

**City of Holly Hill, Florida
Board of Planning and Appeals
Agenda | September 14, 2026**

City Commission Chamber

**Regular Board of Planning and
Appeals Meeting**

7:00 PM

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

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



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

PLANNING AND APPEALS BOARD

Members

Chairman

Mike Myer

Board Member

Dennis Smith

Board Member

John Danio

Board Member

Tony Cassata

Board Member

Kymerlee Nguyen

City Planner/City Manager

Brian Walker

Building & Zoning

Leslie Montgomery

City Clerk

Jonathan Jacob

1. Call to Order**2. Roll Call****3. Invocation****4. Pledge of Allegiance****5. Minutes****1. Minutes - June 1, 2026**

(Requested by Leslie Montgomery, Board of Planning and Appeals)

6. Agenda Item(s)**1. Request for Accommodation - 1218 Riverside Dr****7. Ordinances****8. Old Business****9. Board/Staff Communications****10. Adjournment**



Board of Planning and Appeals
Minutes • June 1, 2026

City Commission Chamber

Regular Board of Planning and
Appeals Meeting

6:00 PM

City Hall
1065 Ridgewood Avenue
Holly Hill, FL 32117

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

1. **Call to Order**

The meeting convened at approximately 6p.m.

2. **Roll Call**

Present:

Board Member John Danio

Board Member Kymberlee Nguyen

Board Member Dennis Smith

Board Member Michael Myer

Excused: Board Member Tony Cassata

3. **Invocation**

Invocation was led by Mr. Myer.

4. **Pledge of Allegiance**

The Pledge of Allegiance was led by Mr. Myer.

5. **Minutes**

1. Minutes - April 6, 2026 Board of Planning and Appeals meeting

(Requested by Leslie Montgomery, Board of Planning and Appeals and
Valerie Manning, City Clerk)

Motion to Approve.

Result: Passed [UNANIMOUS]

Mover: Board Member Dennis Smith

Second: Board Member John Danio

Ayes: John Danio, Kymberlee Nguyen, Dennis Smith, Michael Myer

Nays: None

6. **Agenda Item(s)**

1. Major Amendment - Fox Pointe

Joshua Steele, Senior Planner, went through his staff report with the Board members. The applicant, Cobb Cole, is requesting the conversion of an indoor utility space to a dwelling unit and the addition of an accessory utility structure adjacent to the building. Consider an Ordinance amending a PD Rezone for a Residential Planned Unit Development (RPUD) 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).

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 associated Development Agreement and Preliminary 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.

Chairman Myer opened public participation.

Jessica from Cobb Cole spoke in an explanation of the amendment.

Lynn McDonald of 104 Palm Terrace spoke, asking questions regarding the interior dwelling unit being built in the current indoor utility space.

Motion to Approve.

Result: Passed [UNANIMOUS]

Mover: Board Member John Danio

Second: Board Member Kymberlee Nguyen

Ayes: John Danio, Kymberlee Nguyen, Dennis Smith, Michael Myer

Nays: None

2. 988 3rd St Rezone

Joshua Steele, Senior Planner, went through his staff report with the Board members. The Applicant is requesting a rezone from B-1 (Professional Office/Medical Office District) to B-5 (General Commercial District) for approximately 0.985 acres, located at 988 3rd Street. The B-1 zoning district is a commercial zoning district that has a primary use of professional and medical uses with special emphasis on architectural design, site planning, landscaping, and size, location and lighting of signs. The B-5 zoning district is a commercial district allowing uses from the B-1 and B4 zoning districts and local retail stores and services primarily for the use of residents of the community and which are

less intensive than those uses permitted in the light industrial districts.

The future land use designation of the land is General Retail Commercial and the requested zoning district is compatible with the existing future land use.

The zoning and future land uses (FLU) surrounding the subject property are as follows:

North - A strip plaza with B-5 zoning and General Retail Commercial FLU

South – Multiple commercial/retail buildings with B-1 zoning and General Retail Commercial FLU

East - 4 single-family homes with R-2 zoning and Low-Density Single-Family FLU

West - A strip plaza with B-5 zoning and General Retail Commercial FLU

STAFF RECOMMENDATION

Staff recommends approval of an Ordinance of the City of Holly Hill, Florida Amending the Official Zoning Map to Designate the Property Described in Attachment "A" (988 3rd Street) from B-1 (Professional Office/Medical Office District) to B-5 (General Commercial District).

Mr. Myer opened public participation. No one spoke.

Motion to Approve.

Result: Passed [UNANIMOUS]

Mover: Board Member Dennis Smith

Second: Board Member Kymberlee Nguyen

Ayes: John Danio, Kymberlee Nguyen, Dennis Smith, Michael Myer

Nays: None

7. Ordinances

None.

8. Old Business

None.

9. Board/Staff Communications

None.

10. Adjournment

Meeting adjourned at approximately 6:30p.m.



DATE: September 14th, 2026
BOARD: Board of Planning and Appeals
SUBJECT: Request for Accommodation

INTRODUCTION

Request for Accommodation – Request for accommodation to build a 2-storey addition that extends approximately 2.5 feet into the side yard setback and approximately 12 feet into the rear yard setback at 1218 Riverside Drive.

BACKGROUND

The applicant is requesting the accommodation in reference to a planned 2-story addition that will house a live-in medical professional. The footprint will be approximately 807 (22.8 X 35.4) square feet. The applicant has provided documentation displaying they are handicapped and have mobility issues that require on-site care.

The property is zoned R-1 (Low Density Single-Family Residential) which requires a side yard setback of 10 feet and a rear yard setback of 30 feet. The applicant is requesting 7.5 feet on the side and 18 feet 7 inches in the rear. The main house is already nonconforming in its side yard setback at the requested distance. It does not encroach in the rear at this time, but the requested addition will push it roughly 12 feet into the setback. Because the proposed addition extends into the required rear and side yard setback, the applicants will need official approval from the City in order to keep it in its current location. For this reason, they are requesting accommodation in accordance with Sec. 82-322 of the Land Development Regulations, pursuant to the Fair Housing Act.

REQUIRED INFORMATION TO MAKE A REASONABLE ACCOMMODATION REQUEST:

Section 82-322 (a) outlines information required in making a request for accommodation. The information and how it has been provided are as follows:

- (a) A request may be made by the property owner or authorized representative for a request for an accommodation from the city's rules, policy, practices or service to allow a handicapped person or persons to have equal opportunity to use and enjoy a dwelling. The request shall be on an approved form issued by the city and must contain the following:
 - (1) Proof of ownership of the property which the request is being made or authorization from the property owner.
The Property Appraiser lists the property owner of 1218 Riverside Dr as Janet Powell.
 - (2) Specifically identify the rules, policies, practices or services from which relief is being requested.
The applicant is requesting relief from the requirement of Sec. 114-765 – Schedule of dimensional requirements, requiring that principal structures in the R-1 (Single-Family) zoning district be a minimum of 10 feet from the side property line and 30 feet from the rear property line.



- (3) Identify the nature of the disability of the occupants of the dwelling.
The applicant has severe mobility issues and requires a full-time caregiver. The 1st floor area will accommodate the applicant and the 2nd floor area will accommodate the caregiver.
- (4) Outline the minimum relief that is necessary to allow a handicapped person to use and enjoy the dwelling.
The addition is not feasible in other configurations around the house. The dimensions requested are the minimum relief necessary to allow the applicant use and enjoyment of their dwelling with a caregiver living in the house.
- (5) Describe in detail how the requested relief is necessary to allow a person with the above identified disability to be able to reasonably use and enjoy the dwelling.
The proposed relief allows for construction of improvements necessary to provide accessible facilities, storage for mobility-related equipment, and accommodations for an on-site caregiver. These improvements allow the applicant to age in place and receive necessary daily care.
- (6) Access must be granted to the necessary city employees to inspect the dwelling.
The required access has been granted.

EVALUATION OF THE REASONABLE REQUEST

Sec. 82-833 (b), outlines some of the items that must be considered in deciding as to whether or not the request for accommodation is reasonable. Staff has listed the items below and also provided some commentary on each item that the Board/Commission may find helpful.

Sec. 82-833 (b) The city shall evaluate all necessary criteria, facts, rules, laws, etc., to make a determination as to whether the requested accommodation is reasonable, including, but not limited to:

- (1) The policies and objectives of the city's comprehensive plan including the future land use designation of the property in question.
The property's future land use is Low Density Single-Family Residential. The property's zoning of R-1 is compatible with its future land use designation. The property is in compliance with the goals, objectives and policies of the City's Comprehensive Plan.



- (2) The permitted uses, conditional uses and special exceptions allowed for the zoning designation of the property in question.

Permitted principal uses and structures in the R-1 district are as follows:

- (1) Single-family dwelling units.
- (2) Public parks, playgrounds, playfields, recreation buildings and facilities owned and operated by federal, state, county or municipal governments.
- (3) Golf courses.
- (4) Approved home occupations.
- (5) Essential utility uses and structures.

Special exceptions in the R-3 district are as follows:

- (1) Cemeteries. (Refer to [section 114-664.](#))
- (2) Flag lots. (Refer to [section 114-688.](#))
- (3) Bed and breakfast accommodations. (Refer to [section 114-694.](#))
- (4) Gazebos in waterfront yards. (Refer to [section 114-694.](#))

- (3) The surrounding neighborhood, including zoning and future land use designations of the surrounding area.

N: R-1/Low Density Single-Family Residential
E: R-1/Parks and Open Space
S: R-1/Low Density Single-Family Residential
W: R-1/Low Density Single-Family Residential

- (4) The capacity of existing city utilities and infrastructures to accommodate the requested use.

Not applicable to this request.

- (5) Existing traffic patterns and traffic problems in the area that currently exists or may become a problem if the requested relief were granted.

Not applicable to this request.

- (6) Potential for noise, dust or other impacts to the neighborhood.

None.

- (7) Ability of the existing dwelling to accommodate the requested variation, including bedrooms, bathrooms, outside parking and existing compliance with current building codes to determine the existence of any life and safety issues.

The home is able to accommodate the addition.

- (8) The existence of any current code violations.

There are no current code, building, or fire violations on the property

- (9) The over-concentration of group homes in close proximity to the applicant.

Not applicable to this request.



ACTION TO BE TAKEN BY THE BOARD/COMMISSION

1. Find that the ~ 12-foot encroachment into the rear yard setback and ~ 3 foot encroachment into the side yard setback for a 2 story addition **is a reasonable request and approve** the encroachment; or
2. Find that the ~ 12-foot encroachment into the rear yard setback and ~ 3 foot encroachment into the side yard setback for a 2 story addition **is a reasonable request and approve the encroachment with conditions**; or
3. Find that the ~ 12-foot encroachment into the rear yard setback and ~ 3 foot encroachment into the side yard setback for a 2 story addition **is a reasonable request but approve a different amount of encroachment**.
4. Find that the ~ 12-foot encroachment into the rear yard setback and ~ 3 foot encroachment into the side yard setback for a 2 story addition **is not a reasonable request and deny the encroachment**.



HOLLY HILL

F L O R I D A

1065 Ridgewood Avenue, Holly Hill, FL 32117

TELEPHONE: (386) 248-9442 PERMITDESK@HOLLYHILLFL.ORG

VARIANCE

COMPLETE APPLICATION PACKET MUST BE SUBMITTED BY APPLICATION DUE DATE IN ORDER TO MEET THE DEADLINE FOR THE DESIRED MEETING

PROPERTY

PARCEL ID #: 424250020023			
ADDRESS: 1218 Riverside Dr, Holly Hill, FL 32117			
TOTAL ACREAGE: .31		USE OF PROPERTY: ☒ RESIDENTIAL ☐ NON-RESIDENTIAL	
ZONING: R - 1		FUTURE LAND USE: Low Density Single-Family Residential District	
TYPE OF STRUCTURE: ☐ SHED ☐ FENCE ☐ POOL ☐ SCREEN ENCLOSURE ☒ ADDITION ☐ SINGLE FAMILY HOME			
DESCRIPTION OF STRUCTURE: Two-story accessory structure consisting of a garage, accessible bathroom, storage area, and second-floor studio ADU, connected to the existing residence by a covered walkway.			
TYPE OF VARIANCE:	☐ FRONT YARD SETBACK	REQUIRED: 30 FT.	PROPOSED: 30 FT.
	☐ SIDE YARD SETBACK	REQUIRED: 10 FT.	PROPOSED: 7 FT, 7 1/2 IN FT.
	☐ SIDE STREET SETBACK	REQUIRED: N/A FT.	PROPOSED: N/A FT.
	☐ REAR YARD SETBACK	REQUIRED: 30 FT.	PROPOSED: 18 FT, 7 IN FT.
	☐ MINIMUM LOT SIZE	REQUIRED: 10,500 SQ. FT.	ACTUAL: 10,982 SQ. FT.
	☐ WIDTH AT BUILDING	REQUIRED: 90 FT.	ACTUAL: 100 FT.
	☐ LINE HEIGHT	REQUIRED: _____ FT.	PROPOSED: _____ FT.
IS THIS REQUEST FOR A STRUCTURE THAT HAS ALREADY BEEN BUILT? ☐ YES ☒ NO			
IS THE PROPERTY AVAILABLE FOR INSPECTION WITHOUT APPOINTMENT? ☐ YES ☒ NO			

OWNER

NAME: Janet Powell		COMPANY:	
ADDRESS: 1218 Riverside Dr			
CITY: Holly Hill		STATE: FL	ZIP: 32117
PHONE: 214-954-7964		EMAIL: darylpowell@verizon.net	



HOLLY HILL

F L O R I D A

1065 Ridgewood Avenue, Holly Hill, FL 32117

TELEPHONE: (386) 248-9442 PERMITDESK@HOLLYHILLFL.ORG

AGENT/CONSULTANT

NAME: Louis Anthony Vigliotti, PE	COMPANY: LAV Engineering, PLLC.	
ADDRESS: 821 N US HWY 1, Ste A		
CITY: Ormond Beach	STATE: FL	ZIP: 32174
PHONE: 386-310-7829	EMAIL: lav@lavengfl.com	

APPLICATION TYPE/FEE

☒ VARIANCE – RESIDENTIAL	\$350.00 PER VARIANCE
☐ VARIANCE – COMMERCIAL	\$500.00 PER VARIANCE

ATTACHMENT CHECKLIST

☒ APPLICATION ☐ APPLICATION FEE ☐ LIST OF PROPERTY OWNERS REQUIRING INDIVIDUAL NOTIFICATION. THE LIST AND NOTIFICATION LETTER WILL BE PROVIDED TO THE APPLICANT BY CITY STAFF. THE APPLICANT WILL MAIL THE NOTIFICATIONS AT THEIR EXPENSE VIA CERTIFIED MAIL RETURN RECEIPT REQUESTED. ☒ QUESTIONNAIRE ☒ OWNERSHIP DISCLOSURE FORM (ADD'L DOCUMENTATION REQUIRED IF OWNER IS A TRUST OR CORPORATION) ☒ APPLICANT AUTHORIZATION FORM, IF APPLICABLE ☐ ONE SIGNED AND SEALED SURVEY OF THE PROPERTY (NO MORE THAN 2 YEARS OLD). ☒ DETAILED CONCEPTUAL SITE PLAN (SEE ATTACHED SAMPLE SITE PLAN) ☐ LETTERS OF SUPPORT FROM ADJACENT PROPERTY OWNERS, IF ANY ☐ HOME OWNERS ASSOCIATION DRB APPROVALS, IF ANY ☐ PHOTOGRAPHS, IF DESIRED	Following variance approval, a current signed and sealed survey, no more than two (2) years old, will be obtained and submitted as part of the permitting process. The survey will include all information required by the City for permit review and approval.
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1065 Ridgewood Avenue, Holly Hill, FL 32117

TELEPHONE: (386) 248-9442 PERMITDESK@HOLLYHILLFL.ORG

I understand that the application for variance must include all required submittals. Submission of incomplete plans may create delays.

I hereby represent that I have the lawful right and authority to file this application.

06-24-2026

SIGNATURE OF OWNER/AUTHORIZED APPLICANT

DATE

(PROOF OF PROPERTY OWNER'S AUTHORIZATION IS REQUIRED WITH SUBMITTAL IF SIGNED BY SOMEONE OTHER THAN THE PROPERTY OWNER)

Respond completely and fully to all six criteria listed below to demonstrate that the request meets the standards of Land Development Regulations of Holly Hill Sec. 82-317 for the granting of a variance:

1. Describe the special conditions and circumstances that exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district.

The subject property contains an existing single-family residence that was constructed and positioned on the lot prior to the proposed improvements. The location of the existing residence, driveway, and access areas limits the available buildable area for additional structures. The proposed improvements are intended to provide an accessible ground-floor bathroom, storage space for mobility-related equipment, and accommodations for an on-site caregiver assisting a family member with mobility limitations. Due to the existing site layout and the need to maintain safe and functional access between structures, the proposed improvements cannot reasonably be located elsewhere on the property without requiring setback relief.

2. Describe how special conditions and circumstances that currently exist are not the result of the actions of the applicant or petitioner.

The existing residence, lot dimensions, and site layout were established prior to this variance request. The need for setback relief results from existing site constraints and the need to provide accessible facilities and caregiver accommodations, not from any action taken by the applicant.



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TELEPHONE: (386) 248-9442 PERMITDESK@HOLLYHILLFL.ORG

3. Explain how the granting of the variance request would not confer on the applicant, or petitioner, any special privilege that is denied by Code to other lands, buildings, or structures in the same zoning district.

The requested variance does not provide a special privilege or development advantage. The relief is requested solely to accommodate accessibility improvements and caregiver support for a family member with mobility limitations while maintaining the residential character of the property.

4. Describe how the literal interpretation of the provisions of the zoning regulations would deprive the applicant, or petitioner, of rights commonly enjoyed by other properties in the same zoning district and would work an unnecessary and undue hardship on the applicant.

Strict application of the setback requirements would prevent the owner from constructing improvements necessary to provide accessible facilities, storage for mobility-related equipment, and accommodations for an on-site caregiver. Without the variance, the property owner would be unable to reasonably modify the property to support aging in place and necessary daily care.

5. Describe how the requested variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.

The requested setback relief is the minimum necessary to provide the accessible bathroom, storage area, garage, and caregiver accommodations. The proposed layout has been designed to minimize encroachments while maintaining safe access and functionality for the occupant's needs.



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6. Describe how the granting of the variance will be in harmony with the general intent and purpose of this subpart and the city's comprehensive plan, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

The proposed improvements are residential in nature and compatible with the surrounding neighborhood. Granting the variance will allow the property to safely accommodate accessibility and caregiving needs without adversely affecting neighboring properties, public safety, utilities, or drainage. The request supports aging in place while remaining consistent with the intent of the City's regulations.

CITY OF HOLLY HILL APPLICANT AUTHORIZATION FORM

(ORIGINAL ONLY)

An authorized applicant is:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchaser (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, Janet Powell, the owner of record for the following described property (Legal Description or Tax/Parcel ID Number or Address)
1218 Riverside Dr, Holly Hill, FL 32117 Parcel ID: 424250020023
hereby affirm that Louis Anthony Vigliotti, PE, of LAV Engineering, PLLC is hereby designated to act as my authorized agent for the filing of the attached application for a: (CHECK ONE)

☐ Arbor Permit ☐ Special Exception ☒ Variance ☐ Development Plan
☐ Special Event Permit ☐ Vacate ☐ Sign ☐ Other _____

and make binding statements and commitments regarding the request. I certify that I have examined the attached application and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments and fees become part of the Official Records of City of Holly Hill, Florida and are not returnable.

2026/06/24
Date

Janet Powell
Owner's Signature
Janet Powell
Owner's Name

STATE OF FLORIDA
COUNTY OF Volusia

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, personally appeared Janet Powell, who is personally known to me or who has produced a _____ as identification and who executed the foregoing instrument and sworn an oath on this 24th day of June, 20 26.

Camela F. Pellegrino
NOTARY PUBLIC



Completed Document Audit Report
Completed with SignWell.com

Title: LAV Engineering - 26036 - 1218 Riverside Dr - Variance Packet - 2026-06-18 (dragged)

Document ID: fbbf5ed0-c4f8-401f-afa6-7e5e27c7e8fa

Time Zone: (GMT-05:00) Eastern Time - New York

Files

LAV Engineering - 26036 - 1218 Riverside Dr - Vari.pdf - 1 page

Jun 22, 2026 14:26:37 EDT

Activity

 Louis Vigliotti IP: 97.104.112.47	created the document (lav@lavengfl.com)	Jun 22, 2026 14:27:08 EDT
 Louis Vigliotti IP: 97.104.112.47	sent the document to darylpowell@verizon.net	Jun 22, 2026 14:27:54 EDT
 Janet Powell IP: 72.189.217.124	first viewed document (darylpowell@verizon.net)	Jun 24, 2026 14:21:15 EDT
 Janet Powell IP: 72.189.217.124	signed the document (darylpowell@verizon.net)	Jun 24, 2026 14:22:39 EDT

POWELL, Janet (id #953310, dob: 07/17/1937)



Date: 05/31/2026

RE: Janet Powell, DOB: 07/17/1937, PT ID #953310

To Whom It May Concern:

I am writing on behalf of my patient, Janet Powell, who is under my medical care. Due to a medical condition that substantially limits mobility and activities of daily living, the patient meets the criteria for being considered disabled/handicapped and requires accommodations to safely access restroom facilities.

Because of these physical limitations, it is medically necessary for the patient to have access to appropriate handicap-accessible bathroom facilities and accommodations. These accommodations are important to ensure the patient's safety, dignity, and ability to meet essential personal care needs.

I respectfully request that any applicable accommodations, permissions, or considerations regarding accessible restroom facilities be provided to this individual as appropriate.

Should additional information be required, please contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read "Ashley Cline", with a long horizontal flourish extending to the right.

Electronically Signed by: ASHLEY CLINE, APRN, NP



WILL ROBERTS TAX COLLECTOR SERVING VOLUSIA COUNTY
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
2025 Paid Real Estate

PROPERTY ADDRESS: 1218 RIVERSIDE DR, HOLLY HILL, 32117

LEGAL DESCRIPTION: N 60 FT OF E 150.3 FT OF LOT 2 & S 15 FT OF E 151.4 FT OF LOT 3 & RIP RIGHTS BLK 2 WALKER
See Additional Legal on Tax Roll

POWELL JANET H
1218 RIVERSIDE DR
HOLLY HILL, FL 32117-2726

PARCEL: 424250020023

ALTERNATE KEY : 3203348

MILLAGE CODE: 203

TAX YEAR: 2025

Pay Online

PAY IN U.S. DOLLARS DRAWN FROM A U.S. BANK.

\$2,476.89

Paid By
11/18/2025

Receipt # HSP 1-25-0002963

Pay online at volusiatax.gov/online

WALK-IN CUSTOMERS PLEASE BRING ENTIRE NOTICE

TAXES BECOME DELINQUENT APRIL 1

If Postmarked By	Nov 30, 2025				
Discount					
Please Pay	\$0.00				

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAX AMOUNT
VOLUSIA COUNTY GENERAL FUND	3.20070	182,795	50,722	132,073	422.73
VOL CO LAW ENFORCEMENT FUND	1.59940	182,795	50,722	132,073	211.24
VOLUSIA COUNTY LIBRARY	0.36970	182,795	50,722	132,073	48.83
VOLUSIA FOREVER	0.20000	182,795	50,722	132,073	26.41
VOLUSIA ECHO	0.20000	182,795	50,722	132,073	26.41
VOL CO MOSQUITO CONTROL	0.15730	182,795	50,722	132,073	20.78
PONCE INLET PORT AUTHORITY	0.06600	182,795	50,722	132,073	8.72
SCHOOL	5.27900	182,795	25,000	157,795	833.00
HOLLY HILL	5.80000	182,795	50,722	132,073	766.02
ST JOHNS WATER MANAGEMENT DIST	0.17930	182,795	50,722	132,073	23.68
FLORIDA INLAND NAVIGATION DIST	0.02700	182,795	50,722	132,073	3.57
HALIFAX HOSPITAL AUTHORITY	0.70190	182,795	50,722	132,073	92.70

TOTAL MILLAGE RATE: 17.78030

TOTAL TAXES: \$2,484.09

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	TELEPHONE	RATE PER UNIT	AMOUNT
HOLLY HILL STORMWATER	386-248-9430	96.00	96.00

TOTAL ASSESSMENTS: \$96.00

TOTAL COMBINED TAXES AND ASSESSMENTS: \$2,580.09

Make check payable & mail to:

Will Roberts - Tax Collector

123 W. Indiana Ave., Room 103

DeLand, FL 32720

(386) 736-5938 | taxcollector@volusiatax.gov

PAY IN U.S. DOLLARS DRAWN ON A U.S. BANK

Pay online at volusiatax.gov/online

2025 Paid Real Estate

PARCEL: 424250020023

ALTERNATE KEY : 3203348

TAX YEAR: 2025

PROPERTY ADDRESS:

1218 RIVERSIDE DR, HOLLY HILL, 32117

POWELL JANET H
1218 RIVERSIDE DR
HOLLY HILL, FL 32117-2726

Please do not staple, tape, or paperclip your payment to this stub. TAXES BECOME DELINQUENT APRIL 1

If Postmarked By	Nov 30, 2025				
Please Pay	\$0.00				

PLEASE DO NOT WRITE ON THIS STUB

Receipt # HSP 1-25-0002963 \$2,476.89

Paid 11/18/2025

Important information – Please read carefully

The statement, “**Prior year taxes are due. Please call (386) 736-5938.**” indicates that the parcel has delinquent prior year taxes. Certified funds are required.

Current year taxes become delinquent on April 1. On April 1, all delinquent parcels are assessed a minimum charge of 3% in accordance with Florida Statute. Delinquent real estate parcels will incur advertising and auction listing fees. **A tax certificate (lien) also will be sold by June 1.** Payment must be made in certified funds after a tax certificate is issued.

Delinquent tangible parcels will incur an advertising fee, the cost of collection will be assessed, and **a warrant will be issued by June 1.** If the tangible bill remains unpaid, the property will become subject to **seizure and sale at public auction.**

If this parcel or tangible personal property has been sold, please send this bill to the new owner or return it to the Volusia County Tax Collector. For tangible personal property, **if you were the owner as of January 1 of the tax year**, you may be responsible for paying the taxes **even if you have closed the business.**

Notice to taxpayers entitled to homestead exemption: If your income is low enough to meet certain conditions, and the total mortgages and liens against the parcel are low enough, **you may qualify for a deferred tax payment plan** on homestead property. Deferral of taxes does not excuse the debt. The deferred amount will earn interest and **must be paid at a later date.** Information and application to determine eligibility are available at any Tax Collector office location.

Prepayment of estimated tax by installment method: Under certain conditions, taxes may be prepaid for the **future tax year** by quarterly installments billed in June, September, December, and March. If interested, please submit an application to the Tax Collector office by **April 30.** Installment applications can be found online at volusiatax.gov/online. To obtain a paper application, please visit volusiatax.gov/taxes or visit any Tax Collector office location. It is not necessary to reapply if you participated in the plan during the previous tax year and made timely payments.

The **taxing authorities** are responsible for setting the ad valorem millage rates. The levying authorities are responsible for setting non-ad valorem assessments.

The **Volusia County Property Appraiser** is responsible for the preparation of the current ad valorem tax roll, including the assessed value, exemptions, taxable value, assessed owner(s) name and mailing address, property address and legal description. You may reach the Property Appraiser's Office at (386) 736-5901 or vcpa@volusia.org.

The **Tax Collector** is responsible for the preparation and mailing of tax notices based on the information contained on the current tax roll certified by the Volusia County Property Appraiser and non-ad valorem assessments provided by the levying authorities, and for the collection and distribution of tax dollars to the various taxing authorities.

Important dates to remember

March 1 Deadline to file for exemptions for the next tax year. Application is filed with the Volusia County Property Appraiser's office.

March 31 Deadline for Working Waterfront, Affordable Rental Housing, or Homestead Tax Deferral applications for the current tax year. The application is filed with the Tax Collector.

March 31 Last day for full payment without penalty. Also the final day for making partial payments. Unpaid balances become delinquent April 1.

April 30 Deadline for new quarterly installment plan applications for the next tax year. Must be filed with the Tax Collector. No need to reapply if you participated in the plan during the previous tax year and made timely payments.

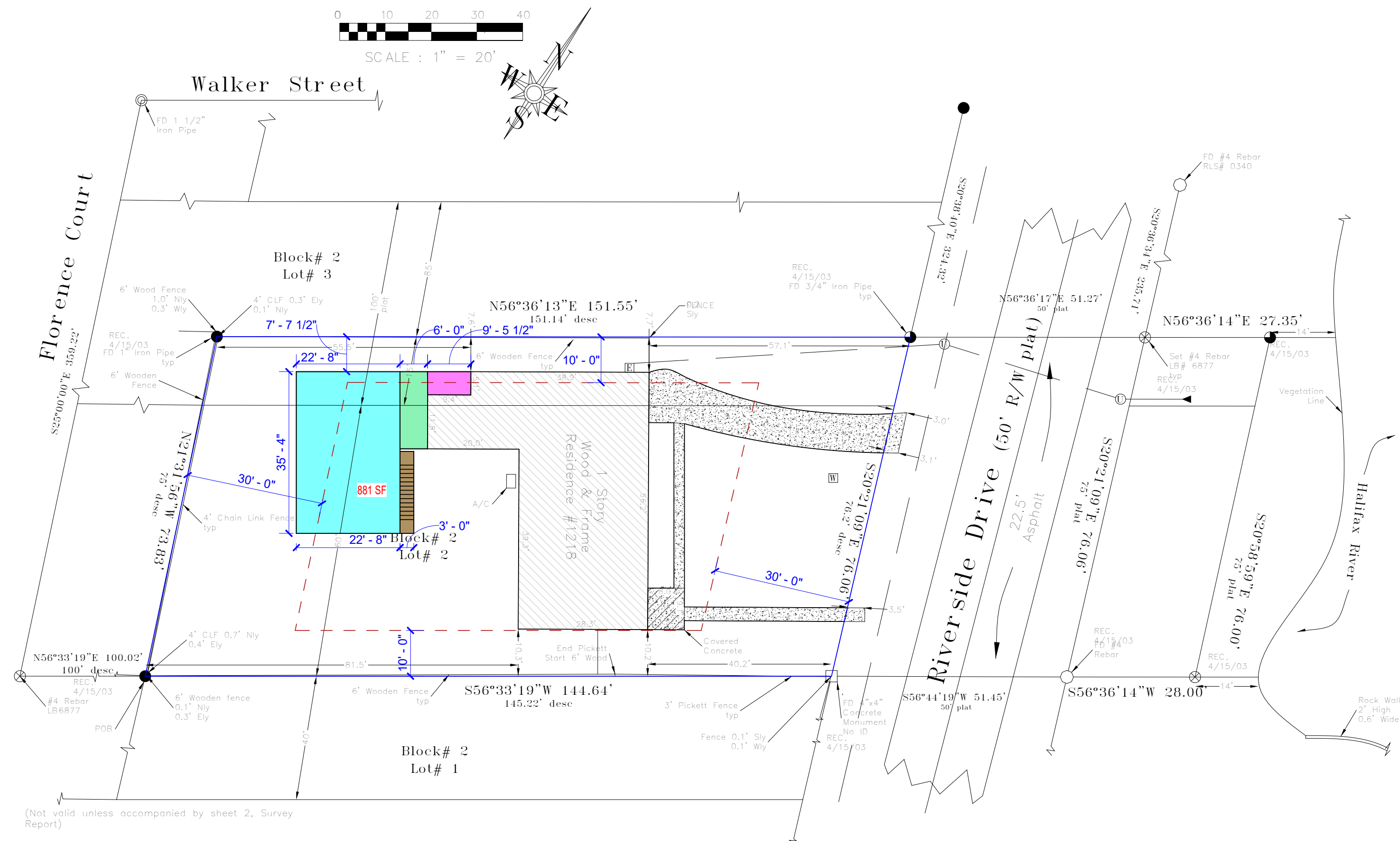
Important payment information

- Please do not staple, tape, or paperclip your payment to this stub.
- Verify that the legal written line and the numerical amount of your check match and reflect the exact amount due for the period in which you are paying.
- Verify that you have signed the check made payable to: **Will Roberts - Tax Collector.**
- Please use the enclosed return envelope if you choose to mail your payment or mail to:

Will Roberts - Tax Collector 123 W. Indiana Avenue Room 103 DeLand, FL 32720

Have your bill sent directly to your inbox!

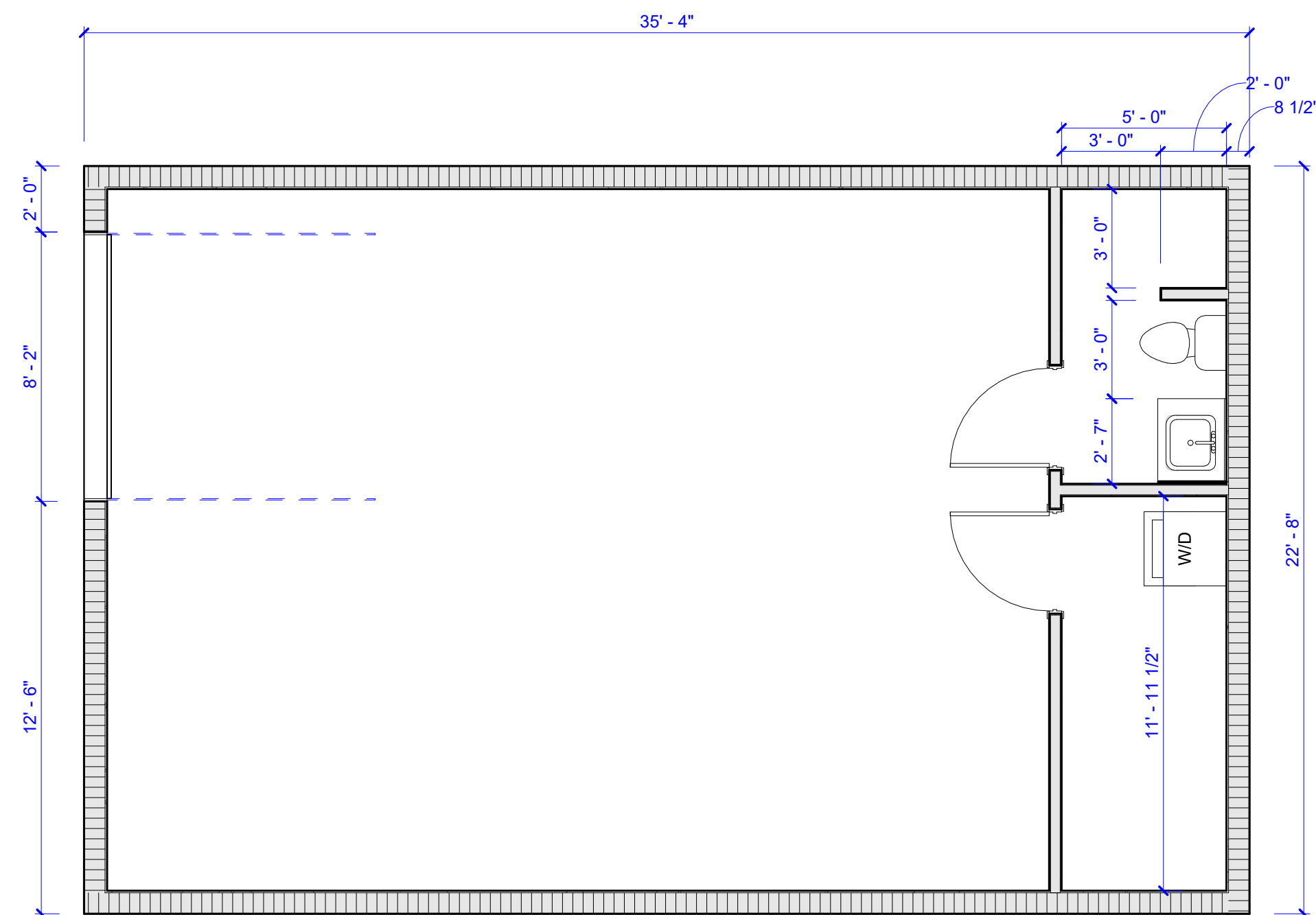
Visit volusiatax.gov/online to sign up.



03126 FB202, pp.39-41,
LOOSELEAF

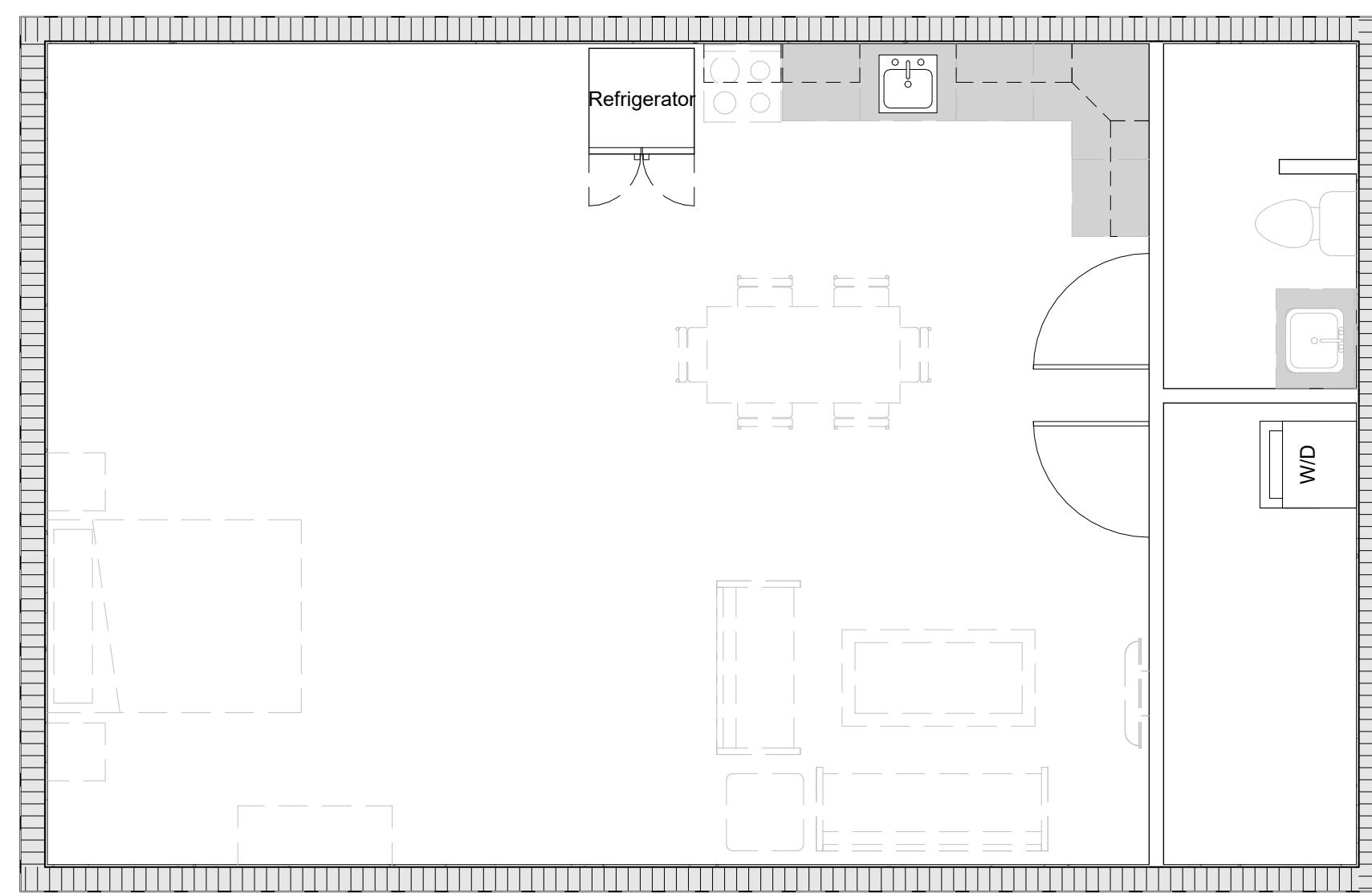
1 SITE PLAN

1" = 20'-0"



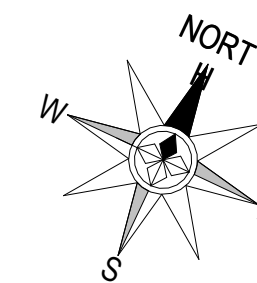
2 PROPOSED 1ST FLOOR PLAN

1/4" = 1'-0"



3 PROPOSED 2ND FLOOR PLAN

1/4" = 1'-0"



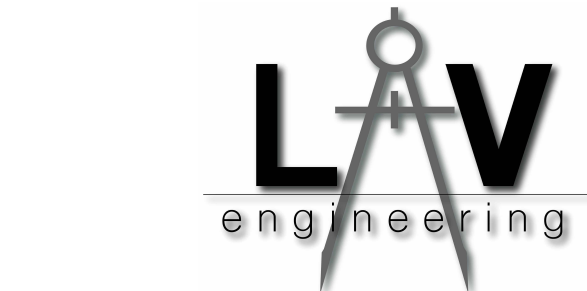
EXISTING/DEMO/PROPOSED LEGEND

- SETBACK LINE
- PROPOSED ADU
- PROPOSED COVERED OPEN AIR WALK THROUGH
- PROPOSED ADDITION TO EXISTING HOME
- PROPOSED STAIRS

NOTE:

THE PROPOSED VARIANCE REQUEST IS ASSOCIATED WITH THE CONSTRUCTION OF A DETACHED ACCESSORY STRUCTURE AND LIMITED ADDITION TO THE EXISTING RESIDENCE. THE PROPOSED IMPROVEMENTS INCLUDE A FIRST-FLOOR GARAGE WITH BATHROOM AND STORAGE AREA, AND A SECOND-FLOOR STUDIO APARTMENT / ACCESSORY DWELLING UNIT (ADU) CONTAINING A BATHROOM AND CLOSET, WITH EXTERIOR STAIR ACCESS TO THE SECOND FLOOR. THE DESIGN ALSO INCLUDES AN OPEN-AIR COVERED WALKWAY BETWEEN THE PROPOSED STRUCTURE AND THE EXISTING RESIDENCE, ALONG WITH A SMALL ADDITION TO THE EXISTING HOME FOR A CLOSET.

THE REQUESTED VARIANCE IS TO ALLOW ENCROACHMENT INTO THE NORTH SIDE AND REAR SETBACK AREAS DUE TO EXISTING SITE CONSTRAINTS AND THE NEED TO PROVIDE FUNCTIONAL FAMILY LIVING ACCOMMODATIONS. THE PROPOSED IMPROVEMENTS ARE INTENDED TO SUPPORT AGING-IN-PLACE AND ADA-ORIENTED FAMILY ACCESSIBILITY NEEDS ASSOCIATED WITH ASSISTED LIVING WITHIN THE FAMILY UNIT. THE CONFIGURATION OF THE PROPOSED ADDITION AND SETBACKS IS DRIVEN BY THE EXISTING RESIDENCE LOCATION, LOT LAYOUT, REQUIRED ACCESS, AND THE NEED TO MAINTAIN SAFE AND PRACTICAL CIRCULATION AND USABLE OPEN SPACE ON THE PROPERTY. THE REQUEST IS CONSIDERED THE MINIMUM VARIANCE NECESSARY TO REASONABLY ACCOMMODATE THESE FAMILY ACCESSIBILITY AND LIVING NEEDS WHILE MAINTAINING COMPATIBILITY WITH THE SURROUNDING NEIGHBORHOOD.



LAV ENGINEERING, PLLC
LOUIS ANTHONY VIGLIOTTI, PE, CGC, CFC, CMC
821 N US HWY 1 - SUITE A
ORMOND BEACH, FL 32174
(386)-310-7829
LAV@LAVENGFL.COM
CA34752

REVISION	DESCRIPTION	DATE

SEAL / SIGNATURE:

FLORIDA PE LICENSE #90749

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY LOUIS ANTHONY VIGLIOTTI, PE, ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT NAME:

POWELL

PROJECT DESCRIPTION:

ADDITION

PROJECT ADDRESS:

1218 RIVERSIDE DR
HOLLY HILL, FL 32118

DRAWING DESCRIPTION:

SITE PLAN & ZONING INFORMATION

PROJECT NUMBER 26036

DATE 2026-05-18

DRAWN BY LAV

CHECKED BY LAV

SHEET NO.

A-001

SCALE As indicated

1218 Riverside Drive

Parcel Map



1218 Riverside Drive

Future Land Use

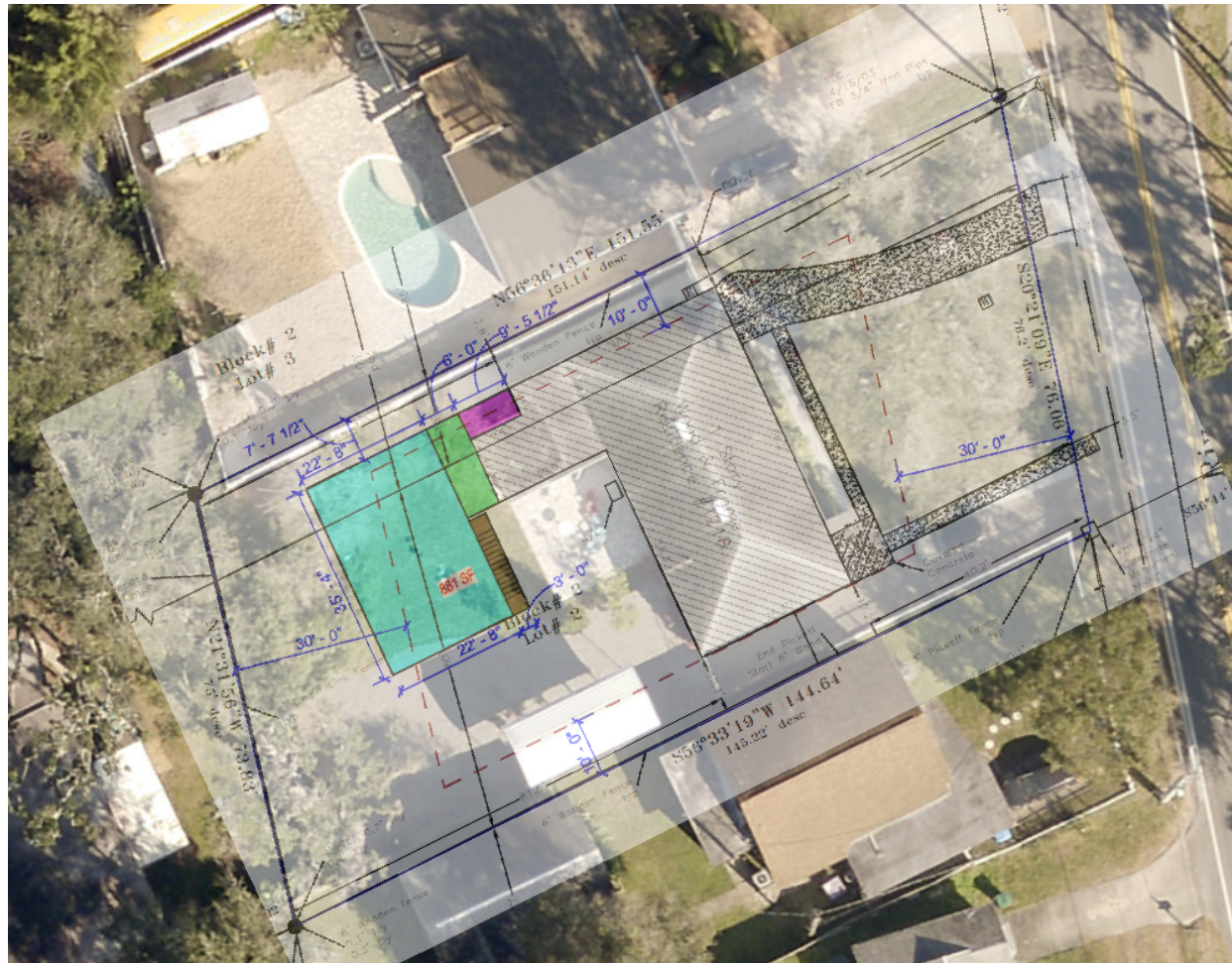


1218 Riverside Drive

Zoning Map



Proposed Addition Footprint





Volusia County Property Appraiser

123 W. Indiana Ave., Rm. 102

DeLand, FL. 32720

Phone: (386) 736-5901 Web: vcpa.vcgov.org

AltKey: 3203348

Parcel ID: 424250020023

POWELL JANET H

1218 RIVERSIDE DR, HOLLY HILL, FL

Parcel Summary

Alternate Key:	3203348
Parcel ID:	424250020023
Township-Range-Section:	14 - 32 - 42
Subdivision-Block-Lot:	50 - 02 - 0023
Owner(s):	POWELL JANET H - LE - Life Estate - 100%
Mailing Address On File:	1218 RIVERSIDE DR HOLLY HILL FL 32117 2726
Physical Address:	1218 RIVERSIDE DR, HOLLY HILL 32117
Property Use:	0100 - SINGLE FAMILY
Tax District:	203-HOLLY HILL
2024 Final Millage Rate:	17.7803
Neighborhood:	2224
Subdivision Name:	
Homestead Property:	Yes