

*City of Holly Hill, Florida  
Community Redevelopment Agency*

*Annual Report  
October 01, 2008 — September 30, 2009*

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# Community Redevelopment Agencies: What, When, and How

*By Carol Westmoreland, Florida Redevelopment Association*

CRAs, as they are known, are quite common, but often there are many questions in the minds of those who don't work with them everyday. How are they authorized? Who oversees them? What is involved in their operation? How are they funded? Find the answers here.

## **What is a Community Redevelopment Area or District?**

Under Florida law (Chapter 163, Part III), local governments are able to designate areas as Community Redevelopment Areas when certain conditions exist. Since all the monies used in financing CRA activities are locally generated, CRAs are not overseen by the state, but redevelopment plans must be consistent with local government comprehensive plans. Examples of conditions that can support the creation of a Community Redevelopment Area include, but are not limited to: the presence of substandard or inadequate structures, a shortage of affordable housing, inadequate infrastructure, insufficient roadways, and inadequate parking. To document that the required conditions exist, the local government must survey the proposed redevelopment area and prepare a Finding of Necessity. If the Finding of Necessity determines that the required conditions exist, the local government may create a Community Redevelopment Area to provide the tools needed to foster and support redevelopment of the targeted area.

There are currently over 170 Community Redevelopment Agencies in the state of Florida. The designation is used by Florida cities of all sizes, from Jacksonville and Tampa to Madison and Apalachicola. Many familiar locations, such as Church Street in Orlando, Ybor City in Tampa and the beachfront in Ft. Lauderdale are successful examples of Community Redevelopment Areas.

## **What is a Community Redevelopment Agency?**

The activities and programs offered within a Community Redevelopment Area are administered by the Community Redevelopment Agency. A five- to seven-member CRA "Board" created by the local government (city or county) directs the agency. The Board can be comprised of local government officials and/or other individuals appointed by the local government. Although one local government may establish multiple CRA districts, there generally may be only one CRA board. Each district must maintain separate trust funds and expend those funds only in that district.

## **What is a Community Redevelopment Plan?**

The Community Redevelopment Agency is responsible for developing and implementing a Community Redevelopment Plan that addresses the unique needs of the targeted area. The plan includes the overall goals for redevelopment in the area, as well as identifying the types of projects planned for the area.

Examples of traditional projects include: streetscapes and roadway improvements, building renovations, new building construction, flood control initiatives, water and sewer improvements, parking lots and garages, neighborhood parks, sidewalks and street tree plantings. The plan can also include redevelopment incentives such as grants and loans for such things as façade improvements, sprinkler system upgrades, signs, and structural improvements. The redevelopment plan is a living document that can be updated to meet the changing needs within the Community Redevelopment Area; however, the boundaries of the area cannot be changed without starting the process from the beginning.



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## **CRA's continued**

### **What is Tax Increment Financing?**

Tax increment financing is a unique financing tool available to cities and counties for redevelopment activities. It is used to leverage public funds to promote private sector activity in the targeted area. The dollar value of all real property in the Community Redevelopment Area is determined as of a fixed date, also known as the "frozen value." Taxing authorities, which contribute to the tax increment, continue to receive property tax revenues based on the frozen value. These frozen value revenues are available for general government purposes. However, any tax revenues from increases in real property value, referred to as "increment," are deposited into the Community Redevelopment Agency Trust Fund and dedicated to the redevelopment area.

It is important to note that property tax revenue collected by the school board and any special district are not affected under the tax increment financing process. Further, unlike in some states, Florida taxing entities write a check to the CRA trust fund after monies are received from the tax collector. In California, the increment is sent to the CRAs directly out of collected county tax revenues before they are distributed to each taxing entity.

The tax increment revenues can be used immediately, saved for a particular project, or can be bonded to maximize the funds available. Any funds received from a tax increment financing area must be used for specific redevelopment purposes within the targeted area and not for general government purposes.

### **How does the CRA Process Work?**

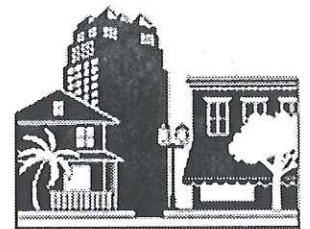
A public meeting begins the designation process. Several steps will have to be accomplished before the Community Redevelopment Area becomes a reality:

1. Adopt the Finding of Necessity. This will formally identify the blight conditions within the targeted area and establish the area boundary.
2. Establish a CRA Board.
3. Create a Redevelopment Trust Fund. This enables the Community Redevelopment Agency to direct the increase in real property tax revenues back into the targeted area.
4. Develop and adopt the Community Redevelopment Plan. The plan addresses the unique needs of the targeted area and includes the overall goals for redevelopment in the area, as well as identifying specific projects.

These steps should be taken in partnership with the taxing entities that will contribute to the redevelopment trust fund, i.e. the county and any special districts. But when it is all said and done, the local government that creates the CRA is legally responsible for the administration, management and funding of the CRA and its projects and activities.

### **Florida Redevelopment Association Legislative Position**

As monies in the CRA tax increment trust fund build up, disputes may arise over the use of those monies. The FRA has been advocating before the legislature for local resolution of those disputes. This is because CRAs are 100% funded by local tax dollars. We support the ability of local governments to create and effectively use community redevelopment agencies to redevelop and revitalize their urban areas. This includes the use of tax increment financing. The FRA supports local control and disposition of any disputes between local governments over the use of such agencies and financing.



**FLORIDA  
REDEVELOPMENT  
ASSOCIATION**

[www.redevelopment.net/](http://www.redevelopment.net/)

CITY OF HOLLY HILL, FLORIDA  
COMMUNITY REDEVELOPMENT AGENCY  
ANNUAL REPORT  
OCTOBER 01, 2008 – SEPTEMBER 30, 2009

The City of Holly Hill Community Redevelopment Agency (Agency) was established in 1993. The primary function of the Agency is the redevelopment of a designated geographic district called the Community Redevelopment Area (CRA) that includes properties located between or near the Florida East Coast Railroad and Ridgewood Avenue or along Ridgewood Avenue, Mason Avenue or LPGA Boulevard (see attached map). Information about the CRA is available on the city's web site [www.hollyhillfl.org](http://www.hollyhillfl.org) and may be downloaded by clicking on the CRA link.

This reporting period is the twelfth year that funds have been budgeted and the total annual budget is \$3,865,700. Holly Hill's CRA is classified as a dependent special district and is an entity of the City.

The City Commission of the City of Holly Hill serves as the Redevelopment Agency and fulfills the legislative and governing obligations and responsibilities of the Agency. The Community Redevelopment Area Specialist performs the day-to-day administrative duties under the general oversight and supervision of the City Manager, the Agency's Executive Director.

This report is being filed concerning the annual redevelopment activities of the Holly Hill Community Redevelopment Agency for the fiscal year 2008/09. The notice of this report was published in *The Daytona Beach News-Journal* on March 31, 2010.

The Holly Hill Community Redevelopment Agency is required by the Community Redevelopment Act to submit a progress report of the year's community redevelopment activities, including a complete financial statement of assets, liabilities, income and expenses (FS 163.356 (3) (c)). This report is due and must be reported to the "governing body" following the reporting year.

Additionally, FS 189.418 requires the governing body of the special district (Agency) to adopt a budget by resolution each fiscal year and under FS 163.387(8) provide each year an independent financial audit of its trust fund to each taxing authority that pays into the trust fund.

Based on this organization, the audit of the Agency's assets, liabilities, income and expenses, as required under FS 163.356(3) (c), is included with the City's Comprehensive Annual Financial Report (CAFR) for each fiscal year. The fiscal year CAFR is completed usually and accepted by the City Commission by March 31<sup>st</sup> of the following year. The CAFR is available for review and provided to each taxing authority upon completion and acceptance.

During the reporting year, activities that occurred compatible with the plan included

- ✎ Resolution was passed authorizing the renaming of part of Holly Hill Avenue near Metra Electronics in memory of Ray Beltrami, the city's former Public Works Department utility supervisor. Company officials requested the name change.
- ✎ Redevelopment Advisory Board recommended to the Redevelopment Agency that the redevelopment of Hollyland Park be the main Master Plan priority and to hire an economic development consultant. Consultant hired September, 2009.



- ~ Special event sponsorships continued – 6<sup>th</sup> annual Halloween in the Park in October, 2008, 6<sup>th</sup> annual egg hunt in March, 2009 and the 6<sup>th</sup> annual East Central FL Antiques of the Avenue festival in April, 2009.
- ~ DJ Design, Inc. of Holly Hill was selected for the architectural, engineering, landscape design and surveying and construction inspection services for proposed library/chamber of commerce building in Hollyland Park.
- ~ New street and stop sign replacements were installed as part of the Master Plan streetscape project.
- ~ Ten new transit shelters were installed along U. S. 1 as part of the streetscape project.
- ~ Residents, business people and other stakeholders participated in a grassroots survey about merchant and professional business preferences in the CRA.
- ~ Survey was conducted with members of the Daytona Beach Area Association of Realtors® Commercial Investment Division to get feedback on how the CRA/city compares to surrounding municipalities and to gauge how CRA/city is perceived in the marketplace.
- ~ Brooks & Dun Grant Consulting was hired to provide grant services for Hollyland Park and Centennial Park expansion/renovation with Volusia County ECHO grant, Florida Recreation Development Assistance Program grant and other funding sources.
- ~ CRA “before” video was produced by Creative Resources Media to show district’s appearance prior to the implementation of the Master Plan streetscape project.
- ~ CRA police unit (Special Response Team) initiated monthly community meetings at Sica Hall covering crime prevention, neighborhood watch group formation, personal safety issues and emergency preparedness.
- ~ To improve operation effectiveness, the police department holding area at city hall was renovated to create new offices and common area for the CRA police officers (SRT unit) and the CRA police substation at 240 Ridgewood Avenue was closed.
- ~ CRA police officers (SRT unit) were certified for Bike (bicycle) Patrol.
- ~ City approved adoption of a Master Trail Plan.
- ~ Daytona Avenue near Mason Avenue intersection was milled and paved.
- ~ “Hot Rods on the Hill” inaugural annual special automobile event was produced on Saturday of Father’s Day weekend.
- ~ Drainage study by an engineer consultant for Carswell Avenue and State Avenue improvements between 10<sup>th</sup> Street and the south city limit was approved.
- ~ Topographic (sidewalk) survey, by a professional land surveyor, for the right-of-way along State Avenue between 6<sup>th</sup> Street and 8<sup>th</sup> Street was approved.
- ~ Mail campaign to local banks was conducted to urge cooperation with developers and others seeking financing for CRA projects.
- ~ New environmentally-friendly parking area, using pervious concrete, surrounded by new sidewalks with curbing and decorative planting beds was installed at Centennial Park.
- ~ Economic Services Alliance of Volusia County business visits occurred when five representatives of the City, the Chamber of Commerce, the Center for Business Excellence and the Business Development Partnership in three teams, went door-to-door and called on over one hundred businesses in the CRA during a two-week period.
- ~ Ordinance 2856 to dissolve the Redevelopment Advisory Board, created in 1993, was adopted.

All of these concepts, proposals, activities, improvements and projects contemplated and/or completed are consistent with the intent of the Community Redevelopment Plan adopted in May, 1996 and updated in May, 2005 and the Master Plan adopted in October, 2007 and amended in January, 2008 by the Community Redevelopment Agency.

City staff has maintained its membership in the Florida Redevelopment Association.

For more information, please go online and access the City's web site at [www.hollyhillfl.org](http://www.hollyhillfl.org) and then click on the Community Redevelopment Area link.

Any comments or questions are welcome and may be directed to:

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# RECENT CONSTRUCTION/REMODELING PROJECTS IN THE HOLLY HILL COMMUNITY REDEVELOPMENT AREA

Summer, 2004	under construction	Riviera Independent Living Apts	1823 Ridgewood Avenue	opened in 02/2006
June, 2004	under construction	Sonic Drive-in	1830 Ridgewood Avenue	opened in 12/2004
September, 2004	under construction	Sunshine Community Bank	1812 Ridgewood Avenue	opened in 04/2005
July, 2005	remodeling started – empty	existing commercial structure	701 Ridgewood Avenue	occupancy 01/2006
August, 2005	ground breaking ceremony	Marina Grande Condominiums	231 Riverside Drive	opened in 11/2007
April, 2006	under construction	Maddens' Ace Hardware	261 Ridgewood Avenue	opened in 10/2006
Summer, 2006	remodeled interior only – empty	Kally K's Café/The Easy Life	841 Ridgewood Avenue	opened in 08/2006
October, 2006	remodel burnt building – empty	existing commercial structure	233 Oakridge Street	reopened in 11/2007
December, 2006	remodeling started– empty	5 T-shirts for \$20 store	612 Ridgewood Avenue	opened in 02/2007
February, 2007	remodeling started– empty	Floor Factory Outlet	1548 Ridgewood Avenue	opened in 03/2007
February, 2008	remodeling started	Motorsport Marketing, Inc.	915 Ridgewood Avenue	opened in 06/2008
Summer, 2008	remodeling started– occupied	Riviera Plaza of Holly Hill, LLC	1700 Ridgewood Avenue	completed early 2009
	remodeling/ new construction	Robert A. Weinberg Rev Trust	475/495 Carswell Avenue	opened early 2009
Spring/Fall 2009	remodeling started – empty	Little Caesar's Pizza	158 Ridgewood Avenue	opened 05/2009
	remodeling started – empty	LaBosco Jewelry & Pawn Shop	746 Ridgewood Avenue	opened 09/2009
	demolition/new construction	Dollar General store	601 Ridgewood Avenue	opened 10/2009



	FY 2006/07	FY 2007/08	FY 2008/09
Total CRA District Taxable Value	\$194,842,752	\$221,673,449	\$397,834,571
Total CRA District Building Permits Issued	52	53	41
Total CRA District Building Permits Value	\$2,779,321	\$1,905,560	\$1,411,108
Total CRA commercial new building permits issued value	2 \$710,000	2 \$221,500	3 \$650,250
Total CRA residential new building permits issued value	2 \$160,000	0 \$0	0 \$0
Total CRA public facilities new building permits issued value	0 \$0	0 \$0	0 \$0
Total CRA commercial remodel/addition permits issued value	33 \$1,642,639	42 \$1,622,883	26 \$654,823
Total CRA residential remodel/addition permits issued value	13 \$244,752	8 \$44,177	10 \$54,876
Total CRA public facilities remodel/addition permits issued value	2 \$21,930	1 \$17,000	2 \$51,159
Commercial façade improvement grants approved award amount total	24 \$121,193	21 \$106,391	8 \$29,985
estimated project value	\$618,743	\$429,283	\$70,478
Commercial landscape improvement grants approved award amount total	8 \$24,878	8 \$30,555	2 \$11,880
estimated project value	\$32,623	\$52,357	\$16,840
Private residential improvement grants approved award amount total	6 \$12,664	8 \$14,994	6 \$9,079
estimated project value	\$25,193	\$33,772	\$20,326
Number of demolition grants approved award amount total	0 \$0	7 \$19,129	6 \$58,202
Tax Increment Fund Revenue from Ad Valorem taxes	\$412,796	\$446,350	\$1,436,923
Intergovernmental Share of TIF	\$766,355	\$876,756	\$2,157,677
Interest Income	\$53,170	\$32,594	\$24,963
Other Income	\$8,254	\$2,867	\$2,780
CRA Fund Balance	\$778,934	\$849,288	\$3,233,557
CRA Capital Projects Fund Balance	\$6,199,944	\$4,622,419	\$1,757,486
Debt Service Fund Balance	\$223,714	\$228,750	\$229,583





HOLLY HILL COMMUNITY REDEVELOPMENT AREA  
MATCHING IMPROVEMENT GRANTS APPROVED SINCE 2001

Commercial façade improvement grants – approximately 425 commercial properties eligible  
program adopted September, 2001

14 grants approved FY 2001/02  
22 grants approved FY 2002/03  
26 grants approved FY 2003/04  
23 grants approved FY 2004/05  
23 grants approved FY 2005/06  
24 grants approved FY 2006/07  
21 grants approved FY 2007/08  
8 grants approved FY 2008/09

Commercial landscape improvement grants – approximately 425 commercial properties eligible  
program adopted September, 2003

11 grants approved FY 2003/04  
5 grants approved FY 2004/05  
7 grants approved FY 2005/06  
8 grants approved FY 2006/07  
8 grants approved FY 2007/08  
2 grants approved FY 2008/09

Private residential improvement grants – approximately 277 single-family properties eligible  
program adopted March, 2005

11 grants approved FY 2004/05  
7 grants approved FY 2005/06  
6 grants approved FY 2006/07  
8 grants approved FY 2007/08  
6 grants approved FY 2008/09

Demolition grants – program adopted March, 2005

3 grants approved FY 2004/05  
9 grants approved FY 2005/06  
0 grants approved FY 2006/07  
7 grants approved FY 2007/08  
6 grants approved FY 2008/09

**CITY OF HOLLY HILL, FLORIDA**  
**COMMUNITY REDEVELOPMENT FUNDS**  
**BALANCE SHEET**  
**9/30/2009 (Unaudited)**

	Community Redevelopment Agency	Community Redevelopment Capital Projects	Community Redevelopment Debt Service	Total All CRA Funds
<b>Assets:</b>				
Cash and cash equivalents	\$ 3,274,588	3,167,853	229,584	6,672,025
Receivables, net				
Accounts Receivable	-	-	-	-
Due from other funds	-	-	-	-
<b>Total assets</b>	<b>3,274,588</b>	<b>3,167,853</b>	<b>229,584</b>	<b>6,672,025</b>
<b>Liabilities and Fund Balances:</b>				
Liabilities:				
Accounts payable and other liabilities	\$ 25,587	64,620	-	90,207
Due to other funds	-	-	-	-
<b>Total liabilities</b>	<b>25,587</b>	<b>64,620</b>	<b>-</b>	<b>90,207</b>
Fund Balances:				
Reserved for:				
Encumbrances	15,423	1,345,747	-	1,361,170
Debt service	-	-	229,584	229,584
Unreserved, special revenue fund	3,233,578	1,757,486	-	4,991,064
<b>Total fund balances</b>	<b>3,249,001</b>	<b>3,103,233</b>	<b>229,584</b>	<b>6,581,818</b>
<b>Total liabilities and fund balances</b>	<b>\$ 3,274,588</b>	<b>3,167,853</b>	<b>229,584</b>	<b>6,672,025</b>



**BUDGETARY COMPARISON SCHEDULE**  
**COMMUNITY REDEVELOPMENT AGENCY**  
For the Fiscal Year Ended September 30, 2009 (Unaudited)  
CITY OF HOLLY HILL, FLORIDA

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
<b>Revenue:</b>				
Taxes:				
Current Ad Valorem Taxes				
(\$163.387(1)(a), F.S.):				
City of Holly Hill (increment).....	\$ 1,380,300	1,436,300	1,436,923	623
<b>Intergovernmental Revenue:</b>				
Tax Increment Shared Revenues				
(\$163.387(1)(a), F.S.):				
Volusia County.....	2,246,500	2,157,600	2,157,678	78
Halifax Hospital District.....	-	-	-	-
Port Authority District.....	-	-	-	-
Mosquito Control District.....	-	-	-	-
	<u>2,246,500</u>	<u>2,157,600</u>	<u>2,157,678</u>	<u>78</u>
<b>Miscellaneous Revenue:</b>				
Miscellaneous.....	-	2,700	2,780	80
Interest Earnings.....	12,000	2,800	2,958	158
	<u>12,000</u>	<u>5,500</u>	<u>5,738</u>	<u>238</u>
Total revenue.....	<u>3,638,800</u>	<u>3,599,400</u>	<u>3,600,340</u>	<u>940</u>
<b>Expenditures:</b>				
Economic Environment:				
Administrative and overhead				
(\$163.387(6)(a), F.S.):				
Personal services.....	122,600	123,500	121,184	2,316
Operating expenditures.....	2,802,800	3,117,800	74,965	3,042,835
Capital outlay (improvements).....	-	15,000	14,657	343
Capital outlay (land)				
(\$163.387(6)(c), F.S.).....	-	2,300	2,244	56
Public Safety:				
Law Enforcement (\$163.387(6)(h), F.S.):				
Personal services.....	382,900	390,300	370,003	20,297
Operating expenditures.....	37,300	90,700	44,374	46,326
Capital outlay.....	-	-	49,420	(49,420)
Code Enforcement (\$163.387(6)(a), F.S.):				
Personal services.....	44,400	46,100	44,715	1,385
Operating expenditures.....	5,100	9,500	1,881	7,619
Capital outlay (equipment).....	-	-	6,888	(6,888)
Grants and Aid (\$163.387(6)(d), F.S.):				
Facade improvements.....	-	-	(303)	303
Total expenditures.....	<u>3,395,100</u>	<u>3,795,200</u>	<u>730,027</u>	<u>3,065,173</u>

**BUDGETARY COMPARISON SCHEDULE**  
**COMMUNITY REDEVELOPMENT AGENCY**  
For the Fiscal Year Ended September 30, 2009 (Unaudited)  
CITY OF HOLLY HILL, FLORIDA

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
Excess of revenue over (under) expenditures.....	\$ 243,700	(195,800)	2,870,313	3,066,113
Other Financing Sources (Uses):				
Transfer to Debt Service Fund				
( <i>§163.387(6)(e), F.S.</i> ): .....	(470,600)	(470,600)	(470,600)	-
Appropriated fund balance.....	226,900	666,400	-	(666,400)
Total other financing sources (uses).	(243,700)	195,800	(470,600)	(666,400)
Excess of revenue and other sources over (under) expenditures and other uses.....	-	-	2,399,713	2,399,713
Fund balances, beginning of year.....	778,934	778,934	778,934	-
Fund balances, end of year.....	\$ 778,934	778,934	3,178,647	2,399,713



**BUDGETARY COMPARISON SCHEDULE**  
**MAJOR COMMUNITY REDEVELOPMENT**  
**AGENCY CAPITAL PROJECTS FUND**  
For the Fiscal Year Ended September 30, 2009 (Unaudited)  
CITY OF HOLLY HILL, FLORIDA

	Budgeted Amounts		Actual	
	Original	Final	Amounts	Variance
Revenue:				
Miscellaneous:				
Interest earnings.....	-	20,700	22,006	1,306
Appropriated Fund Balance.....	\$ -	1,631,500	1,601,833	(29,667)
Total revenue.....	-	1,652,200	1,623,838	(28,362)
Expenditures:				
Current:				
Economic Environment:				
Administrative and overhead				
Operating expenditures.....	-	172,200	164,637	7,563
Capital outlay.....	-	1,320,000	1,219,064	
Grants and Aid				
Grant Programs.....	-	160,000	157,491	2,509
Total expenditures.....	-	1,652,200	1,541,192	10,072
Excess of revenue over (under)				
expenditures.....	-	-	82,647	(18,289)
Other Financing Sources (Uses):				
Appropriated fund balance.....	-	-	-	-
Net change in fund balance.....	-	-	82,647	(18,289)
Fund balances, beginning of year.....	6,199,944	6,199,944	6,199,944	-
Fund balances, end of year.....	\$ 6,199,944	6,199,944	6,282,591	(18,289)

**BUDGETARY COMPARISON SCHEDULE**  
**NONMAJOR COMMUNITY REDEVELOPMENT**  
**AGENCY DEBT SERVICE FUND**  
For the Fiscal Year Ended September 30, 2009 (Unaudited)  
CITY OF HOLLY HILL, FLORIDA

	Budgeted Amounts		Actual	
	Original	Final	Amounts	Variance
Revenue:				
Miscellaneous:				
Interest earnings.....	\$ -	-	703	703
Expenditures:				
Debt Service:				
Principal retirement.....	212,500	212,500	212,446	54
Interest payments.....	258,100	258,100	258,003	97
Total expenditures.....	470,600	470,600	470,449	151
Excess of revenue over (under)				
expenditures.....	(470,600)	(470,600)	(469,746)	551
Other Financing Sources (Uses):				
Transfers in.....	470,600	470,600	470,600	-
Net change in fund balance.....	-	-	854	551
Fund balances, beginning of year .....	223,714	223,714	223,714	-
Fund balances, end of year.....	\$ 223,714	223,714	224,568	551



Community Redevelopment Agency - Tax Increment Financing (TIF) District  
Tax Collections FY 2009 for 2008 Property Tax Year  
Due before January 1, 2009

Current 2008 Taxable Value           \$ 397,834,571  
Less: Base 1995 Taxable Value       88,342,219  
Incremental Taxable Value           \$ 309,492,352

Incremental Taxable Value x Agency  
Millage Rate x 95% equals Amount  
to be collected by January 1 each year  
(Per F.S.S. Chapter 163.337)

AGENCY	MILLAGE RATE	TAX AMOUNT	95% DUE 12/31/2008	F.S.S. 163.387(2) (b)		MILLAGE RATE per \$1,000
				Penalty 5% Jan 1 2008	1% per mo Interest	
Holly Hill	0.00488720	\$ 1,512,551.02	\$ 1,436,923.47			4.88720
Volusia Co - GF	0.00450310	1,393,675.01	1,323,991.26			4.50310
Vol Co - Forever*	0.00010223	31,639.40	30,057.43			0.10223
Vol Co - Echo	0.00020000	61,898.47	58,803.55			0.20000
E Vol Mosq Cont	0.00020556	63,619.25	60,438.29			0.20556
Port Authority	0.00007771	24,050.65	22,848.12			0.07771
Halifax Hospital	0.00225000	696,357.79	661,539.90			2.25000
Totals		\$ 3,783,791.60	\$ 3,594,602.02			



According to the Volusia County Property Appraiser's Office, the final taxable valuation of real estate properties in the Holly Hill Community Redevelopment Area

as of 01/01/2001	\$104,281,464	% of increase
as of 01/01/2002	\$109,046,728	4.569%
as of 01/01/2003	\$122,807,510	12.619%
as of 01/01/2004	\$140,491,202	14.399%
as of 01/01/2005	\$163,846,024	16.623%
as of 01/01/2006	\$194,842,752	18.918%
as of 01/01/2007	\$221,673,449	13.770%
as of 01/01/2008	\$397,834,571*	79.470%*
as of 01/01/2009	\$288,375,702	-27.51%
as of 01/01/2010		
as of 01/01/2011		
as of 01/01/2012		
as of 01/01/2013		
as of 01/01/2014		
as of 01/01/2015		
as of 01/01/2016		
as of 01/01/2017		
as of 01/01/2018		
as of 01/01/2019		
as of 01/01/2020		
as of 01/01/2021		
as of 01/01/2022		
as of 01/01/2023		
as of 01/01/2024		
as of 01/01/2025		

\*addition of Marina Grande on the Halifax condominium project at 231 and 241 Riverside Drive (486 units)





Intergovernmental Share of Ad Valorem Tax/TIF  
FY 2009 for 2008 Property Tax Year

Holly Hill	(39.97%)
Volusia County	(36.83%)
Volusia Forever	(0.84%)
Volusia ECHO	(1.64%)
Mosquito Control	(1.68%)
Port Authority	(0.64%)
Halifax Hospital	(18.40%)

# COMMUNITY REDEVELOPMENT AREA City of Holly Hill, Florida

Community Redevelopment Area

Holly Hill City Limit

July 30, 2004



0 250 500 1,000 1,500 2,000 2,500 Feet

