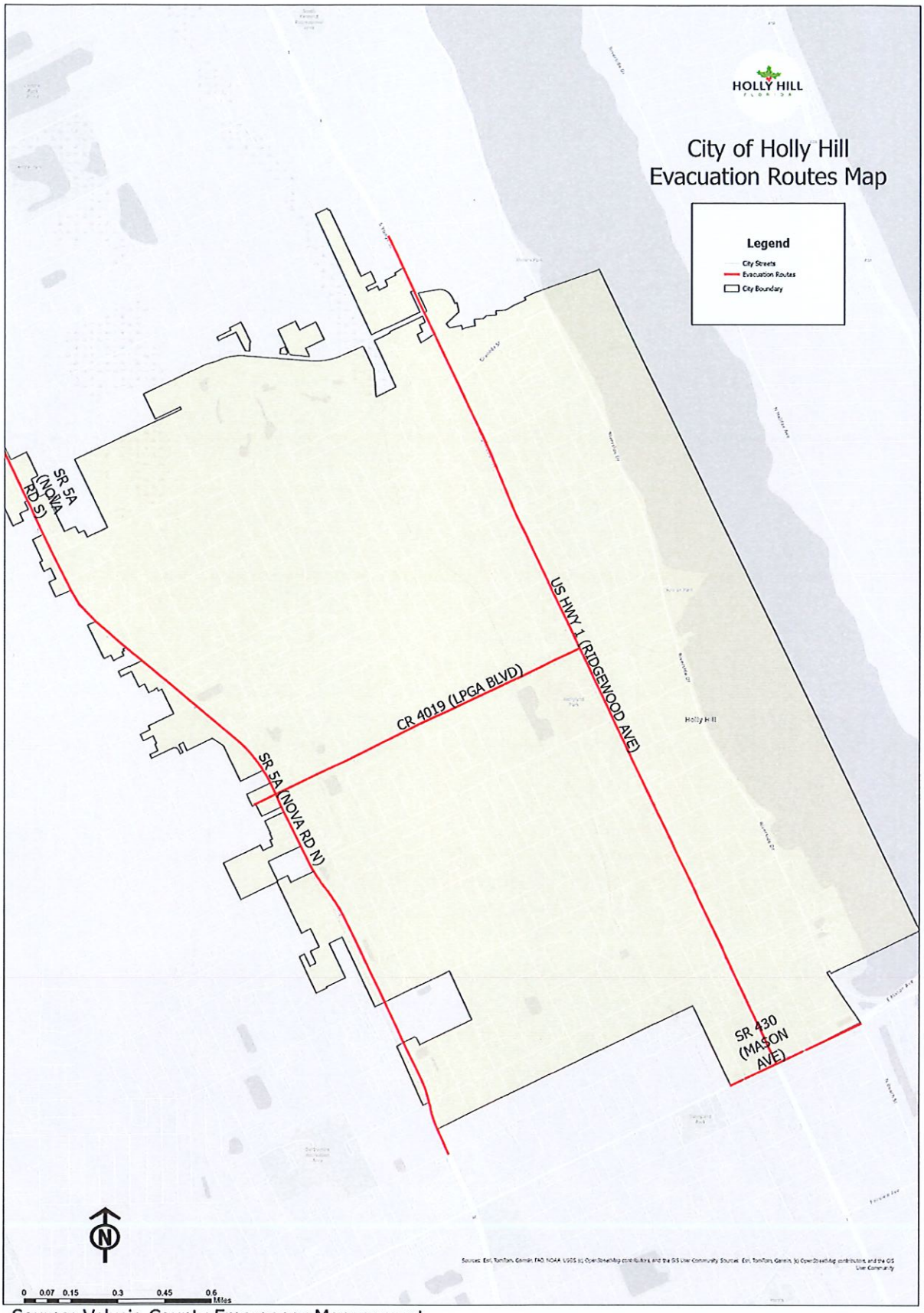
FUNCTIONAL CLASSIFICATION AND LEVELS OF SERVICE 2026, PROJECTED 2036, PROJECTED 2050

Roadway	Segment	Facility Type	2026 AADT	2026 LOS	2036 AADT	2036 LOS	2050 AADT	2050 LOS
Ridgewood Ave (US-1)	Hand Ave → Mason Ave	Urban Arterial – 4-Lane Divided	27,000	D	36,300	D	54,800	F
Nova Rd (SR 5A)	Hand Ave → LPGA Blvd	Urban Arterial – 2-Lane w/ TWLTL	30,500	C	40,900	F	61,900	F
Nova Rd (SR 5A)	LPGA Blvd → 10th St	Urban Arterial – 6-Lane Divided	32,500	C	43,600	C	66,000	E
Nova Rd (SR 5A)	10th St → Brentwood Ave	Urban Arterial – 6-Lane Divided	32,500	C	43,600	C	66,000	E
Nova Rd (SR 5A)	Brentwood Ave → Mason Ave	Urban Arterial – 6-Lane Divided	32,500	C	43,600	C	66,000	E
Riverside Dr	Arroyo Pkwy → Plaza Grande	Urban Collector – 2-Lane	5,570	C	7,490	C	11,300	E
Riverside Dr	Plaza Grande → Flomich St	Urban Collector – 2-Lane	6,240	C	8,390	C	12,700	E
Riverside Dr	Flomich St → Walker St	Urban Collector – 2-Lane	6,240	C	8,390	C	12,700	E
Riverside Dr	Walker St → LPGA Blvd	Urban Collector – 2-Lane	5,980	C	8,040	C	12,100	E
Riverside Dr	LPGA Blvd → Mason Ave	Urban Collector – 4-Lane	7,320	C	9,830	C	14,900	C
Daytona Ave	Mason Ave → Flomich St	Local Road	1,788	n/a	2,400	n/a	3,600	n/a
Center Ave	Mason Ave → Flomich St	Urban Collector – 2-Lane	5,118	C	6,870	C	10,400	E
Mason Ave (SR 430)	Nova Rd → Ridgewood Ave	Urban Arterial – 4-Lane	22,156	B	29,700	C	45,000	E
Mason Ave (SR 430)	Ridgewood Ave → Beach St	Urban Arterial – 4-Lane	22,156	B	29,700	C	45,000	E
3rd Street	Riverside Dr → Nova Rd	Urban Local / Minor Collector	2,052	C	2,750	C	4,200	C
8th Street	Riverside Dr → Nova Rd	Urban Local / Minor Collector	4,542	C	6,090	C	9,200	C
LPGA Blvd	Center Ave → Nova Rd	Urban Arterial – 2-Lane	12,410	D	16,700	D	25,200	E
LPGA Blvd	Center Ave → Ridgewood Ave	Urban Arterial – 2-Lane	9,840	C	13,200	C	19,900	E
Flomich St	Nova Rd → Ridgewood Ave	Urban Collector – 2-Lane	~3,000	C	~4,000	C	~6,100	C

Chart and data created based on methodology from the Florida Department of Transportation (FDOT) 2023 Multimodal Quality/Level of Service Handbook.

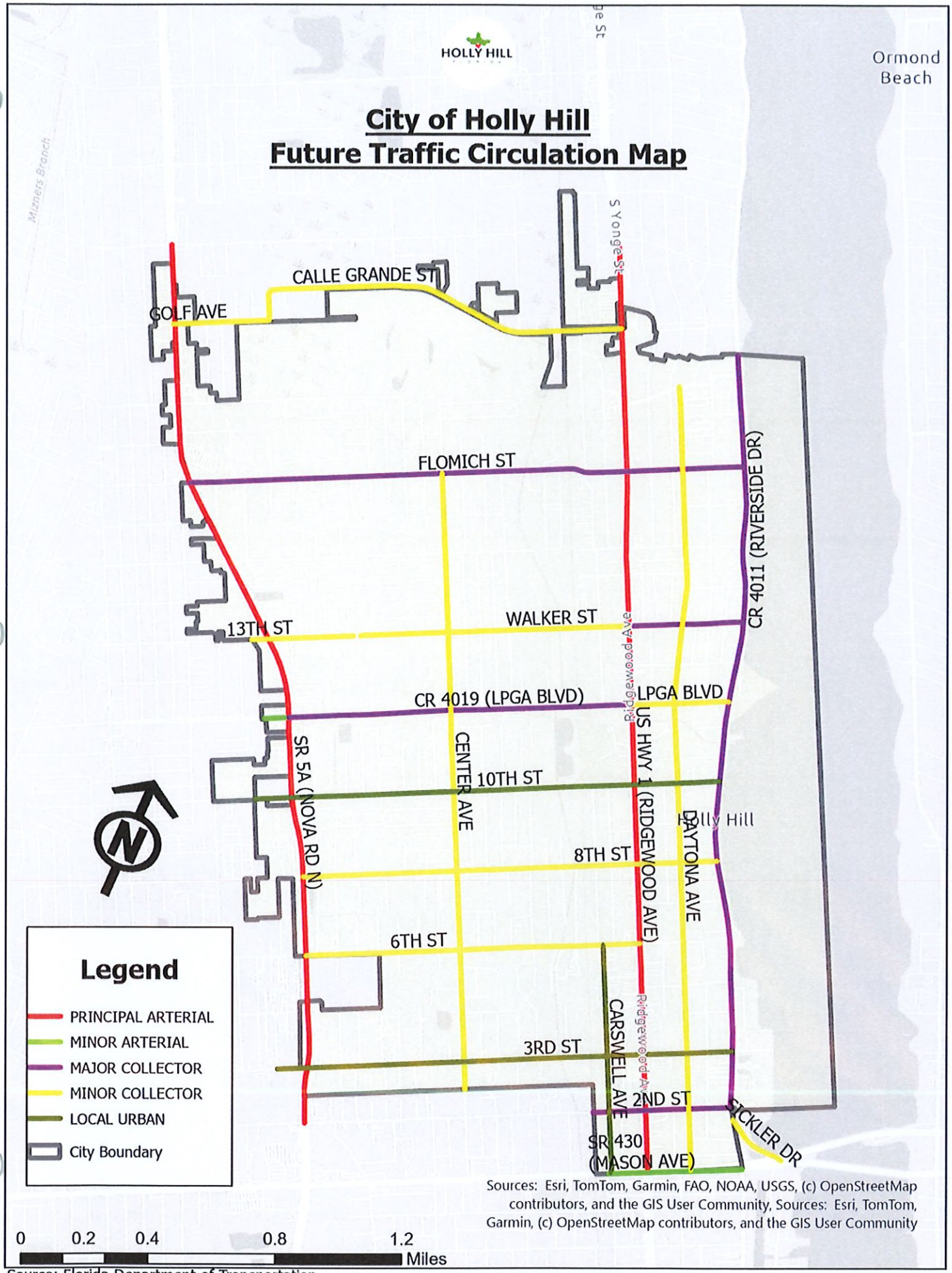
Volusia County Traffic Engineering Department

City of Holly Hill Planning Division

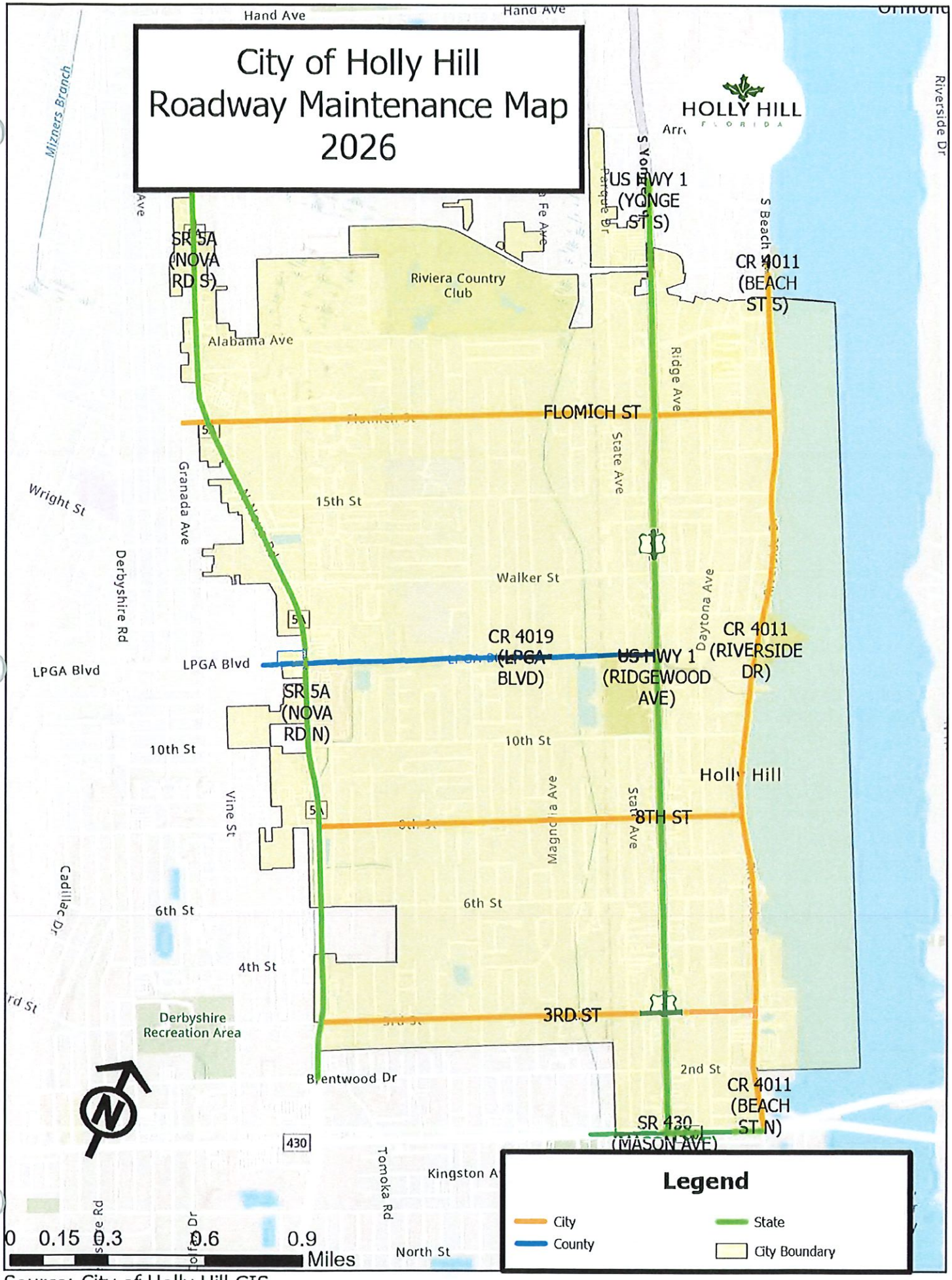


Source: Volusia County Emergency Management
Holly Hill Planning and GIS

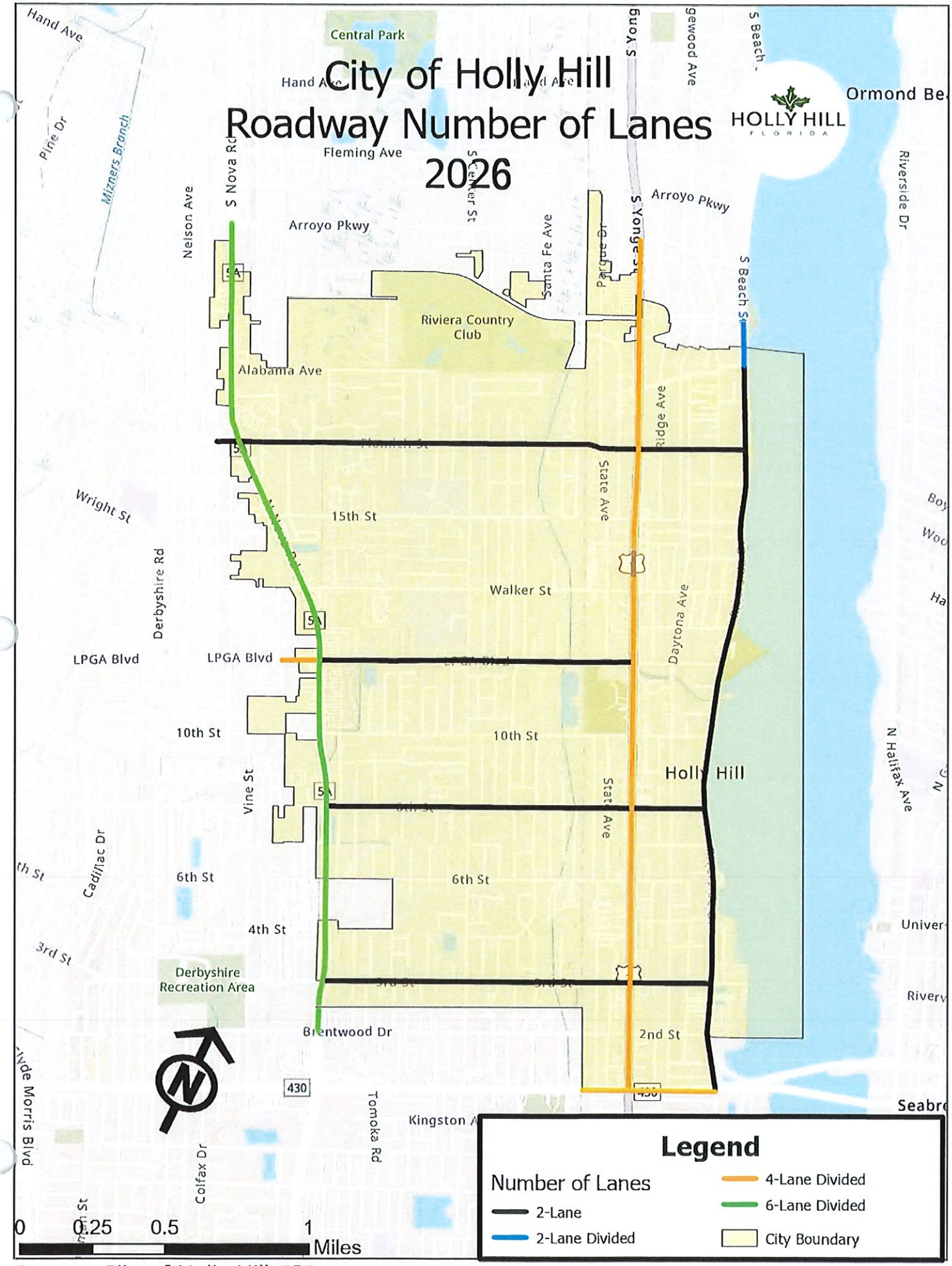
City of Holly Hill
Future Traffic Circulation Map



Source: Florida Department of Transportation
City of Holly Hill GIS

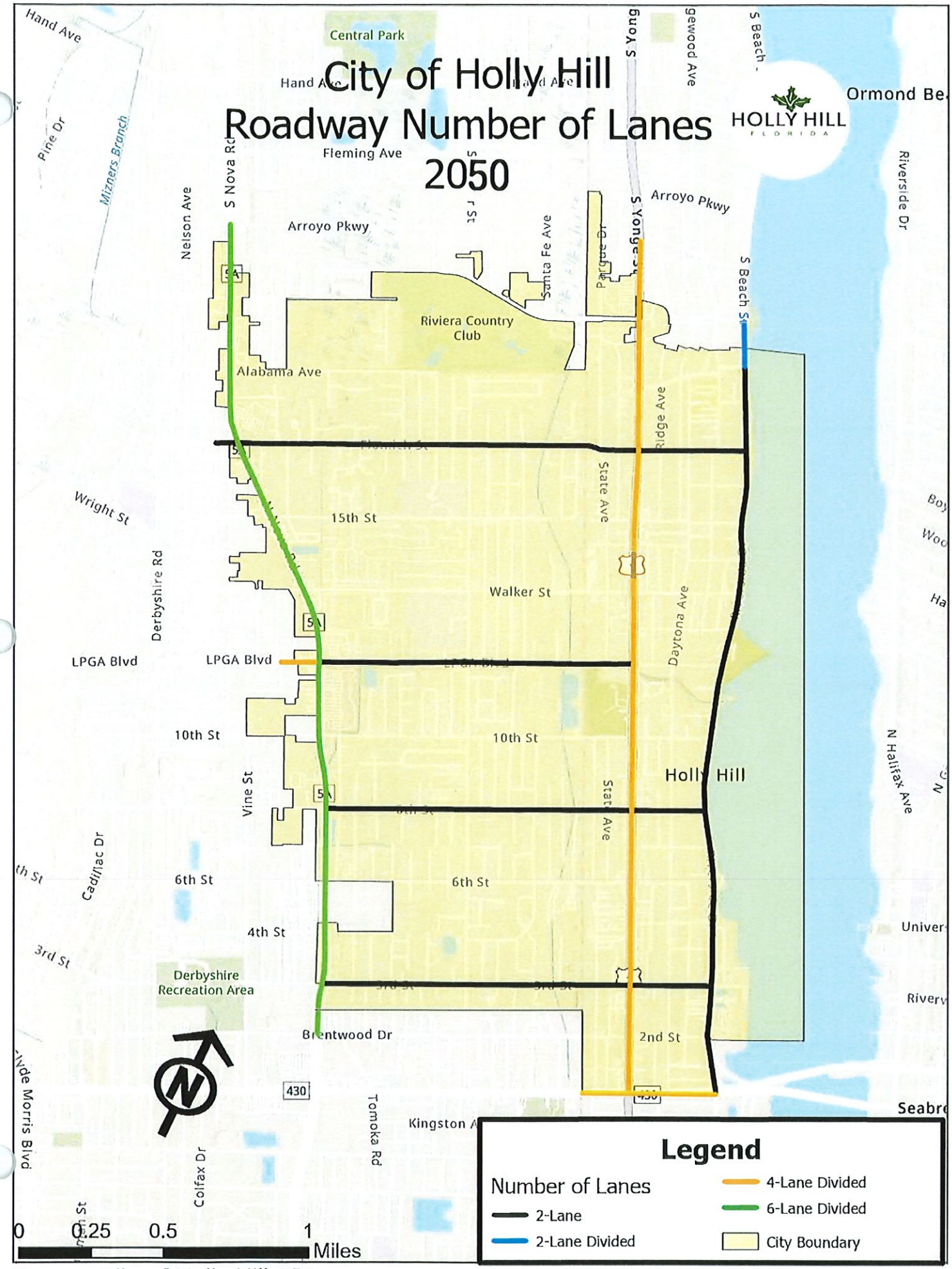


Source: City of Holly Hill GIS



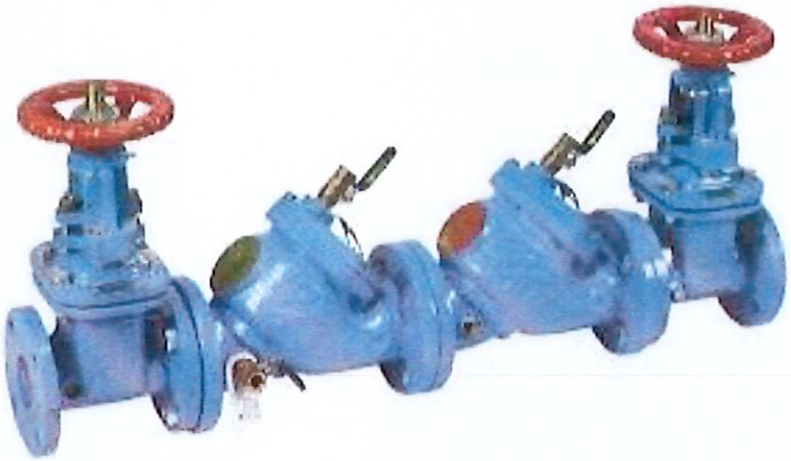
Source: City of Holly Hill GIS

City of Holly Hill
Roadway Number of Lanes
2050



Source: City of Holly Hill GIS

UTILITIES ELEMENT



Water Per Capita for Holly Hill Water Plant						
Pop.	Year	Annual Average MGD	Permitted Max	CUP Annual Average MDG	Gals Per Capita Per Day	
12,178	2014	0.933	2.300	1.6	77 *	
12,308	2015	0.926	2.300	1.61	75 *	
12,438	2016	0.998	2.300	1.61	80 *	
12,568	2017	1.022	2.300	1.62	81 *	
12,698	2018	1.127	2.300	1.63	89 *	
12,828	2019	1.099	2.300	1.63	86 *	
12,958	2020	1.072	2.300	1.65	83 *	
12,975	2021	1.112	2.300	1.65	86 *	
12,992	2022	1.099	2.300	1.67	85 *	
13,010	2023	1.127	2.300	1.67	87 *	
13,091	2024	1.164	2.300	1.68	89 *	
13,172	2025	1.135	2.300	1.68	86*	
13,230	2026	1.323	2.300	1.68	100 **	CUP Renewal
13,489	2031	1.349	2.300	1.68	100 **	
13,624	2036	1.362	2.300	1.68	100 **	
14,002	2050	1.400	2.300	1.68	100 **	

* Historical Data

** Estimated Gals Per Capita Per Day = 100 Gals

1) Holly Hill water Utility has sufficent copacity for community drinking water though the 2050 planning window based on the population.

2) The Plant is permitted for an annual average flow of 2.3 million gallons per day with annual Consumptive Use Permit of an average of 1.7 million gallons of groundwater.

3) The average flow in 2050 is 1.4 million gallons per day.

Holly Hill Wastewater Plant Flows (Historical and Projected)

Data Source - 5Yr Operating Permit Renewal - Permit # FL027677 dated 2023

TABLE 3-1: PROJECTED AVERAGE ANNUAL DAILY INFLUENT FLOW

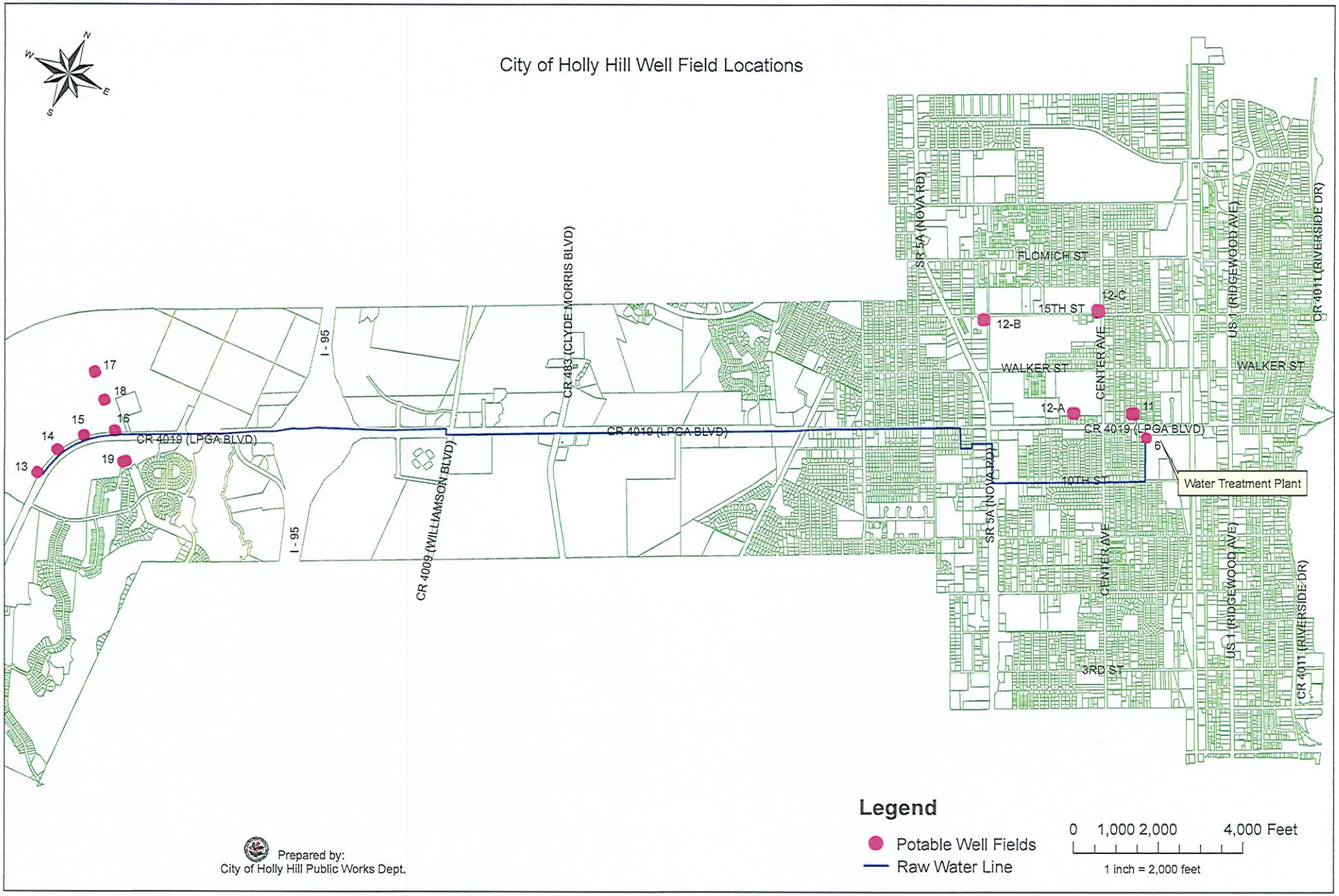
Population	Year	Total Flow Through Plant AADF (MGD)		Permitted Max AADF
12,178	2014	1.74	*	3.000
12,308	2015	1.55	*	3.000
12,438	2016	1.67	*	3.000
12,568	2017	1.77	*	3.000
12,698	2018	2.06	*	3.000
12,828	2019	1.81	*	3.000
12,958	2020	1.88	*	3.000
12,975	2021	1.90	*	3.000
12,992	2022	1.87	*	3.000
13,010	2023	1.87	*	3.000
13,091	2024	1.89	*	3.000
13,172	2025	1.90	*	3.000
13,230	2026	1.92		3.000
13,489	2031	2.01		3.000
13,624	2036	2.10		3.000
14,002	2050	2.45		3.000

* Historical Data

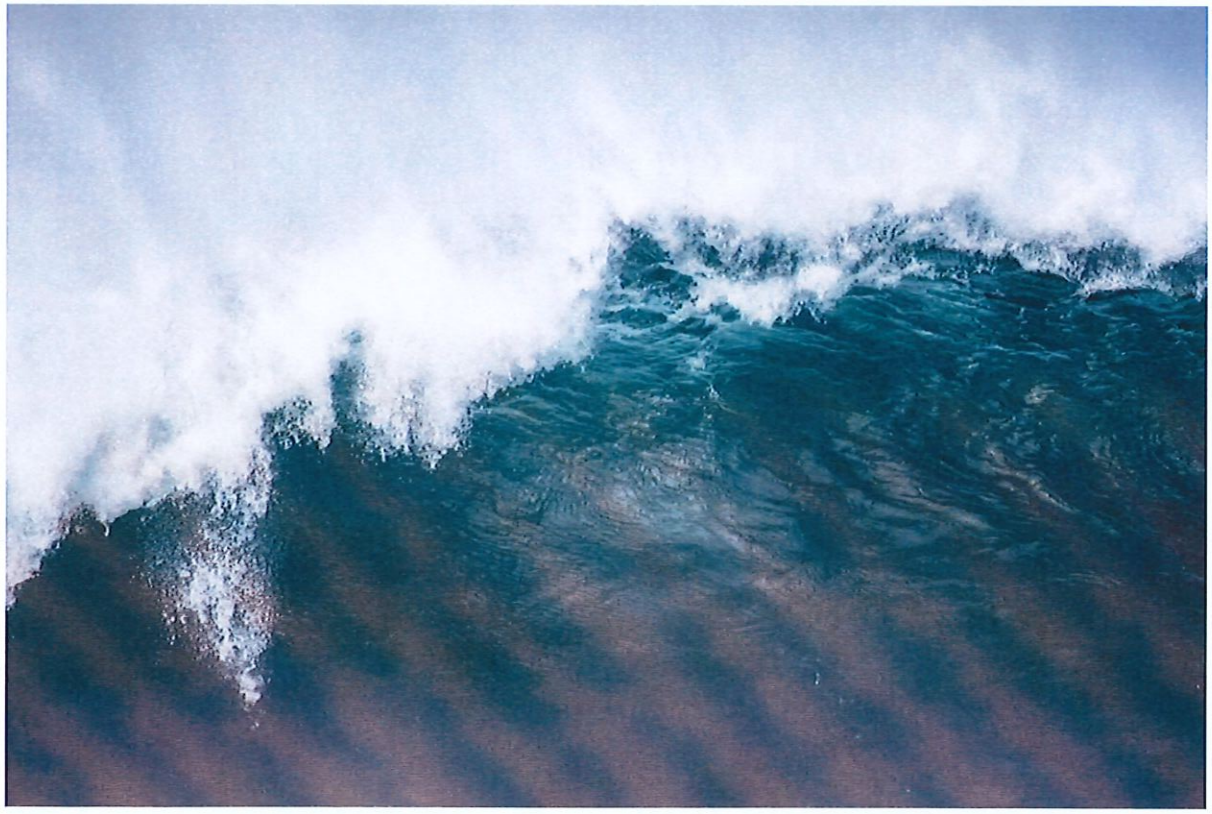
1) Holly Hill Wastewater Utility has sufficent copacity for sewer treatment though the 2050 planning window based on the population.

2) The Plant is permitted for an annual average flow of 3 million gallons per day.

3) The average flow in 2050 is 2.45 million gallons per day.


City of Holly Hill Well Field Locations
N
W
E
S
I - 95
CR 4019 (LPGA BLVD)
CR 483 (CLYDE MORRIS BLVD)
CR 4009 (WILLIAMSON BLVD)
SR 5A (NOVA RD)
FLOMICH ST
15TH ST
WALKER ST
CENTER AVE
US 1 (RIDGEWOOD AVE)
CR 4011 (RIVERSIDE DR)
10TH ST
3RD ST
12-B
12-A
11
6
13
14
15
16
17
18
19
Water Treatment Plant
Legend
Potable Well Fields
Raw Water Line
0 1,000 2,000 4,000 Feet
1 inch = 2,000 feet
Prepared by:
City of Holly Hill Public Works Dept.

COASTAL MANAGEMENT AND CONSERVATION ELEMENT



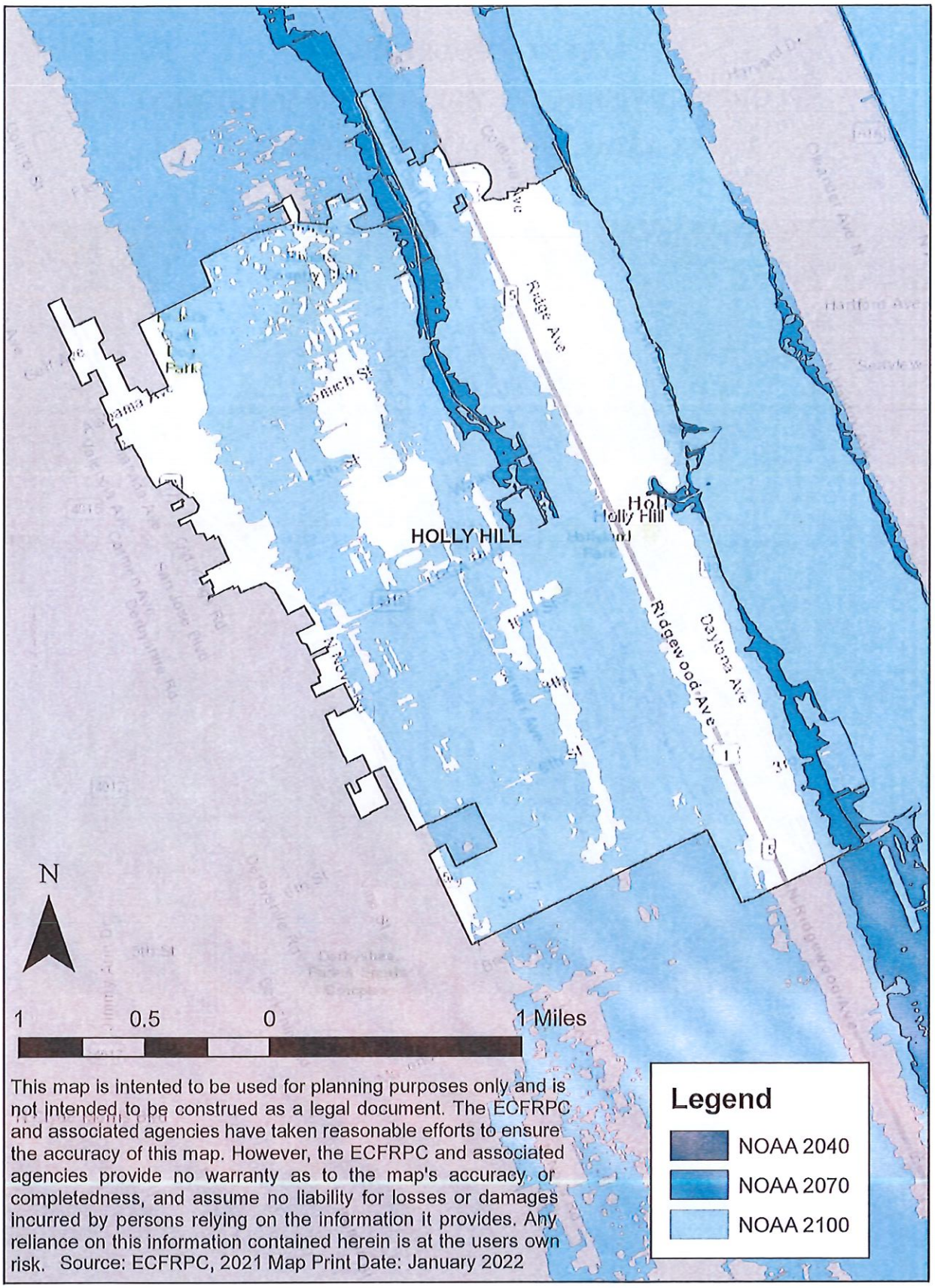
CITY OF HOLLY HILL

FLORIDA DIVISION OF EMERGENCY MANAGEMENT

2021 COASTAL HIGH HAZARD AREAS MAP

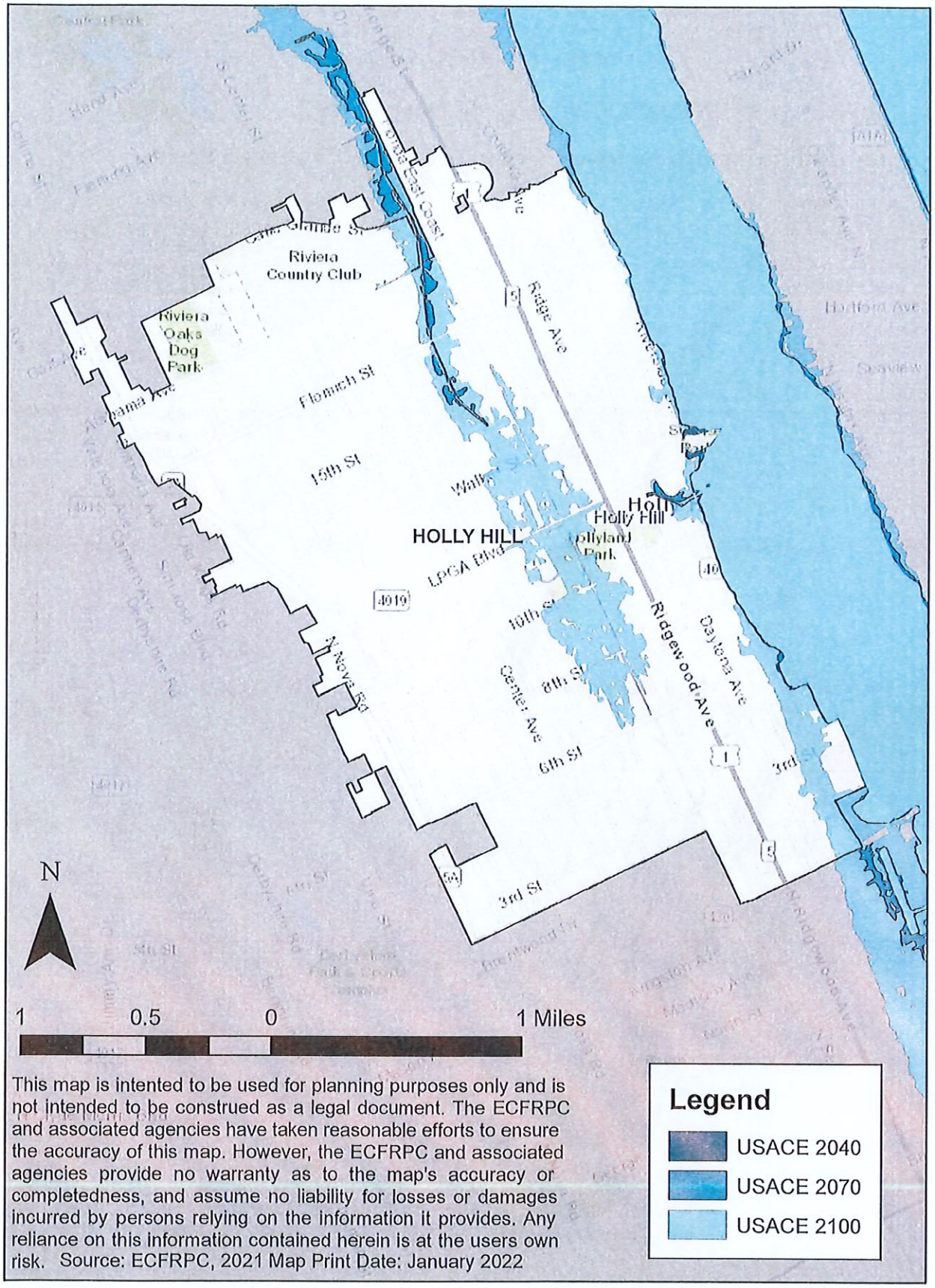


Holly Hill Projected Sea Level Rise (NOAA)



This map is intented to be used for planning purposes only and is not intended to be construed as a legal document. The ECFRPC and associated agencies have taken reasonable efforts to ensure the accuracy of this map. However, the ECFRPC and associated agencies provide no warranty as to the map's accuracy or completedness, and assume no liability for losses or damages incurred by persons relying on the information it provides. Any reliance on this information contained herein is at the users own risk. Source: ECFRPC, 2021 Map Print Date: January 2022

Holly Hill Projected Sea Level Rise (USACE)



This map is intented to be used for planning purposes only and is not intended to be construed as a legal document. The ECFRPC and associated agencies have taken reasonable efforts to ensure the accuracy of this map. However, the ECFRPC and associated agencies provide no warranty as to the map's accuracy or completedness, and assume no liability for losses or damages incurred by persons relying on the information it provides. Any reliance on this information contained herein is at the users own risk. Source: ECFRPC, 2021 Map Print Date: January 2022

CITY OF HOLLY HILL

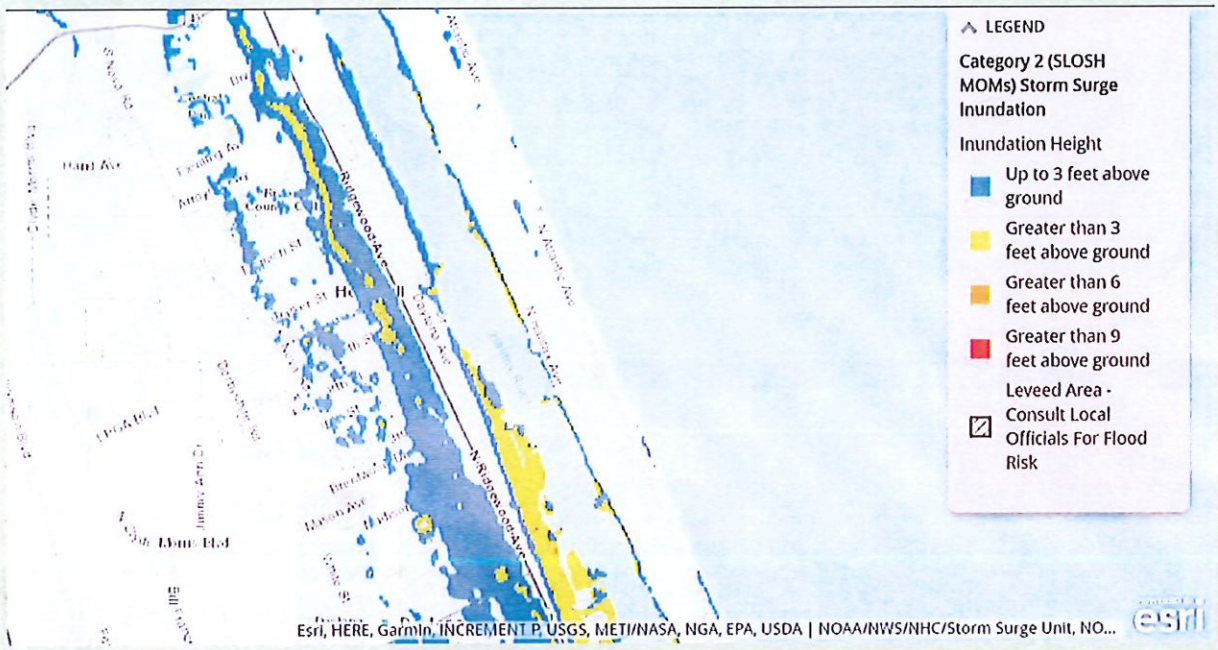
NATIONAL WEATHER SERVICE - SLOSH MODEL

Storm Surge Inundation from Category 1 through Category 5 Storm

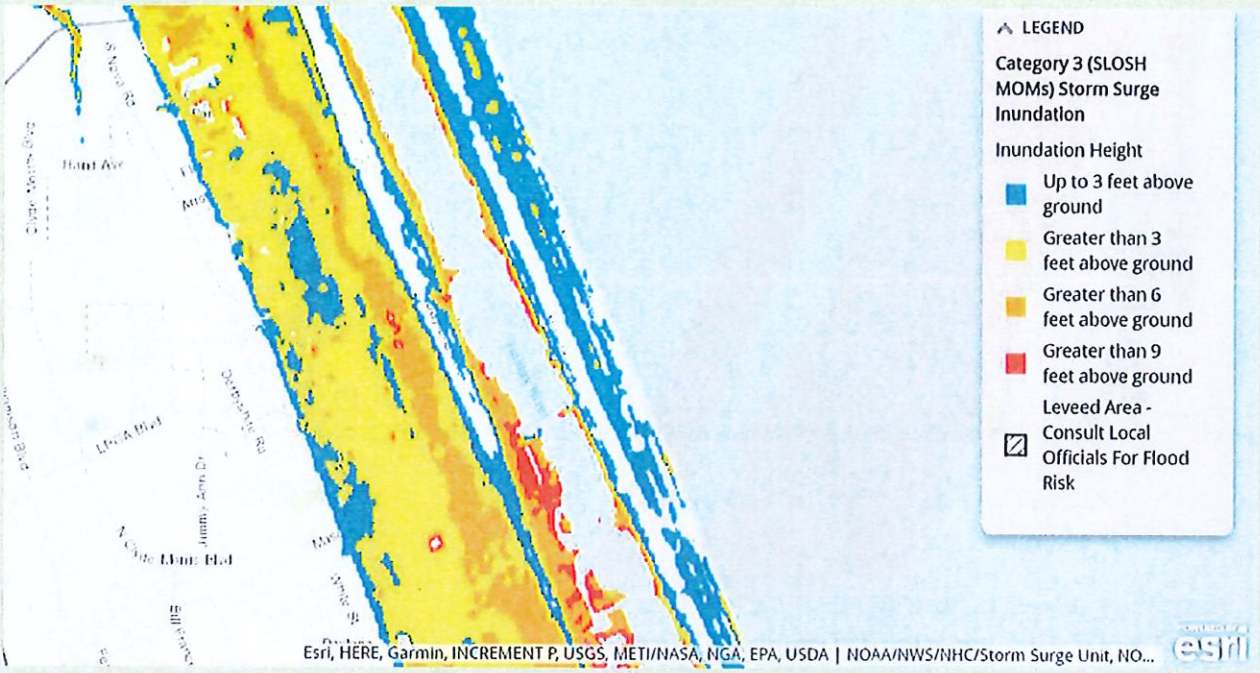
Category 1



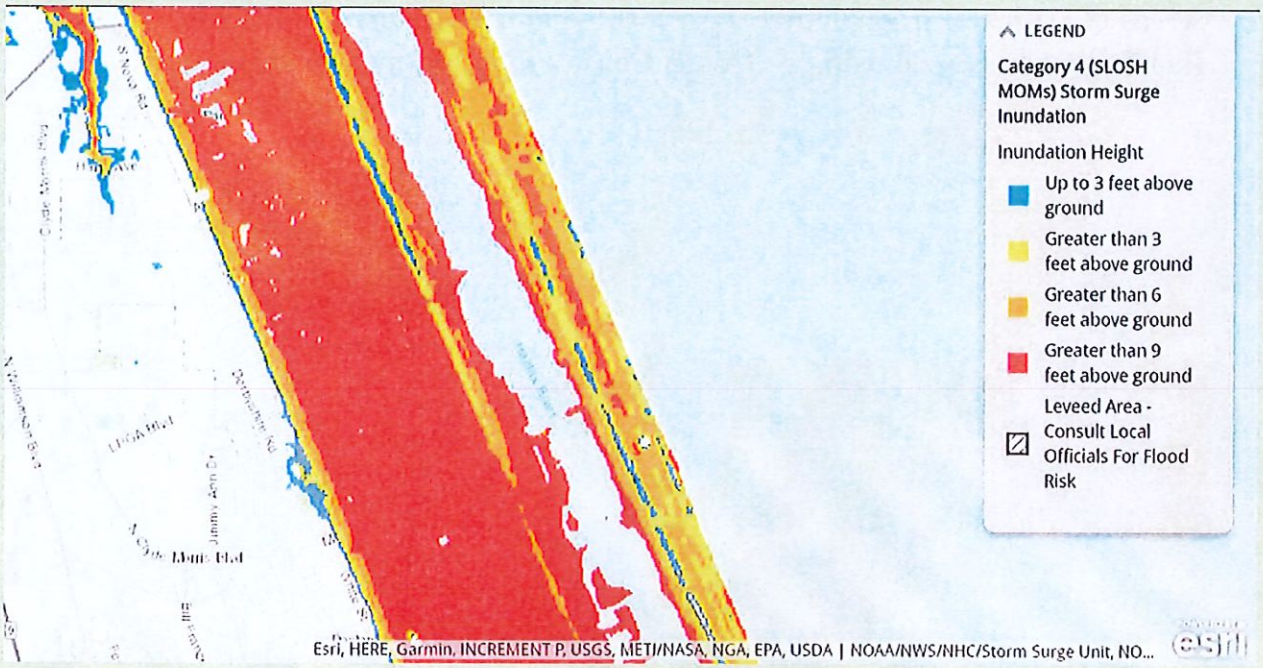
Category 2



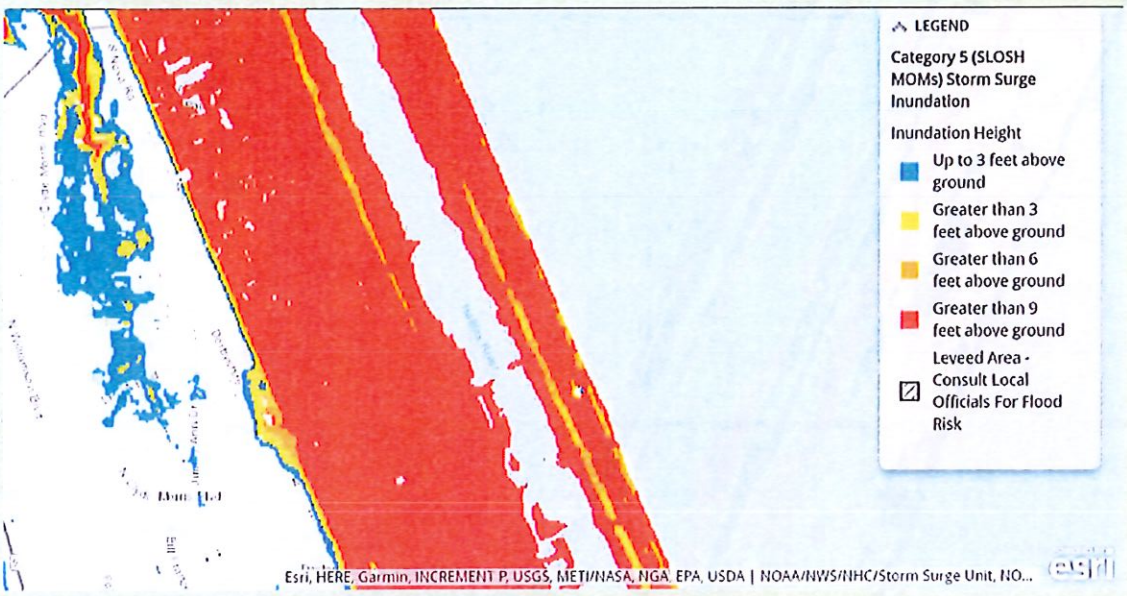
Category 3



Category 4



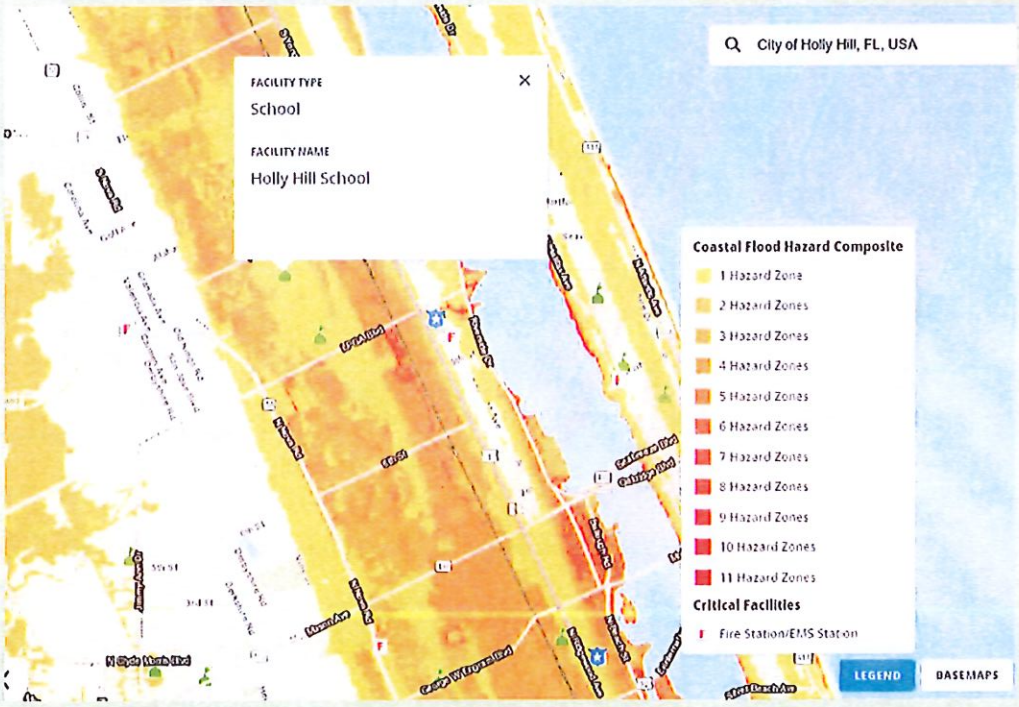
Category 5

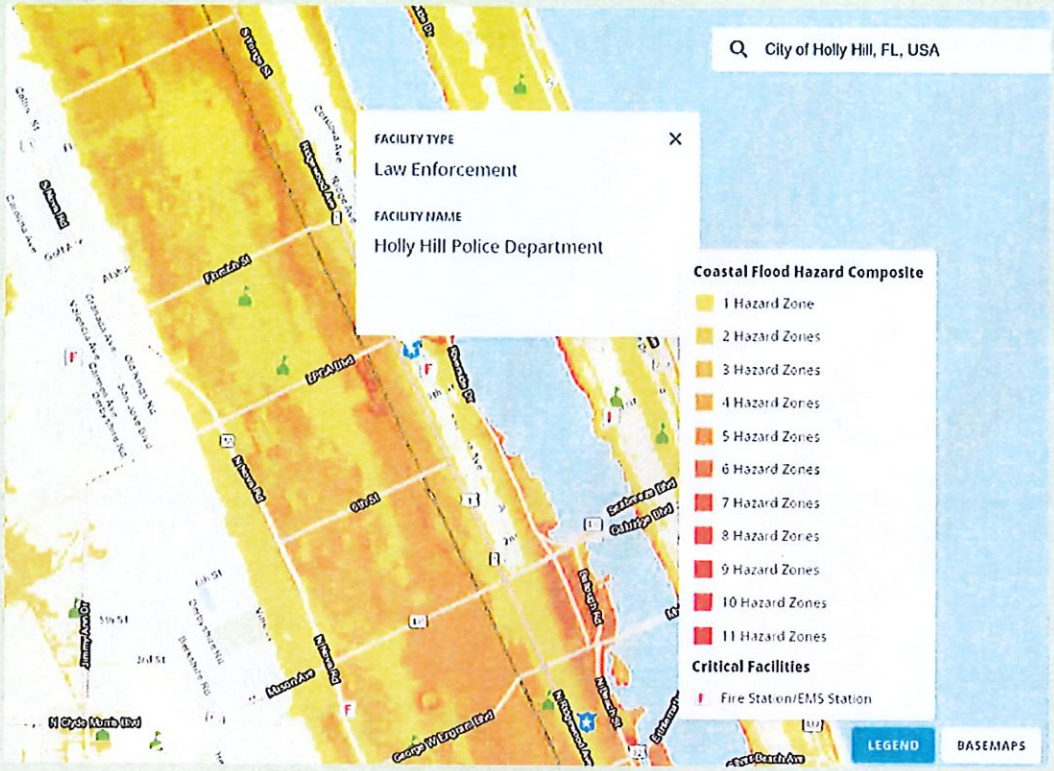


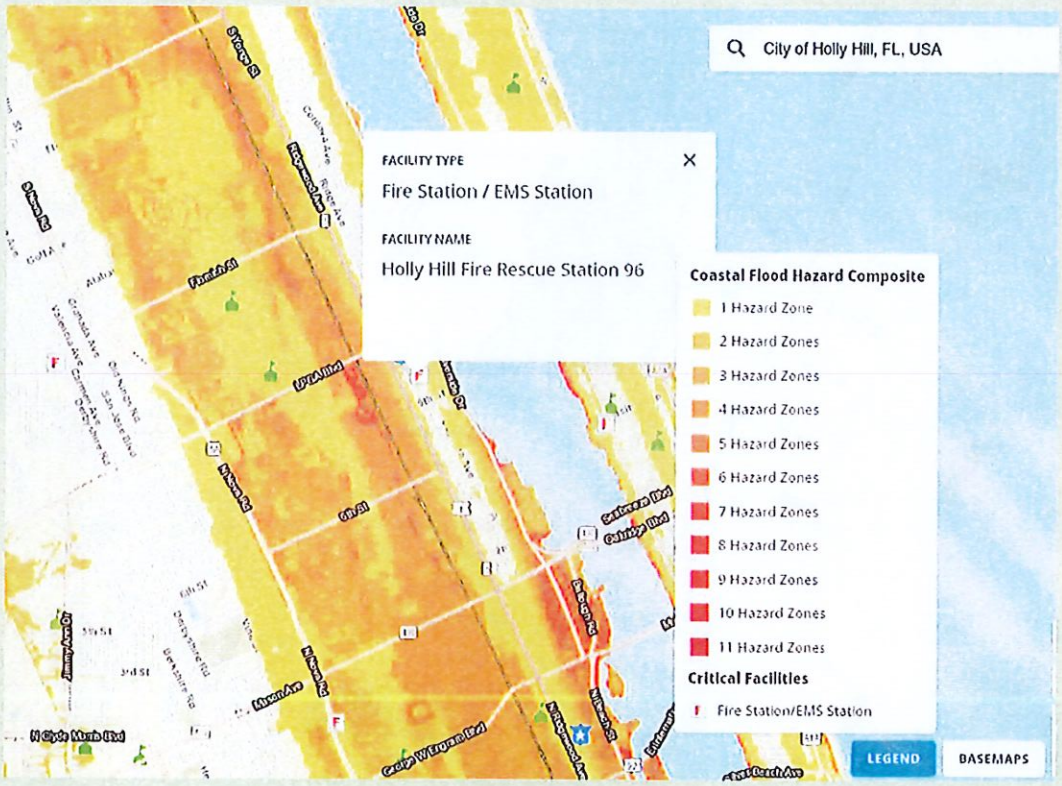
NOAA'S Coastal Flood Exposure Mapper.

Coastal Flood Areas Composite with Critical Infrastructure

Areas of critical infrastructure were located and their susceptibility to flooding was assessed using NOAA'S Coastal Flood Exposure Mapper.



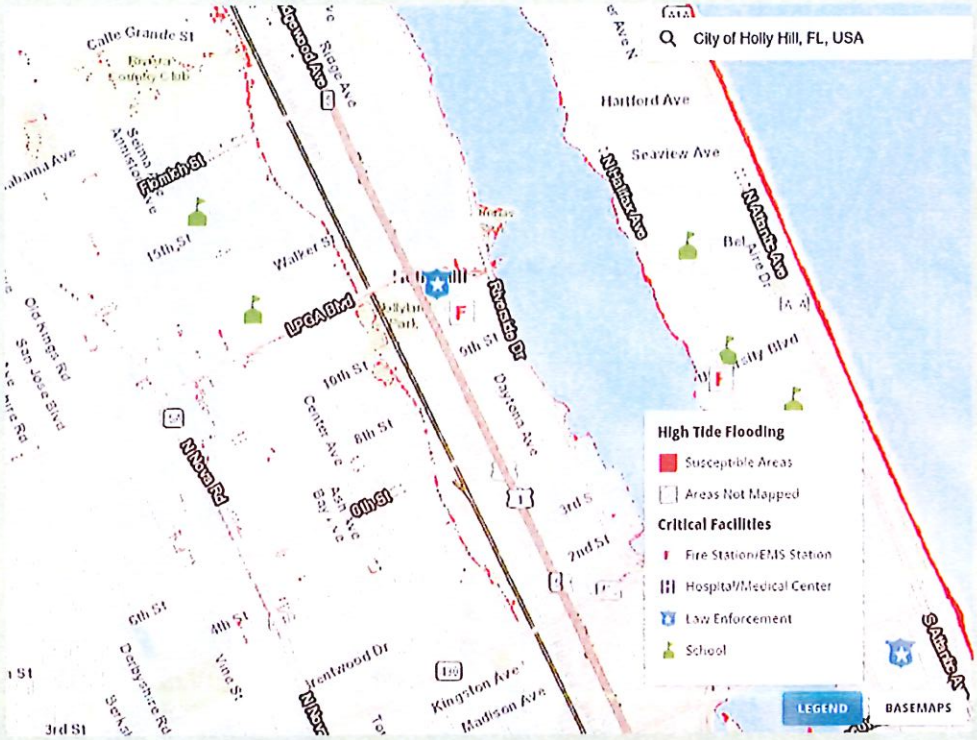

City of Holly Hill, FL, USA
FACILITY TYPE
Law Enforcement
FACILITY NAME
Holly Hill Police Department
Coastal Flood Hazard Composite
1 Hazard Zone
2 Hazard Zones
3 Hazard Zones
4 Hazard Zones
5 Hazard Zones
6 Hazard Zones
7 Hazard Zones
8 Hazard Zones
9 Hazard Zones
10 Hazard Zones
11 Hazard Zones
Critical Facilities
Fire Station/EMS Station
LEGEND
BASEMAPS


City of Holly Hill, FL, USA
FACILITY TYPE
Fire Station / EMS Station
FACILITY NAME
Holly Hill Fire Rescue Station 96
Coastal Flood Hazard Composite
1 Hazard Zone
2 Hazard Zones
3 Hazard Zones
4 Hazard Zones
5 Hazard Zones
6 Hazard Zones
7 Hazard Zones
8 Hazard Zones
9 Hazard Zones
10 Hazard Zones
11 Hazard Zones
Critical Facilities
Fire Station/EMS Station
LEGEND
BASEMAPS

FEMA Flood Map with Critical Facilities



High Tide Flooding – canals and coast are most susceptible



CAPITAL IMPROVEMENTS ELEMENT



CAPITAL IMPROVEMENTS ELEMENT

TABLE 1: FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS

Physical Environment	Funding Source	Funded/ Unfunded	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	5 Year Estimated Cost	
Utilities - Water									
Distribution: Galvanized Pipe Replacement	Utilities/Wtr	Unfunded	$600,000.00	$600,000.00	$600,000.00	$600,000.00	$600,000.00	$3,000,000.00	
Fire Hydrant Replacement Project	Utilities/Wtr	Unfunded	$40,000.00	$45,000.00	$45,000.00	$45,000.00	$45,000.00	$220,000.00	
16" Softener Valve Replacement	Utilities/Wtr	Unfunded	$16,000.00	$0.00	$0.00	$0.00	$0.00	$16,000.00	
Slaker Rehabilitation	Utilities/Wtr	Unfunded	$15,000.00	$0.00	$0.00	$0.00	$0.00	$15,000.00	
(7) Well Check Valves Provided & Installed	Utilities/Wtr	Unfunded	$38,000.00	$0.00	$0.00	$0.00	$0.00	$38,000.00	
(4) Local Well Cleaning & Painting Project	Utilities/Wtr	Unfunded	$18,000.00		$0.00	$0.00	$0.00	$18,000.00	
Well Refurbishment Project	Utilities/Wtr	Unfunded	$0.00	$85,000.00	$0.00	$85,000.00	$0.00	$170,000.00	
Water Mixing & Aeration Improvements	Utilities/Wtr	Unfunded	$0.00	$100,000.00	$0.00	$0.00	$0.00	$100,000.00	
Skid Steer w/ attachments	Utilities/Wtr	Unfunded	$0.00	$70,000.00	$0.00	$0.00	$0.00	$70,000.00	
Tank 5-Year Compliance	Utilities/Wtr	Unfunded	$0.00	$0.00	$10,000.00	$0.00	$0.00	$10,000.00	
Ford Transit Van	Utilities/Wtr	Unfunded	$0.00	$0.00	$60,000.00	$0.00	$0.00	$60,000.00	
Ford Transit Van	Utilities/Wtr	Unfunded	$0.00	$0.00	$60,000.00	$0.00	$0.00	$60,000.00	
Utilities - Water Subtotal			**$727,000.00**	**$900,000.00**	**$775,000.00**	**$730,000.00**	**$645,000.00**	**$3,777,000.00**	
Utilities - Wastewater									
Lift Station Pump Replacements	Utilities/Wwtr	Unfunded	$80,000.00	$80,000.00	$80,000.00	$80,000.00	$80,000.00	$400,000.00	
Resurface/Seal Manhole Walls	Utilities/Wwtr	Unfunded	$150,000.00	$150,000.00	$150,000.00	$150,000.00	$150,000.00	$750,000.00	
Sewer Lining	Utilities/Wwtr	Unfunded	$50,000.00	$100,000.00	$100,000.00	$250,000.00	$250,000.00	$750,000.00	
Force Main Trunking	Utilities/Wwtr	Unfunded	$600,000.00	$80,000.00	$400,000.00	$0.00	$0.00	$1,080,000.00	
Replacement Blower	Utilities/Wwtr	Unfunded	$85,000.00	$0.00	$0.00	$0.00	$0.00	$85,000.00	
BTU Grit Removal	Utilities/Wwtr	Unfunded	$160,000.00	$0.00	$0.00	$0.00	$160,000.00	$320,000.00	
Lift Station #21 Refurbishment	Utilities/Wwtr	Unfunded	$50,000.00	$450,000.00	$0.00	$0.00	$0.00	$500,000.00	
Equalization Pumps	Utilities/Wwtr	Unfunded	$30,000.00	$30,000.00	$30,000.00	$0.00	$0.00	$90,000.00	
SB 64 Compliance	Utilities/Wwtr	Unfunded	$470,000.00	$250,000.00	$200,000.00	$250,000.00	$200,000.00	$1,370,000.00	
500 Gallon Gas Tank	Utilities/Wwtr	Unfunded	$7,000.00	$0.00	$0.00	$0.00	$0.00	$7,000.00	
Generator Switch Gear Rehab	Utilities/Wwtr	Unfunded	$0.00	$80,000.00	$0.00	$0.00	$0.00	$80,000.00	
Solids Handling Building - Re-roof	Utilities/Wwtr	Unfunded	$0.00	$80,000.00	$0.00	$0.00	$0.00	$80,000.00	
Wastewater Tower - Re-roof	Utilities/Wwtr	Unfunded	$0.00	$20,000.00	$0.00	$0.00	$0.00	$20,000.00	
Control Panels Solids Handling	Utilities/Wwtr	Unfunded	$0.00	$0.00	$150,000.00	$0.00	$0.00	$150,000.00	
Utilities - Wastewater Subtotal			**$1,682,000.00**	**$1,320,000.00**	**$1,110,000.00**	**$730,000.00**	**$840,000.00**	**$5,682,000.00**	
Utilities - Stormwater									
Pipe Lining - Stormwater Pipes	Stormwtr/Cap	Unfunded	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$1,000,000.00	
CDBG-DR Lining of Stormwater Pipes	Stormwtr/Cap	Unfunded	$1,020,294.74	$255,073.69	$0.00	$0.00	$0.00	$1,275,368.43	Total Cost $4,000,000;25% match
CDBG-DR Stormwater Master Plan	Stormwtr/Cap	Unfunded	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	Total Cost $190,000 Grant Funded
Pipe Maintenance Trailer	Stormwtr/Cap	Unfunded	$38,000.00	$0.00	$0.00	$0.00	$0.00	$38,000.00	
PW Storage Building Rehabilitation	Stormwtr/Cap	Unfunded	$60,000.00	$0.00	$0.00	$0.00	$0.00	$60,000.00	
Replace Dump Truck	Stormwtr/Cap	Unfunded	$120,000.00	$0.00	$0.00	$0.00	$0.00	$120,000.00	
Replace Ford F-150 Pickup	Stormwtr/Cap	Unfunded	$0.00	$0.00	$0.00	$42,000.00	$0.00	$42,000.00	
Replace Ford F-350 Mini Dump	Stormwtr/Cap	Unfunded	$0.00	$0.00	$0.00	$0.00	$85,000.00	$85,000.00	
Utilities - Stormwater Subtotal			**$1,438,294.74**	**$455,073.69**	**$200,000.00**	**$242,000.00**	**$285,000.00**	**$2,620,368.43**	
Total Physical Environment			**$3,847,294.74**	**$2,675,073.69**	**$2,085,000.00**	**$1,702,000.00**	**$1,770,000.00**	**$12,079,368.43**	

Transportation	Funding Source	Funded/ Unfunded	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	5 Year Estimated Cost
Paving Program	Gas Tax	Unfunded	$285,000.00	$285,000.00	$285,000.00	$285,000.00	$285,000.00	$1,425,000.00
Sidewalk Replacement Program	Gas Tax	Unfunded	$50,000.00	$50,000.00	$50,000.00	$50,000.00	$50,000.00	$250,000.00
Replacement Ford F-150 Pickup	General	Unfunded	$55,000.00	$0.00	$0.00	$0.00	$0.00	$55,000.00
Replacement Mower #188	General	Unfunded	$14,000.00	$0.00	$0.00	$0.00	$0.00	$14,000.00
Replacement Mower #775	General	Unfunded	$0.00	$19,000.00	$0.00	$0.00	$0.00	$19,000.00
Total Transportation			**$404,000.00**	**$354,000.00**	**$335,000.00**	**$335,000.00**	**$335,000.00**	**$1,763,000.00**
Total Capital Improvements			**$4,251,294.74**	**$3,029,073.69**	**$2,420,000.00**	**$2,037,000.00**	**$2,105,000.00**	**$13,842,368.43**

Volusia County Schools
2024-2028 Capital Five-Year Fiscal Forecast (Summary)
Capital Projects Funds - Consolidated

	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028
Sources - revenues					
State sources:					
CO&DS distributed	$ 2,250,000	$ 2,250,000	$ 2,250,000	$ 2,250,000	$ 2,250,000
Interest on undistributed CO & DS	16,500	16,500	16,500	16,500	16,500
Total state sources	2,266,500	2,266,500	2,266,500	2,266,500	2,266,500
Local sources:					
Ad valorem property taxes	91,362,991	94,926,240	100,589,760	106,090,560	111,264,480
Local Sales tax	66,547,292	67,472,722	68,411,022	69,362,370	70,326,948
Investment income	2,100,000	1,580,000	1,370,000	1,160,000	950,000
Impact fees	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000
Total local sources	170,010,283	173,978,962	180,370,782	186,612,930	192,541,428
Total sources	**172,276,783**	**176,245,462**	**182,637,282**	**188,879,430**	**194,807,928**
Uses - expenditures					
Categories					
New Construction	46,200,000	17,608,556	39,950,000	45,400,000	51,000,000
Projects at Existing Schools and Facilities	41,886,083	62,727,074	21,501,466	10,717,598	9,588,512
Facilities Management	11,800,000	9,300,000	9,800,000	14,800,000	14,800,000
Technology	3,537,008	8,286,936	9,000,000	9,000,000	9,000,000
System Wide Equipment and Vehicles	1,700,000	1,700,000	1,700,000	1,700,000	1,700,000
Buses	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000
Charter School Disbursements	690,689	1,441,254	2,329,836	3,323,530	4,409,688
Total categories	**108,813,780**	**104,063,819**	**87,281,302**	**87,941,128**	**93,498,200**
oll Forward					
rior Year Carryover Encumbrances	124,810,791	-	-	-	-
Prior Year Carryover Appropriations	101,220,862	-	-	-	-
Total roll forward	**226,031,653**	**-**	**-**	**-**	**-**
Total uses	**334,845,434**	**104,063,819**	**87,281,302**	**87,941,128**	**93,498,200**
Excess (deficiency) of revenues over expenditures	(162,568,651)	72,181,643	95,355,980	100,938,302	101,309,727
Other financing uses					
Transfers - General Fund	(28,184,069)	(22,717,701)	(22,293,868)	(22,588,884)	(22,889,800)
Transfers - Debt Service Funds	(48,953,625)	(36,057,388)	(36,053,663)	(36,059,450)	(36,063,863)
Total other financing uses	**(77,137,694)**	**(58,775,089)**	**(58,347,531)**	**(58,648,334)**	**(58,953,663)**
Net change in fund balances	(239,706,345)	13,406,554	37,008,449	42,289,968	42,356,065
Fund balances					
Beginning Balance	277,075,248	37,368,903	50,775,457	87,783,906	130,073,874
Ending Balance	**$ 37,368,903**	**$ 50,775,457**	**$ 87,783,906**	**$ 130,073,874**	**$ 172,429,939**

Volusia County Schools
2024-2028 Capital Five-Year Work Program Forecast (Detail)
Capital Projects Funds - Consolidated

	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028
Sources - revenues					
State sources:					
CO&DS distributed	$ 2,250,000	$ 2,250,000	$ 2,250,000	$ 2,250,000	$ 2,250,000
Interest on undistributed CO & DS	16,500	16,500	16,500	16,500	16,500
Total state sources	2,266,500	2,266,500	2,266,500	2,266,500	2,266,500
Local sources:					
Ad valorem property taxes	91,362,991	94,926,240	100,589,760	106,090,560	111,264,480
Local Sales tax	66,547,292	67,472,722	68,411,022	69,362,370	70,326,948
Investment income	2,100,000	1,580,000	1,370,000	1,160,000	950,000
Impact fees	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000
Total local sources	170,010,283	173,978,962	180,370,782	186,612,930	192,541,428
Total sources	**172,276,783**	**176,245,462**	**182,637,282**	**188,879,430**	**194,807,928**
Uses - expenditures					
New Construction					
Creekside Mid - Classroom Addition	-	-	-	-	750,000
Deltona HS - Classroom Addition	-	2,000,000	15,000,000	-	-
Enterprise Elm - Master Plan	4,000,000	-	-	2,000,000	36,000,000
McInnis Elm - Renovations and Administration Addition	-	650,000	6,500,000	500,000	-
New Smyrna Beach Mid - Classroom Addition	-	-	-	-	1,500,000
Orange City Elm - Renovations and Additions	21,200,000	-	-	-	-
Ormond Beach Elm - Renovations	-	-	-	-	500,000
Pine Ridge HS - Classroom Addition	-	-	-	-	1,000,000
Port Orange Elm - Renovations	-	750,000	8,500,000	-	-
Read-Patillo Elm - Remodeling	-	-	750,000	8,500,000	-
Silver Sands Mid - Classroom Addition and Remodeling	-	-	1,500,000	12,000,000	750,000
Spruce Creek HS - Classroom Addition and Auditorium Ren	-	-	5,000,000	1,200,000	-
Spruce Creek Elm - Campuswide HVAC and Lighting	-	-	1,200,000	15,500,000	-
Spruce Creek HS - Master Plan	-	-	-	-	3,000,000
Starke Elm - Renovations and Additions	19,000,000	1,750,000	-	-	-
Timbercrest Elm - Classroom Addition	-	-	-	700,000	7,000,000
Tomoka Elm - Master Plan	2,000,000	-	-	-	-
Transportation - Warehouse DeLand - Warehouse Additio	-	8,000,000	-	-	-
Turie T. Small Elm - Joint Venture	-	-	1,500,000	5,000,000	500,000
Woodward Elm - Renovation Finishes and Infrastructure B	-	4,458,556	-	-	-
Total New Construction	46,200,000	17,608,556	39,950,000	45,400,000	51,000,000
Projects at Existing Schools and Facilities					
All High Schools - Athletic Facility Leases	180,000	180,000	180,000	180,000	180,000
Atlantic HS - Repair Exterior Doors	-	306,000	-	-	-
Brewster Center - Interior Renovations	-	-	3,000,000	-	-
Brewster Center - Repair Wood Floor Joists	-	117,600	-	-	-
Brewster Center - Replace Emergency Generator	-	601,200	-	-	-
Brewster Center - Upgrade Main Electrical Distribution	-	-	2,000,000	-	-
Campbell Mid - Replace Emergency Generator	-	597,600	-	-	-
Campbell Mid - Upgrade HVAC Bldgs. 1 and 2	-	-	-	1,129,086	-
Campbell Mid - Upgrade HVAC Bldgs. 5 and 9	-	-	1,817,016	-	-
Campbell Mid - Upgrade HVAC Bldgs. 8 and 10	-	518,906	-	-	-
Coronado Beach Elem - Install New Lighting at Parking Lot	283,200	-	-	-	-
Debary Elem - New Marquee	216,000	-	-	-	-
Debary Elm - Upgrade HVAC, Ceiling and Lighting Bldgs. 1 a	-	3,777,362	-	-	-
DeLand Warehouse - Lease	231,186	231,186	231,186	231,186	231,186
Deltona HS - Foundation Repairs Bldgs. 12	2,500,000	-	-	-	-
DeLand HS - Upgrade HVAC Bldgs. 14 and 15	3,022,390	-	-	-	-

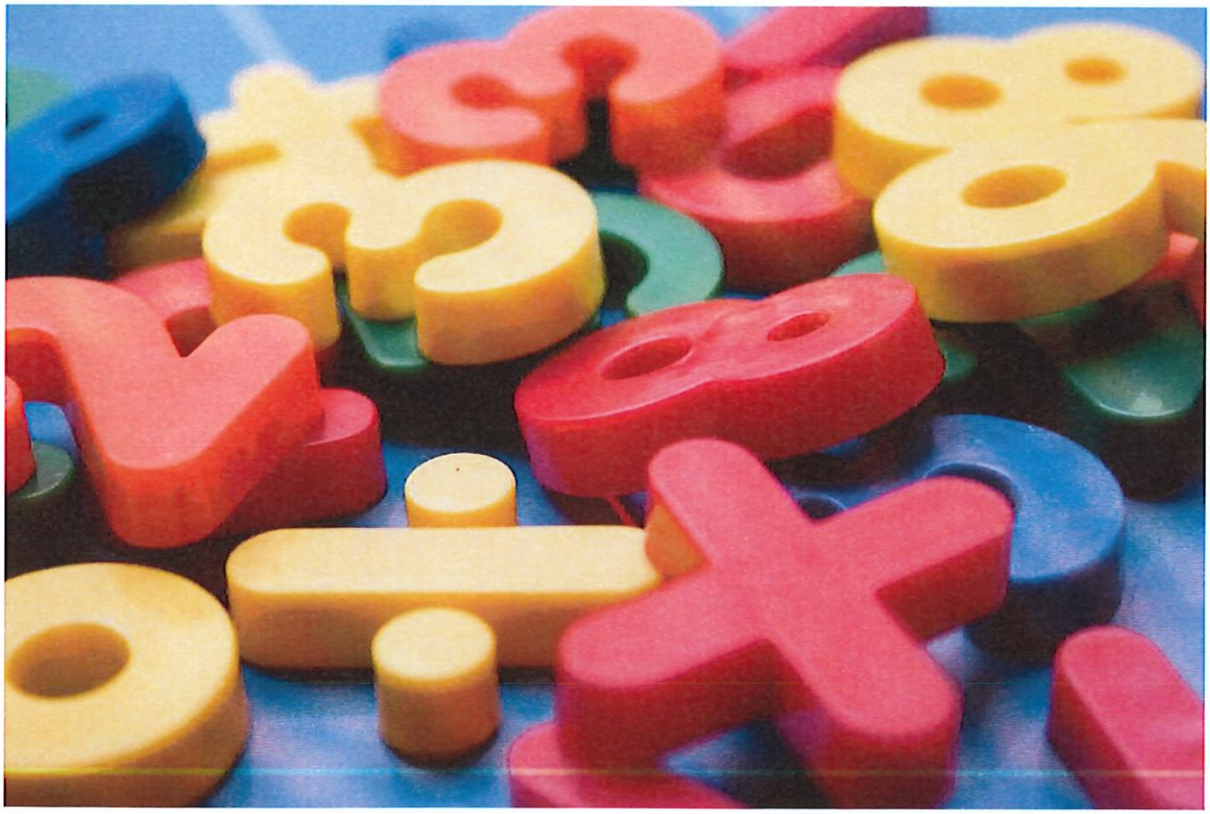
Volusia County Schools
2024-2028 Capital Five-Year Work Program Forecast (Detail)
Capital Projects Funds - Consolidated

	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028
Deltona Lakes Elm - Upgrade HVAC, Ceiling and Lighting Bl	2,795,436	-	-	-	-
Deltona Mid - Upgrade Door Hardware and Signage Bldgs.	135,600	-	-	-	-
Deltona HS - Rebuild Chillers, Cooling Tower and Piping	-	2,700,000	-	-	-
DeLand Mid - School Envelope Improvement	-	3,900,000	-	-	-
DeLand Mid - Upgrade Door Hardware	-	752,400	-	-	-
Deltona Transportation - Site Improvements	-	2,000,000	-	-	-
Deltona HS - Foundation Repairs Bldgs. 2	-	3,000,000	-	-	-
Discovery Elm - Upgrade Fire Alarm and Intrusion Monitor	105,000	-	-	-	-
Edgewater Elm - Upgrade Fire Alarm and Intrusion Monito	105,000	-	-	-	-
Edgewater Elm - Upgrade Parking Lot and bus Loop Lightin	-	402,000	-	-	-
Forest Lake Elm - Replace OAU Bldgs. 6 and 7	1,942,864	-	-	-	-
Freedom Elm - Replace Small Chiller Bldg. 7	308,000	-	-	-	-
Friendship Elm - Upgrade HVAC Bldgs. 1 and 2	-	3,368,400	-	-	-
Heritage Mid - Replace Roof Campus Wide	-	3,750,000	-	-	-
Heritage Mid - Replace Fire Alarm	1,287,000	-	-	-	-
Heritage Mid - Upgrade HVAC, Ceiling and Lighting Bldg. 2	-	3,500,000	-	-	-
Heritage Mid – Reclaimed Water Connection	250,000	-	-	-	-
Herbert Street Center - Upgrade HVAC	-	1,969,859	-	-	-
Heritage Mid - New Marquee	-	216,000	-	-	-
Hinson Mid - Upgrade HVAC and Lighting Bldg. 7	-	1,800,000	-	-	-
Hinson Mid - Upgrade HVAC, Ceiling and Lighting Bldgs. 3 a	-	2,689,618	-	-	-
Horizon Elm - Replace Small Chiller Bldg. 11	-	345,000	-	-	-
Indian River Elm - Renovate Media Center	350,000	-	-	-	-
Indian River Elm - New Marquee	180,000	-	-	-	-
dian River Elm - Upgrade HVAC , Ceiling and Lighting Bld	-	3,115,348	-	-	-
ainland HS - Upgrade Chiller Plant	1,700,000	-	-	-	-
Mainland HS - Upgrade Site Lighting	-	900,000	-	-	-
McInnis Elementary - Potable Water and Sanitary Sewer	300,000	100,000	350,000	100,000	100,000
New Smyrna Beach HS - Upgrade BAS Bldgs. 1-4 and Pump	-	1,570,127	-	-	-
New Smyrna Beach Mid - Replace Millwork Campus Wide	-	1,479,604	-	-	-
Parking Lot Lease - City of DeLand	27,326	27,326	27,326	27,326	27,326
Pathways Elm - Upgrade Parking Lot Poles and Lighting	-	258,000	-	-	-
Pine Ridge HS - Upgrade HVAC, Ceiling and Lighting Bldg. 6	2,648,064	-	-	-	-
Pine Ridge HS – Reclaimed Water Connection	250,000	-	-	-	-
Pine Ridge HS - Replace Intercom	-	834,000	-	-	-
Portables - Moves and Compliance	400,000	400,000	400,000	400,000	400,000
Port Orange Elm - Parking Area	250,000	-	-	-	-
River Springs Mid - New Chiller Plant	-	-	3,500,000	-	-
River Springs Mid - Replace Gutters and Downspouts	-	600,000	-	-	-
RJ Longstreet Elm - Upgrade Fire Alarm and Intrusion Mon	105,000	-	-	-	-
Seabreeze HS - Replace Tile Roof and Coat Flat Roof Bldg. :	956,393	-	-	-	-
Seabreeze HS Upgrade HVAC Bldg. 1 and Tower	3,643,686	-	-	-	-
Seabreeze HS - New Marquee	-	216,000	-	-	-
Silver Sands Mid - Replace Gymnasium Bleachers	-	-	400,000	-	-
Spirit Elm - Upgrade HVAC Bldgs. 4	2,500,000	-	-	-	-
Spruce Creek HS - Replace 7 AC Roof Top Units	2,100,000	-	-	-	-
Spruce Creek HS – Renovate Culinary Lab	400,000	-	-	-	-
Sunrise Elm - Upgrade HVAC, Ceiling and Lighting Bldgs. 2	-	2,805,600	-	-	-
T. Dewitt Taylor Mid-HS - Upgrade Fire Alarm and Intrusio	105,000	-	-	-	-
Transportation Warehouse - DeLand - Replace Emergency	849,600	-	-	-	-
University HS - Seal Abandoned Wells	447,600	-	-	-	-
University HS - New Marquee	-	102,000	-	-	-
Various - Security	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000
rious - Infrastructure for Technology	250,000	250,000	250,000	250,000	250,000
arious - Minor Projects	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000
Various Schools - High School Athletics	2,015,800	1,000,000	1,000,000	1,000,000	1,000,000

Volusia County Schools
2024-2028 Capital Five-Year Work Program Forecast (Detail)
Capital Projects Funds - Consolidated

	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028
Various Schools - BDA	945,938	945,938	945,938	-	-
Various Schools - Playgrounds	1,000,000	1,000,000	300,000	300,000	300,000
Various Schools - Leased Portables	100,000	100,000	100,000	100,000	100,000
Various - Parking Lot Improvements	-	3,300,000	-	-	-
Total Projects at Existing Schools and Facilities	41,886,083	62,727,074	21,501,466	10,717,598	9,588,512
Facilities Management					
Contingency	7,000,000	6,500,000	7,000,000	12,000,000	12,000,000
Contingency - Operations	2,000,000	-	-	-	-
Facilities Management	2,800,000	2,800,000	2,800,000	2,800,000	2,800,000
Total Facilities Management	11,800,000	9,300,000	9,800,000	14,800,000	14,800,000
					-
Technology					
ERP Software - Enterprise Resource Planning	1,000,000	-	-	-	-
Various Schools & Depts - District Wide Technology Equipr	2,537,008	8,286,936	9,000,000	9,000,000	9,000,000
Total Technology	3,537,008	8,286,936	9,000,000	9,000,000	9,000,000
System Wide Equipment and Vehicles					
Furn, Fix, Equip, Veh	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000
White Fleet	500,000	500,000	500,000	500,000	500,000
Total System Wide Equipment and Vehicles	1,700,000	1,700,000	1,700,000	1,700,000	1,700,000
Buses					
Bus and Safety	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000
Total Buses	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000
Charter School Disbursements					
Charter School Capital Outlay LCIF Disbursements	690,689	1,441,254	2,329,836	3,323,530	4,409,688
Total Charter School Disbursements	690,689	1,441,254	2,329,836	3,323,530	4,409,688
Total categories	**108,813,780**	**104,063,819**	**87,281,302**	**87,941,128**	**93,498,200**
Roll Forward					
Prior Year Carryover Encumbrances	124,810,791	-	-	-	-
Prior Year Carryover Appropriations	101,220,862	-	-	-	-
Total roll forward	**226,031,653**	**-**	**-**	**-**	**-**
Total uses	**334,845,434**	**104,063,819**	**87,281,302**	**87,941,128**	**93,498,200**
Excess (deficiency) of revenues over expenditures	(162,568,651)	72,181,643	95,355,980	100,938,302	101,309,727
Other financing uses					
Transfers - General Fund	(28,184,069)	(22,717,701)	(22,293,868)	(22,588,884)	(22,889,800)
Transfers - Debt Service Funds	(48,953,625)	(36,057,388)	(36,053,663)	(36,059,450)	(36,063,863)
Total other financing uses	**(77,137,694)**	**(58,775,089)**	**(58,347,531)**	**(58,648,334)**	**(58,953,663)**
Net change in fund balances	(239,706,345)	13,406,554	37,008,449	42,289,968	42,356,065
Fund balances					
Beginning Balance	277,075,248	37,368,903	50,775,457	87,783,906	130,073,874
Ending Balance	**$ 37,368,903**	**$ 50,775,457**	**$ 87,783,906**	**$ 130,073,874**	**$ 172,429,939**

PUBLIC SCHOOLS FACILITIES ELEMENT



Elementary School Concurrency Service Areas

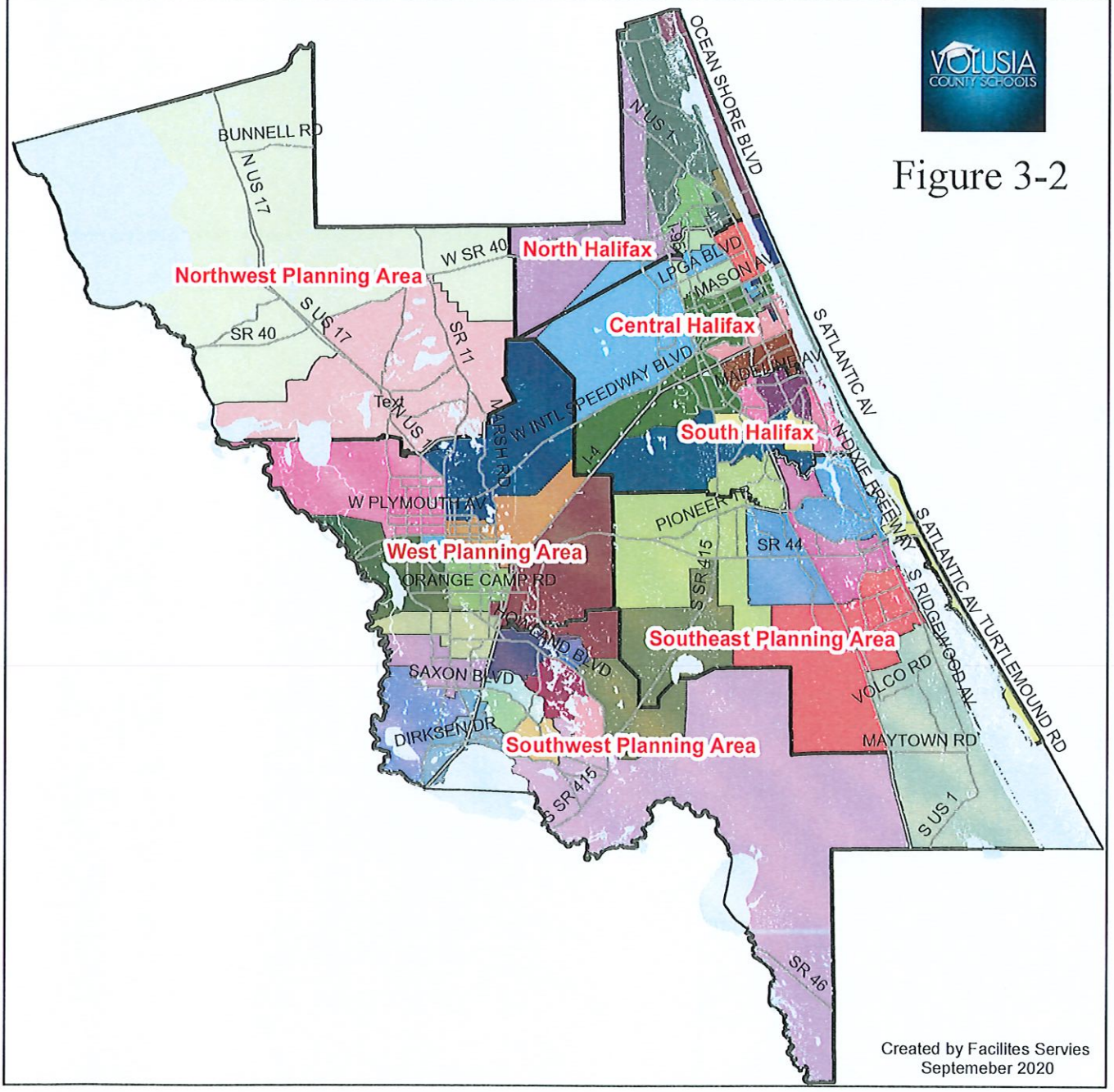
Halifax
- Champion Elem
- Cypress Creek Elem
- Holly Hill School
- Horizon Elem
- Longstreet Elem
- Ormond Beach Elem
- Ortona Elem
- Osceola Elem
- Palm Terrace Elem
- Pathways Elem
- Pine Trail Elem
- Port Orange Elem
- South Daytona Elem
- Spruce Creek Elem
- Sugar Mill Elem
- Sweetwater Elem
- Tomoka Elem
- Turie T Small Elem
- Westside Elem

West
- Blue Lake Elem
- Citrus Grove Elem
- Debary Elem
- Freedom Elem
- George W. Marks Elem
- Manatee Cove Elem
- Orange City Elem
- Starke, Edith I Elem
- Volusia Pines Elem
- Woodward Avenue Elem

Southwest
- Deltona Lakes Elem
- Discovery Elem
- Enterprise Elem
- Forest Lakes Elem
- Friendship Elem
- Osteen Elem
- Pride Elem
- Spirit Elem
- Sunrise Elem
- Timbercrest Elem

Southeast
- Chisholm Elem
- Coronado Beach Elem
- Edgewater Public
- Indian River Elem
- Read-Pattillo Elem

Northwest
- McInnis Elem
- Pierson Elem



VOLUSIA COUNTY SCHOOLS

Figure 3-2

Created by Facilites Servies
Septemeber 2020

USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Valerie Manning
City of Holly Hill
1065 Ridgewood AVE
Holly Hill FL 32117-2807

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of The News-Journal, published in Volusia and Flagler Counties, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of Volusia and Flagler Counties, Florida, or in a newspaper by print in the issues of, on:

DTB Daytona Beach News-Journal 03/23/2026
DTB news-journalonline.com 03/23/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 03/23/2026

Legal Clerk

Notary, State of WI, County of Brown

9-3-29

My commission expires

Publication Cost:	$481.12	
Tax Amount:	$0.00	
Payment Cost:	$481.12	
Order No:	12179948	# of Copies:
Customer No:	465025	1
PO #:	Ordinance 3092	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KONGMENG YANG
Notary Public
State of Wisconsin

CITY OF HOLLY HILL
PUBLIC NOTICE
PUBLIC HEARING ON PROPOSED
COMPREHENSIVE PLAN EAR BASED AMENDMENTS

The City of Holly Hill will hold public hearings to consider accepting and transmitting the following ordinance pursuant to the requirements of Chapter 163.3191, Florida Statutes:

ORDINANCE NO. 3092

AN ORDINANCE OF THE CITY OF HOLLY HILL, FLORIDA, AMENDING THE COMPREHENSIVE PLAN PURSUANT TO CHAPTER 163, FLORIDA STATUTES; ADOPTING COMPREHENSIVE PLAN 2050, INCLUDING AMENDMENTS TO THE FUTURE LAND USE ELEMENT, TRANSPORTATION ELEMENT, HOUSING ELEMENT, UTILITIES ELEMENT, COASTAL MANAGEMENT AND CONSERVATION ELEMENT, RECREATION AND OPEN SPACE ELEMENT, INTERGOVERNMENTAL COORDINATION ELEMENT, CAPITAL IMPROVEMENTS ELEMENT, PUBLIC SCHOOLS FACILITIES ELEMENT, AND PROPERTY RIGHTS ELEMENT, AND ALL ASSOCIATED MAPS AND FIGURES; PROVIDING FOR THE TRANSMITTAL OF AMENDMENTS TO THE STATE REVIEWING AGENCIES, THE VOLUSIA GROWTH MANAGEMENT COMMISSION, THE COUNTY OF VOLUSIA, AND ANY OTHER LOCAL GOVERNMENT OR GOVERNMENTAL AGENCY REQUESTING A COPY; PROVIDING FOR SEVERABILITY; AND SETTING FORTH AN EFFECTIVE DATE.

MEETING # 1
A public hearing will be held by the Board of Planning and Appeals, on Monday, April, 6, 2026, at 6:00 PM at City Hall, located at 1065 Ridgewood Avenue, Holly Hill, Florida.

MEETING # 2
A second meeting will be held by the City Commission, on Tuesday, April 14, 2026, at 6:00 PM by the City Commission at City Hall, located at 1065 Ridgewood Avenue, Holly Hill, Florida.

Pursuant to Section 286.0105, Florida Statutes, if any person decides to appeal any decision made by the City Commission with respect to any matter considered at these meetings, such person will need a record of the proceedings and for such purpose, such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.
Persons with a disability, such as vision, hearing or speech impairment, or persons needing other types of assistance, and who wish to attend these meeting or any other board or committee meet-ing may contact the City Clerk in writing, or may call (386)248-9441 for information regarding available aids and services.

Valerie Manning, City Clerk, CMC
City of Holly Hill
Volusia County, Florida

L#12179948 March 23, 2026 1T

STAFF REPORT

City of Holly Hill

Community Development Department

BOPA / City Commission
Agenda Item

DATE:	**June 1, 2026 BOPA / June 23, 2026 City Commission**
SUBJECT:	**Major Amendment**
APPLICANT:	**Cobb Cole**
PLANNER:	**Joshua Steele, Senior Planner**

Introduction

Consider an Ordinance amending the Fox Pointe Multifamily PUD of approximately 9.716 acres located on the northeast corner of the intersection of 10th and Vine Streets and more specifically known as 1088 10th Street; (Cobb Cole, Applicant).

Background

In January of 2021, the City Commission voted to approve the annexation of 1088 10th Street into the City of Holly Hill. The zoning and land use were also changed from UMI (Urban Medium Intensity) (Volusia County) to MDR (Medium Density Residential) (Holly Hill) and R-5 (Urban Single-Family Residential) (Volusia County) to R-6 (Low Density Multifamily Residential District). It would then receive approval to be rezoned to a Residential Planned Unit Development. (Holly Hill).

The applicant is now requesting the conversion of an indoor utility space to a dwelling unit and the addition of a 600 square foot maintenance building. The maintenance building will be used for storage of routine yard and maintenance equipment.

Project Information

Size of Property: The property is 9.417 Acres +/-

Legal Description: Being that land described and recorded in Official Records Book 4245, Page 2512, Public Records of Volusia County, Florida

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

Also, being described as:

Begin at the Southwesterly corner of Lot 8, Block 4, MASON AND CARSWELLS HOLLY HILL, as per map recorded in Map Book 2, Page 90, of the Public Records of Volusia County, Florida, said Point of Beginning also being the intersection of the Northerly Right of Wat of Tenth Street with the Easterly Right of Way of Vine Street; thence N 25°41'12"W, along the Westerly line of said Lot 8 and the Easterly Right of Way of Vine Street, a distance of 642.03 feet to the Northwesterly corner of said Lot 8; thence N64°16'47" E along the Northerly line of said Lot 8, also being the Southerly line of WILKERSON REPLAT, as recorded in Map Book 23, Page 112, of the Public Records of Volusia County, Florida, a distance of 654.08 feet to the Northeasterly corner of said Lot 8; thence S25°50'23" E along the Easterly line of said Lot 8, a distance of 643.25 feet to the Southeasterly corner of said Lot 8 and a point on the aforesaid Tenth Street Right of Way; thence S64°23'14" W along the Southerly line of said Lot 8 and the Northerly Right of Way of Tenth Street, a distance of 655.80 feet to the Point of Beginning.

LESS and EXCEPT the Southerly 125.00 feet of the Easterly 85.00 feet, thereof.

Containing 410,263.56 square feet (09.417± acres)

Parcel Identification Number: 4244-01-04-0080 per Property Appraiser.

General Location: The property is generally located on the northeast corner of the intersection of 10th and Vine Streets and is more specifically known as 1088 10th Street.

Frontage: The property has approximately 650 feet of frontage along 10th Street and 650 feet of frontage along Vine Street. Only about 250 feet of Vine Street along the property's frontage, is cut and open for traffic.

Access: Street and vehicular access will be provided via public and/or private rights-of-way (ROW).

Aerial Photography: (Exhibit A)

Existing Development: The property is currently developed as an apartment complex.

FLU and Zoning Designations: The current FLU designation is MDR (Medium Density Residential). Current Zoning is RPUD (Residential Planned Unit Development). The proposed amendment does not change the zoning district.

Floodplain Impacts: Based on the 2017 FIRM Panel 12127C0356J, there are no floodplains on the subject property.

Wetland Impacts: Based on aerial photos, survey, and County wetland map analysis, there are wetlands on the subject property.

Buffers: Upon development, landscaped buffers along property lines that will be required.

Wellfield Protection Zones: Parcel is not within a Wellfield Protection Zone.

Environmental: Most of the property is within the Gopher Tortoise Overlay.

Consistency with the Comprehensive Plan and Land Development Regulations

The rezoning request is consistent with the goals, objectives and policies of the City's Comprehensive Plan and Land Development Regulations.

Staff Recommendation

ADOPT THE PROPOSED ORDINANCE AMENDING THE FOX POINTE DEVELOPMENT AGREEMENT AND THE ASSOCIATED PRELIMINARY DEVELOPMENT PLAN FOR APPROXIMATELY 9.4 ACRES LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF 10TH AND VINE STREETS AND MORE SPECIFICALLY KNOWN AS 1088 10TH STREET.

ORDINANCE 3100

AN ORDINANCE OF THE CITY OF HOLLY HILL, FLORIDA, APPROVING THE FIRST AMENDMENT TO FOX POINT (AKA FOX POINTE) MULTIFAMILY PLANNED UNIT DEVELOPMENT AGREEMENT TO ADD A DWELLING UNIT AND AN ACCESSORY STRUCTURE; 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 administratively amend its Land Development Regulations as herein provided in order to more effectively implement its adopted comprehensive plan; and

WHEREAS, the Owner of Fox Pointe Multifamily Planned Unit Development (PUD) has proposed a First Amendment to add one dwelling unit and an accessory utility structure.

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

SECTION 1. The City Commission of the City of Holly Hill hereby approves the First Amendment to Fox Pointe Multifamily Planned Unit Development (PUD) a true and correct copy attached hereto as Attachment A, and the attached associated preliminary plan.

SECTION 2. 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 3. That all ordinances made in conflict with this Ordinance are hereby repealed.

SECTION 4. That this Ordinance shall become effective immediately upon its adoption.

SECTION 5. That this Ordinance shall be posted at City Hall as required by law.

APPROVED AND AUTHENTICATED on this 28th day of JULY, 2026 for First Reading.

ATTACHEMENT A

FIRST MAJOR AMENDMENT TO DEVELOPMENT AGREEMENT FOR FOX POINT (AKA FOX POINTE) MULTIFAMILY PUD

FIRST MAJOR AMENDMENT DEVELOPMENT AGREEMENT for the project known as Fox Point Multifamily Planned Unit Development ("PUD") located along Vine Street and 10th Street in Holly Hill, Florida (hereinafter referred to as the "Subject Property").

THIS FIRST MAJOR AMENDMENT TO THE DEVELOPMENT AGREEMENT for the Fox Pointe Multifamily Planned Unit Development PUD is entered into and made as of the ___ day of _____, 2026, 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 HFH Fox Pointe LLC (hereinafter referred to as the "Owner" or "Owner/Developer") with a mailing address of 3225 Aviation Ave, 6th Floor,
Coconut Grove Fl 33133.

WHEREAS, the City and Owner, or Owner's predecessors in interest, entered into the RPUD recorded in Official Records Book 8524, Page 355, of the Public Records of Volusia County, Florida; and

WHEREAS, the Owner proposes to amend the PUD Agreement; and

WHEREAS, the City is willing to grant the Owners' request, subject to the terms and conditions set forth herein;

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the City and the Owners hereby agree to amend the PUD Agreement as follows:

1. **Sections 5.A. and 5.D. of the PUD Agreement recorded on 3-1-24 are amended in part to read as follows: [additions shown in UNDERLINE, deletions shown in STRIKETHROUGH]**

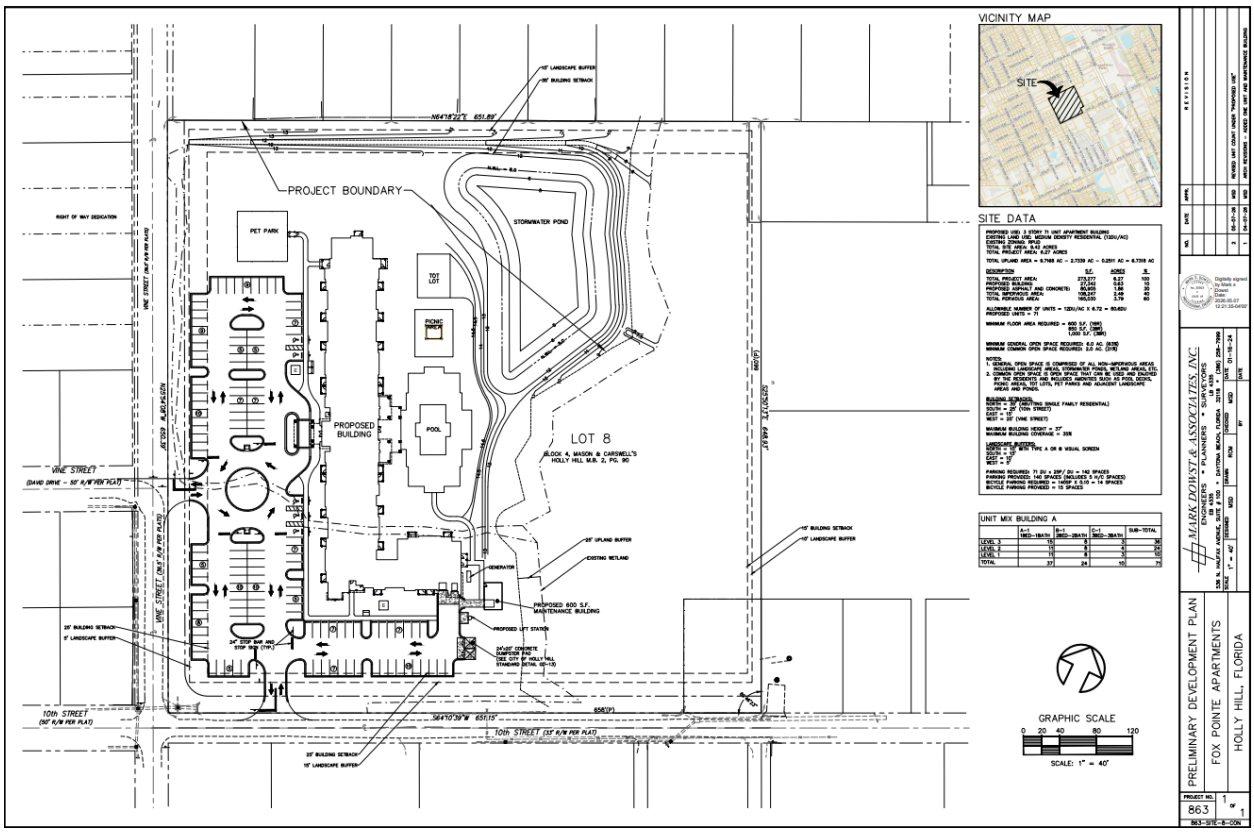
   5.A Permitted ~~principal~~ uses allowable on the Subject Property:

   1. Multifamily Dwellings
   2. <u>Usual and customary associated uses as shown on the Preliminary Development Plan</u>

   5.D Proposed density (in number of dwelling units per acre): 10.5 units per net acre (~~70~~<u>71</u> units)

2. The Preliminary Development labeled as Exhibit B in the plan recorded in Official Records Book 8524, Page 355, of the Public Records of Volusia County, is hereby replaced with the Preliminary Development Plan attached below and labeled as EXHIBIT B - UPDATED.

EXHIBIT B - UPDATED



NO OTHER MODIFICATIONS. Except as otherwise expressly provided for herein, the Agreement shall continue in full force and effect.

IN WITNESS WHEREOF, the Owner / 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 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

ATTACHEMENT A TO ORDINANCE 3100

FIRST MAJOR AMENDMENT TO DEVELOPMENT AGREEMENT FOR FOX POINT (AKA FOX POINTE) MULTIFAMILY PUD

FIRST MAJOR AMENDMENT DEVELOPMENT AGREEMENT for the project known as Fox Point Multifamily Planned Unit Development ("PUD") located along Vine Street and 10th Street in Holly Hill, Florida (hereinafter referred to as the "Subject Property").

THIS FIRST MAJOR AMENDMENT TO THE DEVELOPMENT AGREEMENT for the Fox Pointe Multifamily Planned Unit Development PUD is entered into and made as of the ___ day of _____, 2026, 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 HFH Fox Pointe LLC (hereinafter referred to as the "Owner" or "Owner/Developer") with a mailing address of 3225 Aviation Ave, 6th Floor,
Coconut Grove Fl 33133.

WHEREAS, the City and Owner, or Owner's predecessors in interest, entered into the RPUD recorded in Official Records Book 8524, Page 355, of the Public Records of Volusia County, Florida; and

WHEREAS, the Owner proposes to amend the PUD Agreement; and

WHEREAS, the City is willing to grant the Owners' request, subject to the terms and conditions set forth herein;

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the City and the Owners hereby agree to amend the PUD Agreement as follows:

1. **Sections 5.A. and 5.D. of the PUD Agreement recorded on 3-1-24 are amended in part to read as follows: [additions shown in UNDERLINE, deletions shown in STRIKETHROUGH]**

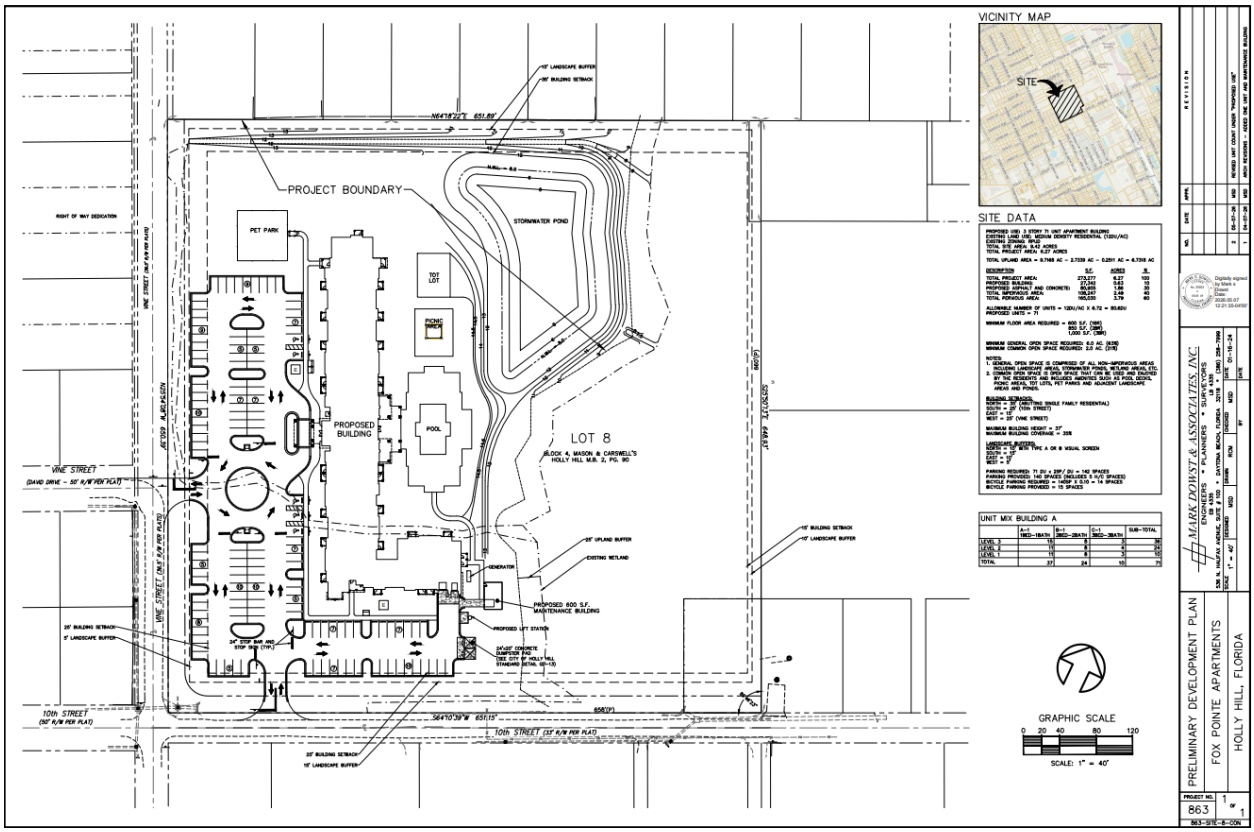
   5.A Permitted ~~principal~~ uses allowable on the Subject Property:

   1. Multifamily Dwellings
   2. <u>Usual and customary associated uses as shown on the Preliminary Development Plan</u>

   5.D Proposed density (in number of dwelling units per acre): 10.5 units per net acre (~~70~~<u>71</u> units)

2. The Preliminary Development labeled as Exhibit B in the plan recorded in Official Records Book 8524, Page 355, of the Public Records of Volusia County, is hereby replaced with the Preliminary Development Plan attached below and labeled as EXHIBIT B - UPDATED.

EXHIBIT B - UPDATED



NO OTHER MODIFICATIONS. Except as otherwise expressly provided for herein, the Agreement shall continue in full force and effect.

IN WITNESS WHEREOF, the Owner / 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 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

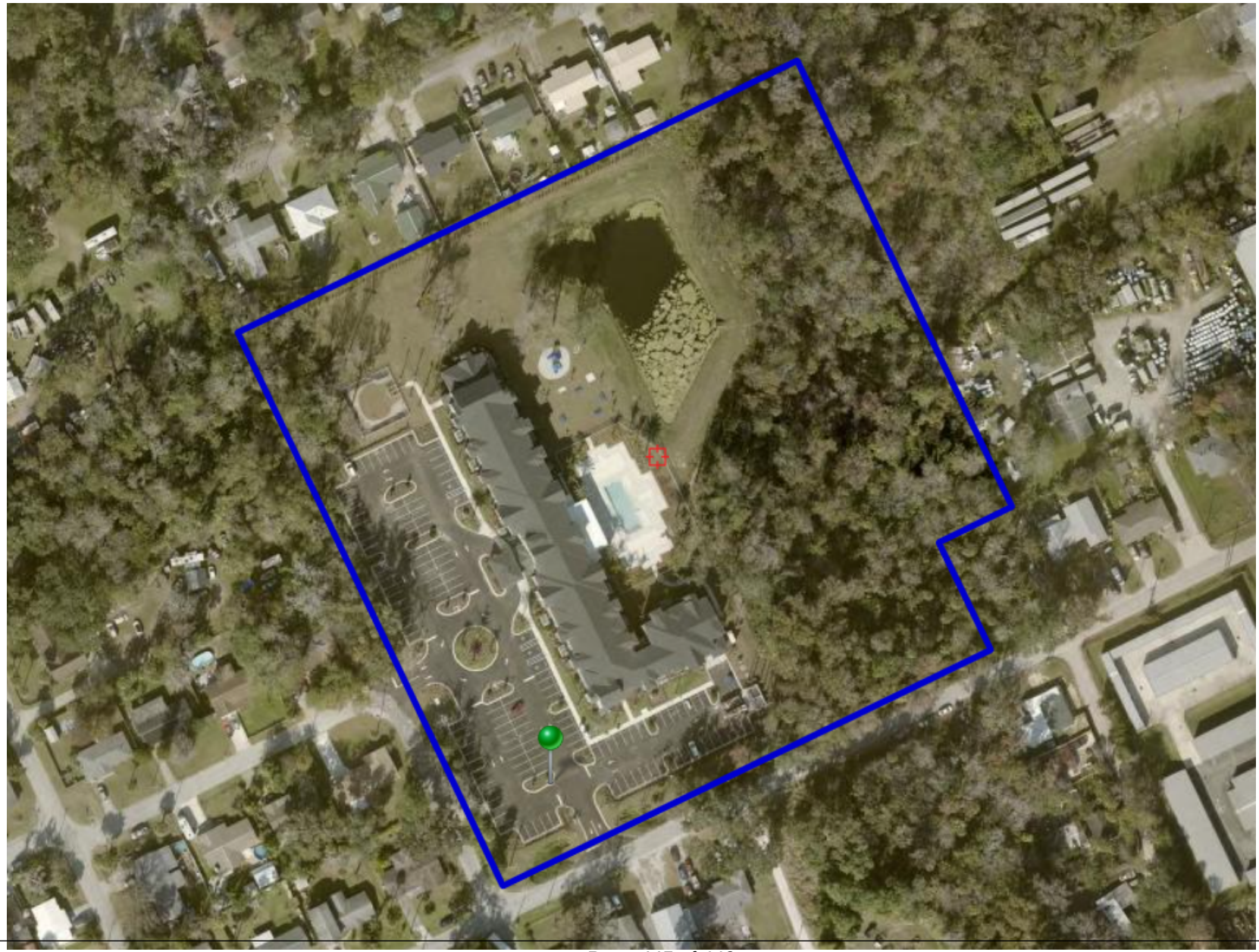
Commission No.: _____

My Commission Expires: _____

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

_____
Scott Simpson, City Attorney

Aerial Photographs



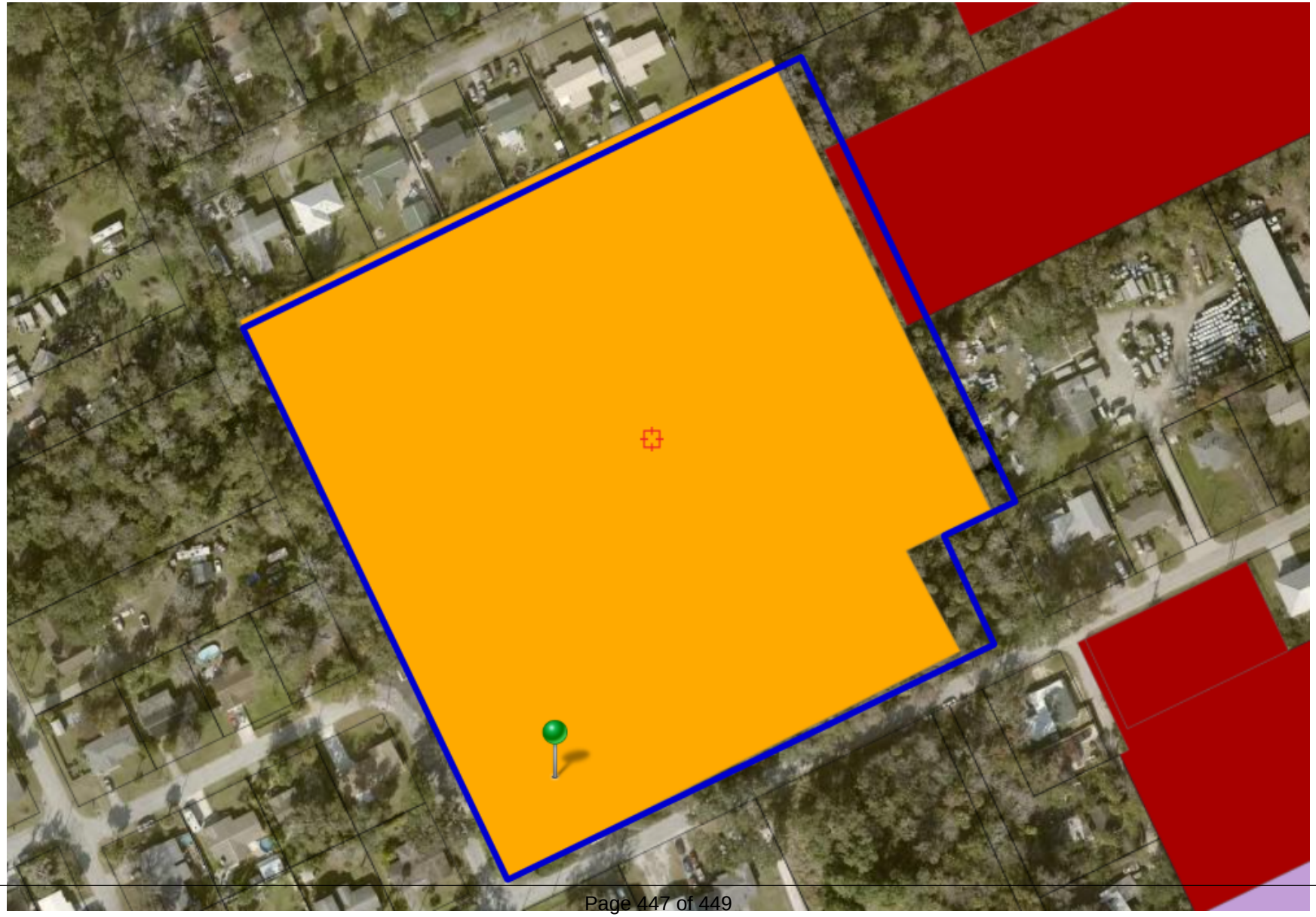
Zoning District

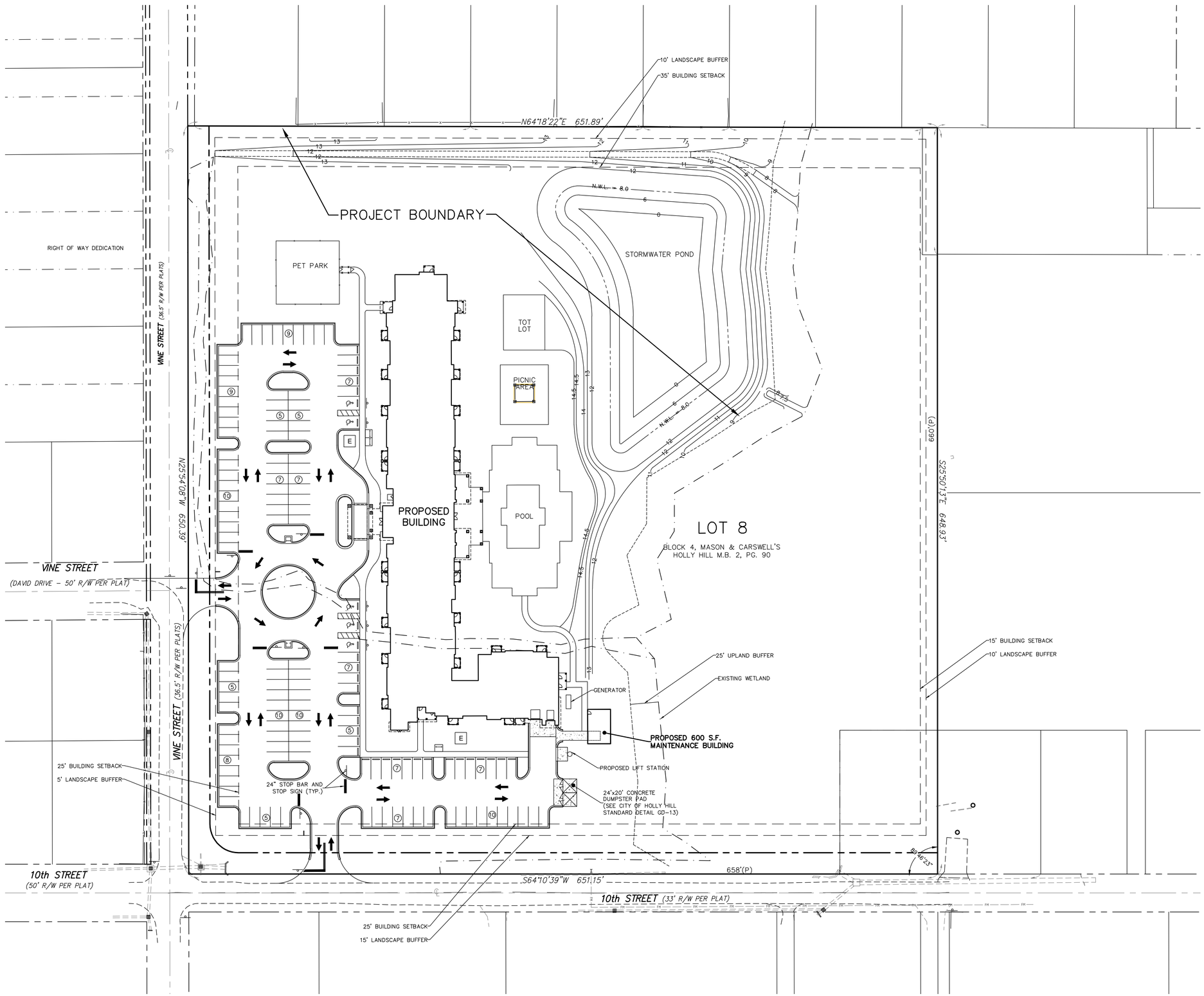
Residential Planned Unit Development (RPUD)



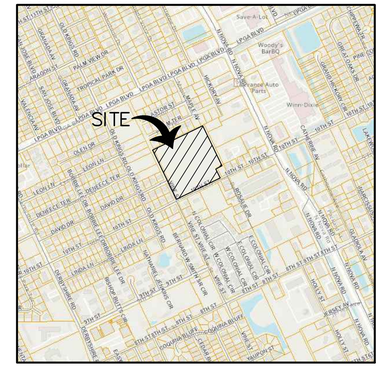
Future Land Use

Medium Density Residential and Commercial





VICINITY MAP



SITE DATA

PROPOSED USE: 3 STORY 71 UNIT APARTMENT BUILDING
EXISTING LAND USE: MEDIUM DENSITY RESIDENTIAL (12DU/AC)
EXISTING ZONING: RPUD
TOTAL SITE AREA: 9.42 ACRES
TOTAL PROJECT AREA: 6.27 ACRES

TOTAL UPLAND AREA = 9.7168 AC – 2.7339 AC – 0.2511 AC = 6.7318 AC

DESCRIPTION	S.F.	ACRES	%
TOTAL PROJECT AREA:	273,277	6.27	100
PROPOSED BUILDING:	27,342	0.63	10
PROPOSED ASPHALT AND CONCRETE:	80,905	1.86	30
TOTAL IMPERVIOUS AREA:	108,247	2.49	40
TOTAL PERVIOUS AREA:	165,030	3.79	60

ALLOWABLE NUMBER OF UNITS = 12DU/AC X 6.72 = 80.6DU
PROPOSED UNITS = 71

MINIMUM FLOOR AREA REQUIRED = 600 S.F. (1BR)
850 S.F. (2BR)
1,000 S.F. (3BR)

MINIMUM GENERAL OPEN SPACE REQUIRED: 6.0 AC. (63%)
MINIMUM COMMON OPEN SPACE REQUIRED: 2.0 AC. (21%)

NOTES:
1. GENERAL OPEN SPACE IS COMPRISED OF ALL NON-IMPERVIOUS AREAS INCLUDING LANDSCAPE AREAS, STORMWATER PONDS, WETLAND AREAS, ETC.
2. COMMON OPEN SPACE IS OPEN SPACE THAT CAN BE USED AND ENJOYED BY THE RESIDENTS AND INCLUDES AMENITIES SUCH AS POOL DECKS, PICNIC AREAS, TOT LOTS, PET PARKS AND ADJACENT LANDSCAPE AREAS AND PONDS.

BUILDING SETBACKS:
NORTH = 35' (ABUTTING SINGLE FAMILY RESIDENTIAL)
SOUTH = 25' (10th STREET)
EAST = 15'
WEST = 25' (VINE STREET)

MAXIMUM BUILDING HEIGHT = 37'
MAXIMUM BUILDING COVERAGE = 35%

LANDSCAPE BUFFERS:
NORTH = 10' WITH TYPE A OR B VISUAL SCREEN
SOUTH = 15'
EAST = 10'
WEST = 5'

PARKING REQUIRED: 71 DU x 2SP/ DU = 142 SPACES
PARKING PROVIDED: 140 SPACES (INCLUDES 5 H/C SPACES)
BICYCLE PARKING REQUIRED = 140SP X 0.10 = 14 SPACES
BICYCLE PARKING PROVIDED = 15 SPACES

UNIT MIX BUILDING A

	A-1 1BED-1BATH	B-1 2BED-2BATH	C-1 3BED-3BATH	SUB-TOTAL
LEVEL 3	15	8	3	36
LEVEL 2	11	8	4	24
LEVEL 1	11	8	3	10
TOTAL	37	24	10	71

GRAPHIC SCALE
0 20 40 80 120
SCALE: 1" = 40'

NO.	DATE	APPR.	REVISION
2	05-07-26	MSD	REVISED UNIT COUNT UNDER "PROPOSED USE"
1	04-07-26	MSD	ARCH REVISIONS – ADDED ONE UNIT AND MAINTENANCE BUILDING

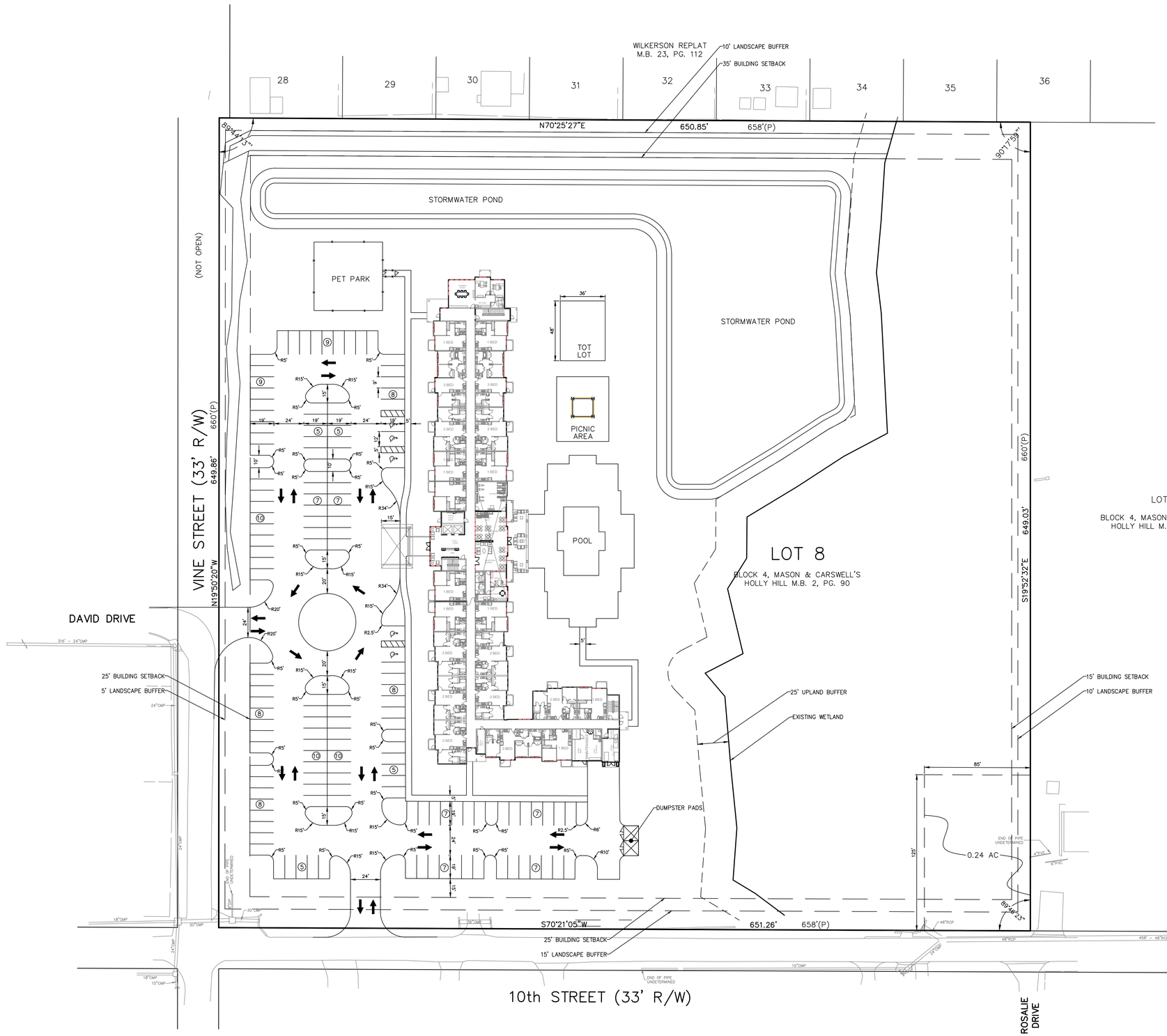
MARK S. DOWST LICENSE No. 35503 STATE OF FLORIDA PROFESSIONAL ENGINEER
Digitally signed by Mark s Dowst
Date: 2026.05.07 12:21:35-04'00'

MARK DOWST & ASSOCIATES, INC.
ENGINEERS * PLANNERS * SURVEYORS
EB 4335 LB 4335
536 N. HALIFAX AVENUE, SUITE # 100 • DAYTONA BEACH, FLORIDA. 32118 • (386) 258-7999

SCALE	DESIGNED	DRAWN	CHECKED	DATE
1" = 40'	MSD	RCM	MSD	01-16-24

PRELIMINARY DEVELOPMENT PLAN
FOX POINTE APARTMENTS
HOLLY HILL, FLORIDA

PROJECT NO. 863
1 OF 1
863-SITE-8-CON



VICINITY MAP



SITE DATA

PROPOSED USE: 3 STORY 70 UNIT APARTMENT BUILDING
EXISTING LAND USE: MEDIUM DENSITY RESIDENTIAL (12DU/AC)
EXISTING ZONING: R-6
TOTAL AREA: 9.70 ACRES – 0.24 ACRES = 9.46 ACRES

TOTAL UPLAND AREA = 9.7066 AC – 2.7339 AC – 0.2511 AC = 6.7216 AC

DESCRIPTION	S.F.	ACRES	%
TOTAL SITE AREA:	412,078	9.46	100
PROPOSED BUILDING:	27,724	0.63	6
PROPOSED ASPHALT AND CONCRETE:	71,700	1.65	18
TOTAL IMPERVIOUS AREA:	99,424	2.28	24
TOTAL PERVIOUS AREA:	312,654	7.18	76

ALLOWABLE NUMBER OF UNITS = 12DU/AC X 6.72 = 80.6DU
PROPOSED UNITS = 70

MINIMUM FLOOR AREA PROVIDED = 616 S.F. (1BR)
877 S.F. (2BR)
1,064 S.F. (3BR)

MINIMUM AVG. FLOOR AREA PROVIDED =
616(36) + 877(24) + 1,064(10)/70 = 769.5 S.F.

BUILDING SETBACKS:
NORTH = 35' (ABUTTING SINGLE FAMILY RESIDENTIAL)
SOUTH = 25' (10th STREET)
EAST = 15'
WEST = 25' (VINE STREET)

MAXIMUM BUILDING HEIGHT = 35'
MAXIMUM BUILDING COVERAGE = 35%

LANDSCAPE BUFFERS:
NORTH = 10' WITH TYPE A OR B VISUAL SCREEN
SOUTH = 15'
EAST = 10'
WEST = 5'

PARKING REQUIRED: 70 DU x 2SP/ DU = 140 SPACES
PARKING PROVIDED: 142 SPACES (INCLUDES 5 H/C SPACES)
BICYCLE PARKING REQUIRED = 140 X 0.10 = 14 SP
BICYCLE PARKING PROVIDED = 16

UNIT MIX BUILDING A				
	A–1 1BED–1BATH	B–1 2BED–2BATH	C–1 3BED–3BATH	SUB–TOTAL
LEVEL 3	15	8	3	36
LEVEL 2	11	8	4	24
LEVEL 1	10	8	3	10
TOTAL	36	24	10	70

GRAPHIC SCALE
0 20 40 80 120
SCALE: 1" = 40'

NO.	DATE	APPR.	REVISION

Mark S Dowst
Digitally signed by Mark S Dowst
DN: CN=Mark S Dowst, C=US, E=mdowst@mdafl.com, O=MARK DOWST & ASSOCIATES, INC.
Date: 2023.12.06 12:23:46-05'00'

MARK DOWST & ASSOCIATES, INC.
ENGINEERS * PLANNERS * SURVEYORS
536 N. HALIFAX AVENUE, SUITE # 100 * DAYTONA BEACH, FLORIDA 32118 * (386) 258-7999
EB 4335 LB 4335

SCALE	DESIGNED	DRAWN	CHECKED	DATE
1" = 40'	MSD	RCM	MSD	12-06-23

BY	DATE

PRELIMINARY DEVELOPMENT PLAN
FOX POINTE APARTMENTS
HOLLY HILL, FLORIDA

PROJECT NO. 863 — 1 OF 1
863-CON-MOD