

HILLIARD PLANNING AND ZONING BOARD MEETING

Hilliard Town Hall / Council Chambers
15859 West County Road 108
Post Office Box 249
Hilliard, FL 32046

BOARD MEMBERS

Wendy Prather, Chair
Charles A. Reed, Vice Chair
Harold "Skip" Frey, Board Member
Josetta Lawson, Board Member
Kevin Webb, Board Member

ADMINISTRATIVE STAFF

Lee Anne Wollitz
Land Use Administrator

PLANNING AND ZONING ATTORNEY

Christian Waugh

AGENDA

TUESDAY, JULY 09, 2024, 7:00 PM

NOTICE TO PUBLIC

Anyone wishing to address the Planning & Zoning Board regarding any item on this agenda is requested to complete an agenda item sheet in advance and give it to the Land Use Administrator. The sheets are located next to the printed agendas in the back of the Council Chambers. Speakers are respectfully requested to limit their comments to three (3) minutes. A speaker's time may not be allocated to others.

PLEDGE OF CIVILITY

WE WILL BE RESPECTFUL OF ONE ANOTHER
EVEN WHEN WE DISAGREE.
WE WILL DIRECT ALL COMMENTS TO THE ISSUES.
WE WILL AVOID PERSONAL ATTACKS.
"Politeness costs so little." – ABRAHAM LINCOLN

CALL TO ORDER

PRAYER & PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC HEARINGS

ITEM-1

Planning and Zoning Board recommendation to the Town Council for approval of Ordinance 2024-07, to change to the Future Land Use Map "FLUM" Designation of Parcel ID No. 15-3N-24-2380-0017-0020 and 15-3N-24-2320-0019-0010. For applicant Courtney Gaver, 37074 Cosmos Trail LLC.

Lee Anne Wollitz – Land Use Administrator

Disclosure of Ex Parte Communication

Open Public Hearing

Call for Public Comment

Close Public Hearing on Ordinance 2024-07

PLANNING & ZONING BOARD ACTION

Planning and Zoning Board to approve or deny recommendation to the Town Council

ITEM-2

Planning and Zoning Board recommendation to the Town Council for approval of Ordinance 2024-08, to Rezone Parcel ID No. 15-3N-24-2380-0017-0020 and 15-3N-24-2320-0019-0010.

For applicant Courtney Gaver, 37074 Cosmos Trail LLC.

Lee Anne Wollitz – Land Use Administrator

Disclosure of Ex Parte Communication

Open Public Hearing

Call for Public Comment

Close Public Hearing on Ordinance 2024-08

PLANNING & ZONING BOARD ACTION

Planning and Zoning Board to approve or deny recommendation to the Town Council

ITEM-3

Planning and Zoning Board recommendation to the Town Council for approval of Ordinance 2024-09, to change to the Future Land Use Map “FLUM” Designation of Parcel ID No. 15-3N-24-2320-0017-0010.

For applicant Courtney Gaver, Cosmos Trail LLC.

Lee Anne Wollitz – Land Use Administrator

Disclosure of Ex Parte Communication

Open Public Hearing

Call for Public Comment

Close Public Hearing on Ordinance 2024-09

PLANNING & ZONING BOARD ACTION

Planning and Zoning Board to approve or deny recommendation to the Town Council

ITEM-4

Planning and Zoning Board recommendation to the Town Council for approval of Ordinance 2024-10, to Rezone Parcel ID No. 15-3N-24-2320-0017-0010.

For applicant Courtney Gaver, 37074 Cosmos Trail LLC

Lee Anne Wollitz – Land Use Administrator

Disclosure of Ex Parte Communication

Open Public Hearing

Call for Public Comment

Close Public Hearing on Ordinance 2024-10

PLANNING & ZONING BOARD ACTION

Planning and Zoning Board to approve or deny recommendation to the Town Council

REGULAR MEETING

ITEM-5 Additions/Deletions to Agenda

ITEM-6 Planning and Zoning Board to Discuss Ordinance 2024-06 Voluntary Annexation of 37.35 acres consisting of Parcel ID 15-3N-24-2320-0017-0010, 15-3N-24-2380-0017-0020, 15-3N-24-2320-0019-0010.
Lee Anne Wollitz – Land Use Administrator

ITEM-7 Planning and Zoning Board to Discuss invitation to attend a Planning Officials Training Workshop, hosted by Nassau County Planning Department. Training will be Friday, October 25, 2024.
Lee Anne Wollitz – Land Use Administrator

ITEM-8 Planning and Zoning Board Approval of Minutes from 6.11.2024 Regular Meeting.

ADDITIONAL COMMENTS

PUBLIC - CHAIR To call on members of the audience wishing to address the Board on matters not on the Agenda.

BOARD MEMBERS

LAND USE ADMINISTRATOR

PLANNING AND ZONING ATTORNEY

ADJOURNMENT

The Town may take action on any matter during this meeting, including items that are not set forth within this agenda.

TOWN COUNCIL MEETINGS

The Town Council meets the first and third Thursday of each month beginning at 7:00 p.m., unless otherwise scheduled. Meetings are held in the Town Hall Council Chambers located at 15859 West County Road 108. Video and audio recordings of the meetings are available in the Town Clerk's Office upon request.

PLANNING & ZONING BOARD MEETINGS

The Planning & Zoning Board meets the second Tuesday of each month beginning at 7:00 p.m., unless otherwise scheduled. Meetings are held in the Town Hall Council Chambers located at 15859 West County Road 108. Video and audio recordings of the meetings are available in the Town Clerk's Office upon request.

MINUTES & TRANSCRIPTS

Minutes of the Town Council meetings can be obtained from the Town Clerk's Office. The Meetings are usually recorded but are not transcribed verbatim for the minutes. Persons requiring a verbatim transcript may make arrangements with the Town Clerk to duplicate the recordings, if available, or arrange to have a court reporter present at the meeting. The cost of duplication and/or court reporter will be at the expense of the requesting party.

TOWN WEBSITE & YOUTUBE MEETING VIDEO

The Town's Website can be access at www.townofhilliard.com.

Live & recorded videos can be access at www.youtube.com search - Town of Hilliard, FL.

ADA NOTICE

In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the Town Clerk's Office at (904) 845-3555 at least seventy-two hours in advance to request such accommodations.

APPEALS

Pursuant to the requirements of Section 286.0105, Florida Statues, the following notification is given: If a person decides to appeal any decision made by the Council with respect to any matter considered at such meeting, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

PUBLIC PARTICIPATION

Pursuant to Section 286.0114, Florida Statutes, effective October 1, 2013, the public is invited to speak on any "proposition" before a board, commission, council, or appointed committee takes official action regardless of whether the issue is on the Agenda. Certain exemptions for emergencies, ministerial acts, etc. apply. This public participation does not affect the right of a person to be heard as otherwise provided by law.

EXPARTE COMMUNICATIONS

Oral or written exchanges (sometimes referred to as lobbying or information gathering) between a Council Member and others, including staff, where there is a substantive discussion regarding a quasi-judicial decision by the Town Council. The exchanges must be disclosed by the Town Council so the public may respond to such exchanges before a vote is taken.

2024 HOLIDAYS

TOWN HALL OFFICES CLOSED

1. Martin Luther King, Jr. Day Monday, January 15, 2024
2. Memorial Day Monday, May 27, 2024
3. Independence Day Monday Thursday, July 4, 2024
4. Labor Day Monday, September 2, 2024
5. Veterans Day Monday, November 11, 2024
6. Thanksgiving Day Thursday, November 28, 2024
7. Friday after Thanksgiving Day Friday, November 29, 2024
8. Christmas Eve Tuesday, December 24, 2024
9. Christmas Day Wednesday, December 25, 2024
10. New Year's Eve Tuesday, December 31, 2024
11. New Year's Day Wednesday, January 1, 2025



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Planning & Zoning Board Public Hearing Meeting Date: July 09, 2024

FROM: **Lee Anne Wollitz – Land Use Administrator**

SUBJECT: Planning and Zoning Board recommendation to the Town Council for approval of Ordinance 2024-07, to change to the Future Land Use Map “FLUM” Designation of Parcel ID No. 15-3N-24-2380-0017-0020 and 15-3N-24-2320-0019-0010. For applicant Courtney Gaver, 37074 Cosmos Trail LLC.

BACKGROUND:

Mrs. Courtney Gaver has submitted application to amend the Future Land Use Map for the property with the Parcel ID No. 15-3N-24-2380-0017-0020 and 15-3N-24-2320-0019-0010. This Property is 16.32 acres that lies at the east side of US Hwy 1 and south of Cosmos Trail. The property has a Future Land Use Map “FLUM” designation of Nassau County, Medium Density. The Owner is proposing to change the FLUM designation of the property to Commercial after the approval of proposed Ordinance 2024-06 for Voluntary Annexation. An application for Voluntary Annexation as well as a Rezone application accompanies this property. Applicant has provided all required documentation and complied with all requests of staff, council and board members as addressed through workshops, email communications, and phone calls.

FINANCIAL IMPACT:

None, the applicant is required to pay all application, advertising, and review fees.

RECOMMENDATION:

Staff recommendation to the Planning and Zoning Board to recommend to the Town Council approval of Ordinance 2024-07.

ORDINANCE NO. 2024-07

AN ORDINANCE OF THE TOWN OF HILLIARD, FLORIDA, A MUNICIPAL CORPORATION; AMENDING THE HILLIARD COMPREHENSIVE PLAN, FUTURE LAND USE MAP DESIGNATION OF THAT CERTAIN PROPERTY CONSISTING OF 16.32 ACRES, MORE OR LESS; LOCATED ON THE EAST SIDE OF US HWY 1 AND SOUTH OF COSMOS TRAIL, HILLIARD, FL, NASSAU COUNTY PARCEL NO. 15-3N-24-2320-0017-0020 AND PARCEL NO. 15-3N-24-2320-0019-0010; ADDING THE DESIGNATION OF COMMERCIAL; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owners of that parcels of land, consisting of 16.32 acres, more or less; located on the south border of Hilliard on the east side of US HWY 1, Hilliard, Florida, Parcel No. 15-3N-24-2320-0017-0020 and Parcel No. 15-3N-24-2320-0019-0010, being particularly described in Attachment A; have applied for an amendment to the Future Land Use Map, adding a designation of Commercial to the property following the adoption of Ordinance No. 2024-06, approving the annexation of said properties; and

WHEREAS, the property in question is currently not classified; and

WHEREAS, the Planning & Zoning Board recommended approval of the future land use designation change adding a designation of Commercial, at their July 9, 2024, regular meeting; and

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF HILLIARD, FLORIDA, AS FOLLOWS:

SECTION 1. PROPERTY INVOLVED. The property for this Future Land Use Map amendment consists of 16.32 acres, more or less; located on the east side of US Hwy 1 and south of Cosmos Trail, Hilliard, FL, Parcel No. 15-3N-24-2320-0017-0020 and Parcel No. 15-3N-24-2320-0019-0010, being particularly described in Attachment A, has applied for an amendment to the Future Land Use Map, adding a Commercial designation.

SECTION 2. LAND USE AMENDMENT. Upon review of the entire file, the future land use of said property is hereby classified Commercial, and the Future Land Use Map shall be amended to reflect this change in land use classification.

SECTION 3. SEVERABILITY. If any section, subsection, sentence, clause, phrase of this Ordinance, or the application thereof, shall be held invalid by any court, administrative agency or other body with appropriate jurisdiction, the remaining sections, subsections, sentences, clauses, and phrases under application shall not be affected thereby.

SECTION 4. EFFECTIVE DATE. This Ordinance shall take effect immediately upon final adoption.

ADOPTED this ____ day of _____, _____, by the Hilliard Town Council.

Kenneth A. Sims, Sr.
Council President

ATTEST:

Lisa Purvis
Town Clerk

APPROVED:

John P. Beasley
Mayor

Planning & Zoning Boards Signs Posted:	June 7, 2024
Planning & Zoning Board Publication:	June 19, 2024
Town Council First Reading:	June 20, 2024
Town Council First Publication:	July 3, 2024
Planning & Zoning Board Public Hearing:	July 9, 2024
Planning & Zoning Boards Report:	August 1, 2024
Town Council First Public Hearings:	August 1, 2024
Town Council Second Publication:	August 14, 2024
Town Council Second Public Hearings:	September 5, 2024
Town Council Second & Final Reading:	September 5, 2024

ATTACHMENT A
LEGAL DESCRIPTIONS

NEIGHBORING PARCELS:**LEGAL DESCRIPTION:**

Parcel # 15-3N-24-2320-0017-0020

A PORTION OF LOTS 17 AND 18, JOSEPH DUNNS FRUIT AND TRUCK FARMS, SECTION 15, TOWNSHIP 3 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA.

According to Plat recorded in the Public Records of said County, in Deed Book "B"-10", Page 48.

Being also the same lands described in Deed recorded in the afore-said Public Records, in Official Records Book 122, Page 204.

Said portion being more particularly described as follows: BEGIN at a found broken concrete monument for the Southeast corner of Lot 18 and run South $88^{\circ}-41'-13''$ West along the Southerly line of Lot 18 as found to be monumented and occupied, a distance of 545.06' feet to a found concrete monument on the Easterly right-of-way line of U. S. Highway No. 1 (a 150.0' foot R/W); run thence North $52^{\circ}-50'-45''$ West along said right-of-way, a distance of 832.39' feet to a found $5/8''$ iron pin with cap stamped No. 2445; run thence North $60^{\circ}-31'-06''$ East along found monumented and occupied line, a distance of 291.20' feet to a found $5/8''$ iron pin with cap stamped No. 2445 on the Northerly line of Lot 17 aforementioned; run thence North $88^{\circ}-23'-11''$ East along said Northerly line as found to be monumented and occupied, a distance of 944.09' feet to a found $3/4''$ iron pipe at the Northeast corner of said Lot 17; run thence South $0^{\circ}-58'$ East along the Easterly line of Lots 17 and 18, aforementioned as found to be monumented and occupied, a distance of 660.24' feet to the POINT OF BEGINNING.

TOGETHER WITH:

Parcel # 15-3N-24-2320-0019-0010

PARCEL 1: That certain piece, parcel or tract of land situate, lying and being in the County of Nassau and State of Florida, known and described as: Lot 19 in Section 15, Township 3 North, Range 24 East, according to plat of JOSEPH DUNN'S FRUIT & TRUCK FARMS, recorded in Deed Book B-10, page 48, excepting therefrom any portion thereof lying within the right of way of State Road No. 200.

PARCEL 2: Those certain tracts, pieces or parcels of land situate, lying and being in Section 15 and 22, Township 3 North, Range 24 East, Nassau County, Florida, according to a plat recorded in Deed Book B-10, page 48 of the public records of Nassau County, Florida, being all of Lots 25 through 33, inclusive, in Section 22, and all of Lot 20 in Section 15, EXCEPT that portion which has already been taken for U. S. Highway No. 1. SUBJECT to covenants, conditions, restrictions and easements of record.

TO INCLUDE:

All that certain lot, piece, or parcel of land situate, lying and being in the County of Nassau and State of Florida and being further described as follows:

That certain piece, parcel or tract of land situate, lying and being in the County of Nassau and State of Florida, known and described as: That portion of Lots Nineteen (19) and Twenty (20), lying Easterly of Highway U.S. #1, 23 and 301, in Section Fifteen (15), Township Three (3) North, Range Twenty-four (24) East, according to plat of Joseph Dunn's Fruit and Truck Farms recorded in Deed Book B-10, page 48 of the public records of Nassau County, Florida.

ALSO BEING DESCRIBED AS:

SURVEYORS DESCRIPTION:

A portion of Section 15, Township 3 North, Range 24 East, lying in Nassau County, Florida, being more particularly described as follows:

Beginning at the intersection of the West Right-of-Way line of Bossman Lane, a 40 foot Right-of-Way per Dunn's Fruit and Truck Farms, according to the plat thereof, as recorded in Deed Book B-10, Page 48 of the Public Records of Nassau County, Florida and the Northeasterly Right-of-Way line of U.S. Highway No. 1 (State Road No. 15), a 150 foot Right-of-Way per State of Florida State Road Department Right-of-Way Map Section 7403-(202) and 203; thence run North 52°23'02" West along said Northeasterly Right-of-Way line, a distance of 693.38 feet; thence departing said Northeasterly Right-of-Way line, run North 89°19'35" East, a distance of 544.96 feet to a point on aforesaid West Right-of-Way line; thence run South 00°34'35" East along said West Right-of-Way line, a distance of 429.65 feet to the Point of Beginning.

Said lands contains 117,070 square feet, or 2.69 acres, more or less.

ITEM-1



1 Results

100m

300ft

DATE: June 13, 2024
TO: Nassau County Record
FROM: Elise Earnest, Town of Hilliard
RE: Legal Advertisement

Please publish the following advertisement in your legal section of your June 19, 2024, edition. Please forward it to me for proof prior to publishing it in the newspaper. Please send proof of publication and invoice to the Town of Hilliard.

**NOTICE OF PROPOSED AMENDMENT TO THE
HILLIARD COMPREHENSIVE PLAN AND FUTURE LAND USE MAP**

PUBLIC HEARING

The Town of Hilliard Planning and Zoning Board will hold a Public Hearing on Tuesday, July 9, 2024, in the Hilliard Town Hall Council Chambers, located at 15859 West County Road 108, Hilliard, Florida to hear input on the following Ordinance:

ORDINANCE NO. 2024-07

AN ORDINANCE OF THE TOWN OF HILLIARD, FLORIDA, A MUNICIPAL CORPORATION; AMENDING THE HILLIARD COMPREHENSIVE PLAN, FUTURE LAND USE MAP DESIGNATION OF THAT CERTAIN PROPERTY CONSISTING OF 16.32 ACRES, MORE OR LESS; LOCATED ON THE EAST SIDE OF US HWY 1 AND SOUTH OF COSMOS TRAIL, HILLIARD, FL, NASSAU COUNTY PARCEL NO. 15-3N-24-2320-0017-0020 AND PARCEL NO. 15-3N-24-2320-0019-0010; ADDING THE DESIGNATION OF COMMERCIAL; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

All interested parties may appear at the meeting and be heard with respect to the proposed Ordinance No. 2024-07. A recommendation/report regarding the proposed Ordinance shall then be provided to the Hilliard Town Council at their August 1, 2024, regular meeting. A copy of the Ordinance which is proposed for adoption is available for inspection and copying in the office of the Town Clerk during normal business hours 9:00 a.m. to 5:00 p.m., Monday through Friday or at www.townofhilliard.com.

PURSUANT TO THE REQUIREMENTS OF F.S. 286.0105, the following notification is given: If a person decides to appeal any decision made by the Planning & Zoning Board or the Town Council with respect to any matter considered at such meeting, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

Persons with a disability requiring accommodations in order to participate in this proceeding should contact the Town Clerk at (904) 845-3555 at least seventy-two (72) hours in advance to request such accommodations.

**Lisa Purvis, MMC, Town Clerk
Lee Anne Wollitz, Hilliard Land Use Administrator**



FOR OFFICE USE ONLY

P Z File # _____

Application Fee: _____

Filing Date: _____ Acceptance Date: _____

Review Date: P & Z _____ TC _____

Small Scale Future Land Use Map Amendment Application

A. PROJECT

1. Project Name: Lofty Cosmos (Neighboring Parcels)
2. Address of Subject Property: 550920 US Highway 1 & U.S. Highway 1, Hilliard, FL 32046
3. Parcel ID Number(s): 15-3N-24-2320-0017-0020 & 15-3N-24-2320-0019-0010
4. Existing Use of Property: Church w/ 7 RV spots/hookups & vacant/timberland
5. Future Land Use Map Designation : Medium Density (Nassau County)
6. Existing Zoning Designation: Open Rural (Nassau County)
7. Proposed Future Land Use Map Designation: Commercial
8. Acreage (must be 10 acres or less): 16.32 acres (14.0 acres & 2.32 acres)

B. APPLICANT

1. Applicant's Status Owner (title holder) Agent
2. Name of Applicant(s) or Contact Person(s): Courtney P. Gaver Title: Attorney
 Company (if applicable): Rogers Towers, P.A.
 Mailing address: 1301 Riverplace Blvd., Suite 1500
 City: Jacksonville State: FL ZIP: 32207
 Telephone: (904)-473-1388 FAX: (904)-396-0663 e-mail: cgaver@rtlaw.com
3. If the applicant is agent for the property owner* Parcel # 15-3N-24-2320-0017-0020
 Name of Owner (title holder): Hilliard First Assembly of God, Inc. c/o Pastor Arlie Johns
 Mailing address: P.O. Box 670
 City: Hilliard State: FL ZIP: 32046
 Telephone: (904) 845-2642 FAX: () e-mail: hilliardag@hilliardag.com

* Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.
 Parcel # 15-3N-24-2320-0019-0010

Name of Owner (titleholder): Richard & Cecelia Walker

Mailing Address: P.O. Box 6, Hilliard, FL 32046

Telephone: _____ E-mail: _____

C. ATTACHMENTS

1. Statement of proposed change, including a map showing the proposed Future Land Use Map change and Future Land Use Map designations on surrounding properties
2. A map showing the zoning designations on surrounding properties
3. A current aerial map (Maybe obtained from the Nassau County Property Appraiser.)
4. Plot of the property (Maybe obtained from the Nassau County Property Appraiser.)
5. Legal description with tax parcel number.
6. Boundary survey
7. Warranty Deed or the other proof of ownership
8. Fee.
 - a. \$1,000
 - b. All applicants must pay the cost of postage, signs, advertisements, and the fee for any outside consultants.

No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any fees necessary for technical review or additional reviews of the application by a consultant will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any action of any kind on the development application.

All 8 attachments are required for a complete application. A completeness review of the application will be conducted within fourteen (14) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge:

  _____

Arlie Johns
Typed or printed name and title

Typed or printed name

11-2-23
Date

11-2-2023
Date

State of Florida County of Nassau

The foregoing application is acknowledged before me this 2nd day of November 2023 by _____

Arlie Johns, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL



Signature of Notary Public, State of Florida



C. ATTACHMENTS

1. Statement of proposed change, including a map showing the proposed Future Land Use Map change and Future Land Use Map designations on surrounding properties
2. A map showing the zoning designations on surrounding properties
3. A current aerial map (Maybe obtained from the Nassau County Property Appraiser.)
4. Plat of the property (Maybe obtained from the Nassau County Property Appraiser.)
5. Legal description with tax parcel number.
6. Boundary survey
7. Warranty Deed or the other proof of ownership
8. Fee.
 - a. \$1,000
 - b. All applicants must pay the cost of postage, signs, advertisements, and the fee for any outside consultants.

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I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge:






Richard Walker
Typed or printed name and title

Cecelia A. Walker
Typed or printed name

11-2-2023
Date

11-2-2023
Date

State of Florida County of Nassau

The foregoing application is acknowledged before me this 2nd day of November, 2023 by Richard Walker
+ Cecelia A. Walker, who is/are personally known to me, or who has/have produced Florida Drivers License

es Identification.

NOTARY SEAL

Diana M. Hinson

Signature of Notary Public, State of Florida



LOFTY COSMOS & NEIGHBORING PARCELS
Statement of Proposed Change and Comprehensive Plan Analysis

37074 Cosmos Trail, LLC (“Applicant”) proposes to annex approximately 37.19 acres along U.S. Highway 1 consisting of approximately 21.03 acres of property owned by Applicant (the “PUD Parcel”) along with neighboring parcels having Nassau County Parcel Identification Nos. 15-3N-24-2320-0017-0020 and 15-3N-24-2320-0019-0010 (together, the “Neighboring Parcels” and, together, with the PUD Parcel, the “Property”).

The Applicant is proposing to change the Future Land Use Map (“FLUM”) designations of the Property from Medium Density (Nassau County) to High Density Residential (18.94 acres within the PUD Parcel) with the remainder of the Property to Commercial within the Town. The Applicant is proposing to develop the PUD Parcel with a maximum of 227 multi-family residential units (apartments) with related amenities and facilities and a maximum of 14,000 square feet of Main Street Commercial and General Commercial District uses. The Neighboring Parcels have companion conventional rezoning applications to General Commercial District (C-1), which would allow continued use of Parcel No. 15-3N-24-2320-0017-0020 as a church with seven (7) recreational vehicle spots/hookups, with future development of the Neighboring Parcels subject to the C-1 development criteria within the Town of Hilliard Zoning and Land Development Regulations.

The requested density and intensity of the of the Property is consistent with the Town of Hilliard 2040 Comprehensive Plan (“Comprehensive Plan”) Future Land Use Element Policy. Comprehensive Plan Policy C.1.1. requires the Town to ensure the provision of housing to all citizens of the Town, with Policy C.1.1.2. directing the Town to maintain its regulations in a way to encourage the development a variety of housing choices through innovative land development techniques including planned unit developments. Through its companion PUD application, the Applicant accomplishes this through its proposed development of multi-family residential to provide much-needed housing within the Town limits. By providing such housing, in a for-rent product, such development will help improve the Town’s housing opportunities for the workforce.

The PUD Parcel will meet Public Facilities Element Policies D.1.2.1, D.1.2.2, D.3.1, D.1.5.3, and D.1.5.4 and Capital Improvement Element Goal H.3 of the Comprehensive Plan by connecting to the Town’s existing water and sewer systems and providing drainage on-site.

Zoning Map (Neighboring Parcels)



14.514
0 0.02 0.04 0.06 0.08 0.12 mi

WARNING THIS IS NOT A SURVEY.
This map is prepared for the inventory of real property found within this jurisdiction and is compiled from recorded deeds, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information shown hereon is not intended to be used in any way to establish or enforce any legal right, title, or interest in any real property, nor to be used in any way to establish or enforce any legal right, title, or interest in any real property. The information shown hereon is provided for informational purposes only and is not intended to be used in any way to establish or enforce any legal right, title, or interest in any real property. The information shown hereon is provided for informational purposes only and is not intended to be used in any way to establish or enforce any legal right, title, or interest in any real property. The information shown hereon is provided for informational purposes only and is not intended to be used in any way to establish or enforce any legal right, title, or interest in any real property.

OpenStreetMap contributors, and the GIS User Community

ITEM-1

December 18, 2023

Aerial (15-3N-24-2320-0017-0020)



1:4,514
0 0.02 0.04 0.08 0.12

WARNING: THIS IS NOT A SURVEY.
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ITEM-1

December 18, 2023

Aerial 15-3N-24-2320-0019-0010



December 18, 2023

WARNING THIS IS NOT A SURVEY.
This map is prepared for the inventory of real property found within this jurisdiction, and is compiled from recorded deeds, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public information is provided "AS IS" without warranty, and the user assumes all liability for any errors or omissions. Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

ITEM-1

NEIGHBORING PARCELS:**LEGAL DESCRIPTION:**

Parcel # 15-3N-24-2320-0017-0020

**A PORTION OF LOTS 17 AND 18, JOSEPH DUNNS FRUIT AND TRUCK FARMS,
SECTION 15, TOWNSHIP 3 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA.**

*According to Plat recorded in the Public Records of said County, in
Deed Book "B"-10", Page 48.*

*Being also the same lands described in Deed recorded in the afore-
said Public Records, in Official Records Book 122, Page 204.*

Said portion being more particularly described as follows: **BEGIN**
at a found broken concrete monument for the Southeast corner of Lot 18
and run South $80^{\circ}-41'-13''$ West along the Southerly line of Lot 18
as found to be monumented and occupied, a distance of 545.06' feet
to a found concrete monument on the Easterly right-of-way line of
U. S. Highway No. 1 (a 150.0' foot R/W); run thence North $52^{\circ}-50'-45''$
West along said right-of-way, a distance of 832.39' feet to a found
 $5/8''$ iron pin with cap stamped No. 2445; run thence North $60^{\circ}-31'-$
 $06''$ East along found monumented and occupied line, a distance of
291.20' feet to a found $5/8''$ iron pin with cap stamped No. 2445 on
the Northerly line of Lot 17 aforementioned; run thence North $88^{\circ}-$
 $23'-11''$ East along said Northerly line as found to be monumented and
occupied, a distance of 944.09' feet to a found $3/4''$ iron pipe at
the Northeast corner of said Lot 17; run thence South $0^{\circ}-58'$ East
along the Easterly line of Lots 17 and 18, aforementioned as found to
be monumented and occupied, a distance of 660.24' feet to the **POINT
OF BEGINNING.**

TOGETHER WITH:

Parcel # 15-3N-24-2320-0019-0010

PARCEL 1: That certain piece, parcel or tract of land situate, lying and being in the County of Nassau and State of Florida, known and described as: Lot 19 in Section 15, Township 3 North, Range 24 East, according to plat of JOSEPH DUNN'S FRUIT & TRUCK FARMS, recorded in Deed Book B-10, page 48, excepting therefrom any portion thereof lying within the right of way of State Road No. 200.

PARCEL 2: Those certain tracts, pieces or parcels of land situate, lying and being in Section 15 and 22, Township 3 North, Range 24 East, Nassau County, Florida, according to a plat recorded in Deed Book B-10, page 48 of the public records of Nassau County, Florida, being all of Lots 25 through 33, inclusive, in Section 22, and all of Lot 20 in Section 15, EXCEPT that portion which has already been taken for U. S. Highway No. 1, SUBJECT to covenants, conditions, restrictions and easements of record.

TO INCLUDE:

All that certain lot, piece, or parcel of land situate, lying and being in the County of Nassau and State of Florida and being further described as follows:

That certain piece, parcel or tract of land situate, lying and being in the County of Nassau and State of Florida, known and described as: That portion of Lots Nineteen (19) and Twenty (20), lying Easterly of Highway U.S. #1, 23 and 301, in Section Fifteen (15), Township Three (3) North, Range Twenty-four (24) East, according to plat of Joseph Dunn's Fruit and Truck Farms recorded in Deed Book B-10, page 48 of the public records of Nassau County, Florida.

ALSO BEING DESCRIBED AS:

SURVEYOR'S DESCRIPTION:

A portion of Section 15, Township 3 North, Range 24 East, lying in Nassau County, Florida, being more particularly described as follows:

Beginning at the intersection of the West Right-of-Way line of Bossman Lane, a 40 foot Right-of-Way per Dunn's Fruit and Truck Farms, according to the plat thereof, as recorded in Deed Book B-10, Page 48 of the Public Records of Nassau County, Florida and the Northeastery Right-of-Way line of U.S. Highway No. 1 (State Road No. 15), a 150 foot Right-of-Way per State of Florida State Road Department Right-of-Way Map Section 7403-(202) and 203; thence run North 52°23'02" West along said northeasterly Right-of-Way line, a distance of 693.33 feet; thence departing said Northeastery Right-of-Way line, run North 89°19'35" East, a distance of 544.96 feet to a point on aforesaid West Right-of-Way line; thence run South 00°54'35" East along said West Right-of-Way line, a distance of 429.65 feet to the Point of Beginning.

Said lands contains 117,070 square feet, or 2.69 acres, more or less.

SMMC
SURVEYING & MAPPING CORPORATION
14001 W. BOULEVARD, SUITE 100
FORT MYERS, FLORIDA 33907
TEL: 888-382-4664 FAX: 888-382-4664
WWW.SMMC.COM

DATE	08/05/2013
BY	MOHAMMAD, M. MOHAMMAD
PROJECT NUMBER	14111111
SHEET NUMBER	10
TOTAL SHEETS	15

Boundary Survey
0 U.S. HIGHWAY 1
HILLIARD, FLORIDA 32046
LOFTY DEVELOPMENT, LLC

BOUNDARY SURVEY

0 U.S. HIGHWAY 1, HILLIARD, FLORIDA 32046



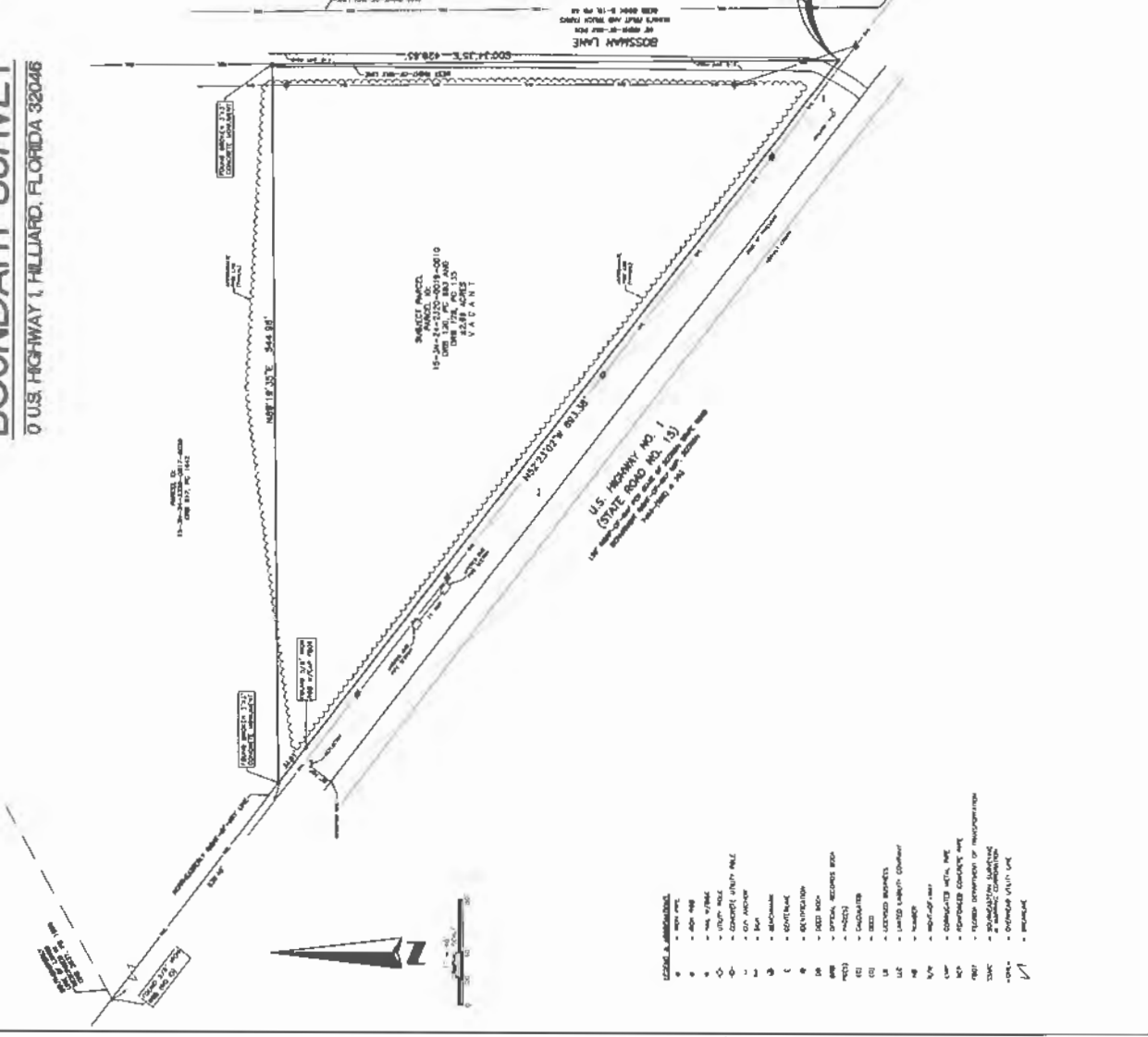
1. PURPOSE OF SURVEY: The purpose of this survey is to determine the boundary lines of the property described in the plat of the subject tract, and to establish the location of the boundary lines relative to the adjacent property.

2. DESCRIPTION OF PROPERTY: The subject tract is a portion of a larger tract of land, as described in the plat of the subject tract, and is situated in the County of Hillsborough, State of Florida.

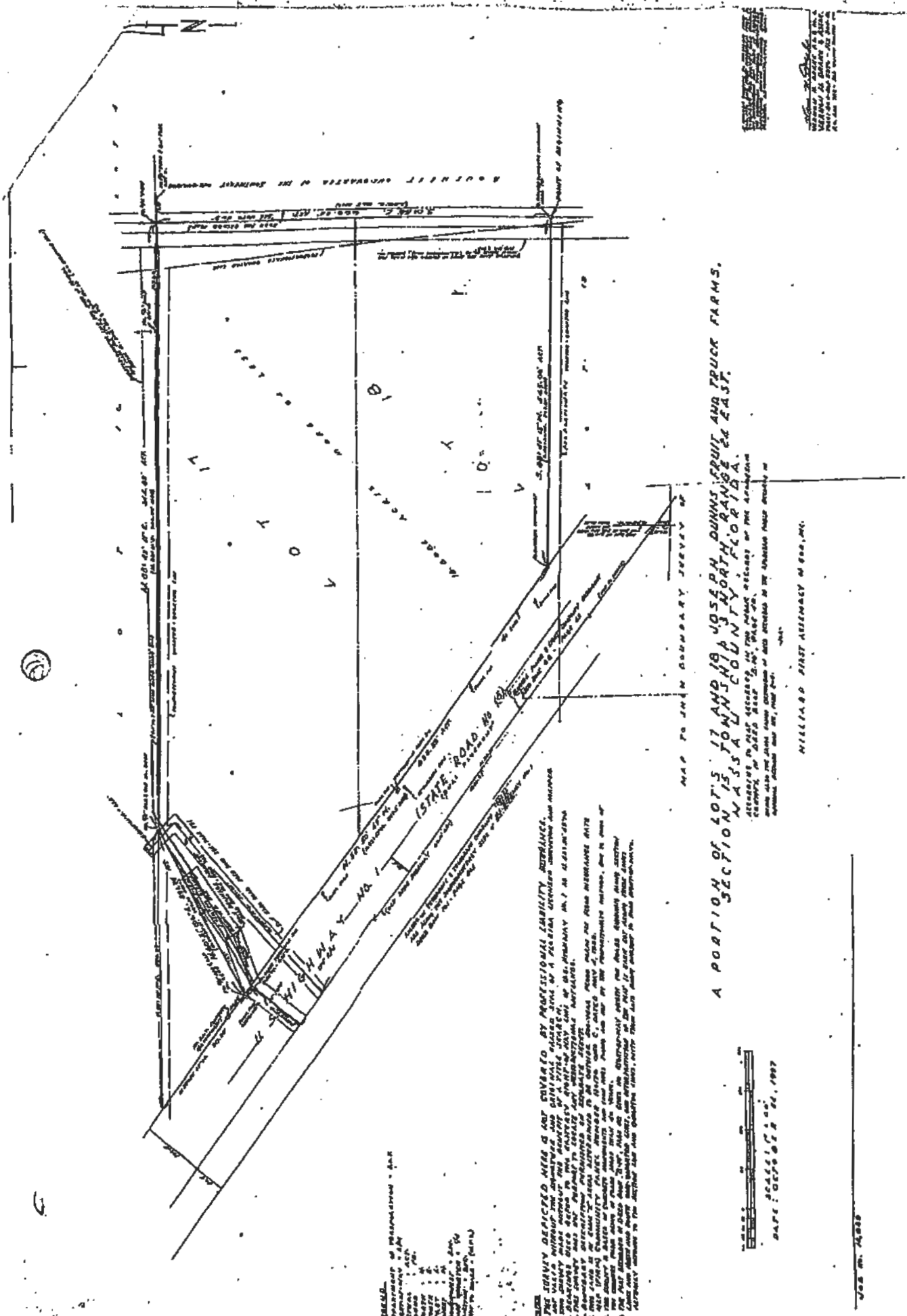
3. METHODS AND PROCEDURES: The survey was conducted using modern electronic distance measuring equipment (EDM) and total station. The survey was conducted in accordance with the Florida Surveying Code and the standards of the Florida Board of Surveying.

4. RESULTS: The boundary lines of the property have been determined and are shown on the attached plat. The boundary lines are as follows:

- 1. The boundary line between the subject tract and the adjacent property to the north is a straight line, 127.00 feet in length, bearing S 89° 59' 51" W.
- 2. The boundary line between the subject tract and the adjacent property to the east is a straight line, 127.00 feet in length, bearing S 89° 59' 51" W.
- 3. The boundary line between the subject tract and the adjacent property to the south is a straight line, 127.00 feet in length, bearing S 89° 59' 51" W.
- 4. The boundary line between the subject tract and the adjacent property to the west is a straight line, 127.00 feet in length, bearing S 89° 59' 51" W.



Robert W Gardner
 Surveyor
 License No. 111520
 State of Florida



A PORTION OF LOT'S 17 AND 18 JOSEPH DUNN, FRUIT AND TRUCK FARMS.
 SECTION 15, TOWNSHIP NORTH CO. RANGE 2 & EAST.

DATE: OCT 24, 1927

MILLARD FIRST ASSEMBLY OF GOD, INC.

APPROVED BY MEASUREMENT - G. R.
 APPROVED BY MEASUREMENT - G. R.
 APPROVED BY MEASUREMENT - G. R.
 APPROVED BY MEASUREMENT - G. R.
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 APPROVED BY MEASUREMENT - G. R.
 APPROVED BY MEASUREMENT - G. R.
 APPROVED BY MEASUREMENT - G. R.

THE SURVEY DEPICTED HEREIN WAS DIVIDED BY PROFESSIONAL LIABILITY INSURANCE.
 THE SURVEYOR ASSUMES NO LIABILITY FOR THE ACCURACY OF THE SURVEY.
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THE FINANCIAL NEWS CORP.—180

STATUTORY WARRANTY DEED

RECORDED JUL 18 1972

Warranty Deed

OFFICIAL RECORDS

BOOK 128 PAGE 135

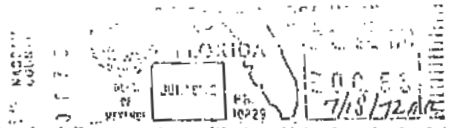
THIS INDENTURE, Made this 11th day of July, A.D. 1972 BETWEEN
KENNETH W. WALKER and BETTY A. WALKER, his wife,
of the County of Duval, State of Florida, parties of the first part, and

RICHARD E. WALKER, 6316 Victoria Park Court, Jacksonville,
of the County of Duval, State of Florida, party of the second part,
WITNESSETH: That the said parties of the first part, for and in consideration of the sum of
TEN AND NO/100----- (\$10.00)----- Dollars,
to them in hand paid by the said party of the second part, the receipt whereof is hereby acknow-
ledged, have granted, bargained and sold to the said party of the second part,
his heirs and assigns forever, the following described land, situate, lying and being in the
County of Nassau, State of Florida, to wit:

PARCEL 1: That certain piece, parcel or tract of land situate, lying and
being in the County of Nassau and State of Florida, known and described as
Lot 19 in Section 15, Township 3 North, Range 24 East, according to plat o
JOSEPH DUNN'S FRUIT & TRUCK FARMS, recorded in Deed Book B-10, page 48,
excepting therefrom any portion thereof lying within the right of way of
State Road No. 200.

PARCEL 2: Those certain tracts, pieces or parcels of land situate, lying
and being in Section 15 and 22, Township 3 North, Range 24 East, Nassau
County, Florida, according to a plat recorded in Deed Book B-10, page 48
of the public records of Nassau County, Florida, being all of Lots 25
through 33, inclusive, in Section 22, and all of Lot 20 in Section 15,
EXCEPT that portion which has already been taken for U. S. Highway No. 1.
SUBJECT to covenants, conditions, restrictions and easements of record.

This instrument was prepared by:
ROBERT G. ALEXANDER, Attorney
1502 Barnett Bank Bldg.
Jacksonville, Fla.



And the said parties of the first part do hereby fully warrant the title to said land, and will defend
the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and
seals the day and year first above written.

SIGNED AND SEALED IN OUR PRESENCE:

Robert G. Alexander
Sylvia E. Bosley

Kenneth W. Walker (SEAL)
KENNETH W. WALKER
Betty A. Walker (SEAL)
BETTY A. WALKER

STATE OF FLORIDA
COUNTY OF DUVAL



Before me personally appeared KENNETH W. WALKER

and BETTY A. WALKER, his wife, to me well known
and known to me to be the individuals described in and who executed the foregoing instrument, and
acknowledged to and before me that they executed the same for the purposes therein expressed.

WITNESS my hand and official seal this 11th day of July
1972 at Jacksonville, County and State aforesaid.

5777
1972 JUL 16 PM 1:17
CLERK OF DISTRICT COURT
NASSAU COUNTY, FLA.

Robert G. Alexander
Notary Public in and for the County and State Aforesaid.
My commission expires:
Jan 6, 1975

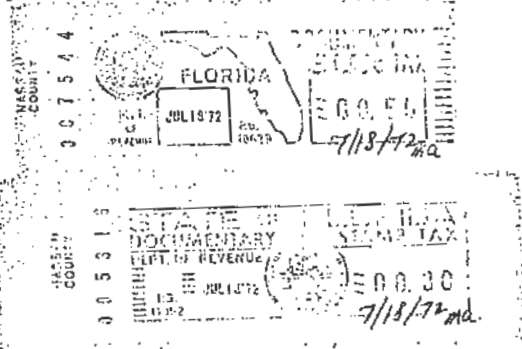
RICHARD E. WALKER, 6316 Victoria Park Court, Jacksonville,

of the County of Duval, State of Florida, part y of the second part,
WITNESSETH: That the said parties of the first part, for and in consideration of the sum of
TEN AND NO/100----- (\$10.00)----- Dollars,
to them in hand paid by the said part y of the second part, the receipt whereof is hereby acknow-
ledged, have granted, bargained and sold to the said part y of the second part,
his heirs and assigns forever, the following described land, situate, lying and being in the
County of Nassau, State of Florida, to wit:

The North half (N½) of the Southwest quarter (SW¼) of the South half
(S½) of the Northwest quarter (NW¼) of Section 33, Township 5 North,
Range 24 East, according to current public records of Nassau County,
Florida, containing 160 acres, more or less.

Return in!
This Instrument was Prepared by:
ROBERT G. ALEXANDER, Attorney
409 1502-Barnett Bank Bldg.
Jacksonville, Fla.

155
115



And the said parties of the first part do hereby fully warrant the title to said land, and will defend
the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and
seals the day and year first above written.

SIGNED AND SEALED IN OUR PRESENCE:

[Handwritten signatures]

[Handwritten signature] (SEAL)
KENNETH W. WALKER
[Handwritten signature] (SEAL)
BETTY A. WALKER

_____ (SEAL)
_____ (SEAL)

STATE OF FLORIDA
COUNTY OF Duval } ss.

Before me personally appeared KENNETH W. WALKER
and BETTY A. WALKER, his wife, to me well known
and known to me to be the individual(s) described in and who executed the foregoing instrument, and
acknowledged to and before me that they executed the same for the purposes therein expressed.

WITNESS my hand and official seal this 11th day of July
1972, at Jacksonville, County and State aforesaid.

5778
FILED AND RECORDED
IN OFFICE
1972 JUL 18 PM 1:18
CLERK OF DISTRICT COURT
JACKSONVILLE, FLA.

[Handwritten signature]
Notary Public in and for the County and State Aforesaid.
My commission expires: Jan 6, 1973

DEC 24 1997

THIS INSTRUMENT PREPARED BY:
Lawrence J. Bernard
Lawrence J. Bernard, Attorney at Law
1403 Dunn Avenue, Suite 20
Jacksonville, Florida 32218

* RECORD AND RETURN TO:
Lawrence J. Bernard, Attorney at Law
1403 Dunn Avenue, Suite 20
Jacksonville, Florida 32218

RE PARCEL ID #: 15-27-2320-0017-0010
BUYER'S TIN:

11cc. 15.00
Obx. 14.75
575.00

FOR RECORDER
BK 0817 PG 1642
OFFICIAL RECORDS
Florida Documentary Stamp tax required by law in the amount of \$ <u>560.00</u> Certificate of Registration No. <u>2004 01</u> Date <u>12-24-97</u> <u>Jm. Oxyer, Jr./ml</u> Clerk Circuit Court Nassau County Florida

WARRANTY DEED

THIS WARRANTY DEED made this 14th day of November, 1997 by Monroe E. Rowe and Madeline K. Rowe, his wife, hereinafter called Grantor, and whose address is Rt. 1, Box 1285, Hilliard, Florida 32046 to Hilliard First Assembly of God, Inc., a Florida corporation, hereinafter called Grantee and whose address is P.O. Box 670, Hilliard, Florida 32046.

(Wherever used herein the term "grantor" and "grantee" include all the parties to this instrument and their legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of Ten and NO/100 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate, lying and being in Nassau County, Florida, viz:

See Exhibit A attached hereto and by this reference incorporated hereto and made a part hereof.

SUBJECT TO taxes accruing subsequent to December 31, 1997.

SUBJECT TO covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

TOGETHER with all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

136935

BK 0817 PG 1643
OFFICIAL IN CHARGE

Signed, sealed and delivered in our presence:

Lawrence J. Bernard
Witness Signature

LAWRENCE J. BERNARD
Witness Printed Signature

Rhonda Jarvis
Witness Signature

RHONDA JARVIS
Witness Printed Signature

Monroe E. Rowe
Monroe E. Rowe

Madeline K. Rowe
Madeline K. Rowe

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 14th day of November, 1997 by Monroe E. Rowe and Madeline K. Rowe, his wife. He/She is personally known to me or has produced FLORIDA DRIVERS LICENSE as identification.

Notary Public, State and County aforesaid
Lawrence J. Bernard
Notary Signature

LAWRENCE J. BERNARD
Notary Printed Signature

(Title or Rank)

(Serial No., if any)

OFFICIAL NOTARY SEAL
LAWRENCE J. BERNARD
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC37376
MY COMMISSION EXP. APR. 30, 1998

EXHIBIT A

BK 0817 PG 1644

OFFICIAL RECORDS

A PORTION OF LOTS 17 AND 18, JOSEPH DUNNS FRUIT AND TRUCK FARMS,
SECTION 15, TOWNSHIP 3 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA.

According to Plat recorded in the Public Records of said County, in
Deed Book "U"-10", Page 48.

Being also the same lands described in Deed recorded in the afore-
said Public Records, in Official Records Book 122, Page 204.

Said portion being more particularly described as follows: BEGIN
at a found broken concrete monument for the Southeast corner of Lot
18 and run South $80^{\circ}-41'-13''$ West along the Southerly line of Lot 18
as found to be monumented and occupied, a distance of 545.06' feet
to a found concrete monument on the Easterly right-of-way line of
U. S. Highway No. 1 (a 150.0' foot R/W); run thence North $52^{\circ}-50'-45''$
West along said right-of-way, a distance of 832.39' feet to a found
 $5/8''$ iron pin with cap stamped No. 2445; run thence North $60^{\circ}-31'-$
 $06''$ East along found monumented and occupied line, a distance of
291.20' feet to a found $5/8''$ iron pin with cap stamped No. 2445 on
the Northerly line of Lot 17 aforementioned; run thence North $88^{\circ}-$
 $23'-11''$ East along said Northerly line as found to be monumented and
occupied, a distance of 944.09' feet to a found $3/4''$ iron pipe at
the Northeast corner of said Lot 17; run thence South $0^{\circ}-58'$ East
along the Easterly line of Lots 17 and 18, aforementioned as found to
be monumented and occupied, a distance of 660.24' feet to the POINT
OF BEGINNING.

9729478

57 DEC 24 AM 12:33

mk



AGENDA ITEM REPORT TOWN OF HILLIARD, FLORIDA

TO: Planning & Zoning Board Public Hearing Meeting Date: July 09, 2024

FROM: ***Lee Anne Wollitz – Land Use Administrator***

SUBJECT: Planning and Zoning Board recommendation to the Town Council for approval of Ordinance 2024-08, to Rezone Parcel ID No. 15-3N-24-2380-0017-0020 and 15-3N-24-2320-0019-0010.
For applicant Courtney Gaver, 37074 Cosmos Trail LLC.

BACKGROUND:

Mrs. Courtney Gaver has submitted an application to rezone the property with the Parcel ID No. 15-3N-24-2380-0017-0020 and 15-3N-24-2320-0019-0010.

This Property is 16.32 acres that lies at the east side of US Hwy 1 and south of Cosmos Trail. The property has a Zoning designation of Nassau County, Open Rural. The Owner is proposing to change the zoning designation of the property to C-1 Commercial after the approval of proposed Ordinance 2024-06 for Voluntary Annexation.

An application for Voluntary Annexation as well as a Small Scale FLUM change application accompanies this property.

Applicant has provided all required documentation and complied with all requests of staff, council and board members as addressed through workshops, email communications, and phone calls.

Parcel ID 15-3N-24-2320-0017-0020, 14.0 acres currently owned by Hilliard First Assembly of God Inc. has RV hookups for guest speakers and have requested of the Town Council that they be allowed to keep those hook ups.

Parcel ID 15-3N-24-2320-0019-0010. 2.32 acres currently owned by Richard and Cecelia Walker, is currently vacant. The property owner has made no special request to the Town Council.

FINANCIAL IMPACT:

None, the applicant is required to pay all application, advertising, and review fees.

RECOMMENDATION:

Staff recommendation to the Planning and Zoning Board to recommend to the Town Council approval of Ordinance 2024-08 to include allowance of Hilliard First Assembly of God Inc. to keep their existing RV hookups.

ORDINANCE NO. 2024-08

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF HILLIARD, FLORIDA, A MUNICIPAL CORPORATION, CHANGING THE ZONING DESIGNATION FROM NASSAU COUNTY ZONING OPEN RURAL TO TOWN ZONING C-1, GENERAL COMMERCIAL DISTRICT; FOR THE 16.32 ACRE PARCELS MORE OR LESS; LOCATED ON THE EAST SIDE OF US HWY 1 AND SOUTH OF COSMOS TRAIL, HILLIARD, FL, NASSAU COUNTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the requested zoning change requires a change from the Nassau County zoning designation of Open Rural to the Town Zoning designation of C-1, General Commercial District; and

WHEREAS, the existing Comprehensive Plan future land use designation is Commercial; and

WHEREAS, the requested zoning change is consistent with the Comprehensive Plan per Ordinance No. 2024-07, and the public interest; and

WHEREAS, the Planning and Zoning Board approved the zoning change request at their July 9, 2024, regular meeting; and

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF HILLIARD, FLORIDA, AS FOLLOWS:

SECTION 1. PROPERTY INVOLVED. The properties in question for this zoning district change consists of 16.32 acres, more or less; and is located on the east side of U.S. Highway 1 and is south of Cosmos Trail, Hilliard, FL, known as Nassau County Parcel No. 15-3N-24-2320-0017-0020 and Parcel No. 15-3N-24-2320-0019-0010.

SECTION 2. ZONING CHANGE. For the properties in question the zoning district change is from Nassau County Open Rural to Town of Hilliard C-1, General Commercial District.

SECTION 3. EFFECTIVE DATE. This ordinance shall take effect immediately upon its final adoption.

ADOPTED this ____ day of _____, _____, by the Hilliard Town Council, Hilliard, Florida.

Kenneth A. Sims, Sr.
Council President

ATTEST:

Lisa Purvis
Town Clerk

APPROVED:

John P. Beasley
Mayor

Planning & Zoning Boards Signs Posted:	June 7, 2024
Planning & Zoning Board Publication:	June 19, 2024
Town Council First Reading:	June 20, 2024
Town Council First Publication:	July 3, 2024
Planning & Zoning Board Public Hearing:	July 9, 2024
Planning & Zoning Boards Report:	August 1, 2024
Town Council First Public Hearings:	August 1, 2024
Town Council Second Publication:	August 14, 2024
Town Council Second Public Hearings:	September 5, 2024
Town Council Second & Final Reading:	September 5, 2024

NEIGHBORING PARCELS:**LEGAL DESCRIPTION:**

Parcel # 15-3N-24-2320-0017-0020

A PORTION OF LOTS 17 AND 18, JOSEPH DUNNS FRUIT AND TRUCK FARMS, SECTION 15, TOWNSHIP 3 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA.

According to Plat recorded in the Public Records of said County, in Deed Book "B"-10", Page 48.

Being also the same lands described in Deed recorded in the afore-said Public Records, in Official Records Book 122, Page 204.

Said portion being more particularly described as follows: BEGIN at a found broken concrete monument for the Southeast corner of Lot 18 and run South $88^{\circ}-41'-13''$ West along the Southerly line of Lot 18 as found to be monumented and occupied, a distance of 545.06' feet to a found concrete monument on the Easterly right-of-way line of U. S. Highway No. 1 (a 150.0' foot R/W); run thence North $52^{\circ}-50'-45''$ West along said right-of-way, a distance of 832.39' feet to a found $5/8''$ iron pin with cap stamped No. 2445; run thence North $60^{\circ}-31'-06''$ East along found monumented and occupied line, a distance of 291.20' feet to a found $5/8''$ iron pin with cap stamped No. 2445 on the Northerly line of Lot 17 aforementioned; run thence North $88^{\circ}-23'-11''$ East along said Northerly line as found to be monumented and occupied, a distance of 944.09' feet to a found $3/4''$ iron pipe at the Northeast corner of said Lot 17; run thence South $0^{\circ}-58'$ East along the Easterly line of Lots 17 and 18, aforementioned as found to be monumented and occupied, a distance of 660.24' feet to the POINT OF BEGINNING.

TOGETHER WITH:

Parcel # 15-3N-24-2320-0019-0010

PARCEL 1: That certain piece, parcel or tract of land situate, lying and being in the County of Nassau and State of Florida, known and described as: Lot 19 in Section 15, Township 3 North, Range 24 East, according to plat of JOSEPH DUNN'S FRUIT & TRUCK FARMS, recorded in Deed Book B-10, page 48, excepting therefrom any portion thereof lying within the right of way of State Road No. 200.

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TO INCLUDE:

All that certain lot, piece, or parcel of land situate, lying and being in the County of Nassau and State of Florida and being further described as follows:

That certain piece, parcel or tract of land situate, lying and being in the County of Nassau and State of Florida, known and described as: That portion of Lots Nineteen (19) and Twenty (20), lying Easterly of Highway U.S. #1, 23 and 301, in Section Fifteen (15), Township Three (3) North, Range Twenty-four (24) East, according to plat of Joseph Dunn's Fruit and Truck Farms recorded in Deed Book B-10, page 48 of the public records of Nassau County, Florida.

ALSO BEING DESCRIBED AS:

SURVEYORS DESCRIPTION:

A portion of Section 15, Township 3 North, Range 24 East, lying in Nassau County, Florida, being more particularly described as follows:

Beginning at the intersection of the West Right-of-Way line of Bossman Lane, a 40 foot Right-of-Way per Dunn's Fruit and Truck Farms, according to the plat thereof, as recorded in Deed Book B-10, Page 48 of the Public Records of Nassau County, Florida and the Northeasterly Right-of-Way line of U.S. Highway No. 1 (State Road No. 15), a 150 foot Right-of-Way per State of Florida State Road Department Right-of-Way Map Section 7403-(202) and 203; thence run North 52°23'02" West along said Northeasterly Right-of-Way line, a distance of 693.38 feet; thence departing said Northeasterly Right-of-Way line, run North 89°19'35" East, a distance of 544.96 feet to a point on aforesaid West Right-of-Way line; thence run South 00°34'35" East along said West Right-of-Way line, a distance of 429.65 feet to the Point of Beginning.

Said lands contains 117,070 square feet, or 2.69 acres, more or less.



DATE: June 13, 2024
 TO: Nassau County Record
 FROM: Elise Earnest, Town of Hilliard
 RE: Legal Advertisement

Please publish the following advertisement in your legal section of your June 19, 2024, edition. Please forward it to me for proof prior to publishing it in the newspaper. Please send proof of publication and invoice to the Town of Hilliard.

NOTICE OF PROPOSED REZONING

PUBLIC HEARING

The Town of Hilliard Planning and Zoning Board will hold a Public Hearing on Tuesday, July 9, 2024, in the Hilliard Town Hall Council Chambers, located at 15859 West County Road 108, Hilliard, Florida to hear input on the following Ordinance:

ORDINANCE NO. 2024-08

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF HILLIARD, FLORIDA, A MUNICIPAL CORPORATION, CHANGING THE ZONING DESIGNATION FROM NASSAU COUNTY ZONING OPEN RURAL TO TOWN ZONING C-1, GENERAL COMMERCIAL DISTRICT; FOR THE 16.32 ACRE PARCELS MORE OR LESS; LOCATED ON THE EAST SIDE OF US HWY 1 AND SOUTH OF COSMOS TRAIL, HILLIARD, FL, NASSAU COUNTY; AND PROVIDING AN EFFECTIVE DATE.

All interested parties may appear at the meeting and be heard with respect to the proposed Ordinance No. 2024-08. A recommendation/report regarding the proposed Ordinance shall then be provided to the Hilliard Town Council at their August 1, 2024, regular meeting. A copy of the Ordinance which is proposed for adoption is available for inspection and copying in the office of the Town Clerk during normal business hours 9:00 a.m. to 5:00 p.m., Monday through Friday or at www.townofhilliard.com.

PURSUANT TO THE REQUIREMENTS OF F.S. 286.0105, the following notification is given: If a person decides to appeal any decision made by the Planning & Zoning Board or the Town Council with respect to any matter considered at such meeting, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

Persons with a disability requiring accommodations in order to participate in this proceeding should contact the Town Clerk at (904) 845-3555 at least seventy-two (72) hours in advance to request such accommodations.

Lisa Purvis, MMC, Town Clerk
Lee Anne Wollitz, Hilliard Land Use Administrator



Rezoning Application

FOR OFFICE USE ONLY

P & Z File # _____

Application Fee: _____

Filing Date: _____ Acceptance Date: _____

Review Date: P & Z _____ TC _____

A. PROJECT

1. Project Name: Lofty Cosmos (Neighboring Parcels)
2. Address of Subject Property: 550920 US Highway 1 & U.S. Highway 1, Hilliard, FL 32046
3. Location: On the north side of U.S. Highway 1 Street/Ave between Cosmos Trail and Bossman Lane Streets/Avenues
4. Parcel Number(s): 15-3N-24-2320-0017-0020 & 15-3N-24-2320-0019-0010
5. Existing Use of Property: Church w/ 7 RV spots/hookups & vacant/timberland
6. Future Land Use Map Designation: Medium Density (Nassau County)
7. Existing Zoning Designation: Open Rural (Nassau County)
8. Proposed Zoning Designation: General Commercial District (C-1)
9. Acreage: 16.32 acres (14.0 acres & 2.32 acres)
10. Reason for Rezoning: Assigning Town of Hilliard zoning classification upon approval of annexation.

B. APPLICANT

1. Applicant's Status Owner (title holder) Agent
2. Name of Applicant(s) or Contact Person(s): Courtney P. Gaver Title: Attorney
Company (if applicable): Rogers Towers, P.A.
Mailing address: 1301 Riverplace Blvd., Suite 1500
City: Jacksonville State: FL ZIP: 32207
Telephone: (904) 473-1388 FAX: (904) 396-0663 e-mail: cgaver@rtlaw.com
3. If the applicant is agent for the property owner* Parcel # 15-3N-24-2320-0017-0020
Name of Owner (titleholder): Hilliard First Assembly of God, Inc. c/o Pastor Arlie Johns
P.O. Box 670
Mailing address: _____
City: Hilliard State: FL ZIP: 32046
Telephone: (904) 845-2642 FAX: () e-mail: hilliardag@hilliardag.com

* Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.
Parcel # 15-3N-24-2320-0019-0010
Name of Owner (titleholder): Richard & Cecelia Walker
Mailing Address: P.O. Box 6, Hilliard, FL 32046
Telephone: _____ E-mail: _____

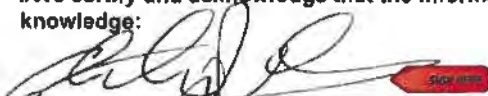
C. ATTACHMENTS

1. Statement of proposed change, including a map showing the proposed zoning change and zoning designations on surrounding properties
2. A current aerial map (Maybe obtained from the Nassau County Property Appraiser.)
3. Plat of the property (Maybe obtained from the Nassau County Property Appraiser.)
4. Legal description with tax parcel number.
5. Boundary survey
6. Warranty Deed or the other proof of ownership
7. Fee.
 - a. \$1000
 - b. All applicants must pay the cost of postage, signs, advertisements and the fee for any outside consultants.

No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any fees necessary for technical review or additional reviews of the application by a consultant will be billed to the applicant at the rate of the reviewing entity. The invoice for of postage, signs, advertlsement, outside consultants shall be paid in full prior to any action of any kind on the application by the Planning and Zoning Board.

All 7 attachments are required for a complete application. A completeness review of the application will be conducted within ten (10) business days of receipt of the application and required attachments. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge:


 Signature of Applicant

 Signature of Co-applicant

Arlie Johns
 Typed or printed name and title of applicant

N/A
 Typed or printed name of co-applicant

11-2-23
 Date

 Date

State of Florida County of Nassau

The foregoing application is acknowledged before me this 2nd day of November, 2023 by _____

Arlie Johns, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL Diana Hinson

Signature of Notary Public, State of Florida





C. ATTACHMENTS

1. Statement of proposed change, including a map showing the proposed zoning change and zoning designations on surrounding properties
2. A current aerial map (Maybe obtained from the Nassau County Property Appraiser.)
3. Plat of the property (Maybe obtained from the Nassau County Property Appraiser.)
4. Legal description with tax parcel number.
5. Boundary survey
6. Warranty Deed or the other proof of ownership
7. Fee.
 - a. \$1000
 - b. All applicants must pay the cost of postage, signs, advertisements and the fee for any outside consultants.

No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any fees necessary for technical review or additional reviews of the application by a consultant will be billed to the applicant at the rate of the reviewing entity. The invoice for of postage, signs, advertisement, outside consultants shall be paid in full prior to any action of any kind on the application by the Planning and Zoning Board.

All 7 attachments are required for a complete application. A completeness review of the application will be conducted within ten (10) business days of receipt of the application and required attachments. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge:

 
Signature of Applicant

 
Signature of Co-applicant

Richard Walker
Typed or printed name and title of applicant

Cecelia A. Walker
Typed or printed name of co-applicant

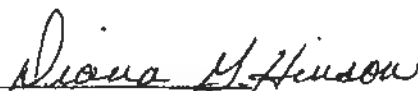
11-2-2023
Date

11-2-2023
Date

State of Florida County of Nassau

The foregoing application is acknowledged before me this 2nd day of November, 2023 by Richard Walker

Cecelia A. Walker, who is/are personally known to me, or who has/have produced FL Drivers License as identification.

NOTARY SEAL 

Signature of Notary Public, State of Florida



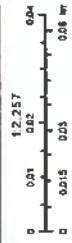
ATTACHMENT 1**Statement of Proposed Change**

This application is a conventional rezoning application for 16.31 acres north of U.S. Highway 1 (together, the “Property”) having Nassau County Parcel Identification Nos. 15-3N-24-2320-0017-0020 and 15-3N-24-2320-0019-0010, to rezone the Property from Open Rural (Nassau County) to General Commercial District (C-1). The application is a companion application to applications to (i) annex the Property into the Town of Hilliard along with 21.03 acres adjacent to the Property owned by 3074 Cosmos Trail, LLC and having Nassau County Parcel Identification No. 15-3N-24-2320-0017-0010 (the “PUD Parcel”), (ii) change the Future Land Use Map (“FLUM”) designation of the Property and PUD Parcel from Medium Density (Nassau County) to High Density Residential and Commercial to develop a mix of multi-family residential and commercial uses, and (iii) rezone the PUD Parcel from Open Rural (Nassau County) to Planned Unit Development zoning. As it relates to Parcel No. 15-3N-24-2320-0017-0020, the Applicant intends to maintain the existing use of that parcel as a church with seven (7) recreational vehicles spots and hookups, and has no immediate plan regarding how Parcel No. 15-3N-24-2320-0019-0010 will be developed in the future, it being understood that future development shall comply with the C-1 rezoning criteria of the Town of Hilliard Land Development Zoning Regulations.

Aerial 15-3N-24-2320-0019-0010



December 18, 2023



WARNING: THIS IS NOT A SURVEY
This map is prepared for informational purposes only and does not constitute a survey. It is based on aerial photography, public records, and other available information. The user of this map is hereby notified that the information is not guaranteed to be accurate and that the user assumes all responsibility for the information contained on this map. Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Aerial (15-3N-24-2320-0017-0020)



14.514
0.04
0.08
0.12 mi

WARNING: THIS IS NOT A SURVEY.
This map is prepared for the inventory of real property found within this jurisdiction and is compiled from recorded deeds, plats, and other public records and data. Users of this map are hereby notified that the abridgements of public primary information are not a substitute for a professional survey. The user assumes all responsibility for the information contained on this map. Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

ITEM-2

December 18, 2023

NEIGHBORING PARCELS:

LEGAL DESCRIPTION:

Parcel # 15-3N-24-2320-0017-0020

A PORTION OF LOTS 17 AND 18, JOSEPH DUNNS FRUIT AND TRUCK FARMS,
SECTION 15, TOWNSHIP 3 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA.

According to Plat recorded in the Public Records of said County, in
Deed Book "B"-10", Page 40.

Being also the same lands described in Deed recorded in the afore-
said Public Records, in Official Records Book 122, Page 204.

Said portion being more particularly described as follows: BEGIN
at a found broken concrete monument for the Southeast corner of Lot
18 and run South $80^{\circ}-41'-13''$ West along the Southerly line of Lot 18
as found to be monumented and occupied, a distance of 545.06' feet
to a found concrete monument on the Easterly right-of-way line of
U. S. Highway No. 1 (a 150.0' foot R/W); run thence North $52^{\circ}-50'-45''$
West along said right-of-way, a distance of 832.39' feet to a found
 $5/8''$ iron pin with cap stamped No. 2445; run thence North $60^{\circ}-31'-$
 $06''$ East along found monumented and occupied line, a distance of
291.20' feet to a found $5/8''$ iron pin with cap stamped No. 2445 on
the Northerly line of Lot 17 aforementioned; run thence North $88^{\circ}-$
 $23'-11''$ East along said Northerly line as found to be monumented and
occupied, a distance of 944.09' feet to a found $3/4''$ iron pipe at
the Northeast corner of said Lot 17; run thence South $0^{\circ}-58'$ East
along the Easterly line of Lots 17 and 18, aforementioned as found to
be monumented and occupied, a distance of 660.24' feet to the POINT
OF BEGINNING.

TOGETHER WITH:

Parcel # 15-3N-24-2320-0019-0010

PARCEL 1: That certain piece, parcel or tract of land situate, lying and being in the County of Nassau and State of Florida, known and described as: Lot 19 in Section 15, Township 3 North, Range 24 East, according to plat of JOSEPH DUNN'S FRUIT & TRUCK FARMS, recorded in Deed Book B-10, page 48, excepting therefrom any portion thereof lying within the right of way of State Road No. 200.

PARCEL 2: Those certain tracts, pieces or parcels of land situate, lying and being in Section 15 and 22, Township 3 North, Range 24 East, Nassau County, Florida, according to a plat recorded in Deed Book B-10, page 48 of the public records of Nassau County, Florida, being all of Lots 25 through 33, inclusive, in Section 22, and all of Lot 20 in Section 15, EXCEPT that portion which has already been taken for U. S. Highway No. 1. SUBJECT to covenants, conditions, restrictions and easements of record.

TO INCLUDE:

All that certain lot, piece, or parcel of land situate, lying and being in the County of Nassau and State of Florida and being further described as follows:

That certain piece, parcel or tract of land situate, lying and being in the County of Nassau and State of Florida, known and described as: That portion of Lots Nineteen (19) and Twenty (20), lying Easterly of Highway U.S. #1, 23 and 301, in Section Fifteen (15), Township Three (3) North, Range Twenty-four (24) East, according to plat of Joseph Dunn's Fruit and Truck Farm recorded in Deed Book B-10, page 48 of the public records of Nassau County, Florida.

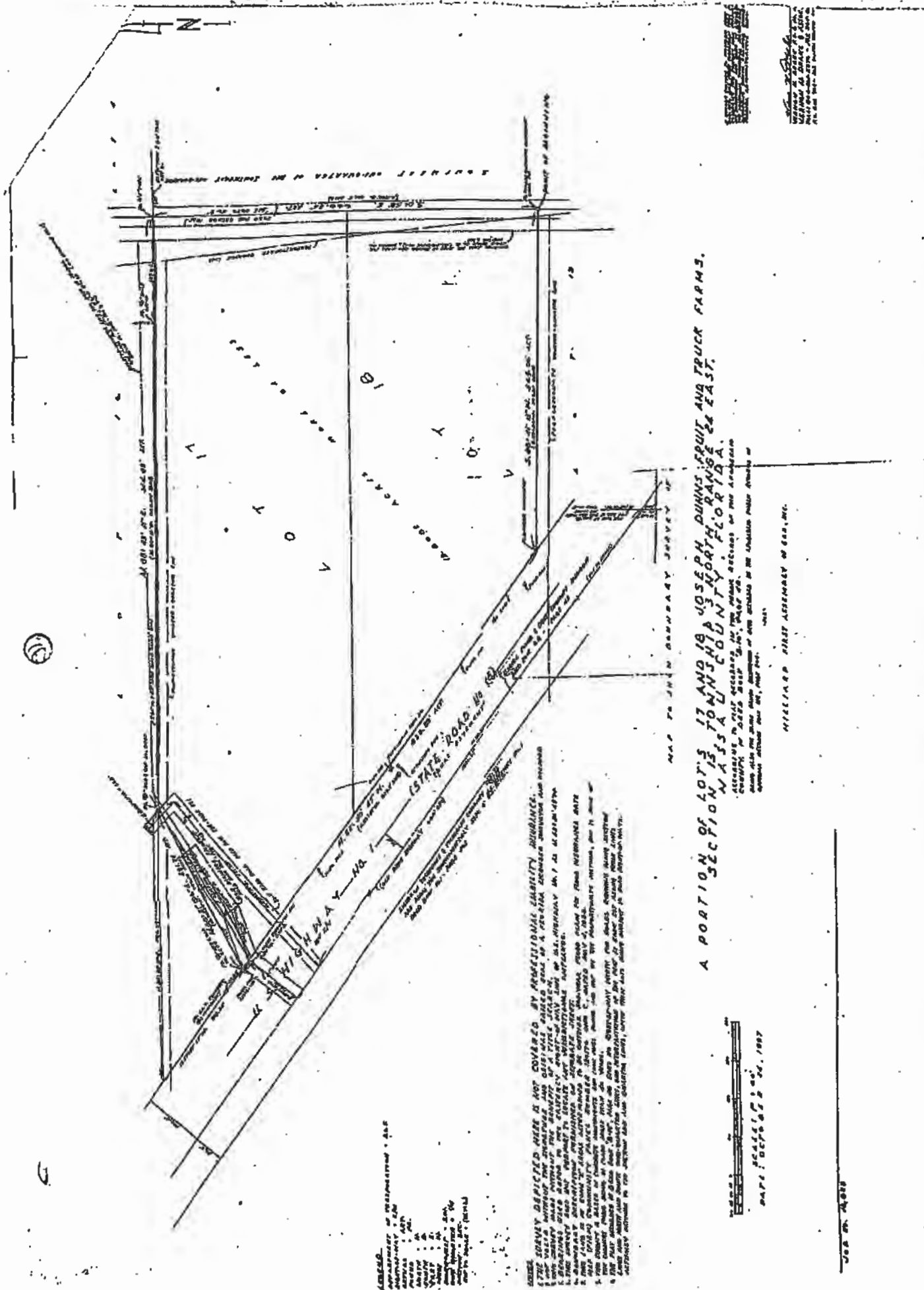
ALSO BEING DESCRIBED AS:

SURVEYORS DESCRIPTION:

A portion of Section 15, Township 3 North, Range 24 East, lying in Nassau County, Florida, being more particularly described as follows:

Beginning at the intersection of the West Right-of-Way line of Bossman Lane, a 40 foot Right-of-Way per Dunn's Fruit and Truck Farms, according to the plat thereof, as recorded in Deed Book B-10, Page 48 of the Public Records of Nassau County, Florida and the Northeastly Right-of-Way line of U.S. Highway No. 1 (State Road No. 15), a 150 foot Right-of-Way, per State of Florida State Road Department Right-of-Way Map Section 7403-(202) and 203, thence run North 52°23'02" West along said Northeastly Right-of-Way line, a distance of 693.15 feet; thence departing said Northeastly Right-of-Way line, run North 88°19'35" East, a distance of 544.86 feet to a point on aforesaid West Right-of-Way line; thence run South 00°14'35" East along said West Right-of-Way line, a distance of 429.65 feet to the Point of Beginning.

Said lands contain 117,070 square feet, or 2.69 acres, more or less.



A PORTION OF LOTS 17 AND 18 JOSEPH DUNN'S PRUIT AND TRUCK FARMS,
 SECTION 13, TOWNSHIP 3 NORTH, RANGE 22 EAST,
 WASSAULA COUNTY, FLORIDA.

MAP NO. 1
 DEPT. OF LAND & SURVEYS
 TALLAHASSEE, FLORIDA
 1957

WILLIAM A. BAKER & SONS
 SURVEYORS
 110 N. GULF BLVD.
 TALLAHASSEE, FLORIDA

WILLIARD FIRST ASSEMBLY OF GOD, INC.

LEGEND
 BOUNDARY OF PRESENTED - DASH
 BOUNDARY OF SURVEY - SOLID
 BOUNDARY OF ADJACENT SURVEY - DASH
 BOUNDARY OF ADJACENT SURVEY - SOLID
 BOUNDARY OF ADJACENT SURVEY - DASH
 BOUNDARY OF ADJACENT SURVEY - SOLID

THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
 THE SURVEYOR HAS CONDUCTED THIS SURVEY AND OBSERVED THE BOUNDARIES OF THE LANDS SHOWN AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF WASSAULA, FLORIDA.
 THE SURVEYOR HAS CONDUCTED THIS SURVEY AND OBSERVED THE BOUNDARIES OF THE LANDS SHOWN AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF WASSAULA, FLORIDA.
 THE SURVEYOR HAS CONDUCTED THIS SURVEY AND OBSERVED THE BOUNDARIES OF THE LANDS SHOWN AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF WASSAULA, FLORIDA.



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Planning & Zoning Board Public Hearing Meeting Date: July 09, 2024

FROM: ***Lee Anne Wollitz – Land Use Administrator***

SUBJECT: Planning and Zoning Board recommendation to the Town Council for approval of Ordinance 2024-09, to change to the Future Land Use Map “FLUM” Designation of Parcel ID No. 15-3N-24-2320-0017-0010.
For applicant Courtney Gaver, 37074 Cosmos Trail LLC.

BACKGROUND:

Mrs. Courtney Gaver has submitted an application to amend the Future Land Use Map for the property with the Parcel ID No. 15-3N-24-2320-0017-0010.

This Property is 21.03 acres that lies at the east side of US Hwy 1 at Cosmos Trail. The property has a Future Land Use Map “FLUM” designation of Nassau County, Medium Density. The Owner is proposing to change the FLUM designation of the property to Commercial and High Density Residential, after the approval of proposed Ordinance 2024-06 for Voluntary Annexation.

Currently Ordinance 2024-09, states the desired change to Mixed-Use allowing for Commercial and High Density Residential. This is incorrect. Ordinance 2024-09 will be readvertised and edited prior to the Public Hearing before the Town Council. To state the proposed change is to a FLUM designation of Commercial and High Density Residential.

An application for Voluntary Annexation as well as a Rezone PUD application accompanies this property.

Applicant has provided all required documentation and complied with all requests of staff, council and board members as addressed through workshops, email communications, and phone calls.

FINANCIAL IMPACT:

None, the applicant is required to pay all application, advertising, and review fees.

RECOMMENDATION:

Staff recommendation to the Planning and Zoning Board to recommend to the Town Council approval of Ordinance 2024-09 with the proposed edit to remove Mixed-Use and allowing Commercial and High Density Residential to remain.

ORDINANCE NO. 2024-09

AN ORDINANCE OF THE TOWN OF HILLIARD, FLORIDA, A MUNICIPAL CORPORATION; AMENDING THE HILLIARD COMPREHENSIVE PLAN, FUTURE LAND USE MAP DESIGNATION OF THAT CERTAIN PROPERTY CONSISTING OF 21.03 ACRES, MORE OR LESS; LOCATED ON THE EAST SIDE OF US HWY 1 AT COSMOS TRAIL, HILLIARD, FL, NASSAU COUNTY PARCEL NO. 15-3N-24-2320-0017-0010; ADDING THE DESIGNATION OF MIXED-USE; ALLOWING FOR COMMERCIAL AND HIGH DENSITY RESIDENTIAL; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of that parcel of land, consisting of 21.03 acres, more or less; located on the east side of US 1 at Cosmos Trail, Hilliard, Florida, Parcel No. 15-3N-24-2320-0017-0010, being particularly described in Attachment A, have applied for an amendment to the Future Land Use Map, adding a designation of Mixed-Use allowing or Commercial and High Density Residential Designation to the property following the adoption of Ordinance No. 2024-06, approving the annexation of said property; and

WHEREAS, the property in question is currently not classified; and

WHEREAS, the Planning & Zoning Board recommended approval of the future land use designation change adding a designation of Mixed-Use and allowing for Commercial and High Density Residential, at their July 9, 2024, regular meeting; and

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF HILLIARD, FLORIDA, AS FOLLOWS:

SECTION 1. PROPERTY INVOLVED. The property in question for this Future Land Use Map amendment consists of 21.03 acres, more or less; located on the east side of US Hwy 1 at Cosmos Trail, Hilliard, FL, Parcel No. 15-3N-24-2320-0017-0010, being particularly described in Attachment A, has applied for an amendment to the Future Land Use Map, adding a Mixed-Use designation allowing for Commercial and to High Density Residential.

SECTION 2. LAND USE AMENDMENT. Upon review of the entire file, the future land use of said property is hereby classified Mixed-Use allowing for both Commercial and High Density Residential, and the Future Land Use Map shall be amended to reflect this change in land use classification.

SECTION 3. SEVERABILITY. If any section, subsection, sentence, clause, phrase of this Ordinance, or the application thereof, shall be held invalid by any court, administrative agency or other body with appropriate jurisdiction, the remaining sections, subsections, sentences, clauses, and phrases under application shall not be affected thereby.

SECTION 4. EFFECTIVE DATE. This Ordinance shall take effect immediately upon final adoption.

ADOPTED this _____ day of _____, _____, by the Hilliard Town Council.

Kenneth A. Sims, Sr.
Council President

ATTEST:

Lisa Purvis
Town Clerk

APPROVED:

John P. Beasley
Mayor

Planning & Zoning Boards Signs Posted:	June 7, 2024
Planning & Zoning Board Publication:	June 19, 2024
Town Council First Reading:	June 20, 2024
Town Council First Publication:	July 3, 2024
Planning & Zoning Board Public Hearing:	July 9, 2024
Planning & Zoning Boards Report:	August 1, 2024
Town Council First Public Hearings:	August 1, 2024
Town Council Second Publication:	August 14, 2024
Town Council Second Public Hearings:	September 5, 2024
Town Council Second & Final Reading:	September 5, 2024

ATTACHMENT A
LEGAL DESCRIPTIONS

LOFTY PUD:**LEGAL DESCRIPTION:**

Parcel # 15-3N-24-2320-0017-0010

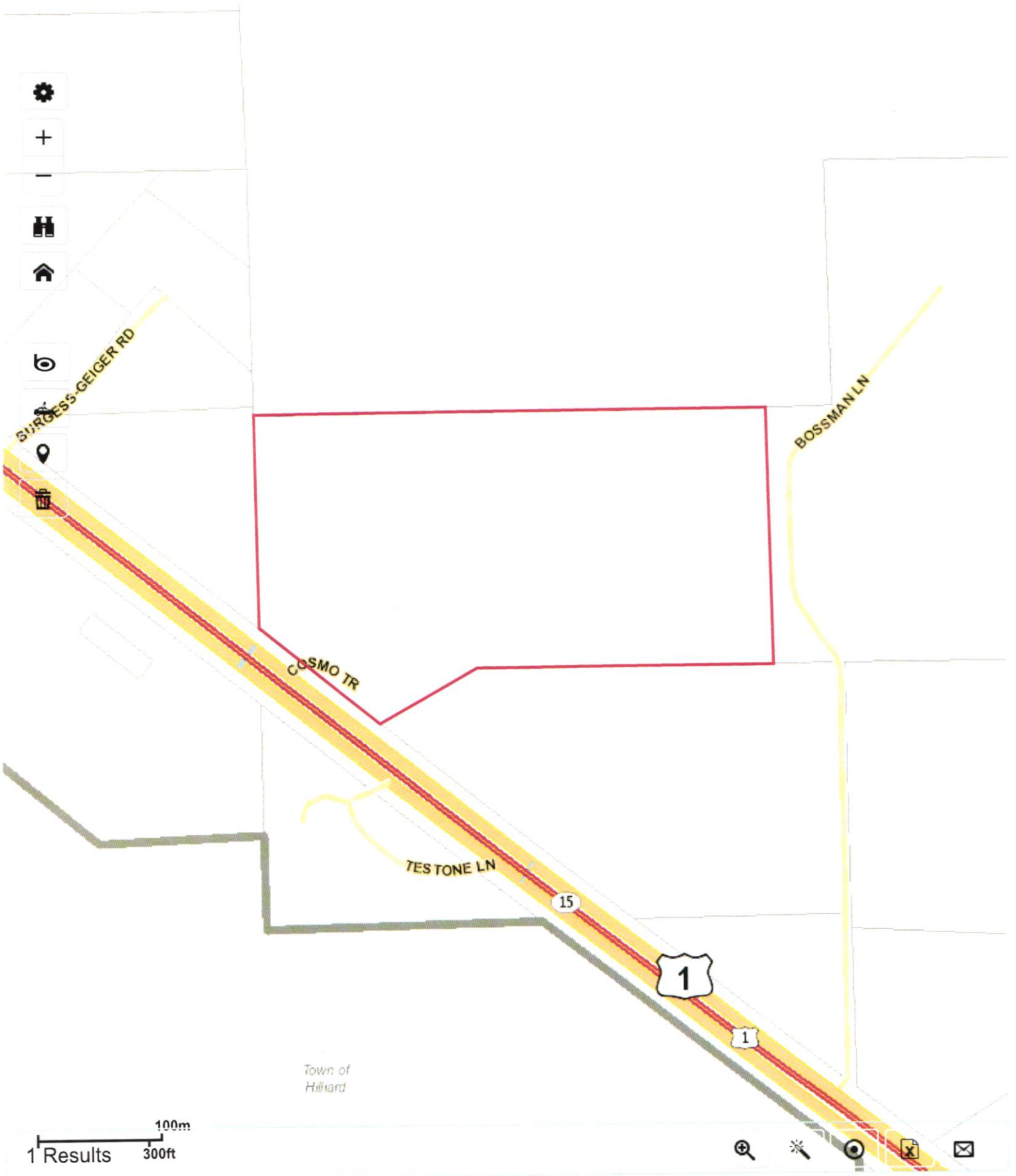
ALL OF THAT CERTAIN LOT, PIECE, OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION FIFTEEN (15), TOWNSHIP THREE (3), NORTH, RANGE TWENTY FOUR (24) EAST, COUNTY OF NASSAU, AND STATE OF FLORIDA AND FURTHER KNOWN AND DESCRIBED AS THE WEST PART OF THAT PART OF LOT SEVENTEEN (17) IN SAID SECTION FIFTEEN (15) OF DUNN'S FRUIT AND TRUCK FARMS AS RECORDED IN DEED BOOK B-10 AT PAGE FORTY-EIGHT (48) OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA THAT LIES EAST OF U.S. HIGHWAY NO. 1 (150 FOOT RIGHT-OF-WAY) AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: FOR A POINT OF REFERENCE START AT THE NORTHEAST CORNER OF SAID LOT SEVENTEEN (17), THENCE SOUTH EIGHTY EIGHT DEGREES FIFTEEN MINUTES WEST (S 88 DEGREES 15 MINUTES W), ALONG THE NORTH LINE OF SAID LOT SEVENTEEN (17), A DISTANCE OF NINE HUNDRED FORTY AND FOUR TENTHS (940.4) FEET TO A POINT ON THE WESTERLY BANK OF A HIGHWAY DRAINAGE DITCH FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH EIGHTY EIGHT DEGREES FIFTEEN MINUTES (S 88 DEGREES 15 MINUTES W), ALONG THE SAID LINE OF LOT SEVENTEEN (17), A DISTANCE OF FOUR HUNDRED TWENTY SIX AND NINE TENTHS (426.9) FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 1; THENCE SOUTH FIFTY TWO DEGREES FIFTY ONE MINUTES EAST (S 52 DEGREES 51 MINUTES E), ALONG SAID RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF TWO HUNDRED SIXTEEN (216.0) FEET TO A POINT; THENCE NORTH SIXTY DEGREES THIRTY SIX MINUTES EAST (N 60 DEGREES 36 MINUTES E) A DISTANCE OF TWO HUNDRED NINETY TWO AND ONE TENTHS (292.1) FEET TO THE POINT OF BEGINNING.

A PLAT OF SURVEY OF THE HEREINABOVE DESCRIBED LANDS SIDE BY HUGH M. THIGPEN, REGISTERED SURVEYOR NO. 1051, ON AUGUST 28, 1956, BEING RECORDED IN DEED BOOK 241, PAGE 53, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

AND THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF NASSAU AND THE STATE OF FLORIDA, KNOWN AND DESCRIBED AS;

FARMS 15 AND 16, IN SECTION 15, TOWNSHIP 3 NORTH, RANGE 24 EAST, JOSEPH R. DUNN'S FRUIT AND TRUCK FARMS, ACCORDING TO PLAT RECORDED IN DEED BOOK B-10, PAGE 48, EXCEPTING THEREFROM THAT PORTION THEREOF LYING WITHIN THE RIGHT OF WAY OF STATE ROAD NO. 15.

ITEM-3



DATE: June 13, 2024
TO: Nassau County Record
FROM: Elise Earnest, Town of Hilliard
RE: Legal Advertisement

Please publish the following advertisement in your legal section of your June 19, 2024, edition. Please forward it to me for proof prior to publishing it in the newspaper. Please send proof of publication and invoice to the Town of Hilliard.

**NOTICE OF PROPOSED AMENDMENT TO THE
HILLIARD COMPREHENSIVE PLAN AND FUTURE LAND USE MAP**

PUBLIC HEARING

The Town of Hilliard Planning and Zoning Board will hold a Public Hearing on Tuesday, July 9, 2024, in the Hilliard Town Hall Council Chambers, located at 15859 West County Road 108, Hilliard, Florida to hear input on the following Ordinance:

ORDINANCE NO. 2024-09

AN ORDINANCE OF THE TOWN OF HILLIARD, FLORIDA, A MUNICIPAL CORPORATION; AMENDING THE HILLIARD COMPREHENSIVE PLAN, FUTURE LAND USE MAP DESIGNATION OF THAT CERTAIN PROPERTY CONSISTING OF 21.03 ACRES, MORE OR LESS; LOCATED ON THE EAST SIDE OF US HWY 1 AT COSMOS TRAIL, HILLIARD, FL, NASSAU COUNTY PARCEL NO. 15-3N-24-2320-0017-0010; ADDING THE DESIGNATION OF MIXED-USE; ALLOWING FOR COMMERCIAL AND HIGH DENSITY RESIDENTIAL; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

All interested parties may appear at the meeting and be heard with respect to the proposed Ordinance No. 2024-09. A recommendation/report regarding the proposed Ordinance shall then be provided to the Hilliard Town Council at their August 1, 2024, regular meeting. A copy of the Ordinance which is proposed for adoption is available for inspection and copying in the office of the Town Clerk during normal business hours 9:00 a.m. to 5:00 p.m., Monday through Friday or at www.townofhilliard.com.

PURSUANT TO THE REQUIREMENTS OF F.S. 286.0105, the following notification is given: If a person decides to appeal any decision made by the Planning & Zoning Board or the Town Council with respect to any matter considered at such meeting, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

Persons with a disability requiring accommodations in order to participate in this proceeding should contact the Town Clerk at (904) 845-3555 at least seventy-two (72) hours in advance to request such accommodations.

**Lisa Purvis, MMC, Town Clerk
Lee Anne Wollitz, Hilliard Land Use Administrator**



FOR OFFICE USE ONLY

P Z File # _____

Application Fee: _____

Filing Date: _____ Acceptance Date: _____

Review Date: P & Z _____ TC _____

Small Scale Future Land Use Map Amendment Application

A. PROJECT

1. Project Name: Lofty Cosmos
2. Address of Subject Property: 37074 Cosmos Trail, Hilliard, FL 32046
3. Parcel ID Number(s): 15-3N-24-2320-0017-0010
4. Existing Use of Property: Single Family
5. Future Land Use Map Designation : Medium Density (Nassau County)
6. Existing Zoning Designation: Open Rural (Nassau County)
7. Proposed Future Land Use Map Designation: Commercial & High Density Residential (Hilliard)
8. Acreage (must be 10 acres or less): 21.03 +/-

B. APPLICANT

1. Applicant's Status Owner (title holder) Agent
2. Name of Applicant(s) or Contact Person(s): Courtney P. Gaver Title: Attorney
 Company (if applicable): Rogers Towers, P.A.
 Mailing address: 1301 Riverplace Blvd., Suite 1500
 City: Jacksonville State: FL ZIP: 32207
 Telephone: (904) 473-1388 FAX: (904) 396-0663 e-mail: cgaver@rtlaw.com
3. If the applicant is agent for the property owner*
 Name of Owner (title holder): 37074 Cosmos Trail LLC
 Mailing address: 4025 Sunbeam Road
 City: Jacksonville State: FL ZIP: 32257
 Telephone: (904) 730-9300 FAX: () e-mail: lmassis@loftyasset.com

* Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

C. ATTACHMENTS

1. Statement of proposed change, including a map showing the proposed Future Land Use Map change and Future Land Use Map designations on surrounding properties
2. A map showing the zoning designations on surrounding properties
3. A current aerial map (Maybe obtained from the Nassau County Property Appraiser.)
4. Plat of the property (Maybe obtained from the Nassau County Property Appraiser.)
5. Legal description with tax parcel number.
6. Boundary survey
7. Warranty Deed or the other proof of ownership
8. Fee.
 - a. \$1,000
 - b. All applicants must pay the cost of postage, signs, advertisements, and the fee for any outside consultants.

No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any fees necessary for technical review or additional reviews of the application by a consultant will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any action of any kind on the development application.

All 8 attachments are required for a complete application. A completeness review of the application will be conducted within fourteen (14) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge:



Signature of Applicant

Signature of Co-applicant

Courtney P. Gaver

Typed or printed name and title of applicant

Typed or printed name of co-applicant

12-15-2023

Date

Date

State of Florida

County of Duval

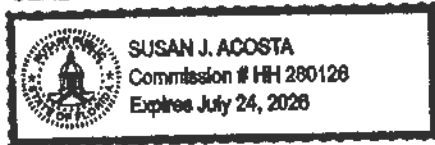
The foregoing application is acknowledged before me this 15th day of Dec., 2023 by Courtney

P. Gaver

who is/are personally known to me, or who has/have produced

as identification.

NOTARY SEAL





Signature of Notary Public, State of Florida

LOFTY COSMOS & NEIGHBORING PARCELS
Statement of Proposed Change and Comprehensive Plan Analysis

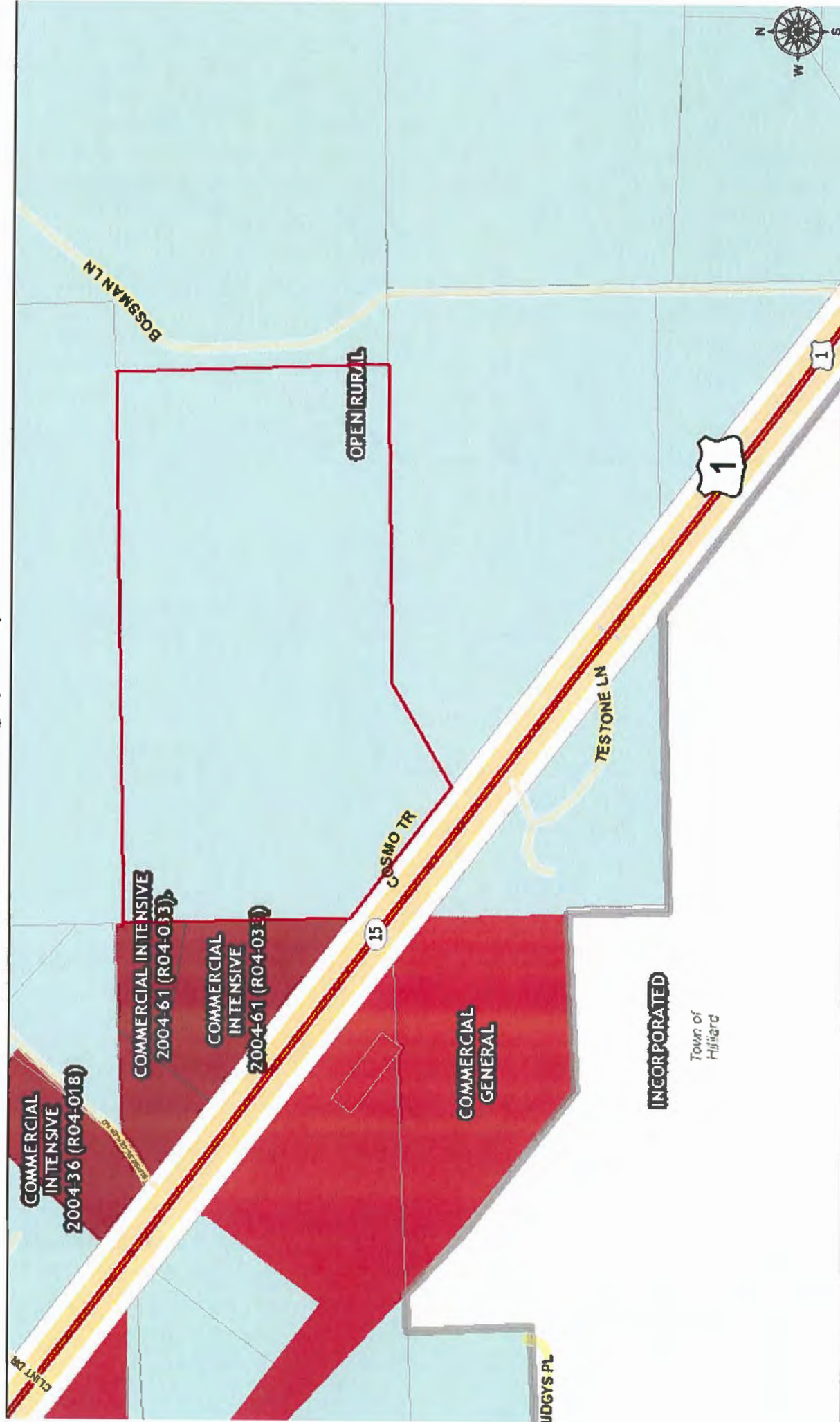
37074 Cosmos Trail, LLC (“Applicant”) proposes to annex approximately 37.19 acres along U.S. Highway 1 consisting of approximately 21.03 acres of property owned by Applicant (the “PUD Parcel”) along with neighboring parcels having Nassau County Parcel Identification Nos. 15-3N-24-2320-0017-0020 and 15-3N-24-2320-0019-0010 (together, the “Neighboring Parcels” and, together, with the PUD Parcel, the “Property”).

The Applicant is proposing to change the Future Land Use Map (“FLUM”) designations of the Property from Medium Density (Nassau County) to High Density Residential (18.94 acres within the PUD Parcel) with the remainder of the Property to Commercial within the Town. The Applicant is proposing to develop the PUD Parcel with a maximum of 227 multi-family residential units (apartments) with related amenities and facilities and a maximum of 14,000 square feet of Main Street Commercial and General Commercial District uses. The Neighboring Parcels have companion conventional rezoning applications to General Commercial District (C-1), which would allow continued use of Parcel No. 15-3N-24-2320-0017-0020 as a church with seven (7) recreational vehicle spots/hookups, with future development of the Neighboring Parcels subject to the C-1 development criteria within the Town of Hilliard Zoning and Land Development Regulations.

The requested density and intensity of the of the Property is consistent with the Town of Hilliard 2040 Comprehensive Plan (“Comprehensive Plan”) Future Land Use Element Policy. Comprehensive Plan Policy C.1.1. requires the Town to ensure the provision of housing to all citizens of the Town, with Policy C.1.1.2. directing the Town to maintain its regulations in a way to encourage the development a variety of housing choices through innovative land development techniques including planned unit developments. Through its companion PUD application, the Applicant accomplishes this through its proposed development of multi-family residential to provide much-needed housing within the Town limits. By providing such housing, in a for-rent product, such development will help improve the Town’s housing opportunities for the workforce.

The PUD Parcel will meet Public Facilities Element Policies D.1.2.1, D.1.2.2, D.3.1, D.1.5.3, and D.1.5.4 and Capital Improvement Element Goal H.3 of the Comprehensive Plan by connecting to the Town’s existing water and sewer systems and providing drainage on-site.

Zoning (PUD)



December 18, 2023

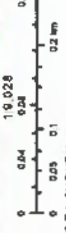
WARNING: THIS IS NOT A SURVEY.
This map is prepared for the location of real property found within the jurisdiction, and is compiled from recorded deeds, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public or proprietary information may not be accurate. The information is provided "AS IS" without warranty, express or implied, by the Kansas State Office of Geographic Information Systems (KSOGIS) and the Kansas State Office of Geographic Information Systems (KSOGIS). OpenStreetMap contributors, and the GIS User Community

ITEM-3

Aerial (PUD)



December 18, 2023



WARNING: THIS IS NOT A SURVEY.
This map is prepared for the inventory of real property found within this jurisdiction, and is compiled from recorded deeds, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public property information is provided as a public service and is not intended to be used for legal purposes. The user of this map is solely responsible for the information contained herein. Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

ITEM-3

LOFTY PUD:**LEGAL DESCRIPTION:**

Parcel # 15-3N-24-2320-0017-0010

ALL OF THAT CERTAIN LOT, PIECE, OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION FIFTEEN (15), TOWNSHIP THREE (3), NORTH, RANGE TWENTY FOUR (24) EAST, COUNTY OF NASSAU, AND STATE OF FLORIDA AND FURTHER KNOWN AND DESCRIBED AS THE WEST PART OF THAT PART OF LOT SEVENTEEN (17) IN SAID SECTION FIFTEEN (15) OF DUNN'S FRUIT AND TRUCK FARMS AS RECORDED IN DEED BOOK B-10 AT PAGE FORTY-EIGHT (48) OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA THAT LIES EAST OF U.S. HIGHWAY NO. 1 (150 FOOT RIGHT-OF-WAY) AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: FOR A POINT OF REFERENCE START AT THE NORTHEAST CORNER OF SAID LOT SEVENTEEN (17), THENCE SOUTH EIGHTY EIGHT DEGREES FIFTEEN MINUTES WEST (S 88 DEGREES 15 MINUTES W), ALONG THE NORTH LINE OF SAID LOT SEVENTEEN (17), A DISTANCE OF NINE HUNDRED FORTY AND FOUR TENTHS (940.4) FEET TO A POINT ON THE WESTERLY BANK OF A HIGHWAY DRAINAGE DITCH FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH EIGHTY EIGHT DEGREES FIFTEEN MINUTES (S 88 DEGREES 15 MINUTES W), ALONG THE SAID LINE OF LOT SEVENTEEN (17), A DISTANCE OF FOUR HUNDRED TWENTY SIX AND NINE TENTHS (426.9) FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 1; THENCE SOUTH FIFTY TWO DEGREES FIFTY ONE MINUTES EAST (S 52 DEGREES 51 MINUTES E), ALONG SAID RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF TWO HUNDRED SIXTEEN (216.0) FEET TO A POINT; THENCE NORTH SIXTY DEGREES THIRTY SIX MINUTES EAST (N 60 DEGREES 36 MINUTES E) A DISTANCE OF TWO HUNDRED NINETY TWO AND ONE TENTHS (292.1) FEET TO THE POINT OF BEGINNING.

A PLAT OF SURVEY OF THE HEREINABOVE DESCRIBED LANDS MADE BY HUGH M. THIGPEN, REGISTERED SURVEYOR NO. 1051, ON AUGUST 28, 1956, BEING RECORDED IN DEED BOOK 241, PAGE 53, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

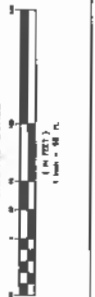
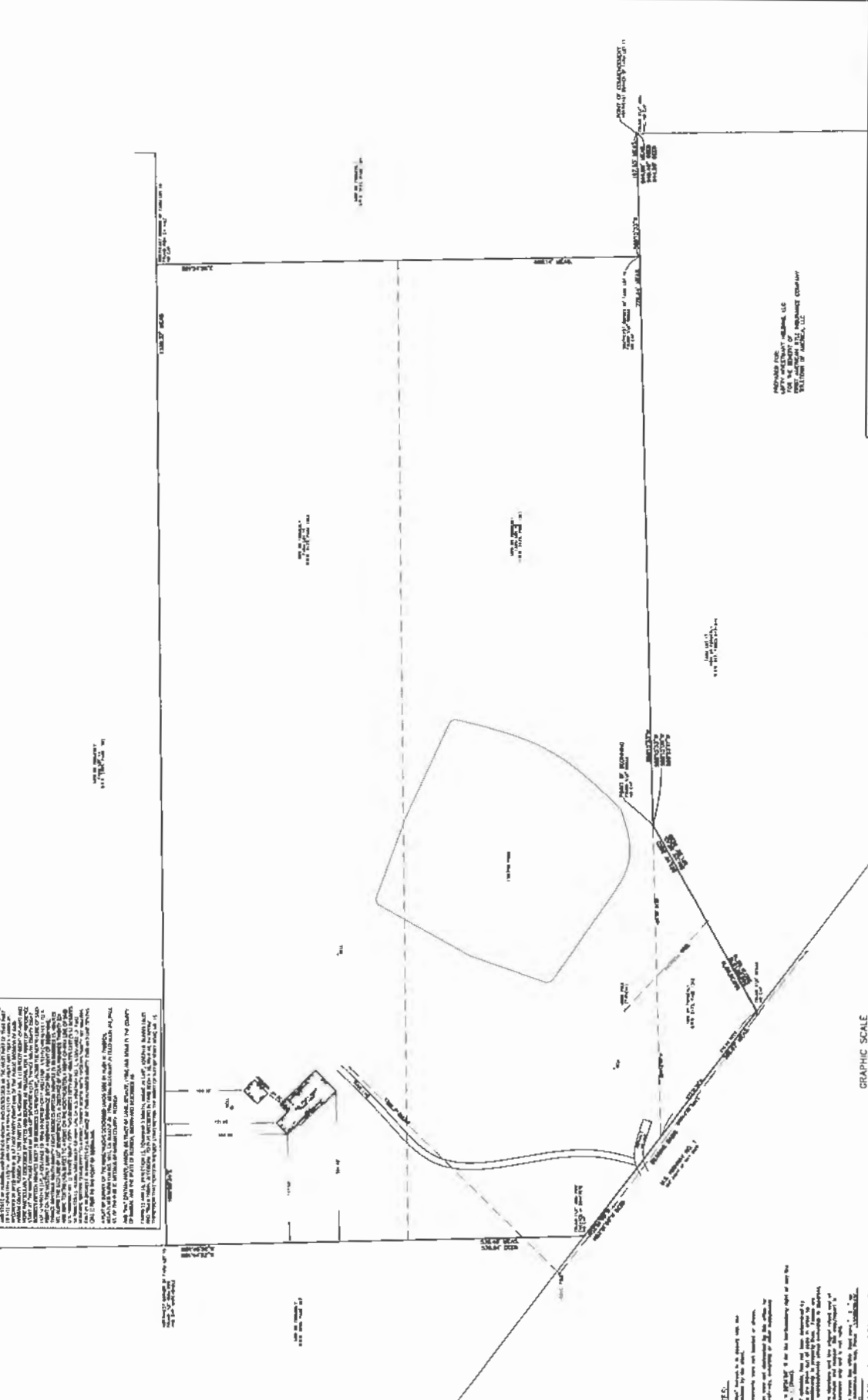
AND THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF NASSAU AND THE STATE OF FLORIDA, KNOWN AND DESCRIBED AS;

FARMS 15 AND 16, IN SECTION 15, TOWNSHIP 3 NORTH, RANGE 24 EAST, JOSEPH R. DUNN'S FRUIT AND TRUCK FARMS, ACCORDING TO PLAT RECORDED IN DEED BOOK B-10, PAGE 48, EXCEPTING THEREFROM THAT PORTION THEREOF LYING WITHIN THE RIGHT OF WAY OF STATE ROAD NO. 15.

MAP OF BOUNDARY SURVEY

THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF DETERMINING THE BOUNDARIES OF THE TRACT DESCRIBED IN THE ACCOMPANYING INSTRUMENT. THE SURVEY WAS CONDUCTED BY THE SURVEYOR IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYING ACT OF 1934, AS AMENDED, AND THE RULES OF PROFESSIONAL CONDUCT FOR SURVEYORS. THE SURVEYOR HAS FOUND THAT THE INSTRUMENT IS VALID AND CORRECT AND THAT THE BOUNDARIES SHOWN ON THIS MAP ARE ACCURATE TO WITHIN THE LIMITS OF THE SURVEYING ACT OF 1934, AS AMENDED, AND THE RULES OF PROFESSIONAL CONDUCT FOR SURVEYORS.

ALL DISTANCES GIVEN ARE IN FEET AND DECIMALS THEREOF. ALL ANGLES GIVEN ARE IN DEGREES AND MINUTES AND DECIMALS THEREOF. THE SURVEYOR HAS FOUND THAT THE INSTRUMENT IS VALID AND CORRECT AND THAT THE BOUNDARIES SHOWN ON THIS MAP ARE ACCURATE TO WITHIN THE LIMITS OF THE SURVEYING ACT OF 1934, AS AMENDED, AND THE RULES OF PROFESSIONAL CONDUCT FOR SURVEYORS.



SURVEY NOTES:

- 1) This is a boundary survey and not a subdivision.
- 2) The boundaries shown on this map are the boundaries of the tract described in the instrument.
- 3) The survey was conducted by the surveyor in accordance with the provisions of the Surveying Act of 1934, as amended, and the Rules of Professional Conduct for Surveyors.
- 4) The surveyor has found that the instrument is valid and correct and that the boundaries shown on this map are accurate to within the limits of the Surveying Act of 1934, as amended, and the Rules of Professional Conduct for Surveyors.
- 5) The surveyor has found that the instrument is valid and correct and that the boundaries shown on this map are accurate to within the limits of the Surveying Act of 1934, as amended, and the Rules of Professional Conduct for Surveyors.

GLASS LAND SURVEYING, LLC
1100 N. GARDNER STREET, SUITE 200
DALLAS, TEXAS 75242
PHONE: 214.350.1234
FAX: 214.350.1235
WWW.GLASSLANDSURVEYING.COM

Prepared by:
April Ross
Titletown of America, LLC
480 Busch Drive
Jacksonville, Florida 32218

File Number: 22-1381

General Warranty Deed

Made this May 4, 2023 A.D. By Julie Warren Pickett and Sylvester Harrison Pickett, Jr., wife and husband, whose address is: 37752 Kings Ferry Rd. Jacksonville, FL 32096, hereinafter called the grantor, to 37074 Cosmos Trail, LLC, a Florida Limited Liability Company, whose post office address is: 4025 Sunbeam Road, Jacksonville, Florida 32257, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Nassau County, Florida, viz:

ALL OF THAT CERTAIN LOT, PIECE, OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION FIFTEEN (15), TOWNSHIP THREE (3), NORTH, RANGE TWENTY FOUR (24) EAST, COUNTY OF NASSAU, AND STATE OF FLORIDA AND FURTHER KNOWN AND DESCRIBED AS THE WEST PART OF THAT PART OF LOT SEVENTEEN (17) IN SAID SECTION FIFTEEN (15) OF DUNN'S FRUIT AND TRUCK FARMS AS RECORDED IN DEED BOOK B-10 AT PAGE FORTY-EIGHT (48) OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA THAT LIES EAST OF U.S. HIGHWAY NO. 1 (150 FOOT RIGHT-OF-WAY) AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: FOR A POINT OF REFERENCE START AT THE NORTHEAST CORNER OF SAID LOT SEVENTEEN (17), THENCE SOUTH EIGHTY EIGHT DEGREES FIFTEEN MINUTES WEST (S 88 DEGREES 15 MINUTES W), ALONG THE NORTH LINE OF SAID LOT SEVENTEEN (17), A DISTANCE OF NINE HUNDRED FORTY AND FOUR TENTHS (940.4) FEET TO A POINT ON THE WESTERLY BANK OF A HIGHWAY DRAINAGE DITCH FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH EIGHTY EIGHT DEGREES FIFTEEN MINUTES (S 88 DEGREES 15 MINUTES W), ALONG THE SAID LINE OF LOT SEVENTEEN (17), A DISTANCE OF FOUR HUNDRED TWENTY SIX AND NINE TENTHS (426.9) FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 1; THENCE SOUTH FIFTY TWO DEGREES FIFTY ONE MINUTES EAST (S 52 DEGREES 51 MINUTES E), ALONG SAID RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF TWO HUNDRED SIXTEEN (216.0) FEET TO A POINT; THENCE NORTH SIXTY DEGREES THIRTY SIX MINUTES EAST (N 60 DEGREES 36 MINUTES E) A DISTANCE OF TWO HUNDRED NINETY TWO AND ONE TENTHS (292.1) FEET TO THE POINT OF BEGINNING.

A PLAT OF SURVEY OF THE HEREINABOVE DESCRIBED LANDS MADE BY HUGH M. THIGPEN, REGISTERED SURVEYOR NO. 1051, ON AUGUST 28, 1956, BEING RECORDED IN DEED BOOK 241, PAGE 53, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

AND THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF NASSAU AND THE STATE OF FLORIDA, KNOWN AND DESCRIBED AS;

FARMS 15 AND 16, IN SECTION 15, TOWNSHIP 3 NORTH, RANGE 24 EAST, JOSEPH R. DUNN'S FRUIT AND TRUCK FARMS, ACCORDING TO PLAT RECORDED IN DEED BOOK B-10, PAGE 48, EXCEPTING THEREFROM THAT PORTION THEREOF LYING WITHIN THE RIGHT OF WAY OF STATE ROAD NO. 15.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2022.

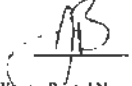
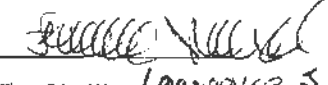
ITEM-3

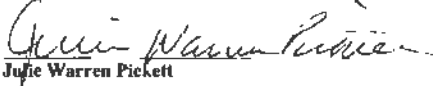
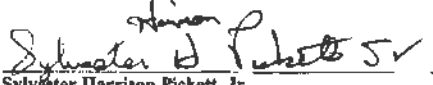
Prepared by:
April Ross
Tittletown of America, LLC
480 Busch Drive
Jacksonville, Florida 32218

File Number: 22-1381

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:



Witness Printed Name: John Bernard

Witness Printed Name: Lawrence S. Bernard

 (Seal)
Julie Warren Pickett
 (Seal)
Sylvester Harrison Pickett, Jr.

State of Florida
County of Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 4th day of May, 2023, by Julie Warren Pickett and Sylvester Harrison Pickett, Jr., wife and husband, who are personally known to me or who have produced _____ as identification.




Notary Public
Print Name: Lawrence S. Bernard
My Commission Expires: _____



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Planning & Zoning Board Public Hearing Meeting Date: July 09, 2024

FROM: **Lee Anne Wollitz – Land Use Administrator**

SUBJECT: Planning and Zoning Board recommendation to the Town Council for approval of Ordinance 2024-10, to Rezone Parcel ID No. 15-3N-24-2320-0017-0010. For applicant Courtney Gaver, 37074 Cosmos Trail LLC

BACKGROUND:

Mrs. Courtney Gaver has submitted an application to Rezone the property with the Parcel ID No. 15-3N-24-2320-0017-0010.

This Property is 21.03 acres that lies at the east side of US Hwy 1 at Cosmos Trail. The property has a zoning designation of Nassau County, Open Rural. The Owner is proposing to change the zoning designation of the property to PUD, Planned Unit Development, after the approval of proposed Ordinance 2024-06 for Voluntary Annexation.

An application for Voluntary Annexation as well as a Small Scale FLUM Change application accompanies this property.

Applicant has provided all required documentation and complied with all requests of staff, council and board members as addressed through workshops, email communications, and phone calls.

Parcel ID 15-3N-24-2320-0017-0010, 21.03 acres currently owned by 37074 Cosmos Trail LLC, is vacant with a pond.

Cosmos Trail LLC plans to develop the property with up to 277 multi-family dwelling units and two commercial outparcels of up to 14,000 square feet of non-residential uses.

FINANCIAL IMPACT:

None, the applicant is required to pay all application, advertising, and review fees.

RECOMMENDATION:

Staff recommendation to the Planning and Zoning Board to recommend to the Town Council approval of Ordinance 2024-10.

ORDINANCE NO. 2024-10

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF HILLIARD, FLORIDA, A MUNICIPAL CORPORATION, CHANGING THE ZONING DESIGNATION FROM NASSAU COUNTY ZONING OPEN RURAL TO TOWN ZONING PUD, PLANNED UNIT DEVELOPMENT; FOR THE PROPERTY LOCATED ON THE EAST SIDE OF US HWY 1 AND SOUTH OF EASTWOOD ROAD; DESCRIBED IN ATTACHMENT "A", LEGAL DESCRIPTION; SPECIFICALLY DESCRIBED IN ATTACHMENT "B" WRITTEN DESCRIPTION; AND ATTACHMENT "C" SITE PLAN; PROVIDING FOR SEVERABILITY, REPEALER, AND SETTING AN EFFECTIVE DATE.

WHEREAS, the requested zoning change requires a change from the Nassau County zoning designation of Open Rural to the Town Zoning designation to PUD, Planned Unit Development; and

WHEREAS, the existing Comprehensive Plan future land use designation is Mixed-Use; and

WHEREAS, the requested zoning change is consistent with the Comprehensive Plan per Ordinance No. 2024-09, and the public interest; and

WHEREAS, the Town Council has completed a review of the request and finds it in compliance with the Comprehensive Plan and does not adversely impact the health, safety, and welfare of the Town's residents; and

WHEREAS, the Planning and Zoning Board approved the zoning change request at their July 9, 2024, regular meeting; and

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF HILLIARD, FLORIDA, AS FOLLOWS:

SECTION 1. PROPERTY INVOLVED. The property described in Attachment "A", Legal Description: Parcel No. 15-3N-24-2320-0017-0010.

SECTION 2. ZONING CHANGE. For the properties in question the zoning district change is from Nassau County Open Rural to Town of Hilliard, to PUD, Planned Unit Development.

SECTION 3. SEVERABILITY. The various parts, sections and clauses of this Ordinance are hereby declared severable. If any part, sentence, paragraph, section, or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby.

SECTION 4. REPEALED. Any Ordinances or parts thereof in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

SECTION 5. EFFECTIVE DATE. This Ordinance shall become effective upon passage.

ADOPTED this _____ day of _____, _____, by the Hilliard Town Council, Hilliard, Florida.

Kennth A. Sims, Sr.
Council President

ATTEST:

Lisa Purvis
Town Clerk

APPROVED:

John P. Beasley
Mayor

Planning & Zoning Boards Signs Posted:	June 7, 2024
Planning & Zoning Board Publication:	June 19, 2024
Town Council First Reading:	June 20, 2024
Town Council First Publication:	July 3, 2024
Planning & Zoning Board Public Hearing:	July 9, 2024
Planning & Zoning Boards Report:	August 1, 2024
Town Council First Public Hearings:	August 1, 2024
Town Council Second Publication:	August 14, 2024
Town Council Second Public Hearings:	September 5, 2024
Town Council Second & Final Reading:	September 5, 2024

ATTACHMENT "A"
LEGAL DESCRIPTION

LOFTY PUD:

LEGAL DESCRIPTION:

Parcel # 15-3N-24-2320-0017-0010

ALL OF THAT CERTAIN LOT, PIECE, OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION FIFTEEN (15), TOWNSHIP THREE (3), NORTH, RANGE TWENTY FOUR (24) EAST, COUNTY OF NASSAU, AND STATE OF FLORIDA AND FURTHER KNOWN AND DESCRIBED AS THE WEST PART OF THAT PART OF LOT SEVENTEEN (17) IN SAID SECTION FIFTEEN (15) OF DUNN'S FRUIT AND TRUCK FARMS AS RECORDED IN DEED BOOK B-10 AT PAGE FORTY-EIGHT (48) OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA THAT LIES EAST OF U.S. HIGHWAY NO. 1 (150 FOOT RIGHT-OF-WAY) AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: FOR A POINT OF REFERENCE START AT THE NORTHEAST CORNER OF SAID LOT SEVENTEEN (17), THENCE SOUTH EIGHTY EIGHT DEGREES FIFTEEN MINUTES WEST (S 88 DEGREES 15 MINUTES W), ALONG THE NORTH LINE OF SAID LOT SEVENTEEN (17), A DISTANCE OF NINE HUNDRED FORTY AND FOUR TENTHS (940.4) FEET TO A POINT ON THE WESTERLY BANK OF A HIGHWAY DRAINAGE DITCH FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH EIGHTY EIGHT DEGREES FIFTEEN MINUTES (S 88 DEGREES 15 MINUTES W), ALONG THE SAID LINE OF LOT SEVENTEEN (17), A DISTANCE OF FOUR HUNDRED TWENTY SIX AND NINE TENTHS (426.9) FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 1; THENCE SOUTH FIFTY TWO DEGREES FIFTY ONE MINUTES EAST (S 52 DEGREES 51 MINUTES E), ALONG SAID RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF TWO HUNDRED SIXTEEN (216.0) FEET TO A POINT; THENCE NORTH SIXTY DEGREES THIRTY SIX MINUTES EAST (N 60 DEGREES 36 MINUTES E) A DISTANCE OF TWO HUNDRED NINETY TWO AND ONE TENTHS (292.1) FEET TO THE POINT OF BEGINNING.

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AND THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF NASSAU AND THE STATE OF FLORIDA, KNOWN AND DESCRIBED AS;

FARMS 15 AND 16, IN SECTION 15, TOWNSHIP 3 NORTH, RANGE 24 EAST, JOSEPH R. DUNN'S FRUIT AND TRUCK FARMS, ACCORDING TO PLAT RECORDED IN DEED BOOK B-10, PAGE 48, EXCEPTING THEREFROM THAT PORTION THEREOF LYING WITHIN THE RIGHT OF WAY OF STATE ROAD NO. 15.

ATTACHMENT “B”

WRITTEN DESCRIPTION

Hilliard Cosmos Planned Unit Development PUD Written Description May 3, 2024

I. PROJECT DESCRIPTION

37074 Cosmos Trail, LLC (“Applicant”) proposes to rezone approximately 21.03 acres of property along U.S. Highway 1 (the “Property”) from Open Rural (Nassau County) to Planned Unit Development (“PUD”) in the Town of Hilliard (the “Town”). The Property is owned by the Applicant and has Nassau County Parcel Identification No. 15-3N-24-2320-0017-0010. A legal description of the Property is attached as Exhibit “A”.

As set forth below, the PUD zoning district is being sought to provide for the development of the Property with a mix of multi-family residential and commercial uses (the “Project”). A preliminary conceptual site plan indicating the general layout of the site is attached to the PUD as Exhibit “C” (the “Conceptual Site Plan”). The Conceptual Site Plan is conceptual only and may be subject to change due to site characteristics, design, and engineering factors. The Conceptual Site Plan shows the locations of the proposed uses within the Property. The Project will allow for densities and intensities within the parameters of the proposed High Density Residential and Commercial FLUM designations set forth in the Town of Hilliard Comprehensive Plan 2040.

The requested PUD rezoning application is a companion to applications to annex the Property into the Town of Hilliard (along with neighboring parcels having Nassau County Parcel Identification Nos. 15-3N-24-2320-0017-0020 and 15-3N-24-2320-0019-0010), and to change the Future Land Use Map (“FLUM”) designation of the Property from Medium Density (Nassau County) to High Density Residential (18.94 acres) in the Town, for the portions of the Property designated as the “Residential Parcel” on the Conceptual Site Plan, and to Commercial (2.09 acres) for the portion of the Property designated as the “Commercial Outparcel #1” and “Commercial Outparcel #2”.¹

The Applicant will provide access roads and drives, utilities, recreational facilities and other infrastructure to serve the PUD. Unless specified otherwise in this PUD text and the PUD ordinance approving the same, the Project will comply with applicable provisions of the Town of Hilliard Zoning and Land Development Regulations (hereafter, “LDR” or the “Code”). All references herein to the Applicant shall include the Applicant’s successors and assigns.

II. USES AND RESTRICTIONS

As set forth in this written description, the proposed Project is a mixed-use development that includes both multi-family housing and commercial/retail uses. The Property abuts U.S. Highway 1,

¹ The neighboring parcels are approximately 16.31 acres and are subject to companion applications to change the zoning from Open Rural (Nassau County) to Commercial and to change the FLUM designation from Medium Density (Nassau County) to Commercial.

where higher intensity and density uses are appropriate. The proposed layout of the buildings and uses as shown on the Conceptual Site Plan demonstrate that the commercial uses will be buffered from the residential uses within the PUD and that the residential uses will likewise be buffered from other, less intense, uses to the north and east. The buffers include a combination of manmade elements (planted landscaping and a larger lake/stormwater pond) along with natural buffers.

A. Permitted Uses: The development will be constructed in an orderly manner, and the allowable uses will include the following:

Within the Residential Parcel as depicted on the Conceptual Site Plan, multiple-family units up to twelve units per acre (not to exceed a maximum of 227 residential units total) and related amenities and facilities shall be permitted. These may include apartments (fee simple, rental or condominium ownership); leasing/sales/management offices, models and similar uses; landscaping, janitorial, maintenance and similar uses; amenity/recreation centers which may include a pool, cabana/clubhouse, meeting rooms, health/exercise facility, sauna, and similar facilities; parks, open space, playgrounds, playfields, fire pit/gathering areas, observation and shade pavilions, pet parks, park structures, site furnishings, landscaping, vegetative screens or buffers, fencing, walkways, greenways, nature walks, trails, exercise courses, boardwalks, footbridges, gardens, noncommercial greenhouses and plant nurseries, tool houses, garden sheds, garden work centers, ponds, observation platforms, benches, picnic areas, shelters and informational kiosks, signage, habitat enhancement devices such as birdhouses, duck houses, and bat houses, and other similar uses and structures designed for and used for recreational/open spaces; mail center/kiosk; car wash (self) and dog wash area for residents; structure parking including, without limitation, parking garages, underbuilding parking, covered parking spaces, and parking lots/surface parking; maintenance office/areas, maintenance equipment storage building/areas, security offices, and similar uses; and stormwater management and flood control improvements, as permitted by the applicable regulatory agencies.

Within the Commercial Outparcels depicted on the Conceptual Site Plan, non-residential uses shall be permitted up to a maximum of 14,000 square feet and may include those uses permitted as a principal use and permitted by exception within the Main Street Commercial (MSC) and General Commercial District (C-1) designation of the LDR2, as follows:

- Animal hospital/veterinary clinic;
- Animal boarding place facility;
- Bank and financial institutions;
- Bowling alley;
- Churches;
- Commercial recreation facilities;
- Community center;
- Convenience stores;
- Day care/child care center;
- Delicatessen, bake shop;
- Employment offices;
- Family day care homes;
- Gasoline sales;

² As of the date of this PUD Written Description, the Town is in the process of revising its LDR to replace its Neighborhood Commercial (C-N) designation with the MSC rezoning. In the event the Town fails to enact such change, the Applicant shall have the right to include neighborhood-type commercial uses as detailed in this text.

- General store;
- Governmental uses;
- Hospitals;
- Hotels and motels;
- Medical and dental clinic/office;
- Museum, and art gallery;
- Nursing homes, assisted living facilities, convalescent homes, and similar facilities;
- Outdoor fruit, vegetable, poultry or fish markets;
- Parcel delivery office;
- Printing, publishing or similar establishment;
- Private schools;
- Professional and business office;
- Recreational vehicle parks;
- Restaurants with or without drive-through facilities;
- Restaurant with alcohol sales;
- Retail sales;
- Retail facilities for the sale of beer and wine for consumption off premises;
- Research laboratories;
- Schools, colleges and universities;
- Self-service laundries or dry-cleaners;
- Service establishments in an enclosed building;
- Skating rinks;
- Veterinary clinic; and
- Vocational, trade and business schools.

B. Uses by Special Exception: Within the “Commercial Parcels,” restaurants, sidewalk cafés, grocery stores, pharmacies, specialty food stores and other commercial establishments within the Project shall be permitted to sell alcoholic beverages for on-premises and off-premises consumption, as applicable and, subject to the vendor of alcoholic beverages meeting the criteria set forth in Chapter 6, Article I of the Code, any such sales occurring within 500 feet of any established church shall be deemed compliant with Chapter 6, Article II, of the Code.

C. Accessory Uses: Accessory uses and structures will be allowed as prescribed in the LDR, provided such uses and structures are of the nature customarily incidental and clearly subordinate to the permitted or principal use of a residential structure. Accessory uses such as customary home occupations, pets, and yard sales will be allowed as per the requirements for residential districts stipulated within the LDR and in accordance with any applicable neighborhood covenants and restrictions.

D. Restriction on Uses: As provided, the development will only include the uses described in Section II.A.-C. above.

III. DESIGN GUIDELINES

A. Lot Requirements:

a. Multiple-Family Development Standards: Multiple-family Uses: Minimum lot width, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for multiple-family uses: For the purposes of these requirements, “lot” refers to the parent property within which the proposed buildings are located and “yard” refers to distance from the parent property boundary.

- (i) Minimum lot width: None.
- (ii) Minimum lot area: None.
- (iii) Maximum lot coverage by all buildings: Thirty-five percent (35%).
- (iv) Minimum yard requirements. The minimum yard requirements for all structures are:
 - Front: Twenty (20) feet.
 - Side: Twenty (20) feet.
 - Rear: Twenty (20) feet.
- (v) Maximum height of structure: Thirty-five (35) feet. Decorative rooftop structures including: screening, mechanical equipment, roof access, mansard roofs, spires, cupolas, parapets, antennas, chimneys and other appurtenances not intended for human occupancy are not included in the maximum height.
- (vi) Minimum required living areas for the multi-family units are:
 - Studio/One bedroom: 470 square feet.
 - Two bedroom: 950 square feet.

b. Commercial Development Standards:

- (i) Setbacks: Setbacks shall be measured per the LDR and shall be as follows:
 - Front: Ten (10) feet; Lots having a second frontage shall have a setback of 10 feet for the second frontage.
 - Rear: Five (5) feet.
 - Side: Ten (10) feet.
- (ii) All structures shall have a minimum separation of twenty (20) feet, as measured from the furthest projection on the structure to the furthest projection of any other structure.

- (iii) Maximum height of structure: Thirty-five (35) feet.
- (iv) Maximum impervious surface ratio: Seventy-five percent (75%).
- (v) Maximum lot coverage by buildings (not including parking or stormwater drainage facilities): Thirty-five percent (35%) of the acreage for the overall Commercial Parcels.

The development will be constructed in one (1), 15-year phase, provided construction of the non-residential portions of the Project may be initiated when needed and feasible so long as completed within the timeframe set forth herein. Construction shall commence within five (5) years of PUD Ordinance approval. For purposes of this PUD, “commencement” shall mean securing approved construction drawings of all or of a portion of the site. “Completion” shall be defined as the installation of horizontal infrastructure and Town approval of as-builts. Upon request from the Applicant, the Town Council may extend the commencement period by an additional one (1) year for good cause.

The Conceptual Site Plan indicates the preliminary, general layout for the PUD for construction of the development. The location and size of all lots, roads, Project entrances, recreation/open space and other areas shown on the Conceptual Site Plan are conceptual such that the final location of any roads, project entrances, recreation/open space and other areas will be depicted on the final development plan and the final engineering plans for the particular phase of the Project.

B. Ingress, Egress and Circulation:

- a. **Parking Requirements:** Except as otherwise provided for herein, the PUD shall comply with applicable off-street parking and loading requirements of the LDR. For the Residential Parcel, two (2) spaces per dwelling unit (454 spaces) shall be provided via parking structures and/or surface parking, or a combination of the same. In addition, a minimum of 5% of the total spaces for the dwelling units (23 spaces) shall be provided for additional guest parking, and one (1) space per for each two hundred fifty (250) feet of gross floor area of clubhouse. Individual commercial parcels may share parking with other facilities pursuant to shared parking agreements, provided the uses sharing the parking areas do not result in a lack of required parking under the LDR.
- b. **Vehicular Access/Interconnectivity:** As shown on the Site Plan, access to the Property will be provided via an access point located along U.S. Highway 1. The locations of the access drives from U.S. 1 will be determined by FDOT. The Applicant will provide the Town with an FDOT driveway permit for the final access drives during the construction planning process for any development within the Property. Interior access drives will be privately owned and maintained by the owner, an owners’ association and/or a

management company. The internal access drive to the Residential Parcel may be gated at the developer’s option. The location and design of all access points and interior access drives is conceptual, and the final location and design of all access points and interior access drives is subject to the review and approval of the Town.

c. Pedestrian Access and Streetlights: Pedestrian circulation will be provided via sidewalks that are a minimum width of five (5) feet. Sidewalk will be located on one side of all internal rights-of-ways within the Project, which locations are depicted on the Conceptual Site Plan. In addition, sidewalks will be located on one side of the entrance roadways to provide pedestrian interconnectivity between the commercial and residential areas of the Project. All pedestrian accessible routes shall meet the requirements of the LDR, Florida Accessibility Code for Building Construction (“FACBC”) and Americans Disability Act Accessibility Guidelines (“ADAAG”) established by Florida law and 28 CFR Part 36. Common area sidewalks located along any parks, ponds and open space will be constructed during the roadway construction phase. Streetlights will be purchased and installed at the Applicant’s expense along all streets as approved by the Town of Hilliard’s Engineering Department.

C. Signs and Entry: The Project will have an entry feature and related community identification signage within the main entrances at U.S. Highway 1, as depicted on the Conceptual Site Plan. All Project signage will comply with applicable provisions of the Code. Exact sign locations will be depicted on construction plans. The Applicant shall be permitted to erect temporary on-site construction and real estate signage on the Property, in conformance with the Code. Because construction of the Project may be phased, the Applicant shall be permitted to place temporary signage within portions of the Property in which construction is underway to direct tenants, customers, and other visitors to other areas of the Property that are in operation.

D. Landscaping: Landscaping for the Project shall be provided in accordance with Article XI, LDR.

E. Recreation and Open Space: The design of the PUD incorporates common open space, as well as varied active and passive recreation opportunities, meeting and exceeding the standards of the LDR. Open space and common areas will exceed the 20% open space requirement of LDR Section 62-316(b). The Conceptual Site Plan provides more than 20% open space which is comprised of the pond area, recreation areas, and natural areas.

F. Utilities:

a. Potable Water/Sanitary Sewer: The proposed potable water system for the Project will connect to the existing 8-inch water line owned by the Town which is located near the intersection of US Highway 1 and Eastwood Road. The proposed wastewater system for the Project will require an onsite private lift station and a dedicated sanitary forcemain to a connection point at the forcemain at Lift Station #3, which is

approximately 1,600 linear feet north of the intersection of US Highway 1 and Eastwood Road. The proposed utility installation will adhere to the requirements of the Water and Wastewater Utility Specifications and Documentation Requirements Manual (the “W/WW Specifications”).

- b. **Electrical Utilities:** All electrical, telephone and cable lines will be installed underground on the site. Electrical power will be provided by Florida Power & Light.
- c. **Fire Protection:** Fire protection for the Project shall be provided in accordance with the LDR and the W/WW Specifications. The Applicant acknowledges that it is responsible for meeting all applicable minimum fire flow requirements and is responsible for constructing the associated infrastructure improvements to meet such requirements.
- d. **Solid Waste:** Solid waste will be handled by the licensed franchisee in the area.

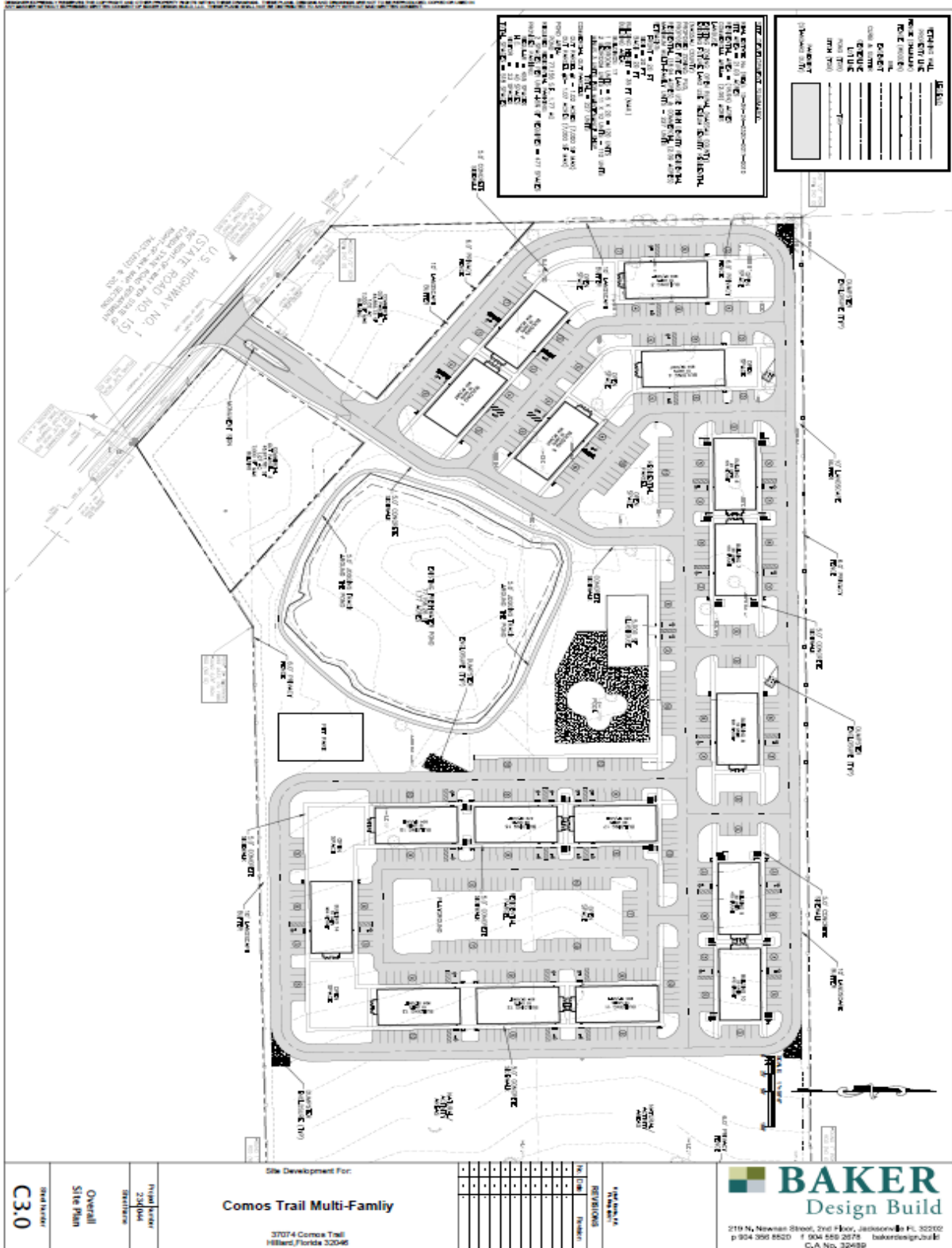
G. Wetlands/Environmental: The Property does not contain jurisdictional wetlands. The Property contains an approximately 1.77-acre freshwater pond centrally located on the site which will be utilized for onsite stormwater retention and permitted in accordance with St. Johns River Water Management District (“SJRWMD”) and FDEP requirements. There are no Significant Natural Communities Habitat on the proposed site and no listed species were observed at this time. As there may be a potential for gopher tortoise habitat in the future, any gopher tortoise burrows which may become active prior to construction, will be relocated in accordance with Florida Fish and Wildlife Conservation Commission (“FWC”) requirements.

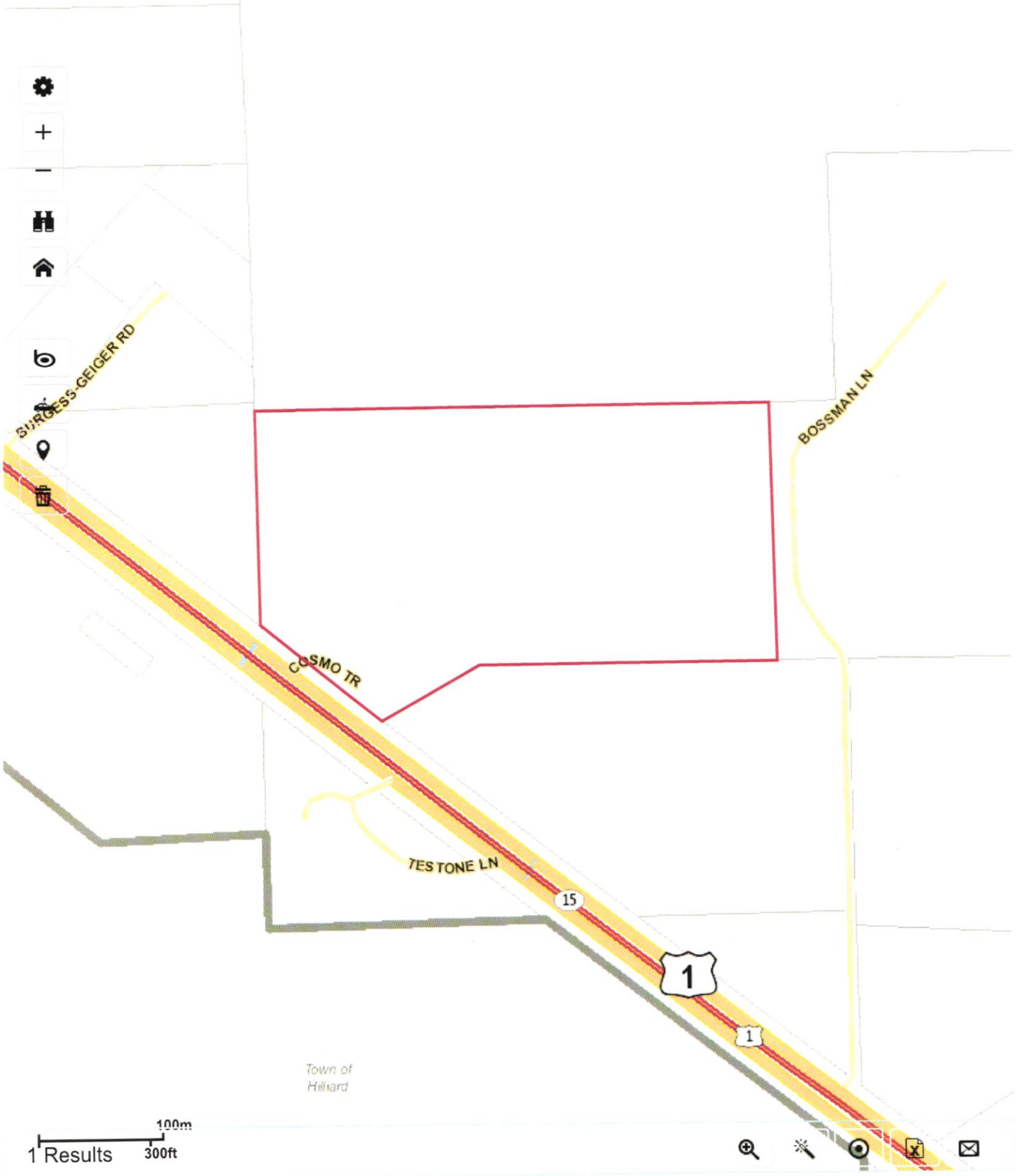
H. Stormwater: Stormwater will be handled on site within retention areas, with conveyance via the roadways and/or piping within appropriate easements. The drainage structures and facilities will be designed and constructed in compliance with the LDR in effect at the time of permitting, subject to SJRWMD standards. The stormwater treatment facility will be maintained by the owner, an owners’ association and/or a management company.

IV. ADDITIONAL CONDITIONS

1. In coordination with the Nassau County School District, the Town of Hilliard, and Nassau County, the Applicant may install a school bus stop, if appropriate, within or adjacent to the PUD, and shall install a minimum of one (1) covered bench to provide a safe waiting area for school children. The Applicant shall coordinate with the Nassau County School District on the location of the school bus stop and waiting area during the preliminary platting process.

ATTACHMENT "C" SITE DEVELOPMENT PLAN





1 Results 100m 300ft

DATE: June 13, 2024
 TO: Nassau County Record
 FROM: Elise Earnest, Town of Hilliard
 RE: Legal Advertisement

Please publish the following advertisement in your legal section of your June 19, 2024, edition. Please forward it to me for proof prior to publishing it in the newspaper. Please send proof of publication and invoice to the Town of Hilliard.

NOTICE OF PROPOSED REZONING

PUBLIC HEARING

The Town of Hilliard Planning and Zoning Board will hold a Public Hearing on Tuesday, July 9, 2024, in the Hilliard Town Hall Council Chambers, located at 15859 West County Road 108, Hilliard, Florida to hear input on the following Ordinance:

ORDINANCE NO. 2024-10

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF HILLIARD, FLORIDA, A MUNICIPAL CORPORATION, CHANGING THE ZONING DESIGNATION FROM NASSAU COUNTY ZONING OPEN RURAL TO TOWN ZONING PUD, PLANNED UNIT DEVELOPMENT; FOR THE PROPERTY LOCATED ON THE EAST SIDE OF US HWY 1 AND SOUTH OF EASTWOOD ROAD; DESCRIBED IN ATTACHMENT "A", LEGAL DESCRIPTION; SPECIFICALLY DESCRIBED IN ATTACHMENT "B" WRITTEN DESCRIPTION; AND ATTACHMENT "C" SITE PLAN; PROVIDING FOR SEVERABILITY, REPEALER, AND SETTING AN EFFECTIVE DATE.

The rezoning will allow for Mixed-Use development of the property; a Multiple-Family development of 227 dwelling units and Commercial use development for a maximum of 14,000 square feet.

All interested parties may appear at the meeting and be heard with respect to the proposed Ordinance No. 2024-10. A recommendation/report regarding the proposed Ordinance shall then be provided to the Hilliard Town Council at their August 1, 2024, regular meeting. A copy of the Ordinance which is proposed for adoption is available for inspection and copying in the office of the Town Clerk during normal business hours 9:00 a.m. to 5:00 p.m., Monday through Friday or at www.townofhilliard.com.

PURSUANT TO THE REQUIREMENTS OF F.S. 286.0105, the following notification is given: If a person decides to appeal any decision made by the Planning & Zoning Board or the Town Council with respect to any matter considered at such meeting, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

Persons with a disability requiring accommodations in order to participate in this proceeding should contact the Town Clerk at (904) 845-3555 at least seventy-two (72) hours in advance to request such accommodations.

Lisa Purvis, MMC, Town Clerk
Lee Anne Wollitz, Hilliard Land Use Administrator



File # _____
 Filing Date: _____
 Acceptance Date: _____
 Review Date: P & Z _____ TC _____

PUD Rezoning Application

A. PROJECT

1. Project Name: Lofty Cosmos
2. Address of Subject Property: 37074 Cosmos Trail, Hilliard, FL 32046
3. Parcel ID Number(s): 15-3N-24-2320-0017-0010
4. Existing Use of Property: Single Family
5. Future Land Use Map Designation: Medium Density (Nassau County)
6. Existing Zoning Designation: Open Rural (Nassau County)
7. Proposed Zoning Designation: PUD (Hilliard)
8. Acreage: 21.03 +/-

B. APPLICANT

1. Applicant's Status Owner (title holder) Agent
2. Name of Applicant(s) or Contact Person(s): Courtney P. Gaver Title: Attorney
 Company (if applicable): Rogers Towers, P.A.
 Mailing address: 1301 Riverplace Blvd., Suite 1500
 City: Jacksonville State: FL ZIP: 32207
 Telephone: (904) 473-1388 FAX: (904) 396-0663 e-mail: cgaver@rlaw.com
3. If the applicant is agent for the property owner*
 Name of Owner (titleholder): 37074 Cosmos Trail LLC
 Mailing address: 4025 Sunbeam Road
 City: Jacksonville State: FL ZIP: 32257

* Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

Telephone: (904)730-9300 FAX: () e-mail: lmassis@loftyasset.com

C. ATTACHMENTS

1. Statement of proposed change, including a map showing the proposed zoning change and zoning designations on surrounding properties
2. A current aerial map (Maybe obtained from the Nassau County Property Appraiser.)
3. Plat of the property (Maybe obtained from the Nassau County Property Appraiser.)
4. Legal description with tax parcel number.
5. Boundary survey
6. Warranty Deed or the other proof of ownership
7. Site Plan
8. Written Description
9. Binding Letter
10. Fee.

a. \$2,500 plus \$20 per acre

No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any fees necessary for technical review or additional reviews of the application by a consultant will be billed to the applicant at the rate of the reviewing entity. The invoice for of postage, signs, advertisement, outside consultants shall be paid in full prior to any action of any kind on the application by the Planning and Zoning Board.

All 10 attachments are required for a complete application. One original and a PDF Version of the complete application with all attachments need to be submitted. A completeness review of the application will be conducted within ten (10) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge:

[Signature]
Signature of Applicant

Signature of Co-applicant

Courtney P. Gaver
Typed or printed name and title of applicant

Typed or printed name of co-applicant

12-15-2023
Date

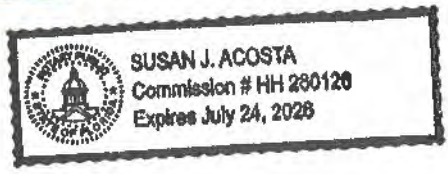
Date

State of Florida County of Duval

The foregoing application is acknowledged before me this 15th day of Dec., 2023 by Courtney

P. Gaver, who is/are personally known to me or who has/have produced _____ as identification.

NOTARY SEAL [Signature]



Town of Hilliard ♦ 15859 C.R. 108 ♦ Hilliard, FL 32046 ♦ (904) 845-3555

OWNER'S AUTHORIZATION FOR AGENT
PLANNING DEPARTMENT

TOWN OF HILLIARD, FLORIDA

EACH AND EVERY OWNER SHOWN ON THE PROOF OF
OWNERSHIP MUST SIGN AN AUTHORIZATION FORM

Agent Authorization Form

I/We 37074 Cosmos Trail, LLC, a Florida limited liability company
(Print Name of Property Owner)
hereby authorize Rogers Towers, P.A. & Baker Design Build
(Print Name of Agent) annexation, land use amendment, and rezoning
to represent me/us in processing an application for for Parcel 15-3N-24-2320-0017-0010
(Type of Application)

on our behalf. In authorizing the agent to represent me/us, I/we, as owner(s) attest that the application is made in good faith and that any information contained in the application is accurate and complete.

[Handwritten Signature]

(Signature of Owner)



(Signature of Owner)

Lisa A. Mankoski
(Print Name of Owner)

(Print Name of Owner)

State of Florida
} ss
Nassau County

Sworn to and subscribed before me on this 18 day of December, 2023,
by Lisa A. Mankoski, as Manager of Lofty Investment Holdings, LLC, a Florida limited liability company, the Manager of 37074 Cosmos Trail MM, LLC, a Florida limited liability company, the Manager of 37074 COSMOS TRAIL, LLC, a Florida limited liability company, on behalf of the company.

[Handwritten Signature]

Signature of Notary Public
State of Florida CHAUSTINE JOYCE
Notary Public - State of Florida
Commission # HH 415022
My Comm. Expires Aug 22, 2027
Bonded through National Notary Assn.

Print, type or stamp commissioned name of Notary Public

My Commission Expires: 8/22/27

Individual making statement is personally known or _____ produced identification.

Type of identification produced: personally known

ATTACHMENT 1**Statement of Proposed Change**

This application is for the proposed Lofty Cosmos Planned Unit Development (“PUD”) for 21.03 acres north of U.S. Highway 1 at Cosmo Trail (the “Property”). The requested PUD rezoning application is a companion to applications to annex the Property into the Town of Hilliard (along with neighboring parcels having Nassau County Parcel Identification Nos. 15-3N-24-2320-0017-0020 and 15-3N-24-2320-0019-0010), and to change the Future Land Use Map (“FLUM”) designation of the Property from Medium Density (Nassau County) to High Density Residential and Commercial to develop a mix of multi-family residential and commercial uses. The Applicant is proposing to construct a maximum of 227 multi-family residential units (apartments) with related amenities and facilities and a maximum of 14,000 square feet of Main Street Commercial and General Commercial District uses.

ATTACHMENT 2

Aerial Map



Aerial (PUD)

This map is not intended to be used for any purpose other than that for which it was prepared. It is not a warranty, representation, or guarantee of accuracy. It is provided as a reference only. The user assumes all responsibility for any use of this map. © 2023 Esri, All Rights Reserved. Esri, the Esri logo, ArcGIS, and the ArcGIS logo are either registered trademarks or trademarks of Esri in the United States and/or other countries. Other brands and product names are trademarks of their respective owners.

ATTACHMENT 4**Legal Description**

ALL OF THAT CERTAIN LOT, PIECE, OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION FIFTEEN (15), TOWNSHIP THREE (3), NORTH, RANGE TWENTY FOUR (24) EAST, COUNTY OF NASSAU, AND STATE OF FLORIDA AND FURTHER KNOWN AND DESCRIBED AS THE WEST PART OF THAT PART OF LOT SEVENTEEN (17) IN SAID SECTION FIFTEEN (15) OF DUNN'S FRUIT AND TRUCK FARMS AS RECORDED IN DEED BOOK B-10 AT PAGE FORTY-EIGHT (48) OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA THAT LIES EAST OF U.S. HIGHWAY NO. 1 (150 FOOT RIGHT-OF-WAY) AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: FOR A POINT OF REFERENCE START AT THE NORTHEAST CORNER OF SAID LOT SEVENTEEN (17), THENCE SOUTH EIGHTY EIGHT DEGREES FIFTEEN MINUTES WEST (S 88 DEGREES 15 MINUTES W), ALONG THE NORTH LINE OF SAID LOT SEVENTEEN (17), A DISTANCE OF NINE HUNDRED FORTY AND FOUR TENTHS (940.4) FEET TO A POINT ON THE WESTERLY BANK OF A HIGHWAY DRAINAGE DITCH FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH EIGHTY EIGHT DEGREES FIFTEEN MINUTES (S 88 DEGREES 15 MINUTES W), ALONG THE SAID LINE OF LOT SEVENTEEN (17), A DISTANCE OF FOUR HUNDRED TWENTY SIX AND NINE TENTHS (426.9) FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 1; THENCE SOUTH FIFTY TWO DEGREES FIFTY ONE MINUTES EAST (S 52 DEGREES 51 MINUTES E), ALONG SAID RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF TWO HUNDRED SIXTEEN (216.0) FEET TO A POINT; THENCE NORTH SIXTY DEGREES THIRTY SIX MINUTES EAST (N 60 DEGREES 36 MINUTES E) A DISTANCE OF TWO HUNDRED NINETY TWO AND ONE TENTHS (292.1) FEET TO THE POINT OF BEGINNING.

A PLAT OF SURVEY OF THE HEREINABOVE DESCRIBED LANDS MADE BY HUGH M. THOMPEN, REGISTERED SURVEYOR NO. 1051, ON AUGUST 28, 1956, BEING RECORDED IN DEED BOOK 241, PAGE 53, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

AND THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF NASSAU AND THE STATE OF FLORIDA, KNOWN AND DESCRIBED AS;

FARMS 15 AND 16, IN SECTION 15, TOWNSHIP 3 NORTH, RANGE 24 EAST, JOSEPH R. DUNN'S FRUIT AND TRUCK FARMS, ACCORDING TO PLAT RECORDED IN DEED BOOK B-10, PAGE 48, EXCEPTING THEREFROM THAT PORTION THEREOF LYING WITHIN THE RIGHT OF WAY OF STATE ROAD NO. 15.

ATTACHMENT 5

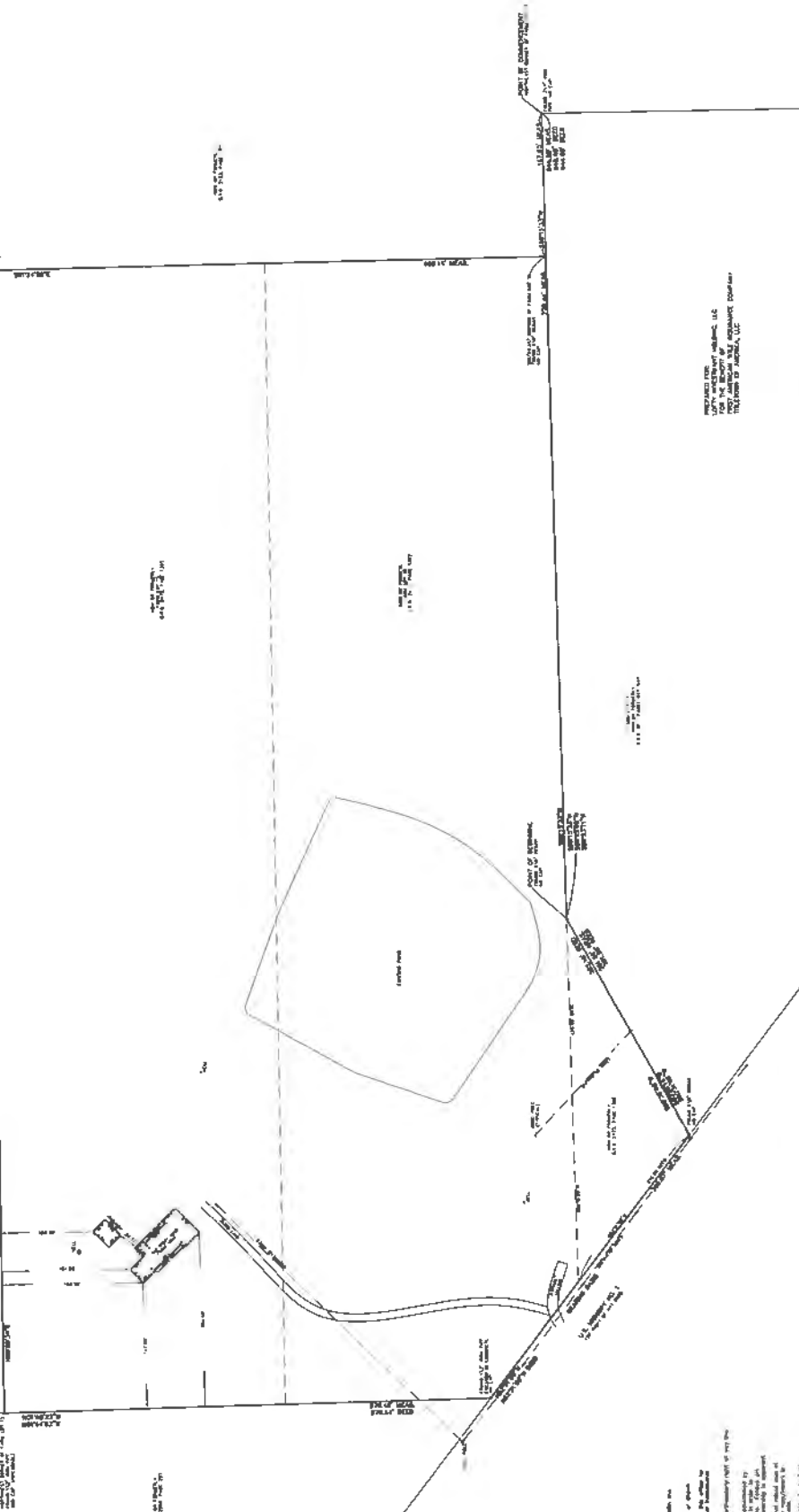
Boundary Survey

MAP OF BOUNDARY SURVEY

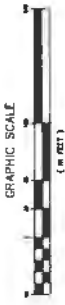
THIS SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYING ACT OF 1968, AS AMENDED, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, STATE OF TEXAS, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, COUNTY OF TARRANT, TEXAS.

THE SURVEY WAS MADE BY MEASUREMENTS OF DISTANCES AND ANGLES, AND BY THE USE OF A TOTAL STATION INSTRUMENT, AND BY THE USE OF A GPS RECEIVER, AND BY THE USE OF A REAL TIME KINEMATIC (RTK) GPS SYSTEM, AND BY THE USE OF A REAL TIME KINEMATIC (RTK) GPS SYSTEM, AND BY THE USE OF A REAL TIME KINEMATIC (RTK) GPS SYSTEM.

THE SURVEY WAS MADE BY MEASUREMENTS OF DISTANCES AND ANGLES, AND BY THE USE OF A TOTAL STATION INSTRUMENT, AND BY THE USE OF A GPS RECEIVER, AND BY THE USE OF A REAL TIME KINEMATIC (RTK) GPS SYSTEM, AND BY THE USE OF A REAL TIME KINEMATIC (RTK) GPS SYSTEM.



- SURVY NOTES**
- The "As Shown" lines on this map are not to be construed as a warranty of accuracy by the surveyor.
 - Underground improvements were not located or shown.
 - Adjacent owners were notified by certified mail, return receipt requested, of the date of the survey.
 - The survey was made on 11/20/2024. It is the responsibility of the client to provide accurate information to the surveyor.
 - The survey was made by measurements of distances and angles, and by the use of a total station instrument, and by the use of a GPS receiver, and by the use of a real time kinematic (RTK) GPS system.
 - The survey was made by measurements of distances and angles, and by the use of a total station instrument, and by the use of a GPS receiver, and by the use of a real time kinematic (RTK) GPS system.
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 - The survey was made by measurements of distances and angles, and by the use of a total station instrument, and by the use of a GPS receiver, and by the use of a real time kinematic (RTK) GPS system.



PREPARED FOR:
GLASS LAND SURVEYING, LLC
13004 CASCADIA AVE, SUITE 100, FORT WORTH, TEXAS 76134
PHONE: 817.336.1111
FAX: 817.336.1112
WWW.GLASSLANDSURVEYING.COM

DATE: 11/20/2024
PROJECT: 24-001
SHEET: 1 OF 1
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

ATTACHMENT 6

Proof of Ownership

Prepared by:
 April Ross
 Titledown of America, LLC
 480 Busch Drive
 Jacksonville, Florida 32218

File Number: 22-1381

General Warranty Deed

Made this May 4, 2023 A.D. By Julie Warren Pickett and Sylvester Harrison Pickett, Jr., wife and husband, whose address is: 37752 Kings Ferry Rd., Willard FL 32091, hereinafter called the grantor, to 37074 Cosmos Trail, LLC, a Florida Limited Liability Company, whose post office address is: 4025 Sunbeam Road, Jacksonville, Florida 32257, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Nassau County, Florida, viz:

ALL OF THAT CERTAIN LOT, PIECE, OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION FIFTEEN (15), TOWNSHIP THREE (3), NORTH, RANGE TWENTY FOUR (24) EAST, COUNTY OF NASSAU, AND STATE OF FLORIDA AND FURTHER KNOWN AND DESCRIBED AS THE WEST PART OF THAT PART OF LOT SEVENTEEN (17) IN SAID SECTION FIFTEEN (15) OF DUNN'S FRUIT AND TRUCK FARMS AS RECORDED IN DEED BOOK B-10 AT PAGE FORTY-EIGHT (48) OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA THAT LIES EAST OF U.S. HIGHWAY NO. 1 (150 FOOT RIGHT-OF-WAY) AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: FOR A POINT OF REFERENCE START AT THE NORTHEAST CORNER OF SAID LOT SEVENTEEN (17), THENCE SOUTH EIGHTY EIGHT DEGREES FIFTEEN MINUTES WEST (S 88 DEGREES 15 MINUTES W), ALONG THE NORTH LINE OF SAID LOT SEVENTEEN (17), A DISTANCE OF NINE HUNDRED FORTY AND FOUR TENTHS (940.4) FEET TO A POINT ON THE WESTERLY BANK OF A HIGHWAY DRAINAGE DITCH FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH EIGHTY EIGHT DEGREES FIFTEEN MINUTES (S 88 DEGREES 15 MINUTES W), ALONG THE SAID LINE OF LOT SEVENTEEN (17), A DISTANCE OF FOUR HUNDRED TWENTY SIX AND NINE TENTHS (426.9) FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 1; THENCE SOUTH FIFTY TWO DEGREES FIFTY ONE MINUTES EAST (S 52 DEGREES 51 MINUTES E), ALONG SAID RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF TWO HUNDRED SIXTEEN (216.0) FEET TO A POINT; THENCE NORTH SIXTY DEGREES THIRTY SIX MINUTES EAST (N 60 DEGREES 36 MINUTES E) A DISTANCE OF TWO HUNDRED NINETY TWO AND ONE TENTHS (292.1) FEET TO THE POINT OF BEGINNING.

A PLAT OF SURVEY OF THE HEREINABOVE DESCRIBED LANDS MADE BY HUGH M. THIGPEN, REGISTERED SURVEYOR NO. 1051, ON AUGUST 28, 1956, BEING RECORDED IN DEED BOOK 241, PAGE 53, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

AND THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF NASSAU AND THE STATE OF FLORIDA, KNOWN AND DESCRIBED AS:

FARMS 15 AND 16, IN SECTION 15, TOWNSHIP 3 NORTH, RANGE 24 EAST, JOSEPH R. DUNN'S FRUIT AND TRUCK FARMS, ACCORDING TO PLAT RECORDED IN DEED BOOK B-10, PAGE 48, EXCEPTING THEREFROM THAT PORTION THEREOF LYING WITHIN THE RIGHT OF WAY OF STATE ROAD NO. 15.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.


And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2022.

Prepared by:
April Ross
Titledown of America, LLC
480 Busch Drive
Jacksonville, Florida 32218

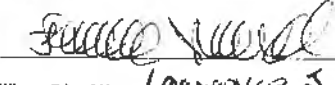
File Number: 22-1381

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

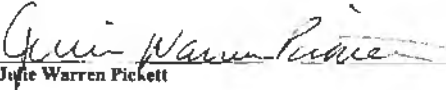
Signed, sealed and delivered in our presence:




Witness Printed Name Josh Bernard



Witness Printed Name Lawrence J. Bernard

 (Seal)

Julie Warren Pickett


 (Seal)

Sylvester Harrison Pickett, Jr.

State of Florida
County of Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 4th day of May, 2023, by Julie Warren Pickett and Sylvester Harrison Pickett, Jr., wife and husband, who are personally known to me or who have produced _____ as identification.





Notary Public
Print Name: Lawrence J. Bernard
My Commission Expires: _____

ATTACHMENT 7

Site Plan

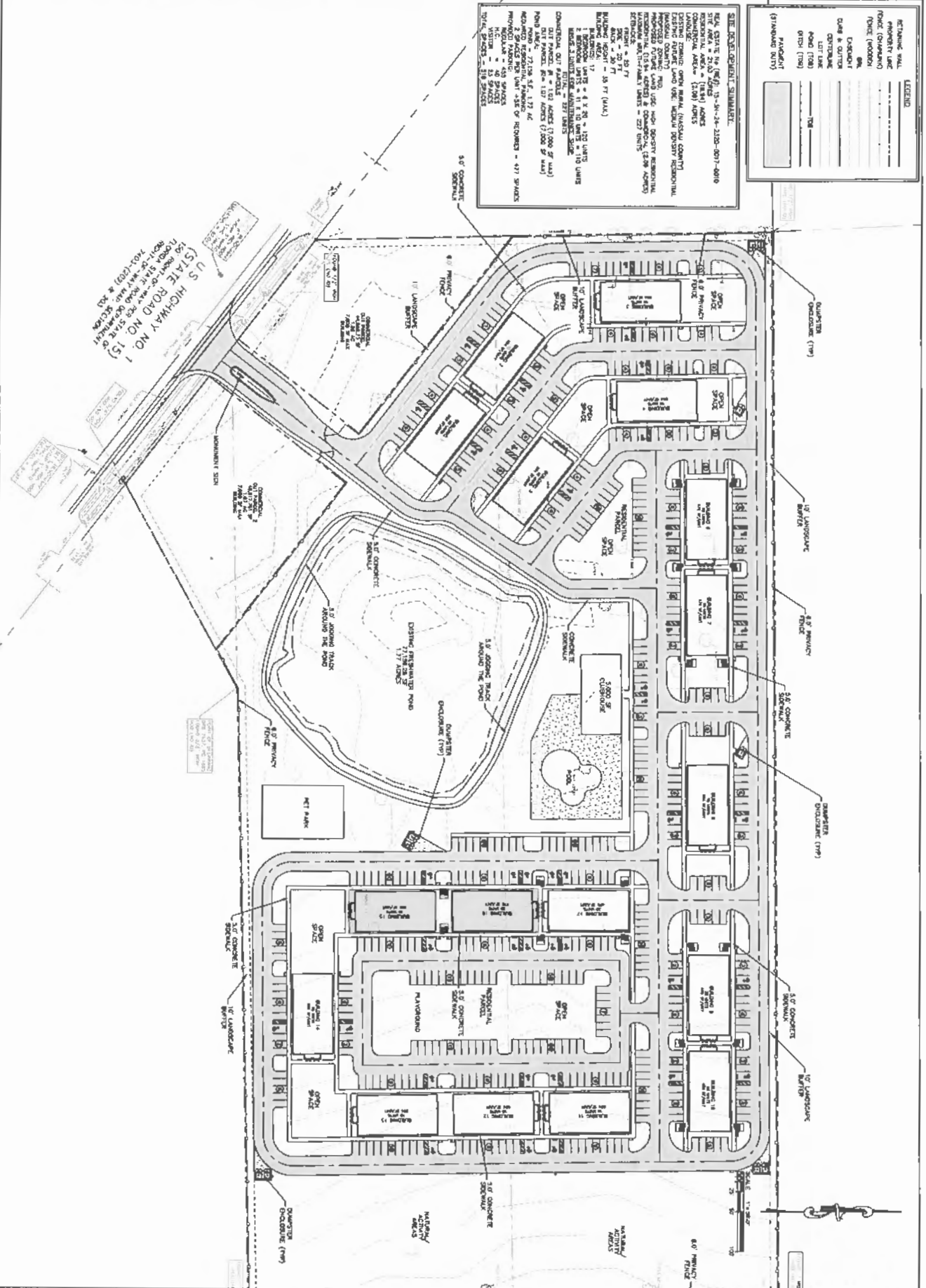
DESIGN BY LANCE... THESE PLANS, SPECIFICATIONS AND CONDITIONS ARE TO BE FORWARDED TO THE CITY OF JACKSONVILLE...

NOTE: THE FOLLOWING INFORMATION IS SUBJECT TO THE CITY OF JACKSONVILLE'S REVIEW AND APPROVAL. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF JACKSONVILLE'S STANDARDS AND SPECIFICATIONS FOR COMMUNITY DEVELOPMENT PROJECTS.

GENERAL NOTES:
 1. ALL UTILITIES SHOWN ARE BASED ON RECORD PLANS AND FIELD SURVEY. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF JACKSONVILLE'S STANDARDS AND SPECIFICATIONS FOR COMMUNITY DEVELOPMENT PROJECTS.
 3. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 4. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED BUDGET.

LEGEND

RESIDENTIAL LOT (SOLID LINE)
 SIDEWALK (DASHED LINE)
 DRIVEWAY (DOTTED LINE)
 DRIVEWAY (DOTTED LINE)
 DRIVEWAY (DOTTED LINE)
 DRIVEWAY (DOTTED LINE)
 DRIVEWAY (DOTTED LINE)
 DRIVEWAY (DOTTED LINE)
 DRIVEWAY (DOTTED LINE)
 DRIVEWAY (DOTTED LINE)
 DRIVEWAY (DOTTED LINE)
 DRIVEWAY (DOTTED LINE)



C3.0 Overall Site Plan Sheet Number	Prepared by 2/3-0/04
	Checked by 2/3-0/04
	Drawn by 2/3-0/04
	2/3-0/04
	2/3-0/04

Site Development For

Comos Trail Multi-Family

37074 Comos Trail
 Hilliard, Florida 32046

No.	Date	Revisions

BAKER
 Design Build

215 N. Newnan Street, 2nd Floor, Jacksonville FL 32202
 p 904 356 8520 f 904 559 2678 bakerdesignbuild
 C.A. No. 32489

ATTACHMENT 8

Written Description

**Hilliard Cosmos Planned Unit Development
PUD Written Description
December 18, 2023**

I. PROJECT DESCRIPTION

37074 Cosmos Trail, LLC (“Applicant”) proposes to rezone approximately 21.03 acres of property along U.S. Highway 1 (the “Property”) from Open Rural (Nassau County) to Planned Unit Development (“PUD”) in the Town of Hilliard (the “Town”). The Property is owned by the Applicant and has Nassau County Parcel Identification No. 15-3N-24-2320-0017-0010. A legal description of the Property is attached as Exhibit “A”.

As set forth below, the PUD zoning district is being sought to provide for the development of the Property with a mix of multi-family residential and commercial uses. A preliminary conceptual site plan indicating the general layout of the site is attached to the PUD as Exhibit “B” (the “Conceptual Site Plan”). The Conceptual Site Plan is conceptual only and may be subject to change due to site characteristics, design, and engineering factors. The Conceptual Site Plan shows the locations of the proposed uses within the Property. The project will allow for densities and intensities within the parameters of the proposed High Density Residential and Commercial FLUM designations set forth in the Town of Hilliard Comprehensive Plan 2040.

The requested PUD rezoning application is a companion to applications to annex the Property into the Town of Hilliard (along with neighboring parcels having Nassau County Parcel Identification Nos. 15-3N-24-2320-0017-0020 and 15-3N-24-2320-0019-0010), and to change the Future Land Use Map (“FLUM”) designation of the Property from Medium Density (Nassau County) to High Density Residential (18.94 acres) in the Town, for the portions of the Property designated as the “Residential Parcel” on the Conceptual Site Plan, and to Commercial (2.09 acres) for the portion of the Property designated as the “Commercial Outparcel #1” and “Commercial Outparcel #2”.¹

The Applicant will provide access roads and drives, utilities, recreational facilities and other infrastructure to serve the PUD. Unless specified otherwise in this PUD text and the PUD ordinance approving the same, the project will comply with applicable provisions of the Town of Hilliard Zoning and Land Development Regulations (hereafter, “LDR” or the “Code”). All references herein to the Applicant shall include the Applicant’s successors and assigns.

II. USES AND RESTRICTIONS

As set forth in this written description, the proposed project is a mixed-use development that includes both multi-family housing and commercial/retail uses. The Property abuts U.S. Highway 1, where higher intensity and density uses are appropriate. The proposed layout of the buildings and uses as shown on the Conceptual Site Plan demonstrate that the commercial uses

¹ The neighboring parcels are approximately 16.31 acres and are subject to companion applications to change the zoning from Open Rural (Nassau County) to Commercial and to change the FLUM designation from Medium Density (Nassau County) to Commercial.

will be buffered from the residential uses within the PUD and that the residential uses will likewise be buffered from other, less intense, uses to the north and east. The buffers include a combination of manmade elements (planted landscaping and a larger lake/stormwater pond) along with natural buffers.

A. Permitted Uses: The development will be constructed in an orderly manner, and the allowable uses will include the following:

Within the Residential Parcel as depicted on the Conceptual Site Plan, multiple-family units up to twelve units per acre (not to exceed a maximum of 227 residential units total) and related amenities and facilities shall be permitted. These may include apartments (fee simple, rental or condominium ownership); leasing/sales/management offices, models and similar uses; landscaping, janitorial, maintenance and similar uses; amenity/recreation centers which may include a pool, cabana/clubhouse, meeting rooms, health/exercise facility, sauna, and similar facilities; parks, open space, playgrounds, playfields, fire pit/gathering areas, observation and shade pavilions, pet parks, park structures, site furnishings, landscaping, vegetative screens or buffers, fencing, walkways, greenways, nature walks, trails, exercise courses, boardwalks, footbridges, gardens, noncommercial greenhouses and plant nurseries, tool houses, garden sheds, garden work centers, ponds, observation platforms, benches, picnic areas, shelters and informational kiosks, signage, habitat enhancement devices such as birdhouses, duck houses, and bat houses, and other similar uses and structures designed for and used for recreational/open spaces; mail center/kiosk; car wash (self) and dog wash area for residents; structure parking including, without limitation, parking garages, underbuilding parking, covered parking spaces, and parking lots/surface parking; maintenance office/areas, maintenance equipment storage building/areas, security offices, and similar uses; and stormwater management and flood control improvements, as permitted by the applicable regulatory agencies.

Within the Commercial Outparcels depicted on the Conceptual Site Plan, non-residential uses shall be permitted up to a maximum of 14,000 square feet and may include those uses permitted as a principal use and permitted by exception within the Main Street Commercial (MSC) and General Commercial District (C-1) designation of the LDR², as follows:

- Animal hospital/veterinary clinic;
- Animal boarding place facility;
- Bank and financial institutions;
- Bowling alley;
- Churches;
- Commercial recreation facilities;
- Community center;
- Convenience stores;
- Day care/child care center;
- Delicatessen, bake shop;
- Employment offices;

² As of the date of this PUD Written Description, the Town is in the process of revising its LDR to replace its Neighborhood Commercial (C-N) designation with the MSC rezoning. In the event the Town fails to enact such change, the Applicant shall have the right to include neighborhood-type commercial uses as detailed in this text.

- Family day care homes;
- Gasoline sales;
- General store;
- Governmental uses;
- Hospitals;
- Hotels and motels;
- Medical and dental clinic/office;
- Museum, and art gallery;
- Nursing homes, assisted living facilities, convalescent homes, and similar facilities;
- Outdoor fruit, vegetable, poultry or fish markets;
- Parcel delivery office;
- Printing, publishing or similar establishment;
- Private schools;
- Professional and business office;
- Recreational vehicle parks;
- Restaurants with or without drive-through facilities;
- Restaurant with alcohol sales;
- Retail sales;
- Retail facilities for the sale of beer and wine for consumption off premises;
- Research laboratories;
- Schools, colleges and universities;
- Self-service laundries or dry-cleaners;
- Service establishments in an enclosed building;
- Skating rinks;
- Veterinary clinic; and
- Vocational, trade and business schools.

B. Uses by Special Exception: Within the “Commercial Parcels,” restaurants, sidewalk cafés, grocery stores, pharmacies, specialty food stores and other commercial establishments within the project shall be permitted to sell alcoholic beverages for on-premises and off-premises consumption, as applicable; provided, however, the vendor of alcoholic beverages must meet the criteria set forth in Chapter 6, Article I of the Code.

C. Accessory Uses: Accessory uses and structures will be allowed as prescribed in the LDR, provided such uses and structures are of the nature customarily incidental and clearly subordinate to the permitted or principal use of a residential structure. Accessory uses such as customary home occupations, pets, and yard sales will be allowed as per the requirements for residential districts stipulated within the LDR and in accordance with any applicable neighborhood covenants and restrictions.

D. Restriction on Uses: As provided, the development will only include the uses described in Section II.A.-C. above.

III. DESIGN GUIDELINES

A. Lot Requirements:

a. Multiple-Family Development Standards: Multiple-family Uses: Minimum lot width, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for multiple-family uses: For the purposes of these requirements, “lot” refers to the parent property within which the proposed buildings are located and “yard” refers to distance from the parent property boundary.

- (i) Minimum lot width: None.
- (ii) Minimum lot area: None.
- (iii) Maximum lot coverage by all buildings: Seventy percent (70%).
- (iv) Minimum yard requirements. The minimum yard requirements for all structures are:
 - Front: Twenty (20) feet.
 - Side: Twenty (20) feet.
 - Rear: Twenty (20) feet.
- (v) Maximum height of structure: Thirty-five (35) feet. Decorative rooftop structures including: screening, mechanical equipment, roof access, mansard roofs, spires, cupolas, parapets, antennas, chimneys and other appurtenances not intended for human occupancy are not included in the maximum height.
- (vi) Minimum required living areas for the multi-family units are:
 - Studio/One bedroom: 470 square feet.
 - Two bedroom: 950 square feet.

b. Commercial Development Standards:

- (i) Setbacks: Setbacks shall be measured per the LDR and shall be as follows:
 - Front: Ten (10) feet; Lots having a second frontage shall have a setback of 10 feet for the second frontage.
 - Rear: Five (5) feet.

Side: Ten (10) feet.

- (ii) All structures shall have a minimum separation of twenty (20) feet, as measured from the furthest projection on the structure to the furthest projection of any other structure.
- (iii) Maximum height of structure: Thirty-five (35) feet.
- (iv) Maximum impervious surface ratio: Seventy-five percent (75%).
- (v) Maximum lot coverage by buildings: Fifty percent (50%) of the overall Commercial Parcels (not to include parking or drainage facilities).

The development will be constructed in one (1), 15-year phase, provided construction of the non-residential portions of the project may be initiated when needed and feasible so long as completed within the timeframe set forth herein. Construction shall commence within five (5) years of PUD Ordinance approval. For purposes of this PUD, "commencement" shall mean securing approved construction drawings of all or of a portion of the site. "Completion" shall be defined as the installation of horizontal infrastructure and Town approval of as-builts. Upon request from the Applicant, the Town Council may extend the commencement period by an additional one (1) year for good cause.

The Conceptual Site Plan indicates the preliminary, general layout for the PUD for construction of the development. The location and size of all lots, roads, project entrances, recreation/open space and other areas shown on the Conceptual Site Plan are conceptual such that the final location of any roads, project entrances, recreation/open space and other areas will be depicted on the final development plan and the final engineering plans for the particular phase of the project.

B. Ingress, Egress and Circulation:

- a. **Parking Requirements:** Except as otherwise provided for herein, the PUD shall comply with applicable off-street parking and loading requirements of the LDR. For the Residential Parcel, two (2) spaces per dwelling unit (454 spaces) shall be provided via parking structures and/or surface parking, or a combination of the same. In addition, a minimum of 5% of the total spaces for the dwelling units (23 spaces) shall be provided for additional guest parking, and one (1) space per for each two hundred fifty (250) feet of gross floor area of clubhouse. Individual commercial parcels may share parking with other facilities pursuant to shared parking agreements, provided the uses sharing the parking areas do not result in a lack of required parking under the LDR.

- b. **Vehicular Access/Interconnectivity:** As shown on the Site Plan, access to the Property will be provided via an access point located along U.S. Highway 1. The locations of the access drives from U.S. 1 will be determined by FDOT. The Applicant will provide the Town with an FDOT driveway permit for the final access drives during the construction planning process for any development within the Property. Interior access drives will be privately owned and maintained by the owner, an owners' association and/or a management company. The internal access drive to the Residential Parcel may be gated at the developer's option. The location and design of all access points and interior access drives is conceptual, and the final location and design of all access points and interior access drives is subject to the review and approval of the Town.
- c. **Pedestrian Access and Streetlights:** Pedestrian circulation will be provided via sidewalks that are a minimum width of five (5) feet. Sidewalk will be located on one side of all internal rights-of-ways within the project, which locations are depicted on the Conceptual Site Plan. In addition, sidewalks will be located on one side of the entrance roadways to provide pedestrian interconnectivity between the commercial and residential areas of the project. All pedestrian accessible routes shall meet the requirements of the LDR, Florida Accessibility Code for Building Construction ("FACBC") and Americans Disability Act Accessibility Guidelines ("ADAAG") established by Florida law and 28 CFR Part 36. Common area sidewalks located along any parks, ponds and open space will be constructed during the roadway construction phase. Streetlights will be purchased and installed at the Applicant's expense along all streets as approved by the Town of Hilliard's Engineering Department.

C. Signs and Entry: The project will have an entry feature and related community identification signage within the main entrances at U.S. Highway 1, as depicted on the Conceptual Site Plan. All project signage will comply with applicable provisions of the Code. Exact sign locations will be depicted on construction plans. The Applicant shall be permitted to erect temporary on-site construction and real estate signage on the Property, in conformance with the Code. Because construction of the Project may be phased, the Applicant shall be permitted to place temporary signage within portions of the Property in which construction is underway to direct tenants, customers, and other visitors to other areas of the Property that are in operation.

D. Landscaping: Landscaping for the Project shall be provided in accordance with Article XI, LDR Section 62-563.

E. Recreation and Open Space: The design of the PUD incorporates common open space, as well as varied active and passive recreation opportunities, meeting and exceeding the standards of the LDR. Open space and common areas will exceed the 20% open space requirement

of LDR Section 62-316(b). The Conceptual Site Plan provides more than 20% open space which is comprised of the pond area, recreation areas, and natural areas.

F. Utilities:

- a. **Potable Water/Sanitary Sewer:** All electrical, telephone and cable lines will be installed underground on the site. Water and sewer will be connected to the existing lines and gravity sewer located near the intersection of U.S. Highway 1 and Eastwood Road. This work will be installed by the Applicant and no public funds shall be needed for the provision of new infrastructure. The aforesaid infrastructure improvements will also greatly enhance the Town's ability to serve areas located within the southside of the Town boundaries.
- b. **Electrical Utilities:** All electrical and telephone lines will be installed underground on the site. Electrical power will be provided by Florida Power & Light.
- c. **Fire Protection:** The Applicant will install fire hydrants in accordance with the LDR.
- d. **Solid Waste:** Solid waste will be handled by the licensed franchisee in the area.

G. Wetlands/Environmental: The Property does not contain jurisdictional wetlands. The Property contains an approximately 1.77-acre freshwater pond centrally located on the site which will be utilized for onsite stormwater retention and permitted in accordance with St. Johns River Water Management District ("SJRWM") and FDEP requirements. There are no Significant Natural Communities Habitat on the proposed site and no listed species were observed at this time. As there may be a potential for gopher tortoise habitat in the future, any gopher tortoise burrows which may become active prior to construction, will be relocated in accordance with Florida Fish and Wildlife Conservation Commission ("FWC") requirements.

H. Stormwater: Stormwater will be handled on site within retention areas, with conveyance via the roadways and/or piping within appropriate easements. The drainage structures and facilities will be designed and constructed in compliance with the LDR in effect at the time of permitting, subject to SJRWMD standards. The stormwater treatment facility will be maintained by the owner, an owners' association and/or a management company.

IV. ADDITIONAL CONDITIONS

1. In coordination with the Nassau County School District, the Town of Hilliard, and Nassau County, the Applicant may install a school bus stop, if appropriate, within or adjacent to the PUD, and shall install a minimum of one (1) covered bench to provide a safe waiting area for school children. The Applicant shall coordinate with the Nassau County School District on the location of the school bus stop and waiting area during the preliminary platting process.

ATTACHMENT 9

Binding Letter

Binding Letter

Town of Hilliard
15859 C.R. 108
Hilliard, Florida 32046

Re: Lofty Cosmos PUD Application
Parcel ID No.: 15-3N-24-2320-0017-0010

Ladies and Gentlemen:

You are hereby advised that the undersigned, owner of the property, being more particularly described in the Planned Unit Development rezoning document attached hereto and by reference made a part hereof, hereby agrees to bind its successors in title to the development in accordance with (a) the site plan and the written description of the proposed development plan submitted with the PUD application and (b) any conditions set forth by the Town Council of the Town of Hilliard in the PUD rezoning ordinance. Owner, and its successors in title, also agree to proceed with the development of the subject property in accordance with items (a) and (b) above and will complete such development in accordance with the site plan approved by that ordinance. Provisions shall be made by written agreement for continuing operation and maintenance of all common areas and facilities that are not to be provided, operated or maintained by the Town of Hilliard.

This the 18th day of December, 2023.

“APPLICANT”:

37074 COSMOS TRAIL, LLC, a Florida limited liability company

By: 37074 Cosmos Trail MM, LLC, a Florida limited liability company, its Manager

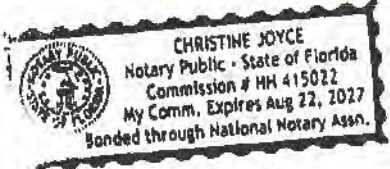
By: Lofty Investment Holdings, LLC, a Florida limited liability company, its Manager

By: *[Signature]*
Name: Lisa A. Mankoski
Title: Manager

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of (check one) physical presence or online notarization on this day ___ of December, 2023, by Lisa A. Mankoski, as Manager of Lofty Investment Holdings, LLC, a Florida limited liability company, the Manager of 37074 Cosmos Trail MM, LLC, a Florida limited liability company, the Manager of 37074 COSMOS TRAIL, LLC, a Florida limited liability company, on behalf of the company, and who is (check one) personally known to me or has produced a valid driver's license as identification.

[Signature]
Notary Public
Name: CHRISTINE JOYCE
Commission Expires: 8/22/27



Emily G. Pierce

904 . 346 . 5787
EPierce@rtlaw.com1301 Riverplace Boulevard • S
Jacksonville, Florida 32207904 . 398 . 3911 Main
904 . 396 . 0663 Fax
www.rtlaw.com

ITEM-4

January 4, 2024

VIA OVERNIGHT MAIL & E-MAILTown of Hilliard
Attn: Lee Anne Wollitz, Land Use Administrator
15859 County Road 108
Hilliard, Florida 32046
lwollitz@townofhilliard.com**RE: Lofty Cosmos/ Application for Concurrency**

Dear Ms. Wollitz:

As you are aware, our client, 37074 Cosmos Trail, LLC (“Applicant”), is the owner of 21.03 acres located north of U.S. Highway 1 at Cosmos Trail having Nassau County Parcel Identification No. 15-3N-24-2320-0017-0010 (the “PUD Parcel”). The Applicant has filed companion applications to annex the PUD Parcel into the Town of Hilliard and give the PUD Parcel a Town future land use designation of High Density Residential and Commercial and a zoning of Planned Unit Development, for a project to be called Lofty Cosmos. The project will include a maximum of 227 multi-family residential units (apartments) with related amenities and facilities and a maximum of 14,000 square feet of commercial uses.

Enclosed is an application for concurrency, with supplemental deeds, maps, and other information. An authorization form for the owner was previously provided to the Town and is resubmitted as part of this application package along with an application fee check in the amount of \$300.00 to the Town.

We look forward to working with you on this application.

Sincerely,



Emily G. Pierce

Enclosure

cc: Town Clerk Lisa Purvis (via e-mail)
Lisa Massis (via e-mail)



Town of Hilliard Concurrency Application

FOR OFFICE USE ONLY

File # _____

Application Fee: _____

Filing Date: _____ Acceptance Date: _____

A. PROJECT

- Project Name: Lofty Cosmos PUD
- Address of Subject Property: 37074 Cosmos Trail, Hilliard, FL 32046
- Parcel ID Number(s) 15-3N-24-2320-0017-0010
- Existing Use of Property: Single Family
- Future Land Use Map Designation: Medium Density (Nassau County) / Proposed Commercial & HDR (Hilliard)
- Existing Zoning Designation: Open Rural (Nassau County) / Proposed PUD (Hilliard)
- Acreage: 21.03 +/- acres

B. APPLICANT

- Applicant's Status Owner (title holder) Agent
- Name of Applicant(s) or Contact Person(s): Courtney P. Gaver Title: Attorney
Company (if applicable): Rogers Towers, P.A.
Mailing address: 1301 Riverplace Blvd., Suite 1500
City: Jacksonville State: FL ZIP: 32207
Telephone: 904-473-1388 FAX: (904)396-0663 e-mail: cgaver@rtlaw.com
- If the applicant is agent for the property owner*:
Name of Owner (title holder): 37074 Cosmos Trail LLC
Company (if applicable): Attn: Lisa A. Massis (Mankoski)
Mailing address: 4025 Sunbeam Road
City: Jacksonville State: FL ZIP: 32257
Telephone: (904) 730-9300 FAX: () e-mail: lmassis@loftyasset.com

* Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

C. PROJECT DESCRIPTION

Water and Sewer Service Provider Town of Hilliard Electric Service Provider FPL

- 1. Residential- Dwelling Units 227 MFUI (apartments)
- 2. Non- Residential - S.F. of Building 14,000 SF Number of ERU's (Equivalent Residential Units) _____

D. ATTACHMENTS

- 1. Copy of Warranty Deed or other proof of ownership
- 2. Legal description
- 3. Survey
- 4. Site Plan
- 5. Agent Authorization, if applicant is not owner

E. FEE.

- 1. \$300.

All attachments are required for a complete application. A completeness review of the application will be conducted within fourteen (14) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge:

[Signature]
Signature of Applicant

Signature of Co-applicant

Lisa A. Mankoski - Member
Typed or printed name and title of applicant

Typed or printed name of co-applicant

01/03/24
Date

Date

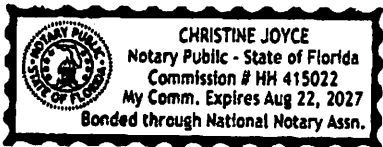
State of FL County of DUVAL

The foregoing application is acknowledged before me this 3rd day of January, 2024 by Lisa Mankoski

_____, who is/are personally known to me, or who has/have produced personally known as identification.

NOTARY SEAL

[Signature]
Signature of Notary Public, State of FL



Inst. Number: 202345013694 Book: 2637 Page: 1885 Page 1 of 2 Date: 5/10/2023 Time: 11:17 AM
John A. Crawford Clerk of Courts, Nassau County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 3,150.00

Prepared by:
April Ross
Titeltown of America, LLC
480 Busch Drive
Jacksonville, Florida 32218

File Number: 22-1381

General Warranty Deed

Made this May 4, 2023 A.D. By Julie Warren Pickett and Sylvester Harrison Pickett, Jr., wife and husband, whose address is: ~~3775 E. Kings Ferry Rd., Willard, FL 32257~~; hereinafter called the grantor, to 37074 Cosmos Trail, LLC, a Florida Limited Liability Company, whose post office address is: 4025 Sunbeam Road, Jacksonville, Florida 32257, hereinafter called the grantee:

(Whoever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Nassau County, Florida, viz:

ALL OF THAT CERTAIN LOT, PIECE, OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION FIFTEEN (15), TOWNSHIP THREE (3), NORTH, RANGE TWENTY FOUR (24) EAST, COUNTY OF NASSAU, AND STATE OF FLORIDA AND FURTHER KNOWN AND DESCRIBED AS THE WEST PART OF THAT PART OF LOT SEVENTEEN (17) IN SAID SECTION FIFTEEN (15) OF DUNN'S FRUIT AND TRUCK FARMS AS RECORDED IN DEED BOOK B-10 AT PAGE FORTY-EIGHT (48) OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA THAT LIES EAST OF U.S. HIGHWAY NO. 1 (150 FOOT RIGHT-OF-WAY) AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: FOR A POINT OF REFERENCE START AT THE NORTHEAST CORNER OF SAID LOT SEVENTEEN (17), THENCE SOUTH EIGHTY EIGHT DEGREES FIFTEEN MINUTES WEST (S 88 DEGREES 15 MINUTES W), ALONG THE NORTH LINE OF SAID LOT SEVENTEEN (17), A DISTANCE OF NINE HUNDRED FORTY AND FOUR TENTHS (940.4) FEET TO A POINT ON THE WESTERLY BANK OF A HIGHWAY DRAINAGE DITCH FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH EIGHTY EIGHT DEGREES FIFTEEN MINUTES (S 88 DEGREES 15 MINUTES W), ALONG THE SAID LINE OF LOT SEVENTEEN (17), A DISTANCE OF FOUR HUNDRED TWENTY SIX AND NINE TENTHS (426.9) FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 1; THENCE SOUTH FIFTY TWO DEGREES FIFTY ONE MINUTES EAST (S 52 DEGREES 51 MINUTES E), ALONG SAID RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF TWO HUNDRED SIXTEEN (216.0) FEET TO A POINT; THENCE NORTH SIXTY DEGREES THIRTY SIX MINUTES EAST (N 60 DEGREES 36 MINUTES E) A DISTANCE OF TWO HUNDRED NINETY TWO AND ONE TENTHS (292.1) FEET TO THE POINT OF BEGINNING.

A PLAT OF SURVEY OF THE HEREINABOVE DESCRIBED LANDS MADE BY HUGH M. THIGPEN, REGISTERED SURVEYOR NO. 1051, ON AUGUST 28, 1956, BEING RECORDED IN DEED BOOK 241, PAGE 53, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

AND THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF NASSAU AND THE STATE OF FLORIDA, KNOWN AND DESCRIBED AS;

FARMS 15 AND 16, IN SECTION 15, TOWNSHIP 3 NORTH, RANGE 24 EAST, JOSEPH R. DUNN'S FRUIT AND TRUCK FARMS, ACCORDING TO PLAT RECORDED IN DEED BOOK B-10, PAGE 48, EXCEPTING THEREFROM THAT PORTION THEREOF LYING WITHIN THE RIGHT OF WAY OF STATE ROAD NO. 15.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2022.

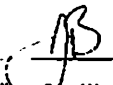
Inst. Number: 202345013694 Book: 2637 Page: 1886 Page 2 of 2 Date: 5/10/2023 Time: 11:17 AM
John A. Crawford Clerk of Courts, Nassau County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 3,150.00

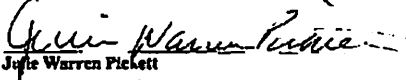
Prepared by
April Ross
Tidetown of America, LLC
480 Busch Drive
Jacksonville, Florida 32218

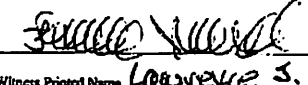
File Number: 22-1381

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written

Signed, sealed and delivered in our presence:


Witness Printed Name John Bernard

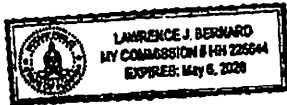
 (Seal)
Julie Warren Pickett



Witness Printed Name Lawrence J. Bernard

 (Seal)
Sylvester Harrison Pickett, Jr.

State of Florida
County of Duval

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 4th day of May, 2023, by Julie Warren Pickett and Sylvester Harrison Pickett, Jr., wife and husband, who are personally known to me or who have produced _____ as identification.




Notary Public
Print Name: Lawrence J. Bernard
My Commission Expires: _____

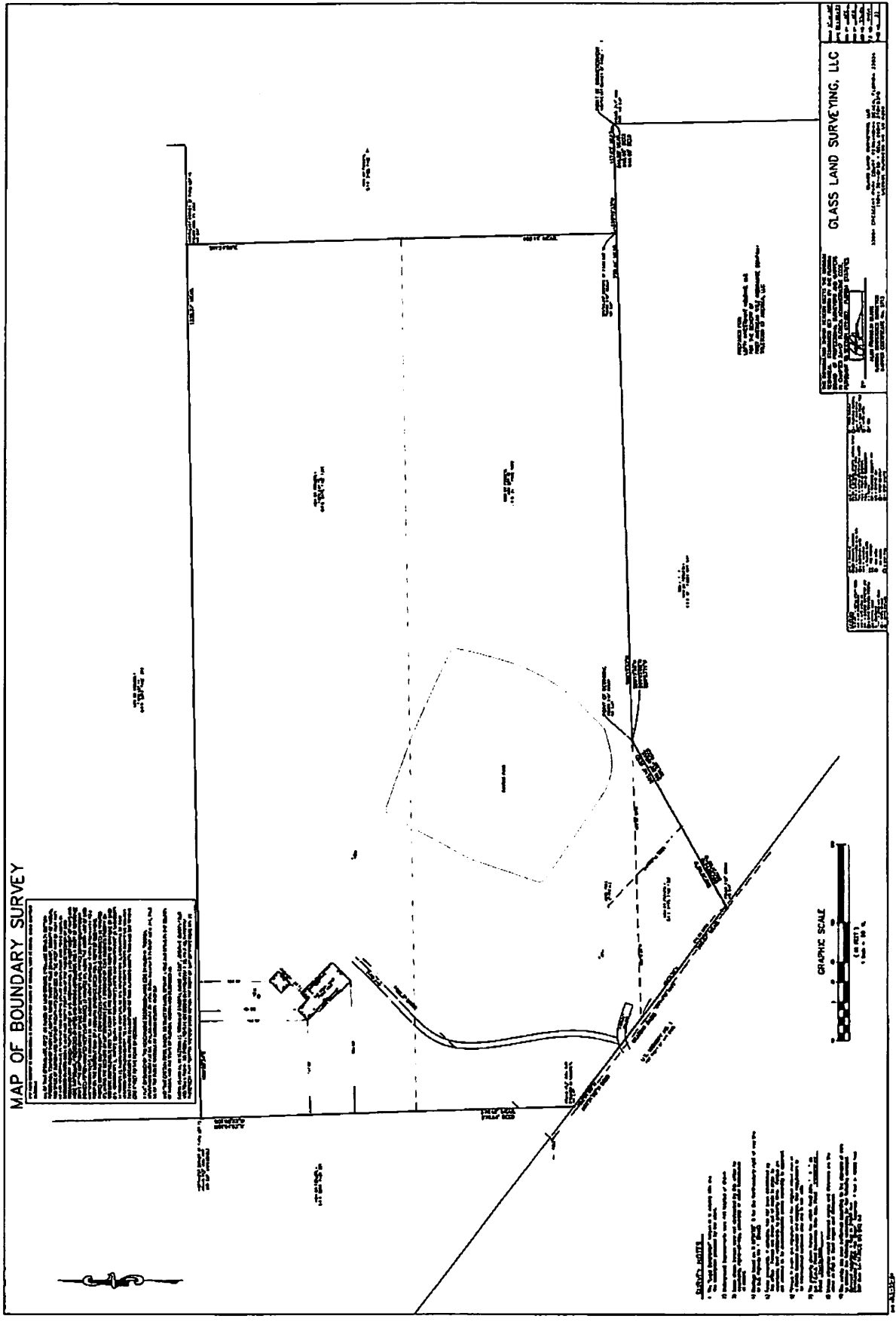
ATTACHMENT 4**Legal Description**

ALL OF THAT CERTAIN LOT, PIECE, OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION FIFTEEN (15), TOWNSHIP THREE (3), NORTH, RANGE TWENTY FOUR (24) EAST, COUNTY OF NASSAU, AND STATE OF FLORIDA AND FURTHER KNOWN AND DESCRIBED AS THE WEST PART OF THAT PART OF LOT SEVENTEEN (17) IN SAID SECTION FIFTEEN (15) OF DUNN'S FRUIT AND TRUCK FARMS AS RECORDED IN DEED BOOK B-10 AT PAGE FORTY-EIGHT (48) OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA THAT LIES EAST OF U.S. HIGHWAY NO. 1 (150 FOOT RIGHT-OF-WAY) AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: FOR A POINT OF REFERENCE START AT THE NORTHEAST CORNER OF SAID LOT SEVENTEEN (17), THENCE SOUTH EIGHTY EIGHT DEGREES FIFTEEN MINUTES WEST (S 88 DEGREES 15 MINUTES W), ALONG THE NORTH LINE OF SAID LOT SEVENTEEN (17), A DISTANCE OF NINE HUNDRED FORTY AND FOUR TENTHS (948.4) FEET TO A POINT ON THE WESTERLY BANK OF A HIGHWAY DRAINAGE DITCH FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH EIGHTY EIGHT DEGREES FIFTEEN MINUTES (S 88 DEGREES 15 MINUTES W), ALONG THE SAID LINE OF LOT SEVENTEEN (17), A DISTANCE OF FOUR HUNDRED TWENTY SIX AND NINE TENTHS (426.9) FEET TO A POINT ON THE NORTH-EASTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 1; THENCE SOUTH FIFTY TWO DEGREES FIFTY ONE MINUTES EAST (S 52 DEGREES 51 MINUTES E), ALONG SAID RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF TWO HUNDRED SIXTEEN (216.0) FEET TO A POINT; THENCE NORTH SIXTY DEGREES THIRTY SIX MINUTES EAST (N 60 DEGREES 36 MINUTES E) A DISTANCE OF TWO HUNDRED NINETY TWO AND ONE TENTHS (292.1) FEET TO THE POINT OF BEGINNING.

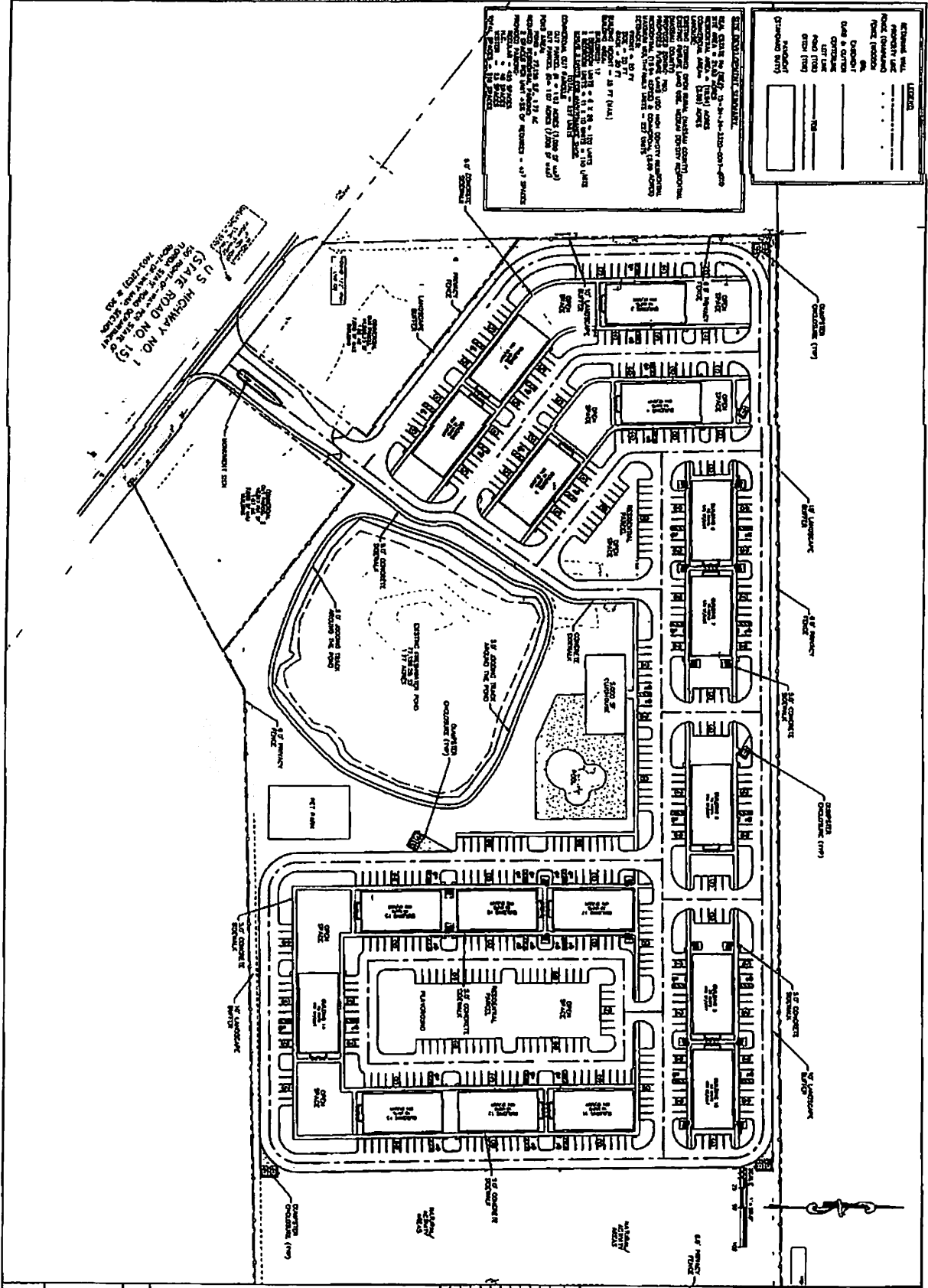
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1. This drawing is prepared by the engineer and shall be subject to the approval of the local authority having jurisdiction. The use of this drawing is limited to the project and location shown on the title block. Any other use is prohibited.



GENERAL NOTES:
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
2. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE LOCAL AGENCIES.
3. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES.
4. ALL UTILITIES SHALL BE DEPTH MARKED AND SHOWN ON THIS PLAN.
5. THE DEVELOPER SHALL PROTECT ALL EXISTING UTILITIES.
6. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
7. ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
8. ALL SITE FURNITURE SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
9. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
10. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED BUDGET.
11. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED QUALITY STANDARDS.
12. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED SAFETY STANDARDS.

NO.	DESCRIPTION	DATE
1	REVISION	01/15/2024
2	REVISION	01/15/2024
3	REVISION	01/15/2024
4	REVISION	01/15/2024
5	REVISION	01/15/2024
6	REVISION	01/15/2024
7	REVISION	01/15/2024
8	REVISION	01/15/2024
9	REVISION	01/15/2024
10	REVISION	01/15/2024
11	REVISION	01/15/2024
12	REVISION	01/15/2024
13	REVISION	01/15/2024
14	REVISION	01/15/2024
15	REVISION	01/15/2024
16	REVISION	01/15/2024
17	REVISION	01/15/2024
18	REVISION	01/15/2024
19	REVISION	01/15/2024
20	REVISION	01/15/2024

Overall Site Plan
Scale: As Shown
C30

Site Development For	
Comos Trail Multi-Family	
37074 Comos Trail Mirkland, Florida 32046	
Project Number	23-0044
Revision	
Scale	As Shown
Date	01/15/2024
Drawn	
Checked	
Reviewed	
Approved	

BAKER
Design Build
219 N. Newman Street, 2nd Floor, Jacksonville FL 32202
p 904 356 6520 | f 904 646 2676 | bakerdesignbuild.com
C.A. No. 32489

OWNER'S AUTHORIZATION FOR AGENT
PLANNING DEPARTMENT

TOWN OF HILLIARD, FLORIDA

EACH AND EVERY OWNER SHOWN ON THE PROOF OF
OWNERSHIP MUST SIGN AN AUTHORIZATION FORM

Agent Authorization Form

I/We 37074 Cosmos Trail, LLC, a Florida limited liability company
(Print Name of Property Owner)
hereby authorize Rogers Towers, P.A. & Baker Design Build
(Print Name of Agent) annexation, land use amendment, and rezoning
to represent me/us in processing an application for for Parcel 15-3N-24-2320-0017-000
(Type of Application)

on our behalf. In authorizing the agent to represent me/us, I/we, as owner(s) attest that the application is made in good faith and that any information contained in the application is accurate and complete.

[Signature]  _____
(Signature of Owner) (Signature of Owner)

Lisa A. Mankoski _____
(Print Name of Owner) (Print Name of Owner)

State of Florida
} ss
Nassau County

Sworn to and subscribed before me on this 18 day of December, 2023,
by Lisa A. Mankoski, as Manager of Lofty Investment Holdings, LLC, a Florida limited liability company, the Manager of 37074 Cosmos Trail MM, LLC, a Florida limited liability company, the Manager of 37074 COSMOS TRAIL, LLC, a Florida limited liability company, on behalf of the company.

[Signature]

State of Florida
CHRISTINE JOYCE
Notary Public - State of Florida
Commission # HH 415022
My Comm. Expires Aug 22, 2027
Bonded through National Notary Assn.

Print, type or stamp commissioned name of Notary Public

My Commission Expires: 8/22/27

Individual making statement is personally known or _____ produced identification.

Type of identification produced: personally known



TOWN OF HILLIARD - SCHOOL IMPACT ANALYSIS (SIA) FORM

INTRODUCTION

New residential development is required to demonstrate compliance with school concurrency as regulated in Nassau County through the Hilliard Comprehensive Plan Public School Facilities Element and the Interlocal Agreement for Public School Facility Planning adopted by the County on July 14, 2008. No new residential rezoning, preliminary plat, site plan or functional equivalent may be approved by the Town unless the residential development is exempt from requirements outlined in Section 9.13 of the Amended Interlocal Agreement OR a School Concurrency Reservation Letter has been issued by the School Board indicating that adequate school facilities exist.


Application Process for School Concurrency:

1. Submittal of Development Application, including this School Impact Analysis (SIA) Form.
2. Town Staff transmit SIA to Nassau County School Board.
3. The Nassau County School Board reviews the SIA Form per requirements in the Interlocal Agreement and makes a determination of capacity.
4. If sufficient capacity is available, the School Board will issue a School Concurrency Reservation Letter. This letter indicates only that school facilities are currently available, and capacity is not reserved until the Town of Hilliard issues a Certificate of Concurrency.
5. Upon receipt of a School Concurrency Reservation Letter, the Town of Hilliard will issue a Certificate of Concurrency for the development. Certificates are valid for a two (2) year period. Approved construction plans or building permits extend the life of the certificate concurrent with the expiration of the applicable plan or permit.
6. If sufficient capacity is not available, the School Board will issue a Concurrency Deficiency Letter, at which time the applicant will be offered the opportunity to enter into a negotiation period to allow time for the mitigation process as outlined in the Interlocal Agreement. At the end of the negotiation period, the School Board will issue a School Concurrency Reservation Letter where mitigation has been mutually agreed upon; or if mitigation has not been agreed upon, a School Concurrency Deficiency Letter. If a Reservation Letter is drafted, the County will issue a subsequent Certificate of Concurrency.

KEY CONTACTS

Lee Anne Wollitz, Land Use Administrator at lwollitz@townofhilliard.com or 904-845-3555

Owner of Record	Applicant or Agent
As recorded with the Nassau County Property Appraiser	If an agent will be representing the owner, an Owner's Authorization for Agent Form must be included
Owner(s) Name 37074 Cosmos Trail LLC	Applicant or Agent Name Courtney P. Gaver & Emily Pierce
Company (if applicable)	Company (if applicable) Rogers Towers, PA
Street Address 4025 Sunbeam Road	Mailing Address 1301 Riverplace Blvd., Suite 1500
City, State, Zip Jacksonville, Florida 32257	City, State, Zip Jacksonville, Florida 32207
Telephone Number 904-730-9300	Telephone Number 904-398-3911
Email Address lmassls@loftyasset.com	Email Address courtneygaver@gmail.com & epierce@rtlaw.com

Project Information					
PIN: 15-3N-24-2320-0017-0010					
Project Address	37074 Cosmos Trail, Hilliard, FL 32046				
Access Road	Name: U.S. Highway 1 (FDOT) <input checked="" type="checkbox"/> City/County-Maintained <input type="checkbox"/> Private Road				
Size of Property	21.03 acres	Present Property Use	Single-Family / Vacant		
Zoning District	Open Rural (Nassau County) Proposed PUD (Hilliard)	Future Land Use Map	Medium Density Residential (Nassau County) High Density Residential & Commercial (Hilliard)		
Wetlands	1.77 (existing pond)	Flood Zone	Zone X	Water & Sewer	Town of Hilliard
Project Description (use separate sheet if necessary):					
The owner proposes to annex the property (including neighboring parcels having Parcel Identification Nos. 15-3N-24-2320-0017-0020 & 15-3N-24-2320-0019-0010) into the Town of Hilliard, to change the Future Land Use designation of the property from Medium Density (Nassau County) to High Density Residential (18.89 acres) and Commercial (2.13 acres), and rezone to Planned Unit Development (PUD) for development of a maximum of 227 multi-family units and 14,000 square feet of commercial uses.					
Number of Dwelling Units Proposed (Total): 227 units					
Number of Dwelling Units Proposed (By Type): 227 multi-family (apartments)					
Single-Family Detached:					
Single-Family Attached:					
Multi-Family:	227				
List any applications under review or approved which may assist in the review of this application:					
Annexation, Small-Scale Comprehensive Plan Amendment, and Planned Unit Development Rezoning with Town of Hilliard					
I HEREBY CERTIFY THAT ALL INFORMATION IS TRUE AND CORRECT					
<small>I understand that reasonable inspections of the project may be made as part of the application review process. I understand that I will incur any costs associated with third-party review fees. I also understand that any material misrepresentations or errors contained in this application or supporting documents may void an approved application, at the reasonable determination of the Town considering the Land Development Code, Comprehensive Plan, and other applicable regulations.</small>					
Lisa A. Mankoski				12/18/23	
PRINT		SIGNATURE		DATE	



The Nassau County School District

1201 Atlantic Avenue
Fernandina Beach, Florida 32034

FYI ITEM-4

Kathy K. Burns, Ed.D.
Superintendent of Schools

RECEIVED
JAN 22 2024

(904) 491-9900
Fax (904) 277-9042
info@nassau.k12.fl.us

TOWN OF HILLIARD

January 15, 2024

Courtney P. Gaver & Emily Pierce
1301 Riverplace Blvd., Suite 1500
Jacksonville, FL 32207

37074 Cosmos Trail, LLC
4025 Sunbeam Road
Jacksonville, FL 32257

SUBJECT: RESERVATION NOTIFICATION

Dear Owner and Agent:

Pursuant to Section 9 of the Amended Interlocal Agreement for Public School Facility Planning, any developer submitting a development permit application with a residential component that is not exempt under Section 9.13 of the same agreement, is subject to school concurrency and must prepare and submit a School Impact Analysis to the local government, as applicable, for review by the School Board. The local government shall initiate the review by determining that the application is sufficient for processing. Upon determination of application sufficiency, the local government shall transmit the School Impact Analysis to the School Board representative for review.

Subsequent to the School Board review and notification to applicant, such concurrency reservation remains valid for a period of two years or until such time as the permitting documents remain valid. During this two year period, the applicant may obtain construction plan approval or a building permit, as applicable, for horizontal or vertical construction. Expiration, extension or modification of a residential development shall require a new review for adequate school capacity to be performed by the School Board.

In accordance with Section 9.9 of the Amended Interlocal Agreement for Public School Facility Planning, Reservation is hereby granted to:

Project Name: Lofty Project

DRC Site Plan Number: _____

PIN: 15-3N-24-2320-0017-0010

Number of Dwelling Units in Development: 227 MF

Our mission is to develop each student as an inspired life-long learner and problem-solver with the strength of character to serve as a productive member of society.

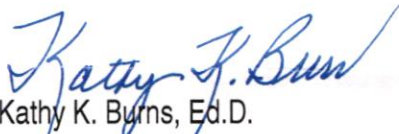
The Nassau County School District does not discriminate on the basis of race, color, national origin, gender, age, disability or marital status in its educational programs, services or activities, or in its hiring or employment practices.

Effective date of permitting documents: 01/15/2024

Expiration date of permitting documents: 01/15/2026

Reservation approval tracking number: 2023SCR0014

Sincerely,



Kathy K. Burns, Ed.D.
Superintendent of Schools

Our mission is to develop each student as an inspired life-long learner and problem-solver with the strength of character to serve as a productive member of society.

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AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Planning & Zoning Board Public Hearing Meeting Date: July 09, 2024

FROM: **Lee Anne Wollitz – Land Use Administrator**

SUBJECT: Planning and Zoning Board to Discuss Ordinance 2024-06 Voluntary Annexation of 37.35 acres consisting of Parcel ID 15-3N-24-2320-0017-0010, 15-3N-24-2380-0017-0020, 15-3N-24-2320-0019-0010.

BACKGROUND:

Mrs. Courtney Gaver has submitted an application for the voluntary annexation of the property with the Parcel ID No. 15-3N-24-2320-0017-0010, 15-3N-24-2380-0017-0020 and 15-3N-24-2320-0019-0010.

This Property is 37.35 acres that lies at the east side of US Hwy 1 and south of Cosmos Trail. The property is located in unincorporated Nassau County.

The Owner is proposing voluntary annexation into Town of Hilliard.

Applications for Small Scale FLUM change as well as rezoning applications accompanies this property.

Applicant has provided all required documentation and complied with all requests of staff, council and board members as addressed through workshops, email communications, and phone calls.

Parcel ID 15-3N-24-2320-0017-0020, 14.0 acres is currently owned by Hilliard First Assembly of God Inc., has RV hookups for guest speakers and have requested of the Town Council that they be allowed to keep those hook ups.

Parcel ID 15-3N-24-2320-0019-0010. 2.32 acres is currently owned by Richard and Cecelia Walker, is currently vacant. The property owner has made no special request to the Town Council.

Parcel ID 15-3N-24-2320-0017-0010, 21.03 acres is currently owned by 37074 Cosmos Trail LLC, the property owner has plans for a PUD to include multi-family housing and up to 14,000 square feet of non-residential uses on two outparcels.

FINANCIAL IMPACT:

None, the applicant is required to pay all application, advertising, and review fees.

RECOMMENDATION:

Staff recommendation to the Planning and Zoning Board to discuss Ordinance 2024-06 and ask any unanswered questions of the applicant.

ORDINANCE 2024-06

AN ORDINANCE OF THE TOWN OF HILLIARD, FLORIDA, A MUNICIPAL CORPORATION, ANNEXING INTO THE CORPORATE LIMITS THREE PARCELS OF REAL PROPERTY CONTAINING APPROXIMATELY 39.35 ACRES; DESCRIBED WITH PARTICULARITY HEREIN; FINDING SAID ANNEXATION TO BE CONSISTENT WITH THE TOWN OF HILLIARD'S COMPREHENSIVE PLAN AND THE TOWN'S CODE; AMENDING SECTION 2.03 OF THE CHARTER OF THE TOWN OF HILLIARD TO INCLUDE SAID LAND; PROVIDING FOR AND AUTHORIZING THE UPDATING OF THE OFFICIAL TOWN MAPS; REPEALING CONFLICTING ORDINANCES; PROVIDING DIRECTION TO THE TOWN CLERK; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 171.044, Florida Statutes, provides a procedure for voluntary annexation; and

WHEREAS, the Town Council of the Town of Hilliard finds that the annexation is consistent with Section 171.045, Florida Statutes; and

WHEREAS, the Town Council of the Town of Hilliard has found that the real property is contiguous to the boundaries of the Town limits; and

WHEREAS, the Town Council of the Town of Hilliard has found that the real property is reasonably compact; and

WHEREAS, the Town Council of the Town of Hilliard has found that the petition bears the signatures of all owners of real property; and

WHEREAS, the Town Council of the Town of Hilliard has the authority to annex real property and expand the boundaries of the Town limits by virtue of Sections 3.01 and 4.01 of the Town Charter; and

WHEREAS, the owners of three parcels of real property, listed in Attachment A, and consisting of approximately 39.35 acres situated within unincorporated Nassau County; adjacent to the Town's southern boundary at US Hwy 1 and Cosmos Trail, and that the complete legal by metes and bounds in Attachment B, and a map depicting the boundary of said real property in Attachment C; and

WHEREAS, the Town Council of the Town of Hilliard has deemed it to be in the public interest of the Town that the parcels be annexed within the corporate limits of the Town of Hilliard; and

WHEREAS, the Town desires now to annex the total real property consisting of approximately 39.35 acres known as the three parcels described in Attachment B, herein into the corporate limits of the Town of Hilliard, Florida.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF HILLIARD, FLORIDA, AS FOLLOWS:

SECTION 1. That the foregoing Whereas clauses are hereby ratified and incorporated as the legislative intent of this Ordinance.

SECTION 2. That the Town Council finds the annexation to be consistent with the Town's Comprehensive Plan and Town Code.

SECTION 3. That the Parcel or real property described herein be annexed to the Town of Hilliard, and that all conflicting ordinances or parts of ordinances, all conflicting Town Code sections or parts of sections, and all conflicting resolutions or parts of resolutions be repealed to the extent of such conflict.

SECTION 4. That the corporate boundaries of the Town of Hilliard, Florida, are hereby extended, enlarged, and redefined to include the real property depicted in Attachment B, and Attachment C, which is attached hereto and made a part hereof.

SECTION 5. That the current land use and zoning remain unchanged by this Ordinance, until such time as the Town of Hilliard adopts a comprehensive plan amendment that includes the annexed Parcel.

SECTION 6. That upon adoption of this ordinance, the Town Clerk make such amendments to the official boundary map of the Town of Hilliard to include the Parcel, and that such amendments become and be made a part of the Charter of the Town of Hilliard in accordance with Section 2.03 of the Charter.

SECTION 7. That this Ordinance shall be effective immediately upon adoption; at such time, the Parcel shall become a part of the Town of Hilliard, to be governed by the Town and subject to the Town's laws and regulations.

SECTION 8. It is the intention of the Town Council, and it is hereby ordained, that the provisions of this Ordinance shall become and be made part of the Code of the Town of Hilliard, Florida.

SECTION 9. Should any provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, such judicial declaration shall not affect the validity of the ordinance as a whole, or any part of it, other than the part to be declared invalid.

SECTION 10. That this ordinance shall be published in the Nassau County Record for two (2) consecutive weeks, and that proof of publication of this ordinance be filed herein prior to the final reading of this ordinance.

SECTION 11. That upon the filing of the proof of publication and final adoption of this ordinance, a copy of the same shall be filed with the Clerk of Court for Nassau County, Florida, and a copy be forwarded to the Department of State, Tallahassee, Florida.

IN WITNESS OF THE FOREGOING, the parties have set their hands and seal the _____ day of _____, _____.

Signed, sealed, and delivered in the presence of:

TOWN OF HILLIARD, FL

Kenneth A. Sims, Sr.
Council President

ATTEST:

Lisa Purvis
Town Clerk

APPROVED:

John P. Beasley
Mayor

APPROVED AS TO LEGAL FORM:

Christian W. Waugh
Town Attorney

Zoning Boards Signs Posted:	June 7, 2024
Town Council First Reading:	June 20, 2024
Send Certified Mailed to County Commission:	June 21, 2024
Town Council 1 st Publication:	July 3, 2024
Town Council 2 nd Publication:	July 10, 2024
Town Council 1 st Public Hearing:	July 18, 2024
Town Council 2 nd Public Hearing:	August 1, 2024
Town Council Vote & Adoption:	August 1, 2024
File with Clerk of Court & County Manager:	August 5, 2024
Mailed to Department of State:	August 5, 2024

ATTACHMENT A
OWNERS INFORMATION

PROPERTY OWNERS:

1. Parcel No. 15-3N-24-2320-0017-0010
37074 Cosmos Trail, LLC
c/o Lofty Investment Holdings
Attn: Lisa A. Mankoski
4025 Sunbeam Road
Jacksonville, Florida 32257

Current Zoning: Open Rural (Nassau County)
Current FLUM Designation: Medium Density (Nassau County)

2. Parcel No. 15-3N-24-2320-0017-0020
Hilliard First Assembly of God, Inc.
c/o Pastor Arlie Johns
550920 US Highway 1
Hilliard, Florida 32046
(904) 845-2642 (cell)
hilliardag@hilliardag.com
Mailing Address:
P.O. Box 670
Hilliard, Florida 32046

Current Zoning: Open Rural (Nassau County)
Current FLUM Designation: Medium Density (Nassau County)

3. Parcel No.15-3N-24-2320-0019-0010
Richard & Cecelia A. Walker
P.O. Box 6
Hilliard, Florida 32046

Current Zoning: Open Rural (Nassau County)
Current FLUM Designation: Medium Density (Nassau County)

ATTACHMENT B
LEGAL DESCRIPTIONS

1. LEGAL DESCRIPTIONS:

Parcel # 15-3N-24-2320-0017-0010

ALL OF THAT CERTAIN LOT, PIECE, OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION FIFTEEN (15), TOWNSHIP THREE (3), NORTH, RANGE TWENTY FOUR (24) EAST, COUNTY OF NASSAU, AND STATE OF FLORIDA AND FURTHER KNOWN AND DESCRIBED AS THE WEST PART OF THAT PART OF LOT SEVENTEEN (17) IN SAID SECTION FIFTEEN (15) OF DUNN'S FRUIT AND TRUCK FARMS AS RECORDED IN DEED BOOK B-10 AT PAGE FORTY-EIGHT (48) OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA THAT LIES EAST OF U.S. HIGHWAY NO. 1 (150 FOOT RIGHT-OF-WAY) AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: FOR A POINT OF REFERENCE START AT THE NORTHEAST CORNER OF SAID LOT SEVENTEEN (17), THENCE SOUTH EIGHTY EIGHT DEGREES FIFTEEN MINUTES WEST (S 88 DEGREES 15 MINUTES W), ALONG THE NORTH LINE OF SAID LOT SEVENTEEN (17), A DISTANCE OF NINE HUNDRED FORTY AND FOUR TENTHS (940.4) FEET TO A POINT ON THE WESTERLY BANK OF A HIGHWAY DRAINAGE DITCH FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH EIGHTY EIGHT DEGREES FIFTEEN MINUTES (S 88 DEGREES 15 MINUTES W), ALONG THE SAID LINE OF LOT SEVENTEEN (17), A DISTANCE OF FOUR HUNDRED TWENTY SIX AND NINE TENTHS (426.9) FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 1; THENCE SOUTH FIFTY TWO DEGREES FIFTY ONE MINUTES EAST (S 52 DEGREES 51 MINUTES E), ALONG SAID RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF TWO HUNDRED SIXTEEN (216.0) FEET TO A POINT; THENCE NORTH SIXTY DEGREES THIRTY SIX MINUTES EAST (N 60 DEGREES 36 MINUTES E) A DISTANCE OF TWO HUNDRED NINETY TWO AND ONE TENTHS (292.1) FEET TO THE POINT OF BEGINNING.

A PLAT OF SURVEY OF THE HEREINABOVE DESCRIBED LANDS SIDE BY HUGH M. THIGPEN, REGISTERED SURVEYOR NO. 1051, ON AUGUST 28, 1956, BEING RECORDED IN DEED BOOK 241, PAGE 53, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

AND THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF NASSAU AND THE STATE OF FLORIDA, KNOWN AND DESCRIBED AS;

FARMS 15 AND 16, IN SECTION 15, TOWNSHIP 3 NORTH, RANGE 24 EAST, JOSEPH R. DUNN'S FRUIT AND TRUCK FARMS, ACCORDING TO PLAT RECORDED IN DEED BOOK B-10, PAGE 48, EXCEPTING THEREFROM THAT PORTION THEREOF LYING WITHIN THE RIGHT OF WAY OF STATE ROAD NO. 15.

TOGETHER WITH:

Parcel # 15-3N-24-2320-0017-0020

A PORTION OF LOTS 17 AND 18, JOSEPH DUNNS FRUIT AND TRUCK FARMS,
SECTION 15, TOWNSHIP 3 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA.

According to Plat recorded in the Public Records of said County, in
Deed Book "B"-10", Page 48.

Being also the same lands described in Deed recorded in the afore-
said Public Records, in Official Records Book 122, Page 204.

Said portion being more particularly described as follows: BEGIN
at a found broken concrete monument for the Southeast corner of Lot
18 and run South $88^{\circ}-41'-13''$ West along the Southerly line of Lot 18
as found to be monumented and occupied, a distance of 545.06' feet
to a found concrete monument on the Easterly right-of-way line of
U. S. Highway No. 1 (a 150.0' foot R/W); run thence North $52^{\circ}-50'-45''$
West along said right-of-way, a distance of 832.39' feet to a found
 $5/8''$ iron pin with cap stamped No. 2445; run thence North $60^{\circ}-31'-$
 $06''$ East along found monumented and occupied line, a distance of
291.20' feet to a found $5/8''$ iron pin with cap stamped No. 2445 on
the Northerly line of Lot 17 aforementioned; run thence North $88^{\circ}-$
 $23'-11''$ East along said Northerly line as found to be monumented and
occupied, a distance of 944.09' feet to a found $3/4''$ iron pipe at
the Northeast corner of said Lot 17; run thence South $0^{\circ}-58'$ East
along the Easterly line of Lots 17 and 18, aforementioned as found to
be monumented and occupied, a distance of 660.24' feet to the POINT
OF BEGINNING.

TOGETHER WITH:

Parcel # 15-3N-24-2320-0019-0010

PARCEL 1: That certain piece, parcel or tract of land situate, lying and being in the County of Nassau and State of Florida, known and described as: Lot 19 in Section 15, Township 3 North, Range 24 East, according to plat of JOSEPH DUNN'S FRUIT & TRUCK FARMS, recorded in Deed Book B-10, page 48, excepting therefrom any portion thereof lying within the right of way of State Road No. 200.

PARCEL 2: Those certain tracts, pieces or parcels of land situate, lying and being in Section 15 and 22, Township 3 North, Range 24 East, Nassau County, Florida, according to a plat recorded in Deed Book B-10, page 48 of the public records of Nassau County, Florida, being all of Lots 25 through 33, inclusive, in Section 22, and all of Lot 20 in Section 15, EXCEPT that portion which has already been taken for U. S. Highway No. 1. SUBJECT to covenants, conditions, restrictions and easements of record.

TO INCLUDE:

All that certain lot, piece, or parcel of land situate, lying and being in the County of Nassau and State of Florida and being further described as follows:

That certain piece, parcel or tract of land situate, lying and being in the County of Nassau and State of Florida, known and described as: That portion of Lots Nineteen (19) and Twenty (20), lying Easterly of Highway U.S. #1, 23 and 301, in Section Fifteen (15), Township Three (3) North, Range Twenty-four (24) East, according to plat of Joseph Dunn's Fruit and Truck Farms recorded in Deed Book B-10, page 48 of the public records of Nassau County, Florida.

ALSO BEING DESCRIBED AS:

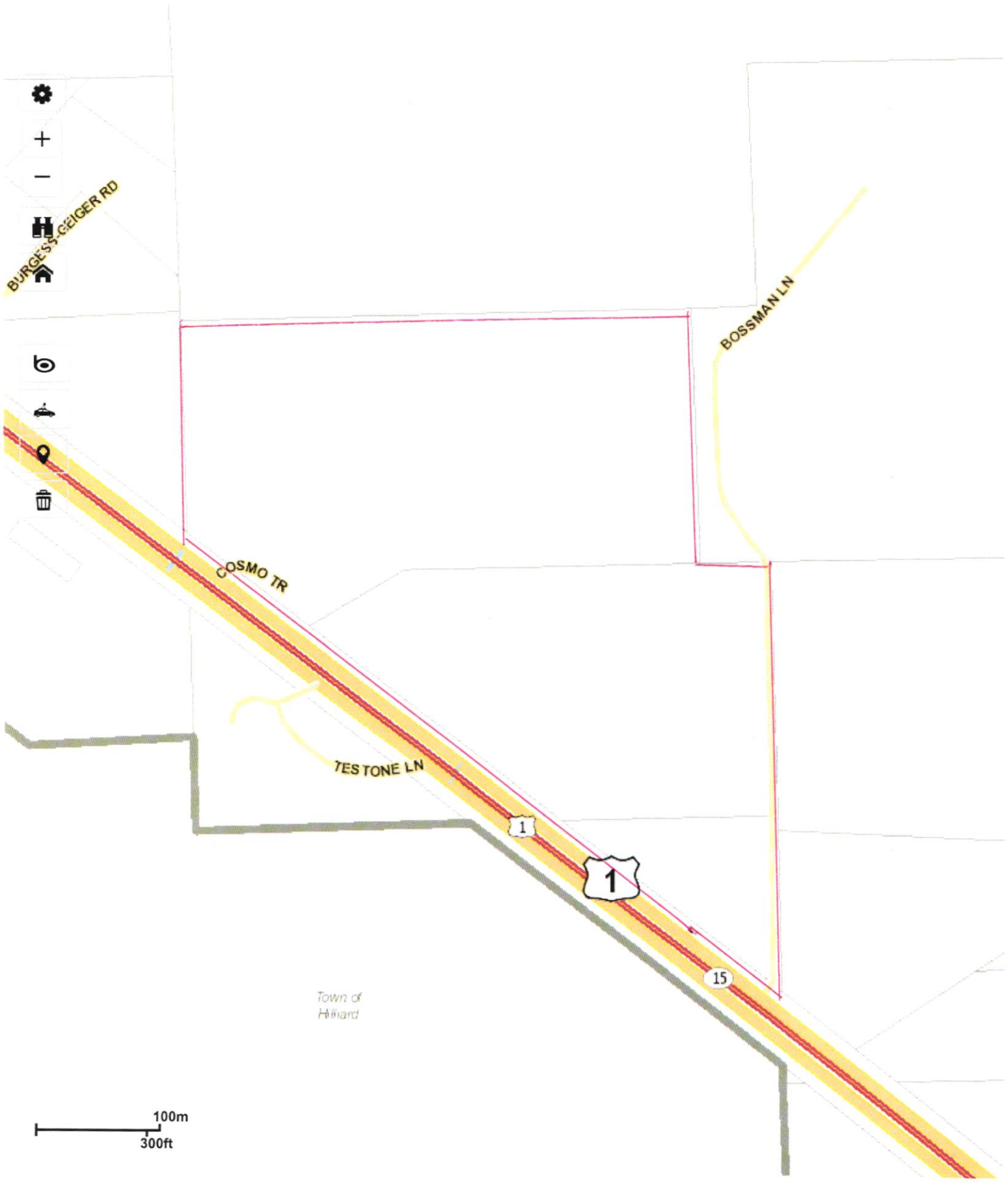
SURVEYORS DESCRIPTION:

A portion of Section 15, Township 3 North, Range 24 East, lying in Nassau County, Florida, being more particularly described as follows:

Beginning at the intersection of the West Right-of-Way line of Bossman Lane, a 40 foot Right-of-Way per Dunn's Fruit and Truck Farms, according to the plat thereof, as recorded in Deed Book B-10, Page 48 of the Public Records of Nassau County, Florida and the Northeastery Right-of-Way line of U.S. Highway No. 1 (State Road No. 15), a 150 foot Right-of-Way per State of Florida State Road Department Right-of-Way Map Section 7403-(202) and 203; thence run North 52°23'02" West along said Northeastery Right-of-Way line, a distance of 693.38 feet; thence departing said Northeastery Right-of-Way line, run North 89°19'35" East, a distance of 544.96 feet to a point on aforesaid West Right-of-Way line; thence run South 00°34'35" East along said West Right-of-Way line, a distance of 429.65 feet to the Point of Beginning.

Said lands contains 117,070 square feet, or 2.69 acres, more or less.

ATTACHMENT C
MAP



To: Nassau County Record
From: Elise Earnest, Town of Hilliard
Date: June 28, 2024
Re: Display Advertisement

- Please place the following advertisement in your July 3, 2024 & July 10, 2024, edition.
- Please do not deviate from the specified language.
- The notice should be two columns wide by 10 inches long.
- Do not place in the classified or legal section or an obscure portion of the newspaper.
- Headline in type no smaller than 18 Point.
- Please send Proof of Publications, as soon as possible.

**NOTICE OF PUBLIC HEARING
VOLUNTARY ANNEXATION
ORDINANCE 2024-06**

AN ORDINANCE OF THE TOWN OF HILLIARD, FLORIDA, A MUNICIPAL CORPORATION, ANNEXING INTO THE CORPORATE LIMITS THREE PARCELS OF REAL PROPERTY CONTAINING APPROXIMATELY 37.35 ACRES; DESCRIBED WITH PARTICULARITY HEREIN; FINDING SAID ANNEXATION TO BE CONSISTENT WITH THE TOWN OF HILLIARD’S COMPREHENSIVE PLAN AND THE TOWN’S CODE; AMENDING SECTION 2.03 OF THE CHARTER OF THE TOWN OF HILLIARD TO INCLUDE SAID LAND; PROVIDING FOR AND AUTHORIZING THE UPDATING OF THE OFFICIAL TOWN MAPS; REPEALING CONFLICTING ORDINANCES; PROVIDING DIRECTION TO THE TOWN CLERK; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

PARCEL ID NO. 15-3N-24-2320-0017-0010
 PARCEL ID NO. 15-3N-24-2320-0017-0020
 PARCEL ID NO. 15-3N-24-2320-0019-0010

The Hilliard Town Council will hold the following Public Hearings:

First Public Hearing - Thursday, July 18, 2024, at 7:00 p.m.
Second Public Hearing – Thursday, August 1, 2024, at 7:00 p.m.,

Both Public Hearings will be held in the Hilliard Town Hall Council Chambers, located at 15859 West County Road 108, Hilliard, Florida, to hear input regarding Ordinance No. 2024-06. All interested parties may appear at the meeting and be heard with respect to the proposed Ordinance. A complete legal description by metes and bounds and a copy of Ordinance No. 2024-06, which is proposed for adoption is available for inspection and copying in the office of the Town Clerk during normal business hours 9:00 a.m. to 5:00 p.m., Monday through Friday or at www.townofhilliard.com.

PURSUANT TO THE REQUIREMENTS OF F.S. 286.0105, the following notification is given: If a person decides to appeal any decision made by the Planning & Zoning Board or the Town Council with respect to any matter considered at such meeting, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

Persons with a disability requiring accommodations in order to participate in this proceeding should contact the Town Clerk at (904) 845-3555 at least seventy-two (72) hours in advance to request such accommodations.

Lisa Purvis, MMC, Town Clerk
Lee Anne Wollitz, Hilliard Land Use Administrator

[INSERT MAP]



APPLICATION FOR ANNEXATION

TOWN OF HILLIARD, FLORIDA

Updated April, 2011

APPLICATION FOR ANNEXATION OF LAND – TOWN OF HILLIARD

DATE FILED _____

APPLICATION NO. _____

TO: The Planning and Zoning Board of Hilliard Florida. The undersigned hereby applies for annexation of land described as follows:

APPLICANTS NAME: 37074 Cosmos Trail, LLC a Florida limited liability company

ADDRESS: c/o Rogers Towers, P.A. 1301 Riverplace Blvd. Suite 1500, Jacksonville, FL 32207

PHONE NO.: Courtney Gaver (904) 473-1388 (office direct)

1. Attach a Legal description of land sought to be annexed by metes and bounds, street address together with a recent survey of the property proposed for annexation and map clearly showing the area to be annexed, showing the following:
 - Location map, drawn to scale showing the relationship of the subject property to the town boundaries and surrounding developments.
 - Property boundary lines.
 - Easements.
 - Adjacent streets, (Names and rights-of-way).
 - The property's current zoning district classification and future land use designation.

Block _____ Lot(s) _____

Plat Book _____ Page _____

Other See Addendum 1

2. Property Owner: The full name and address of the owner as shown in the public records of Nassau County. If same as applicant, so state.
See Addendum 1

3. Adjacent Property Owner: List the names and addresses of all property owners within 300 feet of property boundaries. Names can be obtained from the Property Appraiser's Office, or from their web-site, www.nassaufipa.com . Please print the label form of the list.

4. Reason For Annexation. The reason annexation is being sought and supporting data as to why such annexation should be made.

To provide compact, contiguous development, and to provide municipal services to future residents of the proposed multi-family planned unit development in companion zoning application for Parcel No. 15-3N-24-2320-0017-0010 owned by 37074 Cosmos Trail, LLC.

5. Total Area: Total area of parcel to be annexed (square feet/Number of acres):
37.19 +/-

6. Minimum Frontage/Width: Minimum average width and street frontage of parcel sought to be annexed is: Width See Addendum 1 Frontage See Addendum 1

In filing this Annexation Application, the undersigned understands it becomes a part of the Official Records of the Town of Hilliard, and does hereby certify that all information contained herein is true to the best of their knowledge.

OWNER: [Signature]
Signature

AGENT: _____
Signature

Address: _____

Telephone Number: () _____

Please review your application. No application will be accepted as “Complete and filed” until all requested information has been supplied and the required fee paid.

To provide compact, contiguous development, and to provide municipal services to future residents of the proposed multi-family planned unit development in companion zoning application for Parcel No. 15-3N-24-2320-0017-0010 owned by 37074 Cosmos Trail, LLC.


5. Total Area: Total area of parcel to be annexed (square feet/Number of acres): 37.19 +/-

6. Minimum Frontage/Width: Minimum average width and street frontage of parcel sought to be annexed is: Width See Addendum 1 Frontage See Addendum 1

In filing this Annexation Application, the undersigned understands it becomes a part of the Official Records of the Town of Hilliard, and does hereby certify that all information contained herein is true to the best of their knowledge.

OWNER: _____

Signature

AGENT:  Courtney Gaver

Signature

Address: c/o Rogers Towers

1301 Riverplace Blvd. Suite 1500
Jacksonville, FL 32207

Telephone Number: () 904-473-1388

Please review your application. No application will be accepted as “Complete and filed” until all requested information has been supplied and the required fee paid.

DATE STAMP:

Accepted By: _____

Date Filed: _____

**APPLICATION FOR ANNEXATION
TOWN OF HILLIARD, FLORIDA**

Application No. _____

Application Fee: _____

1. Required Information

APPLICANT'S INFORMATION

Applicant(s) 37074 Cosmos Trail, LLC
Address: SEE ADDENDUM 1
Address 2: _____

Telephone: _____
Fax: _____
E-mail: _____

OWNER'S INFORMATION

Owner (1): SEE ADDENDUM 1
Address: _____
Address 2: _____

Telephone: _____
Fax: _____
E-mail: _____

Owner (2): _____
Address: _____
Address 2: _____

Telephone: _____
Fax: _____
E-mail: _____

APPLICANT'S AGENT

Name: Courtney P. Gaver / Rogers Towers, P.A.
Address: 1301 Riverplace Blvd., Suite 1500
Address 2: Jacksonville, FL 32207

Telephone: (904) 473-1388
Fax: (904) 396-0663
E-mail: cgaver@rtlaw.com

APPLICANT'S REGISTERED SURVEYOR

Name: SEE ADDENDUM 1
Address: _____
Address 2: _____

Telephone: _____
Fax: _____
E-mail: _____

PROPERTY INFORMATION

Project Name: Hilliard Cosmos Annexation
Street Address: 37074 Cosmos Trail, Hilliard, FL 32046
Lot Number: _____ Block Number: _____ Subdivision: _____
Section: _____ Township: _____ Range: _____
Nearest Street Intersection: Burgess-Geiger Rd and U.S. 1 & Bossman Lane & U.S. 1
Parcel Identification Number(s) SEE ADDENDUM

AREA INFORMATION


Under One Acre: Square Footage: _____ Over One Acre: Acres: 37.19 acres
Number of Lots/Parcels: 3 parcels Existing Zoning Classification: Open Rural (Nassau County)
Existing Future Land Use Classification: Medium Density (Nassau County)
Existing Land Use: Vacant & existing church w/ 7 RV hookups

CONDITIONS:

I/We also understand that the application fee does not include the fees associated with engineering review and/or construction inspection, reports and the like, required by the Town of Hilliard.

I/We certify that no land clearing, excavation and/or filling has occurred on this property, and that no clearing, excavation and/or filling will commence prior to a Site Plan Review. I/We do hereby agree to perform any authorized land clearing, excavation and/or filling in accordance with the approved Site Plan and the Town of Hilliard Land Development Regulations.

By signature, I/We acknowledge that I/we have read, understand and agree to the above conditions.

[Handwritten Signature] 

Owner(s) Agent(s)

The undersigned having been sworn on oath, states the above information is true and correct as (s)he is informed and believes.

[Handwritten Signature] 

Signature of Owner(s) or Agent Lisa A. Mankuski
 Printed Name of Owner(s) or Agent(s)

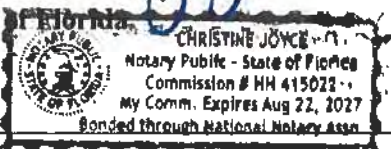
State of Florida
) ss
 Nassau County

Individual making statement is personally known or _____ produced identification.

Type of identification produced: personally known

Sworn to and subscribed before me on this 18 day of December, 2023,
 by _____
 (Name of Person Making Statement)

[Handwritten Signature]
 Signature of Notary Public
 State of Florida



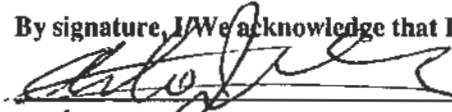

Print, type or stamp commissioned name of Notary Public
 My Commission Expires: 8/22/27

CONDITIONS:

I/We also understand that the application fee does not include the fees associated with engineering review and/or construction inspection, reports and the like, required by the Town of Hilliard.

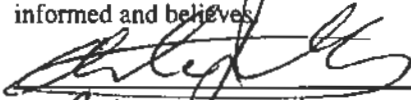

I/We certify that no land clearing, excavation and/or filling has occurred on this property, and that no clearing, excavation and/or filling will commence prior to a Site Plan Review. I/We do hereby agree to perform any authorized land clearing, excavation and/or filling in accordance with the approved Site Plan and the Town of Hilliard Land Development Regulations.

By signature, I/We acknowledge that I/we have read, understand and agree to the above conditions.

 Arlie Johns
 Owner(s) Agent(s)

The undersigned having been sworn on oath, states the above information is true and correct as (s)he is informed and believes

 Arlie Johns
 Signature of Owner(s) or Agent Printed Name of Owner(s) or Agent(s)

State of Florida

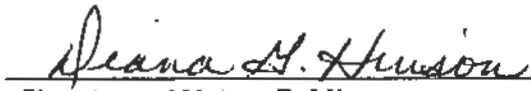
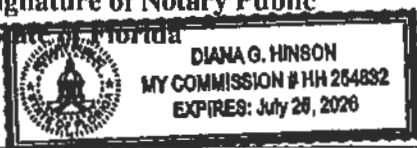
} ss

Nassau County

Individual making statement is sworn personally known or _____ produced identification.

Type of identification produced: _____

Sworn to and subscribed before me on this 2nd day of November, 2023,
 by Arlie Johns
 (Name of Person Making Statement)


 Signature of Notary Public
 State of Florida


Print, type or stamp commissioned name of Notary Public


My Commission Expires: July 25, 2026


CONDITIONS:

I/We also understand that the application fee does not include the fees associated with engineering review and/or construction inspection, reports and the like, required by the Town of Hilliard.

I/We certify that no land clearing, excavation and/or filling has occurred on this property, and that no clearing, excavation and/or filling will commence prior to a Site Plan Review. I/We do hereby agree to perform any authorized land clearing, excavation and/or filling in accordance with the approved Site Plan and the Town of Hilliard Land Development Regulations.


By signature, I/We acknowledge that I/we have read, understand and agree to the above conditions.


[Signature] 

Cecelia A. Walker 

Owner(s) Agent(s)

The undersigned having been sworn on oath, states the above information is true and correct as (s)he is informed and believes.

[Signature] 

Cecelia A. Walker 

Signature of Owner(s) or Agent Printed Name of Owner(s) or Agent(s)

State of Florida

} ss

Nassau County

Individual making statement is personally known or produced identification.

Type of identification produced: FDL# W426-216-38-059-0
FDL# W426-104-38-926-0

Sworn to and subscribed before me on this 2nd day of November, 2023,
by Richard Walker, Cecelia A. Walker
(Name of Person Making Statement)

Diana G. Hinson
Signature of Notary Public



Print, type or stamp commissioned name of Notary Public

My Commission Expires: July 25, 2026

APPLICATION FOR ANNEXATION OF LAND – TOWN OF HILLIARD

ADDENDUM 1

APPLICATION FOR ANNEXATION OF LAND – TOWN OF HILLIARD

ADDENDUM 1

- (a) Would the proposed annexation materially alter the population density pattern and thereby overload public facilities such as schools, utilities, streets, etc.?

Public Facilities Element Policies D.1.2.1, D.1.2.2, D.3.1, D.1.5.3, and D.1.5.4 and Capital Improvement Element Goal H.3 of the Town of Hilliard 2040 Comprehensive Plan require new development to provide the necessary services and facilities or to pay a fair share of costs of providing such facilities, including extension of water, sanitary sewer and drainage systems to serve the project. The companion Planned Unit Development (“PUD”) will comply with those requirements by connecting to the Town’s existing water and sewer systems and providing drainage on-site. Internal streets constructed by the applicant within the PUD site will be connected to public streets owned by the Florida Department of Transportation.

- (b) Do changes or changing conditions make the approval of the proposed annexation desirable?

The proposed annexation will provide much-needed housing within the Town. The project will add to existing and developing communities to create a larger neighborhood and provide diversified housing stock. The project will add to property taxes and other revenues generated which will more than pay for public services of new residents.

- (c) Will the proposed annexation adversely influence living conditions in the neighborhood?

The PUD will promote desirable living conditions with the proposed multi-family units providing such housing, in a for-rent product. The project will provide workforce housing in an area where supply is limited. The property is located in an area that is adjacent to proposed residential and mixed-use development including businesses, offices, and other uses. Nassau County has a growing need for more housing for its workforce and expansion of housing within the Town will allow for existing business to grow.

- (d) Will the proposed annexation create drainage problems?

No. The applicant will obtain all necessary permits from the Town, St. Johns River Water Management District and Florida Department of Environmental Protection for new development to manage all stormwater on-site in compliance with the applicable permits and requirements. Specifically, the PUD will provide its own stormwater management system utilizing the existing pond as depicted on the PUD Conceptual Site Plan. Drainage patterns on the non-PUD sites will be maintained until said properties are further developed in the future.

- (e) Will the proposed annexation be a deterrent to the improvement of development of adjacent property in accord with existing regulations?

No. The properties will comply with the Town of Hilliard Zoning and Land Development Regulations. The proposed PUD will provide appropriate buffers from adjacent properties within the County.

- (f) Will the proposed annexation effect property values in the adjacent area?

Yes, the applicant anticipates that new construction will improve property values and the added residential density will support the proposed commercial, office, retail and uses in the immediate vicinity thereby strengthening the entire neighborhood.

- (g) Will the proposed annexation constitute a grant of special privilege to an individual owner as contrasted with the public welfare?

No, the Comprehensive Plan encourages annexation. Objective A.1.5 provides the Town will coordinate with Nassau County and annex surrounding areas as a condition to the extension of the Town water/sewer services. Policies A.1.5.1 and G.1.2.4 provide the Town shall take positive action to guide development on lands adjacent to the Town boundary or annex such surrounding areas and promote such annexation of adjacent properties.

- (h) Is the proposed annexation out of scale with the needs of the neighborhood or the town?

The Town's Comprehensive Plan encourages an efficient and compact land use pattern that provides moderate overall densities and adequate land uses to support balanced growth and economic development. The properties proposed to be annexed are along the major transportation corridor within the Town. The requested density of the proposed residential community will include a maximum of 227 multi-family (apartment) units with related amenities. The requested density is within the parameters of the proposed Future Land Use designation of High Density Residential, which density is consistent with the density of the neighboring Greenbrier PUD community and adjacent commercial parcels along U.S. Highway 1.

1. LEGAL DESCRIPTIONS:

Parcel # 15-3N-24-2320-0017-0010

ALL OF THAT CERTAIN LOT, PIECE, OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION FIFTEEN (15), TOWNSHIP THREE (3), NORTH, RANGE TWENTY FOUR (24) EAST, COUNTY OF NASSAU, AND STATE OF FLORIDA AND FURTHER KNOWN AND DESCRIBED AS THE WEST PART OF THAT PART OF LOT SEVENTEEN (17) IN SAID SECTION FIFTEEN (15) OF DUNN'S FRUIT AND TRUCK FARMS AS RECORDED IN DEED BOOK B-10 AT PAGE FORTY-EIGHT (48) OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA THAT LIES EAST OF U.S. HIGHWAY NO. 1 (150 FOOT RIGHT-OF-WAY) AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: FOR A POINT OF REFERENCE START AT THE NORTHEAST CORNER OF SAID LOT SEVENTEEN (17), THENCE SOUTH EIGHTY EIGHT DEGREES FIFTEEN MINUTES WEST (S 88 DEGREES 15 MINUTES W), ALONG THE NORTH LINE OF SAID LOT SEVENTEEN (17), A DISTANCE OF NINE HUNDRED FORTY AND FOUR TENTHS (948.4) FEET TO A POINT ON THE WESTERLY BANK OF A HIGHWAY DRAINAGE DITCH FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH EIGHTY EIGHT DEGREES FIFTEEN MINUTES (S 88 DEGREES 15 MINUTES W), ALONG THE SAID LINE OF LOT SEVENTEEN (17), A DISTANCE OF FOUR HUNDRED TWENTY SIX AND NINE TENTHS (426.9) FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 1; THENCE SOUTH FIFTY TWO DEGREES FIFTY ONE MINUTES EAST (S 52 DEGREES 51 MINUTES E), ALONG SAID RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF TWO HUNDRED SIXTEEN (216.0) FEET TO A POINT; THENCE NORTH SIXTY DEGREES THIRTY SIX MINUTES EAST (N 60 DEGREES 36 MINUTES E) A DISTANCE OF TWO HUNDRED NINETY TWO AND ONE TENTHS (292.1) FEET TO THE POINT OF BEGINNING.

A PLAT OF SURVEY OF THE HEREINABOVE DESCRIBED LANDS MADE BY HUGH M. THIGPEN, REGISTERED SURVEYOR NO. 1051, ON AUGUST 28, 1956, BEING RECORDED IN DEED BOOK 241, PAGE 53, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

AND THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF NASSAU AND THE STATE OF FLORIDA, KNOWN AND DESCRIBED AS;

FARMS 15 AND 16, IN SECTION 15, TOWNSHIP 3 NORTH, RANGE 24 EAST, JOSEPH R. DUNN'S FRUIT AND TRUCK FARMS, ACCORDING TO PLAT RECORDED IN DEED BOOK B-10, PAGE 48, EXCEPTING THEREFROM THAT PORTION THEREOF LYING WITHIN THE RIGHT OF WAY OF STATE ROAD NO. 15.

TOGETHER WITH:

Parcel # 15-3N-24-2320-0017-0020

**A PORTION OF LOTS 17 AND 18, JOSEPH DUNNS FRUIT AND TRUCK FARMS,
SECTION 15, TOWNSHIP 3 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA.**

**According to Plat recorded in the Public Records of said County, in
Deed Book "U"-10", Page 48.**

**Being also the same lands described in Deed recorded in the afore-
said Public Records, in Official Records Book 122, Page 204.**

**Said portion being more particularly described as follows: BEGIN
at a found broken concrete monument for the Southeast corner of Lot
18 and run South $80^{\circ}-41'-13''$ West along the Southerly line of Lot 18
as found to be monumented and occupied, a distance of 545.06' feet
to a found concrete monument on the Easterly right-of-way line of
U. S. Highway No. 1 (a 150.0' foot R/W); run thence North $52^{\circ}-50'-45''$
West along said right-of-way, a distance of 832.39' feet to a found
 $5/8''$ iron pin with cap stamped No. 2445; run thence North $60^{\circ}-31'-$
 $06''$ East along found monumented and occupied line, a distance of
291.20' feet to a found $5/8''$ iron pin with cap stamped No. 2445 on
the Northerly line of Lot 17 aforementioned; run thence North $88^{\circ}-$
 $23'-11''$ East along said Northerly line as found to be monumented and
occupied, a distance of 944.09' feet to a found $3/4''$ iron pipe at
the Northeast corner of said Lot 17; run thence South $0^{\circ}-58'$ East
along the Easterly line of Lots 17 and 18, aforementioned as found to
be monumented and occupied, a distance of 660.24' feet to the POINT
OF BEGINNING.**

TOGETHER WITH:

Parcel # 15-3N-24-2320-0019-0010

PARCEL 1: That certain piece, parcel or tract of land situate, lying and being in the County of Nassau and State of Florida, known and described as: Lot 19 in Section 15, Township 3 North, Range 24 East, according to plat of JOSEPH DUNN'S FRUIT & TRUCK FARMS, recorded in Deed Book B-10, page 48, excepting therefrom any portion thereof lying within the right of way of State Road No. 200.

PARCEL 2: Those certain tracts, pieces or parcels of land situate, lying and being in Section 15 and 22, Township 3 North, Range 24 East, Nassau County, Florida, according to a plat recorded in Deed Book B-10, page 48 of the public records of Nassau County, Florida, being all of Lots 25 through 33, inclusive, in Section 22, and all of Lot 20 in Section 15, EXCEPT that portion which has already been taken for U. S. Highway No. 1. SUBJECT to covenants, conditions, restrictions and easements of record.

TO INCLUDE:

All that certain lot, piece, or parcel of land situate, lying and being in the County of Nassau and State of Florida and being further described as follows:

That certain piece, parcel or tract of land situate, lying and being in the County of Nassau and State of Florida, known and described as: That portion of Lots Nineteen (19) and Twenty (20), lying Easterly of Highway U.S. #1, 23 and 301, in Section Fifteen (15), Township Three (3) North, Range Twenty-four (24) East, according to plat of Joseph Dunn's Fruit and Truck Farms recorded in Deed Book B-10, page 48 of the public records of Nassau County, Florida.

ALSO BEING DESCRIBED AS:

SURVEYORS DESCRIPTION:

A portion of Section 15, Township 3 North, Range 24 East, lying in Nassau County, Florida, being more particularly described as follows:

Beginning at the intersection of the West Right-of-Way line of Bossman Lane, a 40 foot Right-of-Way per Dunn's Fruit and Truck Farms, according to the plat thereof, as recorded in Deed Book B-10, Page 48 of the Public Records of Nassau County, Florida and the Northeastly Right-of-Way line of U.S. Highway No. 1 (State Road No. 15), a 150 foot Right-of-Way per State of Florida State Road Department Right-of-Way Map Section 7403-(202) and 203; thence run North 52°23'02" West along said Northeastly Right-of-Way line, a distance of 693.38 feet; thence departing said Northeastly Right-of-Way line, run North 89°19'15" East, a distance of 544.95 feet to a point on aforesaid West Right-of-Way line; thence run South 00°34'35" East along said West Right-of-Way line, a distance of 429.65 feet to the Point of Beginning.

Said lands contains 117,070 square feet, or 2.69 acres, more or less.

2. PROPERTY OWNERS:

- Parcel # 15-3N-24-2320-0017-0010
37074 Cosmos Trail, LLC
c/o Lofty Investment Holdings
Attn: Lisa A. Mankoski
4025 Sunbeam Road
Jacksonville, Florida 32257

Current Zoning: Open Rural (Nassau County)
Current FLUM Designation: Medium Density (Nassau County)

- Parcel # 15-3N-24-2320-0017-0020
Hilliard First Assembly of God, Inc.
c/o Pastor Arlie Johns
550920 US Highway 1
Hilliard, Florida 32046
(904) 845-2642 (cell)
hilliardag@hilliardag.com
Mailing Address:
P.O. Box 670
Hilliard, Florida 32046

Current Zoning: Open Rural (Nassau County)
Current FLUM Designation: Medium Density (Nassau County)

- Parcel # 15-3N-24-2320-0019-0010
Richard & Cecelia A. Walker
P.O. Box 6
Hilliard, Florida 32046

Current Zoning: Open Rural (Nassau County)
Current FLUM Designation: Medium Density (Nassau County)

3. ADJACENT PROPERTY OWNERS

Nassau County
Property Owners within 300 Feet of Property Boundaries
Lofty/Hilliard
C/M 04024-809412

Parcel	Owner Name	Address	Address 2	City	St	Zip
15-3N-24-0000-0001-0000	Rayonier Forest Resources LP	c/o Property Tax Coordinator	1 Rayonier Way	Yulee	FL	32097
15-3N-24-0000-0008-0070	Journey Church Nassau Co Inc	95707 Amelia Concourse		Fernandina Beach	FL	32034
15-3N-24-2320-0001-0000	Marshall Marianne P L/E	36116 Gage Rd		Callahan	FL	32011
15-3N-24-0000-0009-0020	Empty Nest Farms LLC	550830 US Hwy 1		Hilliard	FL	32046
15-3N-24-0000-0009-0030	Reed Kevin L & Janessa Nicole	35100 Nancy Rd		Callahan	FL	32011
22-3N-24-2320-0010-0060	Luo Man	553952 US Hwy 1		Hilliard	FL	32046
22-3N-24-2320-0025-0000	Greenbrier Nassau LLC	665 Simonds Rd		Williamstown	MA	01267
15-3N-24-0000-0009-0010	Buonpastore Christopher & Ginny	550710 US Hwy 1		Hilliard	FL	32046
15-3N-24-2320-0017-0030	Hammage & Skeet LLC	4225 N Pearl Street		Jacksonville	FL	32206
15-3N-24-2320-0021-0020	WD Hilliard LLC	c/o The Aegis Group, LLC	1102 18th Avenue South	Nashville	TN	37212
15-3N-24-0000-0008-0060	Winn-Dixie Stores Inc	c/o The Aegis Group, LLC	1102 18th Avenue South	Nashville	TN	37212
15-3N-24-0000-0004-0030	Dowdy Thomas S & Robin Lynn	37101 Burgess Gefger Rd		Hilliard	FL	32046
15-3N-24-0000-0004-0020	Bulford John & Rhonda	831 Marvin Rd		Ormond Beach	FL	32176

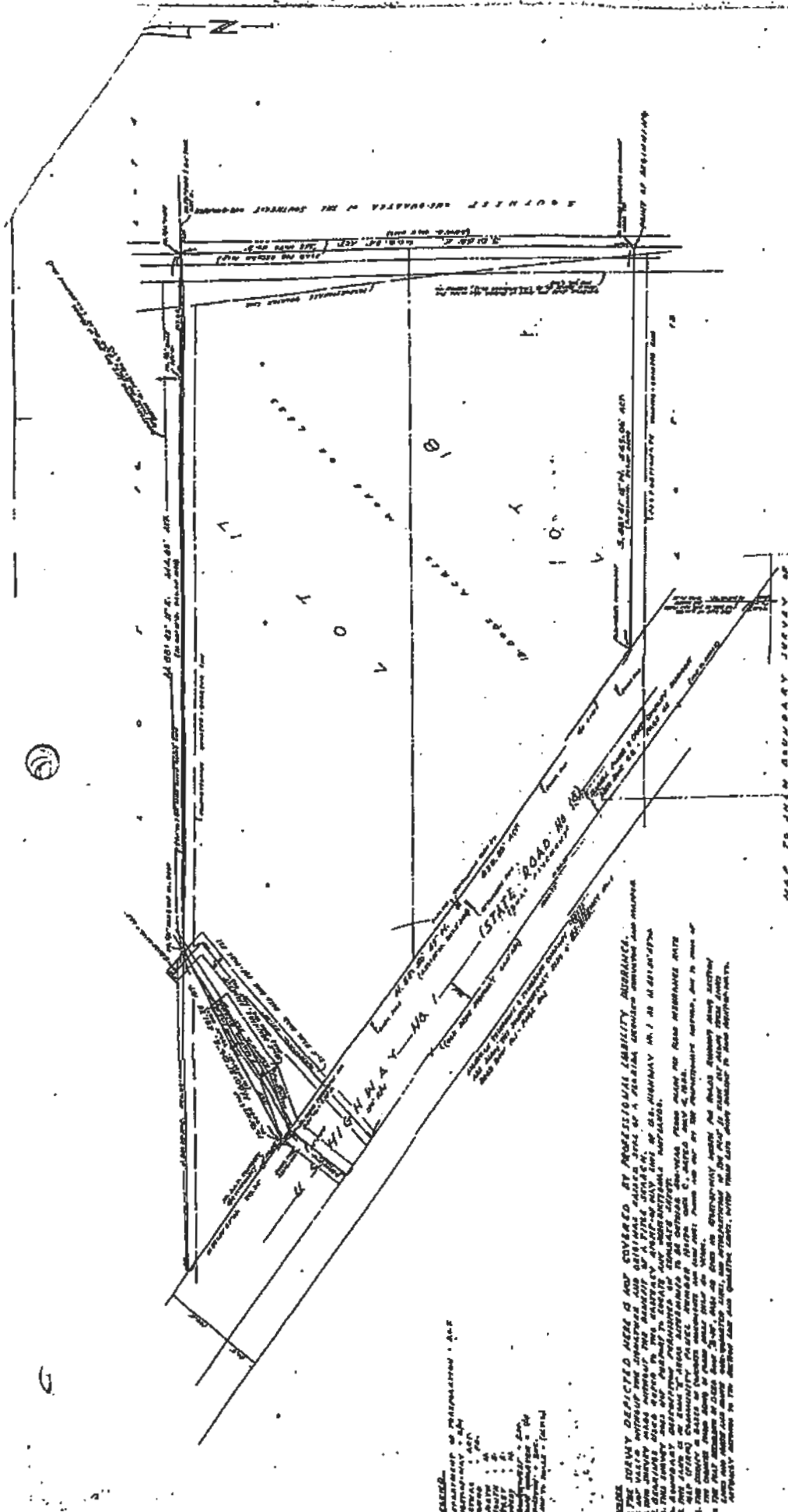
* for parcels 15-3N-24-2320-0017-0010, 15-3N-24-2320-0017-0020 and 15-3N-2320-0019-0010

6. MINIMUM FRONTAGE/WIDTH:

- Parcel # 15-3N-24-2320-0017-0010
Width: 660 +/- feet
Frontage: 386.87 +/- feet

- Parcel # 15-3N-24-2320-0017-0020
Width: 660 +/- feet
Frontage: 832 +/- feet

- Parcel # 15-3N-24-2320-0019-0010
Width: 431 +/- feet
Frontage: 693.38 +/- feet



A PORTION OF LOTS 17 AND 18 JOSEPH DUNN, FRUIT AND TRUCK FARMS,
SECTION 17 AND 18, TOWNSHIP 31 NORTH, RANGE 28 EAST,
DUVAL COUNTY, FLORIDA.

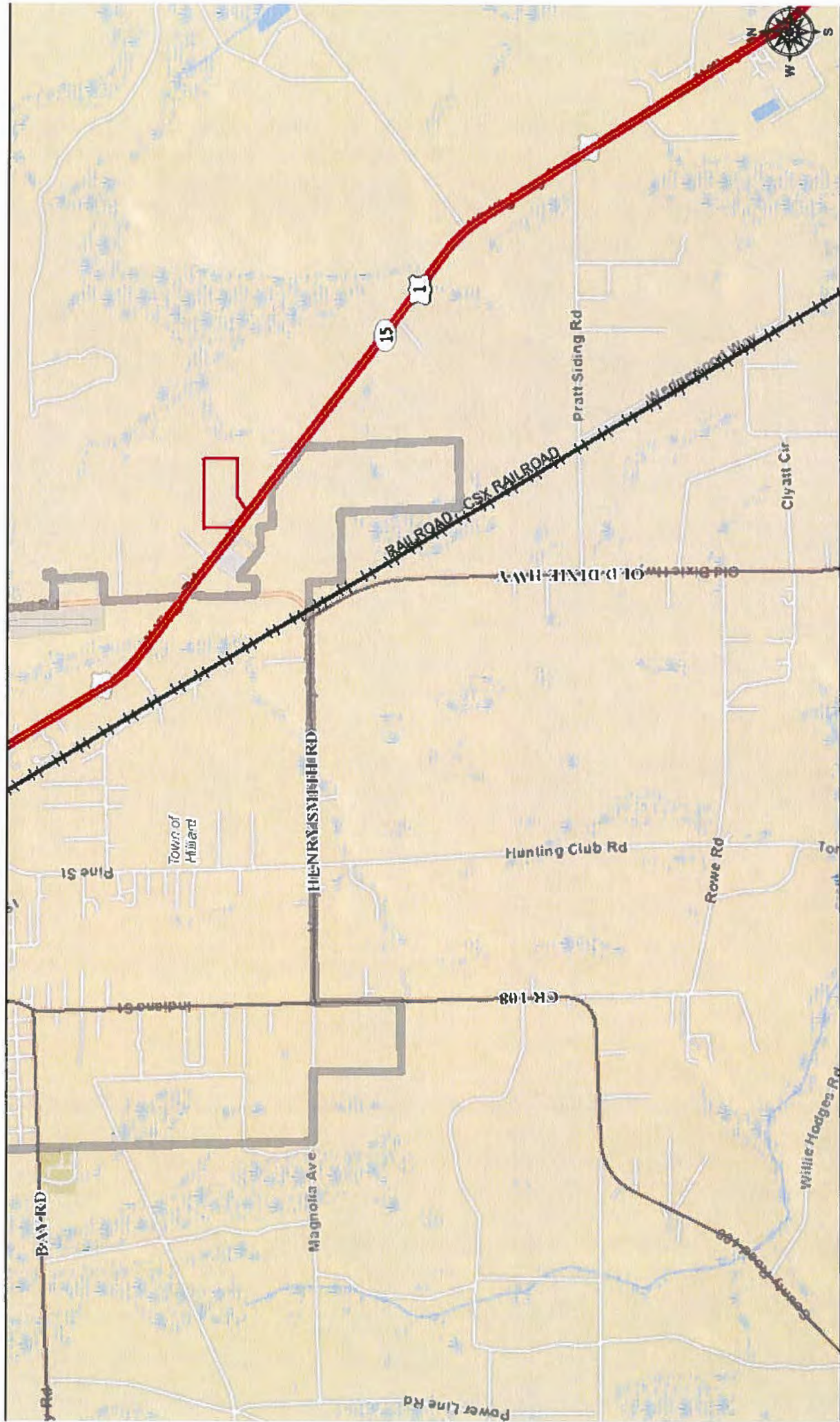
SCALE 1" = 40'
DATE DEPOSED 24, 1987

MILLARD FIRST ASSEMBLY OF GOD, INC.

LEGEND
 BOUNDARY OF MAIN TRACT - DASH
 BOUNDARY OF THIS TRACT - SOLID
 ADJACENT TRACT - DASH
 ADJACENT TRACT - SOLID
 ADJACENT TRACT - DASH
 ADJACENT TRACT - SOLID
 ADJACENT TRACT - DASH
 ADJACENT TRACT - SOLID
 ADJACENT TRACT - DASH
 ADJACENT TRACT - SOLID

NOTES
 1. THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
 2. THE SURVEY WAS MADE BY THE SURVEYOR AT HIS OWN RISK AND WITHOUT ANY GUARANTEE.
 3. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY DEEDS, EASEMENTS, OR OTHER INTERESTS AFFECTING THE SURVEYED PROPERTY.
 4. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY DEEDS, EASEMENTS, OR OTHER INTERESTS AFFECTING THE SURVEYED PROPERTY.
 5. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY DEEDS, EASEMENTS, OR OTHER INTERESTS AFFECTING THE SURVEYED PROPERTY.
 6. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY DEEDS, EASEMENTS, OR OTHER INTERESTS AFFECTING THE SURVEYED PROPERTY.
 7. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY DEEDS, EASEMENTS, OR OTHER INTERESTS AFFECTING THE SURVEYED PROPERTY.
 8. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY DEEDS, EASEMENTS, OR OTHER INTERESTS AFFECTING THE SURVEYED PROPERTY.
 9. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY DEEDS, EASEMENTS, OR OTHER INTERESTS AFFECTING THE SURVEYED PROPERTY.
 10. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY DEEDS, EASEMENTS, OR OTHER INTERESTS AFFECTING THE SURVEYED PROPERTY.

Location Map (15-3N-24-2320-0017-0010)



136.112
0 0.15 0.25 0.5 1.0 m

WARNING THIS IS NOT A SURVEY.
This map is prepared for the inventory of real property found within this jurisdiction and is compiled from recorded deeds, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public property information shown hereon is not intended to constitute a warranty of accuracy or to be used in lieu of a survey. It is the responsibility of the user to verify the accuracy of the information shown on this map. The information shown hereon is not intended to be used in lieu of a survey. The information shown hereon is not intended to be used in lieu of a survey. The information shown hereon is not intended to be used in lieu of a survey.

ITEM-6

December 18, 2023

Location Map (Neighboring Parcels)



18 028
0 0.04 0.08 0.1 0.2 km

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ITEM-6

December 18, 2023



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Planning and Zoning Regular Meeting Meeting Date: July 09, 2024

FROM: ***Lee Anne Wollitz – Land Use Administrator***

SUBJECT: The town of Hilliard has been invited to attend a Planning Officials Training Workshop, hosted by Nassau County Planning Department. Training will be Friday, October 25, 2024.

BACKGROUND:

Nassau County Planning Department reached out to share, “save the date” information for an upcoming training workshop to be held in October.

They have invited the three municipalities in our county to join in for the training.

Registration information will follow.

FINANCIAL IMPACT:

None.

RECOMMENDATION:

Discussion of training with Land Use Administrator and inform Lee Anne Wollitz if you are interested in attending.

PLANNING OFFICIALS TRAINING WORKSHOP

ITEM-7



American Planning Association
Florida Chapter

Creating Great Communities for All

SAVE THE DATE

Friday, Oct. 25, 2024 | 8a - 4p
FSCJ – Red Bean Center

Topics to be covered include: Comprehensive Planning, Future Planning Trends, Ethics for Public Officials, Land Use Law, Public Engagement



5.25 CM AVAILABLE, INCL. 1 LAW CM AND 1 ETHICS CM

HILLIARD PLANNING AND ZONING BOARD MEETING

Hilliard Town Hall / Council Chambers
15859 West County Road 108
Post Office Box 249
Hilliard, FL 32046

BOARD MEMBERS

Wendy Prather, Chair
Charles A. Reed, Vice Chair
Harold "Skip" Frey, Board Member
Josetta Lawson, Board Member
Kevin Webb, Board Member

ADMINISTRATIVE STAFF

Lee Anne Wollitz
Land Use Administrator

PLANNING AND ZONING ATTORNEY

Christian Waugh

MINUTES

TUESDAY, JUNE 11, 2024, 7:00 PM

NOTICE TO PUBLIC

Anyone wishing to address the Planning & Zoning Board regarding any item on this agenda is requested to complete an agenda item sheet in advance and give it to the Land Use Administrator. The sheets are located next to the printed agendas in the back of the Council Chambers. Speakers are respectfully requested to limit their comments to three (3) minutes. A speaker's time may not be allocated to others.

PLEDGE OF CIVILITY

WE WILL BE RESPECTFUL OF ONE ANOTHER
EVEN WHEN WE DISAGREE.
WE WILL DIRECT ALL COMMENTS TO THE ISSUES.
WE WILL AVOID PERSONAL ATTACKS.
"Politeness costs so little." – ABRAHAM LINCOLN

CALL TO ORDER

PRAYER & PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

Chair Wendy Prather
Planning and Zoning Board Member Harold "Skip" Frey
Planning and Zoning Board Member Josetta Lawson
Planning and Zoning Board Member Kevin Webb

ABSENT

Vice Chair Charles A. Reed

REGULAR MEETING

ITEM-1 Additions/Deletions to Agenda

No Additions or Deletions to the Agenda.

ITEM-2 Planning and Zoning Board to join the Town Council for a Workshop on 6.13.2024.

Lee Anne Wollitz – Land Use Administrator

Lee Anne Wollitz, Land Use Administrator, Shares details concerning Town Council workshop Scheduled 6.13.2024.

Wendy Prather, Chairman, states that she cannot attend workshop.

This is an Informational item and therefore, no motion made, or vote taken.

ITEM-3 Planning and Zoning Board approval of Minutes from 5.14.2023 regular Meeting.

Motion made by Planning and Zoning Board Member Frey, Seconded by Planning and Zoning Board Member Webb.

Voting Yea: Chair Prather, Planning and Zoning Board Member Frey, Planning and Zoning Board Member Lawson, Planning and Zoning Board Member Webb

ADDITIONAL COMMENTS

PUBLIC

No Public Comments.

BOARD MEMBERS

Wendy Prather, Chairman, Reminds Board to complete Form 1 and ask about future training for the Board.

Josetta Lawson, Board Member, Indicates, she will complete Form 1 tomorrow.

LAND USE ADMINISTRATOR

Lee Anne Wollitz, Land Use Administrator, informs the Board that their next meeting well be a Public Hearing due to the Lofty/Cosmos Trail set of applications.

PLANNING AND ZONING ATTORNEY

There was no Attorney present for meeting.

ADJOURNMENT

Motion to adjourn at 7:10pm

Motion made by Planning and Zoning Board Member Frey, Seconded by Planning and Zoning Board Member Lawson.

Voting Yea: Chair Prather, Planning and Zoning Board Member Frey, Planning and Zoning Board Member Lawson, Planning and Zoning Board Member Webb

Approved this 9th day of July 2024, by the Hilliard Planning & Zoning Board, Hilliard, Florida

Wendy Prather, Chair
Hilliard Planning & Zoning Board