

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, JANUARY 07, 2025, 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 - [Quasi-Judicial Procedures Read by the Chair.](#)

ITEM-1

Planning & Zoning Board recommendation to the Town Council for approval of Ordinance 2025-01, to Rezone Parcel ID No. 16-3N-24-0000-0009-0000.
Applicant Randy Martinuzzi, Semanik Investment Corp.
Lee Anne Wollitz- Land Use Administrator

CHAIR- Call for Disclosure of Ex Parte Communication
Call for Open of Public Hearing

Lee Anne Wollitz – Land Use Administrator, reads agenda item report and staff report on Ordinance 2025-01.

CHAIR- Call for Applicant Comment
Call for Public Comment
Call for Motion to Close Public Hearing on Ordinance 2025-01.

PLANNING & ZONING BOARD ACTION

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

REGULAR MEETING

ITEM-2 Additions/Deletions to Agenda

ITEM-3 Planning & Zoning Board approval of Site Plan Application No. 20240924. Parcel ID # 08-3N-24-2380-0023-0021. Applicant Henry Vorpe, Dayspring Health LLC.
Lee Anne Wollitz -Land use Administrator

ITEM-4 The Planning & Zoning Board to recognize 20 years of service as a member of the Board by Josetta Lawson.
Lee Anne Wollitz – Land Use Administrator

ITEM-5 Planning and Zoning Board Selection of Chair and Vice Chair for 2025.
Lee Anne Wollitz – Land Use Administrator

ITEM-6 Planning and Zoning Board Approval of Minutes from 12.03.2024 PH RM.
Lee Anne Wollitz – Land Use Administrator

ADDITIONAL COMMENTS

PUBLIC- CHAIR will 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 first 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 accessed 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 Public Hearing Regular Meeting Date: January 07, 2025 Meeting

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

SUBJECT: Planning & Zoning Board recommendation to the Town Council for approval of Ordinance 2025-01, to Rezone Parcel ID No. 16-3N-24-0000-0009-0000. Applicant Randy Martinuzzi, Semanik Investment Corp.

BACKGROUND: Documents included for Review:

- 1.1 Staff Report
- 1.2 Ordinance 2025-01
- 1.3 Advertisement for Ordinance 2025-01
- 1.4 Application for PUD. (revision 11.26.2024)
- 1.5 Concurrency Application
- 1.6 NCSB notice of Deficiency
- 1.7 Tompkins Preserve Notice of Negotiations (NCSB)

Mr. Randy Martinuzzi, has submitted an application to Rezone the property with the Parcel ID No. 16-3N-24-0000-0009-0000. This Property is approximately 71 acres, with approximately 51 acres involved in the Rezone application and the remaining portions proposed for conservation. The Property lies at the east side of Pine Street North of Henry Smith Road. The property has a zoning designation of Agricultural. The Owner is proposing to change the zoning designation of the property to PUD, Planned Unit Development.

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

In compliance with the Interlocal agreement, Payment of the Nassau County School Board Concurrency Deficiency will be made to the School Board prior to final approval of the Ordinance by the Town Council.

Parcel ID 16-3N-24-0000-0009-0000, the 71 acres parcel is currently owned by John Cassidy, CCRC Woodlands LTD., an owners authorization has been submitted with the application. Semanik Investment Corp. plans to develop the property with up to 170 single-family dwelling units.

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 2025-01. With the Condition that NCSB Deficiency be paid prior to final approval.



STAFF REPORT FOR ORDINANCE 2025-01

1. Applicant Information:

Randy G Martinuzzi,
Semanik Investment Corp.
2120 Corporate Square Blvd.
Suite 3
Jacksonville, Florida 32216

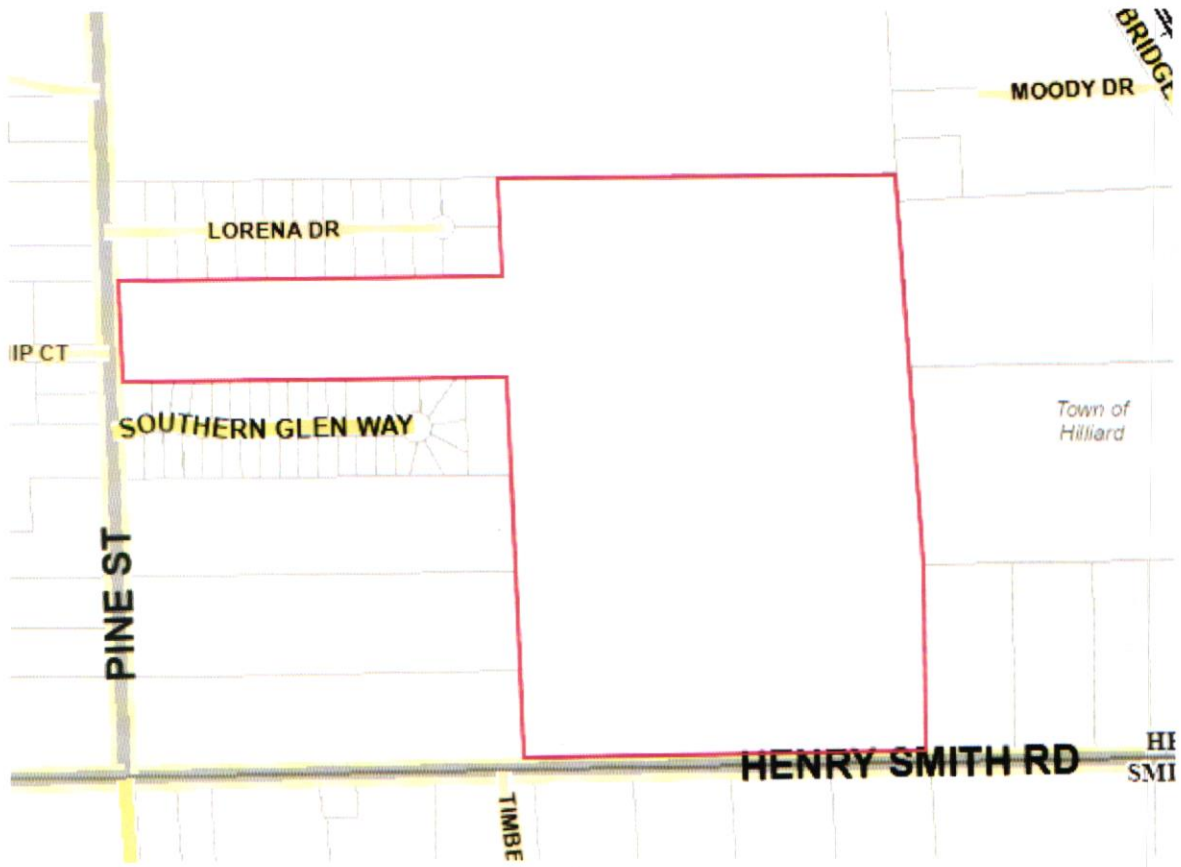
2. Property Information:

Parcel ID # Address: 16-3N-24-0000-0009-0000) Pine Street Hilliard
Current Future Land Use Map Designation: Medium Density Residential (MDR)
Current Zoning: A-1
Proposed Zoning: PUD for approximately 51 acres.
Acres: Approximately 71 acres, parcel total

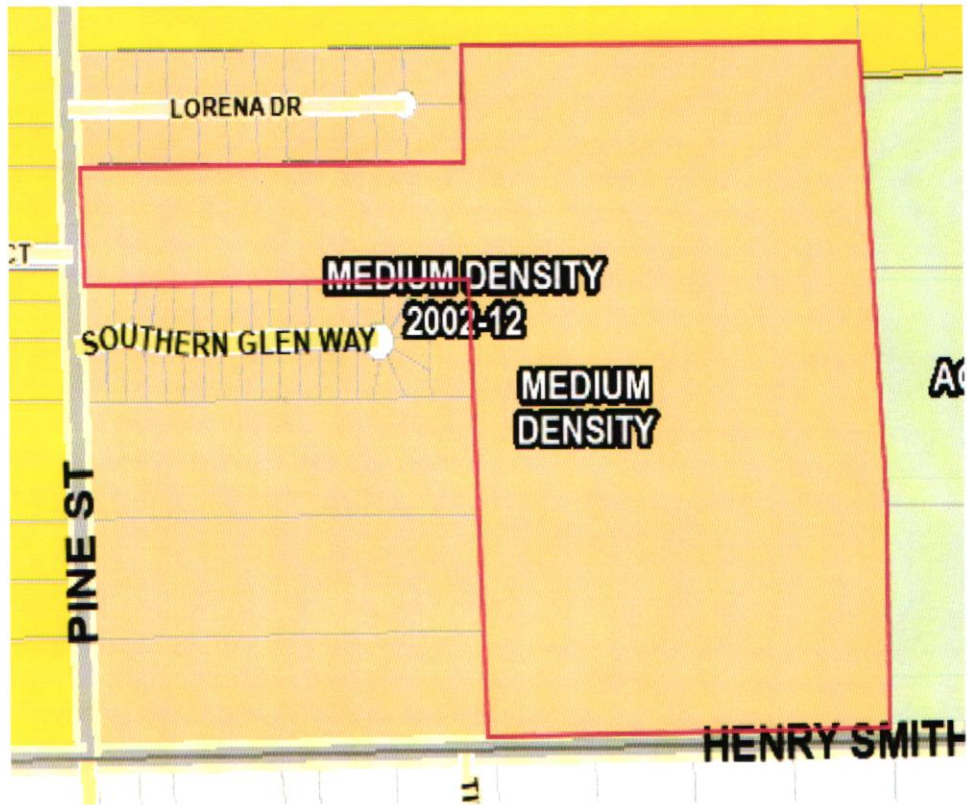
3. Description: The property is zoned A-1 and currently is used for Timberland. The table below summarizes the Future Land Use Map Designation, zoning and existing use for the adjacent parcels.

	Current FLUM	Current Zoning	Existing Use
North	Low Density Residential (LDR)	A-1	Timberland
	Medium Density Residential (MDR)	R-2	Single Family, Subdivision
South	Medium Density Residential (MDR)	PUD	Single Family, Subdivision
	Low Density Residential (LDR)	NC- Open Rural	Improved AG
East	Agricultural (AGR)	A-1	Vacant, Timberland, Single Family
West	Medium Density Residential (MDR)	PUD	Single Family, Subdivision
	Low Density Residential (LDR)	A-1	Single Family, Timberland

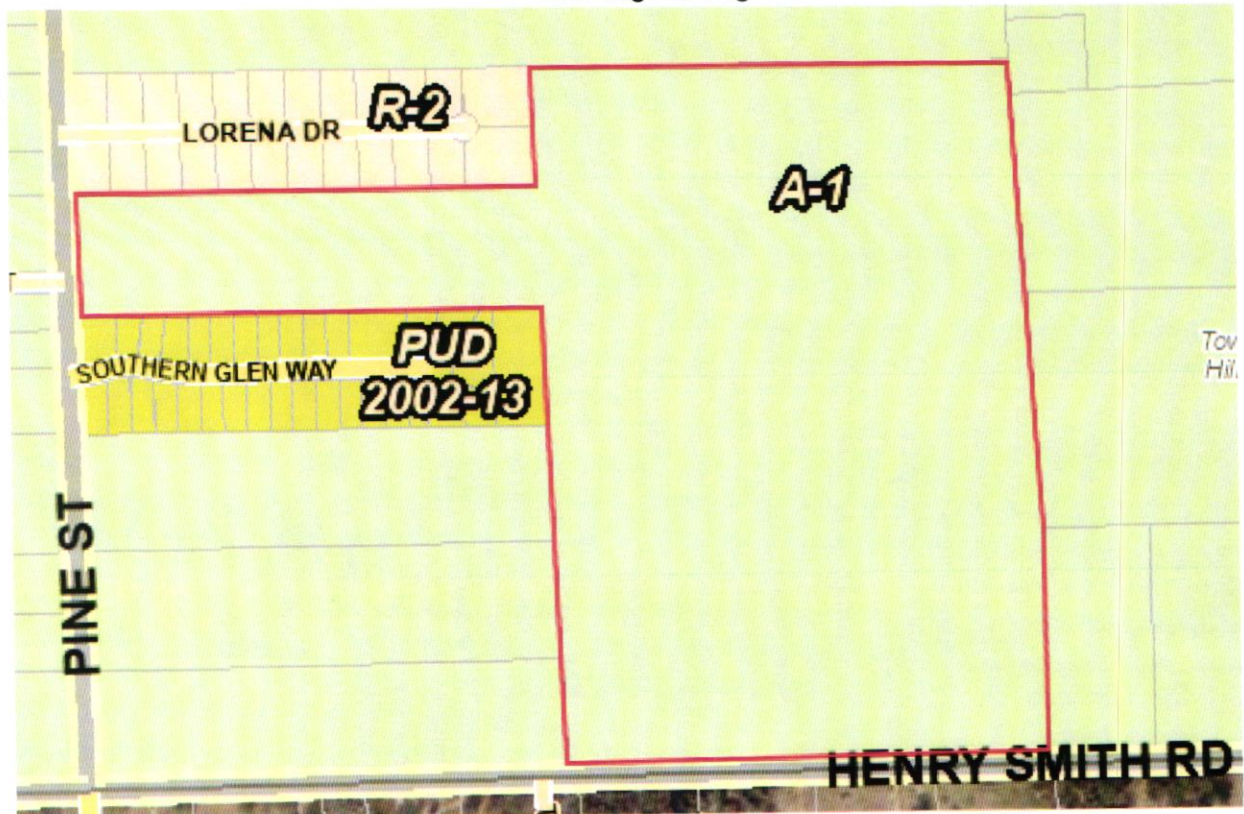
Parcel Map
16-3N-24-0000-0009-0000



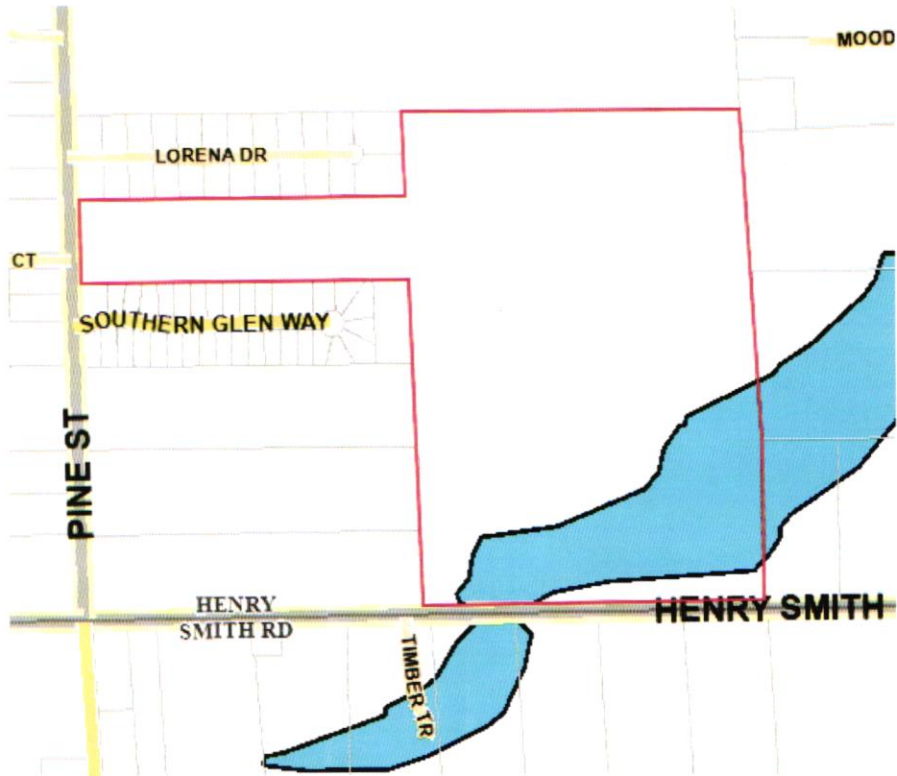
Future Land Use Map



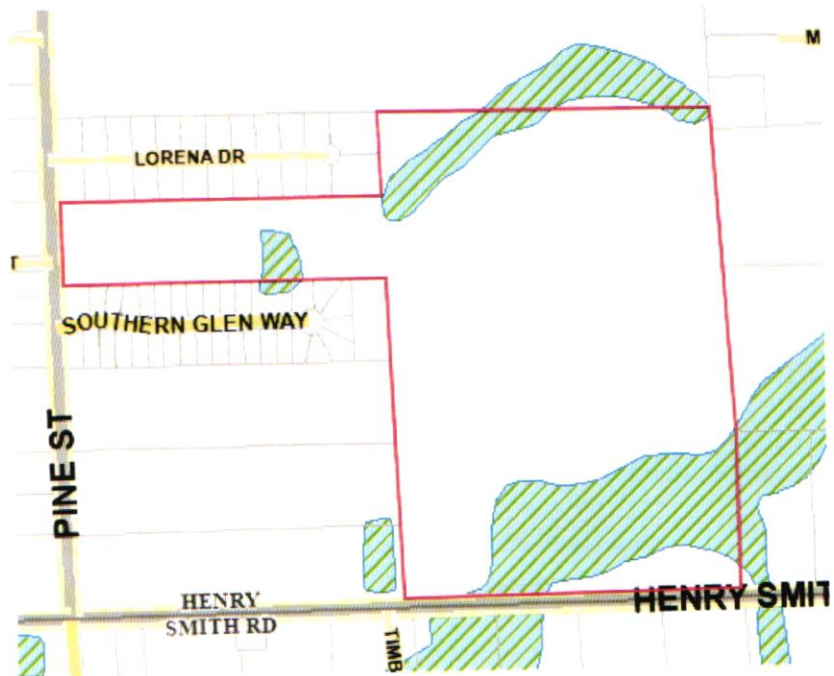
Existing Zoning



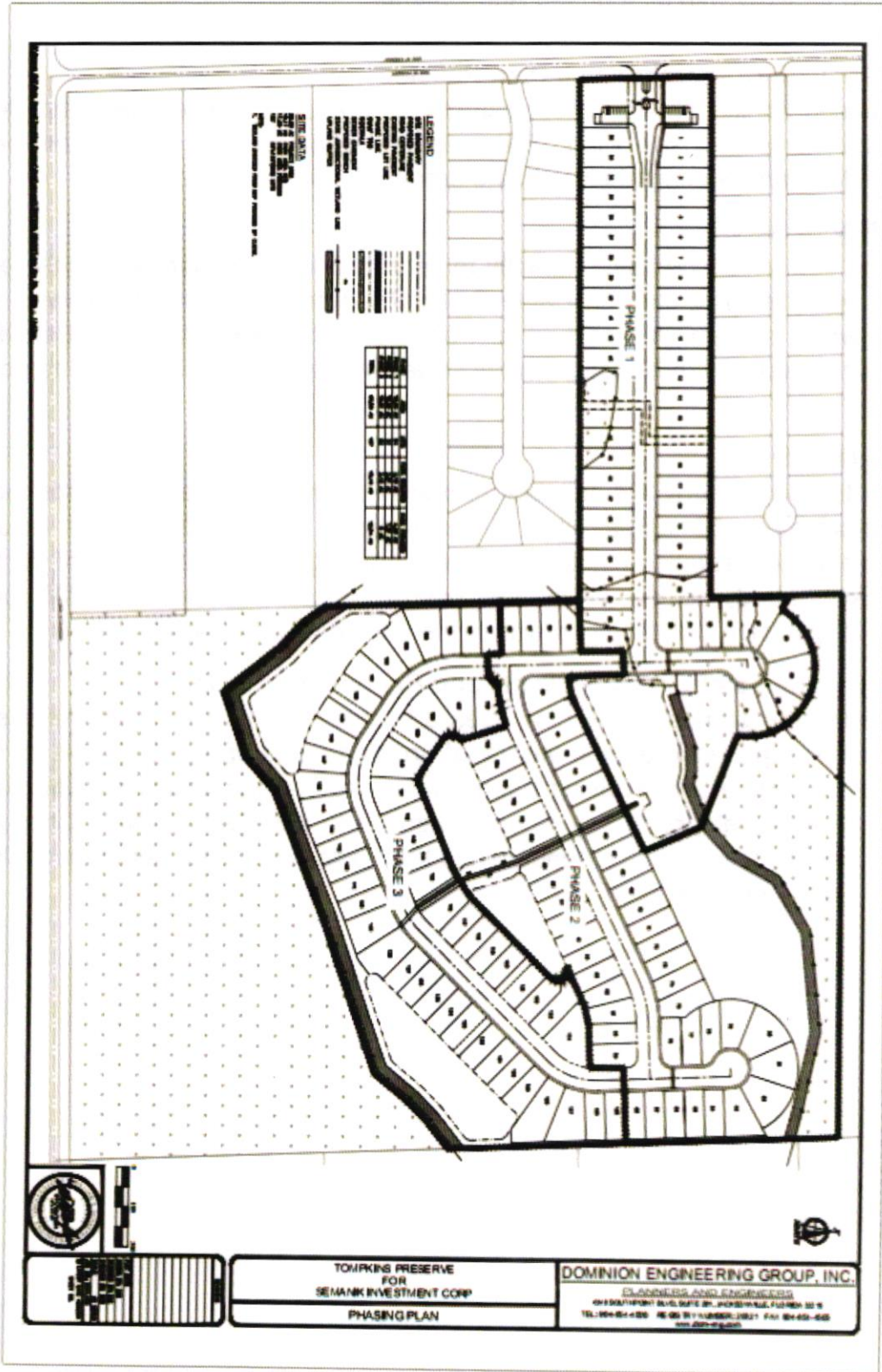
Flood Zone- "A" BFE Unknown



Potential Wetlands



Conceptual Site Plan



Documents Provided for Review-

Staff Report, Ordinance 2025-01, Advertisements for Ordinance Public Hearings, Application for PUD with all required Attachments.

Consistent with Comprehensive Plan Policies-

The proposed Zoning Change is consistent with the Goals, Objectives, and Policies of the Hilliard Comprehensive Plan. The proposed zoning is consistent with the Future Land Use Map and is compatible with the surrounding development.

Availability of Services-

Water and sewer service have capacity to serve this development. A ¼ mile extension of town's water service line, on Henry Smith Road, to assist with the Town's Plans to loop the water system, will be part of Phase 2 of the Project. Pine Street Provides access to the property. A Nassau County Driveway Permit will be required to access the property.

Land Suitability-

The soils for the property are suitable for development. There are wetlands located on the approximately 51 acres site. A permit from SJRWMD will be required for development. Conservation plans the or the remaining approx. 20 acres of the parcel is a high likely hood; details will be determined as part of the SJRWMD permitting process. A portion of the parcel is in the 100-year flood zone, Zone A.

Land Use Administrator's Comments and Recommendation-

I can confirm the proposed rezoning uses are consistent with the comprehensive plan as the rezoning provided a wide variety of housing types and price points to meet the community's diverse and evolving needs, while maintaining areas for other uses and preventing overdevelopment. My recommendation to the Planning and Zoning Board is for the Board to make a recommendation to the Town Council for approval of Ordinance 2025-01, Tompkins Preserve PUD.

ORDINANCE NO. 2025-01

AN ORDINANCE OF THE TOWN OF HILLIARD, FLORIDA, A MUNICIPAL CORPORATION; REZONING THE PROPERTY CONSISTING OF APPROXIMATELY 51 ACRES, MORE OR LESS, LOCATED ON THE EAST SIDE OF PINE STREET NORTH OF HENRY SMITH ROAD, MORE PARTICULARLY DESCRIBED IN ATTACHMENT "A", LEGAL DESCRIPTION; SPECIFICALLY DESCRIBED IN ATTACHMENT "B" WRITTEN DESCRIPTION; AND ATTACHMENT "C" SITE PLAN; HILLIARD FLORIDA, NASSAU COUNTY PARCEL ID NO. 16-3N-24-0000-0009-0000; FROM AGRICULTURAL A-1 TO PUD, PLANNED UNIT DEVELOPMENT; PROVIDING FOR SEVERABILITY, REPEALER, AND SETTING AN EFFECTIVE DATE.

WHEREAS, the property owner for the property consisting of approximately 51 acres, more or less, which is located on the east side of Pine Street north of Henry Smith Road and more particularly described in Attachment "A" Legal Description, Hilliard, FL, Nassau County Parcel ID No. 16-3N-24-0000-0009-0000, requested zoning change for the subject from A-1 Agricultural to PUD, Planned Unit Development ; and

WHEREAS, the owner has requested to rezone the property described in Attachment "A" Legal Description to PUD, Planned Unit Development to create the Tompkins Preserve PUD; and

WHEREAS, the Town of Hilliard Planning & Zoning Board held a duly noticed Public Hearing on January 7, 2025, regarding the rezoning of the subject property to PUD, Planned Unit Development; and

WHEREAS, the Town of Hilliard Planning & Zoning Board, has reviewed the proposed rezoning of the subject property to PUD, Planned Unit Development and found it to be consistent with the Town's Comprehensive Plan and the Town's Code, and recommended approval to the Town Council of the rezoning of the subject property from A-1, Agricultural to PUD, Planned Unit Development, at their January 7, 2025, Regular Meeting; and

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

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

SECTION 1. RECITALS. The foregoing findings are true and correct and are hereby adopted and made a part hereof.

SECTION 2. LEGAL DESCRIPTION. The property with Nassau County Parcel ID No. 16-3N-24-0000-0009-0000, more particularly described in Attachment "A", Legal Description, is hereby rezoned from A-1, Agricultural, to PUD, Planned Unit Development to create the Tompkins Preserve PUD:

SECTION 3. PUD PLAN. This Ordinance includes Attachment "B", Written Description and "C", Site Plan, for the Tompkins Preserve PUD created by this Ordinance. Development of and

uses within the PUD shall conform to the limitations and conditions set forth in this Ordinance and in the attached Written Description and Site Plan.

SECTION 4. Recording. The Town Clerk is authorized and directed to forward a certified copy of this Ordinance to the Clerk of the Circuit Court for recordation and to the Nassau County Property Appraiser to update any records as may be deemed necessary.

SECTION 4. REPEALER. 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 take effect immediately upon its final adoption.

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 Board Publication:	December 18, 2024
Planning & Zoning Boards Signs Posted:	December 23, 2024
Planning & Zoning Board Public Hearing:	January 7, 2025
Town Council First Publication:	December 31, 2024
Town Council First Public Hearings:	January 16, 2025
Planning & Zoning Boards Report:	January 16, 2025
Town Council First Reading:	January 16, 2025
Town Council Second Publication:	February 05, 2025
Town Council Second Public Hearings:	February 20, 2025
Town Council Second & Final Reading:	February 20, 2025

ATTACHMENT "A"
LEGAL DESCRIPTION

Attachment "A"

Legal Description and Tax Parcel Number

Tax Parcel Number:

16-3N-24-0000-0009-0000

Legal Description:

A PART, PIECE OR TRACT OF LAND LOCATED IN SECTION 16, TOWNSHIP 3 NORTH, RANGE 24 EAST TOWN OF HILLIARD, NASSAU COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF LORENA SUBDIVISION RECORDED IN PLAT BOOK 5 PAGE 313 OF SAID COUNTY SAID POINT BEING A CONCRETE MONUMENT; THENCE N89°56'13"W ALONG THE NORTH LINE OF LORENA SUBDIVISION TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF PINE STREET (AN 80 FOOT RIGHT OF WAY) AND FORMERLY HENRY SMITH ROAD PER PLAT BOOK 5 PAGE 313, A DISTANCE OF 1295.35 FEET; THENCE, N 02° 01' 02" W, ALONG SAID EASTERLY RIGHT OF WAY, FOR A DISTANCE OF 651.19 FEET TO THE SOUTHWEST CORNER OF OFFICIAL RECORDS VOLUME (ORV) 1879 PAGE (PG) 1782; THENCE N 89° 10' 14" E ALONG THE SOUTHERLY LINE OF SAID RECORDS TO THE SOUTHEAST CORNER FOR A DISTANCE OF 379.56 FEET; THENCE , N 01° 49' 12" W ALONG THE EASTERLY LINES OF ORV 1879 PG 1782 AND 1576 PG 938, FOR A DISTANCE OF 247.87 FEET; THENCE S 89° 51' 47" W, ALONG THE NORTH LINE OF ORV 1576 PG 938 TO THE SOUTHEAST CORNER OF ORV 211 PG 462 FOR A DISTANCE OF 169.76 FEET; THENCE N 01° 49' 12"W, ALONG THE EASTERLY LINE OF ORV 211 PG 462 FOR A DISTANCE OF 210.09 FEET TO THE SOUTHEAST CORNER OF ORV 1527 PG 925; THENCE, N 89° 51' 47" E, ALONG THE SOUTHERLY LINE OF ORV 1547 PG 1546, FOR A DISTANCE OF 213.47 FEET TO THE SOUTHEAST CORNER OF LAST SAID RECORDS; THENCE, N 01° 45' 15" W, ALONG THE EAST LINE OF ORV 1547 PG 1546 FOR A DISTANCE OF 210.08 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF ORV 688 PG 1992; THENCE N 89° 51' 47" EA DISTANCE OF 878.01 FEET, ALONG THE SOUTHERLY LINE OF THESE OFFICIAL RECORD VOLUMES ORV 1362 PG 43, ORV 1670 PG 745, AND ORV 1501 PG 1564 TO A FOUND CONCRETE MONUMENT; THENCE, S 01 ° 47' 02" E, ALONG THE WEST LINE OF ORV 1177 PG 86 FOR A DISTANCE OF 669.04 FEET; THENCE, N 89° 36' 28" E, ALONG THE SOUTHERLY LINE OF ORV 1177 PG 86 AND ORV 1179 PG 721 FOR A DISTANCE OF 1328.50 FEET TO A FOUND IRON PIPE AND THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 16; THENCE ALONG THE EAST LINE OF THE SOUTHWEST 1/4, S 02° 45' 34" E, ALONG A FENCE LINE AND THE WEST LINE OF ORV 1078 PG 1537 FOR A DISTANCE OF 673.06 FEET; THENCE, N 89° 56' 13" W, ON AN LINE WITH THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF LORENA SUBDIVISION FOR A DISTANCE OF 1343.60 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION AND THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PART LYING AND BEING IN COUNTY RIGHT OF WAY.

ATTACHMENT "B"
WRITTEN DESCRIPTION

Attachment “B”

PUD Written Description

Tompkins Preserve PUD (revised November 26, 2024)

I. PROJECT DESCRIPTION.

Semanik Investment Corp (the "Applicant") proposes to rezone approximately ±51 acres of property from A-1 Agriculture to Planned Unit Development ("PUD"), with the balance of the property, approximately ±20 acres, to remain as currently zoned. The property is more particularly described by the legal description attached hereto as Exhibit "A" (the "Property"), with a Parcel ID Number of 16-3N-24-0000-0009-0000. The Tompkins Preserve PUD (the “Project”) shall be developed in accordance with this PUD Written Description and the PUD Site Plan attached hereto as Exhibit "B". The Property is located along Pine Street in the Town of Hilliard, Nassau County, between the established Lorena Subdivision and Southern Glen Subdivision, allowing for a compatible and complementary extension of the surrounding residential fabric.

The Property is presently utilized for timberland and silviculture activities under its current Agricultural zoning, with a Medium Density Residential future land use designation per the Town of Hilliard's Comprehensive Plan 2040. This designation allows for up to 6 dwelling units per acre, which would yield 270 dwelling units on the approximate 45 acres of current uplands and expected impacted wetlands. Thus, since the Project only seeks up to a maximum of 170 single-family residential lots, this proposed community represents an appropriate density well within the parameters of the Town of Hilliard's long-range planning objectives without exceeding maximum density.

The Project has been carefully designed to harmonize with nearby residential neighborhoods while providing a desirable increase in housing opportunities for the area. Recreational open space shall be set aside within the Project boundaries in accordance with applicable Town of Hilliard’s Land Development Regulations (“LDR”), promoting suitable open space for residents. The PUD will have minimal impacts of approximately 4 acres of the approximate 10 acres of wetlands. Additionally, of the approximate 19 acres of adjacent wetlands and uplands to the south, not less than 10 acres is expected to be preserved and used as offsite mitigation.

The Project will provide essential utility services to future residents by connecting to the Town of Hilliard's existing potable water, sanitary sewer, and coordinating with the electric service providers for the area. As an additional public benefit, the water line will be run from Pine Street along Henry Smith Rd, and looped into the Project at the South-West corner abutting Henry Smith Rd the earlier of as needed for fire flow in Phase 1, or mandatory in Phase 2. Traffic accessibility will be facilitated through a connection to Pine Street, with private internal streets to be dedicated to the Homeowners Association upon completion. Pedestrian connectivity and walkability standards will also be incorporated through sidewalk installations lining one side of all residential roadways, as well as a central walkway from the South to the North to provide access to the northern park area, and a school bus stop with a shelter, bicycle rack and parking.

The features of the Project achieve Town of Hilliard's Comprehensive Plan 2040 goals with respect to each of its Elements as follows:

- A. *Future Land Use.*** Provides an environment of stable character compatible with the surrounding neighborhoods to the North and South, while achieving the limited density through only the use of upland acres and minimal impacts to wetlands;
- B. *Transportation.*** Provides private streets that comply with rights-of-way, safety access and off street parking per the LDR.
- C. *Housing.*** Provides much needed housing and an opportunity for new approaches to ownership through the implementation of a variety of lot sizes to allow for the ever changing market demands, thereby allowing home ownership opportunities to a broad range of individuals, and will promote property values that will be retained over the years as the preserved wetlands will insulate the Project from the density of future nearby developments;
- D. *Public Facilities and Capital Improvement.*** Enhances the appearance of the subdivision in that it requires all utilities to be underground, and as needed to either meet fire flow requirements in Phase 1, but mandatory for the commencement of construction of residences in Phase 2, adds public infrastructure to the Town of Hilliard by the extension of the water line along Henry Smith Road from Pine Street to the Southwest corner of the Project, being approximately 1,325 lineal feet, or a ¼ of a mile;
- E. *Conservation.*** It is creative in its approach through the use of natural features for neighborhood as the Project maintains wetlands with the lots being clustered; and provides for the use of onsite Conservation Areas to mitigate wetland impacts, including the preservation of forested wetlands that border the entire length of Henry Smith Rd;
- F. *Recreation and Open Space.*** Provides 20% of the parcel for parks and open space that benefits the neighborhood and enhances the appearance of the area through an entry buffer along Pine Road, activation of ponds, retained wetlands in the northern park with passive walking trails and the preservation of forested wetlands on the southern parcel that abuts and borders the Ponds and runs the length of Henry Smith Rd; and
- G. *Intergovernmental Coordination.*** Promotes the health, safety, and welfare of the Town of Hilliard, Nassau County, St. Johns River Water Management District and the State of Florida Department of Environmental Protection by providing all public utilities, fire safety, preservation of wetlands, onsite stormwater facilities, and a sheltered school bus stop for the children.

The Tompkins Preserve PUD constitutes a thoughtfully planned single-family residential community that will provide high-quality housing options while adhering to the Town of Hilliard's development regulations and contributing positively to its future growth trajectory and accomplishes a more desirable environment than would be possible through the strict application of minimum requirements of the LDR.

II. USES AND RESTRICTIONS.

A. Permitted Uses. The Project will be constructed to comply with the Land Development Regulations, except as modified within this PUD Written Description. Subject to maintaining required safety access to be approved by the Town of Hilliard, this Project may be constructed in up to 3 Phases of:

- a. Single-family detached residential development, with accessory uses, structures and buildings;
- b. Parks, playgrounds, recreational areas, and community facilities; and
- c. Essential services including private roads, water, sewer, stormwater management facilities, and utilities.

B. Uses by Special Exception.

None.

C. Accessory Uses, Structures and Buildings.

Accessory uses, structures and buildings will be allowed as are of the nature customarily incidental and clearly subordinate to the permitted or principal use of a residential structure. The residential accessory buildings such as patio enclosures, pool enclosures, storage sheds, garages and workshops, and accessory structures, including decks, patios and pools, shall be constructed within the building area of the lots. These accessory buildings and structures will be subject to the same setbacks as the residence. Driveways are allowed within the front and side yard setbacks. Likewise, air conditioning units and pool equipment shall be excluded from the definitions of accessory uses, structures and buildings, and may be included within the setback line without violating the setback requirements. 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. Restrictions on Uses.

All uses and structures not specifically provided for within this PUD Written Description that are not allowed in Residential Uses as defined in the LDR are prohibited.

- d. *School Bus Stop*: In coordination with the Nassau County School District and the Town of Hilliard's Administrative Officials, the Applicant may install a school bus stop, if appropriate, within or adjacent to the Project, and if so required, shall install a shelter and a minimum of one (1) covered bench to provide a safe waiting area for school children.
- C. **Signs and Entry.** The applicant may construct up to two (2) permanent, single faced monument signs at the entrance to the subdivision off of Pine Street or one (1) permanent, double-faced monument sign in a median (center island) at the entry to the subdivision off of Pine Street. The signs may be located within the road right-of-way or on private property. The monument sign(s) may be up to one-hundred fifty square feet each, but each face identifying the subdivision shall not exceed fifty (50) square feet in area. The maximum height of any monument sign shall be (10) feet. Real estate and construction signs shall also be allowed on each lot. Excepting the criteria set forth above, signage shall be provided in accordance with applicable LDR. If the monument sign is located within the right-of-way, or median (center island), landscaping and maintenance shall be the responsibility of the Homeowners' Association.
- D. **Landscaping.** Landscaping in the PUD shall comply with the LDR standards, except that if natural vegetation is preserved along Pine Road or Henry Smith Rd., it shall be credited against any landscaping requirements of the LDR along these rights-of-way. Vinyl perimeter fencing shall not exceed 6 feet, and may be installed along the rear of lot lines abutting other developments or the side yard of lots abutting the buffer and/or the Pine Road right-of-way. The installation and type of fence within the interior of the Project, including rear or side lot lines abutting stormwater facilities, wetlands, parks, open space or other lots, shall be subject to the rules and regulations of the Homeowners' Association which shall be recorded with Nassau County, but shall not exceed 6 feet in height. Trees will be provided on each single-family lot by the builder(s) as they construct the homes per the Town of Hilliard's codes.
- E. **Recreation and Open Space.** The design of the PUD incorporates common open space elements through a buffer at the entry off of Pine Street, the retention of approximately 6 acres of wetlands in the northern park that are usable with walking trails and benches, as well as varied active and/or passive recreational opportunities through the park areas. This usable open space and common area park will meet the requirement of LDR Section 62-316. The Applicant intends to dedicate all buffers, open space, retained wetlands and recreational areas to the Homeowners' Association for active and usable passive recreation uses, and maintenance. Retained wetlands may be subjected to Conservation Easements as may be required with the St. Johns River Water Management District for mitigation impacts, but shall be usable with passive walking trails using the current logging trails to activate them for neighborhood use. Other active recreation uses may include, at the discretion of the Applicant, and its assigns and successors and/or the Homeowners' Association, a playground, dog park, open sports field area, walking trails, community garden, pond(s) stocked with fish and similar uses.

III. DESIGN GUIDELINES.

A. Lot Requirements.

- a. *Minimum lot area:* 6,000 square feet.
- b. *Minimum lot width:* 50 feet at the right-of-way, except that lots with a radius shall be measured using a parallel line along the wall nearest to the right-of-way.
- c. *Maximum lot coverage buildings:* All buildings, including accessory buildings, shall not cover more than 50% of the total lot area.
- d. *Maximum lot coverage all buildings and structures:* All buildings, including accessory buildings and accessory structures, shall not cover more than 60% of the total lot area.
- e. *Minimum yard requirements.*
 - i. *Minimum front yard:* 20 feet.
 - ii. *Minimum side yard:* 5 feet.
 - iii. *Minimum rear yard:* 10 feet.
 - iv. Eaves and other architectural features may encroach into the setbacks for up to 18 inches.
 - v. Mechanical equipment such as air conditioning compressors or pool equipment may encroach into the setbacks.
- f. *Maximum height of structures:* 35 feet.

B. Ingress, Egress and Circulation.

- a. *Parking Requirements:* Each residential unit will be provided with at least 2 parking spaces through a garage, with a driveway to be paved to the roadway. Additional off-street parking will be provided in accordance with applicable Town of Hilliard regulations if required.
- b. *Vehicular Access:* A single access will be provided through Pine Street as shown on the PUD Site Plan. The access road as shown on the PUD Site Plan and other interior roads will be privately owned.
- c. *Pedestrian Access:* Sidewalks and pedestrian connectivity will be provided on one side of each roadway throughout the Project, as well as a central walkway from the South to the North to provide access to the activated ponds and park.

F. Utilities.

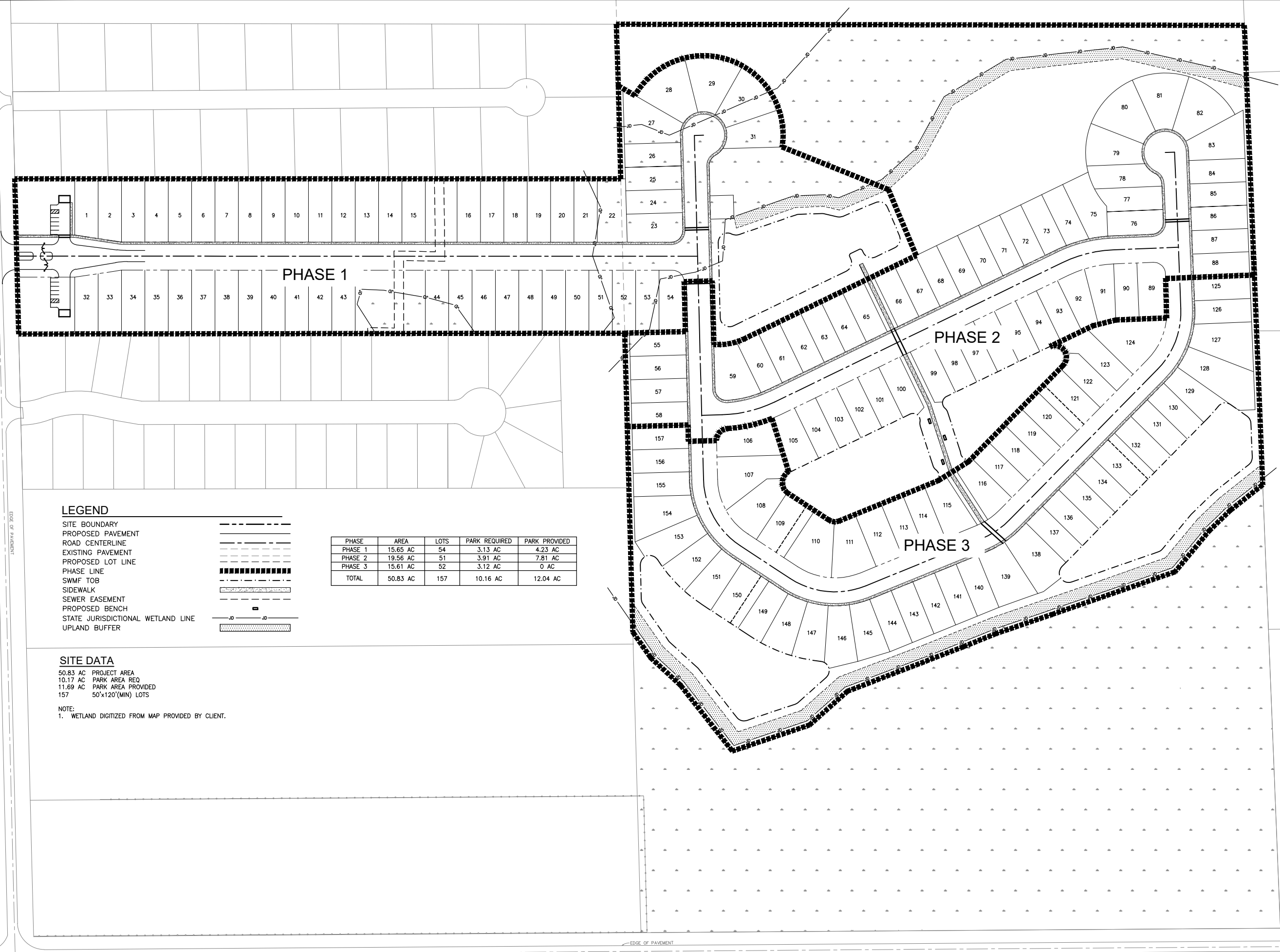
- a. Water will be provided by the Town of Hilliard, with fire hydrants installed in accordance with the LDR throughout the subdivision and within the extension of the water line along Henry Smith Road from Pine Street as needed to either meet fire flow requirements in Phase 1, but mandatory for the commencement of construction of residences in Phase 2. The looped waterline servicing the Project shall be not less than 8" on the main, and branches shall be sized to meet fire flow capabilities. Impacts and construction location and materials shall be coordinated with the Town of Hilliard and the St John River Water Management District for the portion of the looped water main that crosses through the southern wetlands on the adjacent property. Upon completion and certification, the water system shall be conveyed to the Town of Hilliard with utility easements within the Project's ROW for service and maintenance.
- b. Sanitary sewer shall have an internal gravity collection system and a private lift station and discharge force main that will connect to the Town of Hilliard's system as the existing manhole MH 211B or MH 211A. Upon completion and certification, the sewer system (gravity, lift station and forced main) shall be conveyed to the Town of Hilliard with utility easements within the Project's ROW for service and maintenance. If the Town of Hilliard's Master Lift Station requires upgrades to accept the anticipated waterflow from the Project, the Town of Hilliard shall use its resources, including fees from this Project to do so.
- c. Electric will be installed underground, and provided by Okefenoke Rural Electric Membership Corporation, or any other electric utility granted rights by the Florida Public Service Commission, or any other governmental agency having regulatory oversight.
- d. Telephone, cable and/or internet capability shall be provided by any company granted rights by the Florida Public Service Commission.

G. Wetlands. Any impacts to the wetlands will be permitted pursuant to local, state, and federal permitting requirements, if applicable, with wetland impacts within the Project to be minimal, approximately 4 acres of the 10 acres of wetlands. Additionally, it is expected that not less than 10 acres of the adjacent wetlands and uplands to the south will be used as offsite mitigation, wherein the Applicant will record a Conservation Easement as approved by the St. Johns Water Management District.

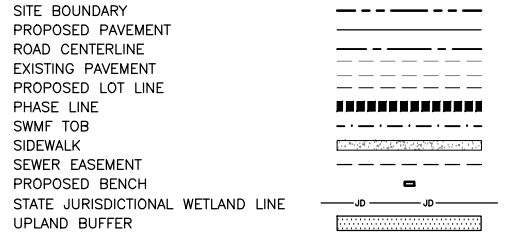
H. Stormwater: Stormwater will be handled on site within stormwater facilities designed and permitting under the standards of the LDR and the St. Johns River Water Management District. Stormwater shall be collected with grading and street gutters, and transported via underground piping to the retention ponds, with appropriate easements for maintenance. Stormwater currently being discharged from the adjacent communities, being Southern Glen Subdivision and Lorena Subdivision, shall be incorporated into the stormwater management facilities to be engineered and constructed.

- I. Homeowners' Association Restrictions:** The Applicant shall establish a not-for-profit homeowners' association prior to the sale of any lots. Membership shall be mandatory for all property owners. The homeowners' association shall own and be responsible to manage and maintain all common areas, open spaces, internal roadways, recreational areas, stormwater facilities and enforce the covenants and restrictions of the community to be recorded in the Public Records of Nassau County, Florida. The covenants and restrictions shall notify all property owners that they are living in a Planned Unit Development and shall run with the land in order to protect both present and future property owners within the Project.
- J. Configuration:** The location and design of all access points and private interior access roads, along with parks, stormwater facilities and development areas depicted on the Site Plan ("Exhibit B") are conceptual and may be modified and reconfigured during the development process and shall not require amendment so long as the reconfiguration does not reduce the acreage of parks or any other design requirements herein; and shall nevertheless be subject to the review and administrative approval of the Town of Hilliard's Planning and Zoning Department in coordination with its Building and Safety Officials.

ATTACHMENT "C"
SITE DEVELOPMENT PLAN



LEGEND

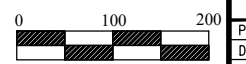


PHASE	AREA	LOTS	PARK REQUIRED	PARK PROVIDED
PHASE 1	15.65 AC	54	3.13 AC	4.23 AC
PHASE 2	19.56 AC	51	3.91 AC	7.81 AC
PHASE 3	15.61 AC	52	3.12 AC	0 AC
TOTAL	50.83 AC	157	10.16 AC	12.04 AC

SITE DATA

50.83 AC PROJECT AREA
10.17 AC PARK AREA REQ
11.69 AC PARK AREA PROVIDED
157 50'x120'(MIN) LOTS

NOTE:
1. WETLAND DIGITIZED FROM MAP PROVIDED BY CLIENT.



REVISIONS

NO.	DATE	DESCRIPTION

PLOT DATE:
DRAWN BY: EAS
DESIGNED BY: EAS
CHECKED BY: WES
SCALE: AS NOTED
JOB NO.: XXXX.XXX
© LATEST DATE HEREON
SHEET NO.

DATE: December 12, 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 December 18, 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 & Zoning Board will hold a Public Hearing on Tuesday, January 7, 2025, 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. 2025-01

AN ORDINANCE OF THE TOWN OF HILLIARD, FLORIDA, A MUNICIPAL CORPORATION; REZONING THE PROPERTY CONSISTING OF APPROXIMATELY 51 ACRES, MORE OR LESS, LOCATED ON THE EAST SIDE OF PINE STREET NORTH OF HENRY SMITH ROAD, MORE PARTICULARLY DESCRIBED IN ATTACHMENT "A", LEGAL DESCRIPTION; SPECIFICALLY DESCRIBED IN ATTACHMENT "B" WRITTEN DESCRIPTION; AND ATTACHMENT "C" SITE PLAN; HILLIARD FLORIDA, NASSAU COUNTY PARCEL ID NO. 16-3N-24-0000-0009-0000; FROM AGRICULTURAL A-1 TO PUD, PLANNED UNIT DEVELOPMENT; PROVIDING FOR SEVERABILITY, REPEALER, AND SETTING AN EFFECTIVE DATE.

The rezoning will allow for; a Multiple-Family Development of 170 Dwelling Units.

All interested parties may appear at the meeting and be heard with respect to proposed Ordinance No. 2025-01. A recommendation/report regarding the proposed Ordinance shall then be provided to the Hilliard Town Council at their January 16, 2025, 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 from 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, Hilliard Town Clerk
Lee Anne Wollitz, Hilliard Land Use Administrator



File # _____	ITEM-1
Filing Date: _____	
Acceptance Date: _____	
Review Date: P & Z _____ TC _____	

PUD Rezoning Application

A. PROJECT

- Project Name: Tompkins Preserve PUD
- Address of Subject Property: 0 Pine Street, Hilliard, FL 32046
- Parcel ID Number(s): 16-3N-24-0000-0009-0000
- Existing Use of Property: TIMBERLAND 80-89
- Future Land Use Map Designation: Medium Density
- Existing Zoning Designation: A-1
- Proposed Zoning Designation: Planned Unit Development
- Acreage: ± 51

B. APPLICANT

- Applicant's Status Owner (title holder) Agent
 Name of Applicant(s) or Contact Person(s): Randy G. Martinuzzi Title: Director Of Acquisition and Land Development
 Company (if applicable): Semanik Investment Corporation
 Mailing address: 2120 Corporate Square Blvd. Suite 3
 City: Jacksonville State: Florida ZIP: 32216
 Telephone: (904) 365-5538 FAX: (904) 724-3863 e-mail: rmartinuzzi@sedaconstruction.com
- If the applicant is agent for the property owner*
 Name of Owner (titleholder): John T. Cassidy, CCRC Woodlands, LTD.
 Mailing address: 4223 Lakeside Drive
 City: Jacksonville State: Florida ZIP: 32210
 Telephone: () 904-237-5865 FAX: () e-mail: jcassidysr@gmail.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 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 of Applicant Randy G. Martinuzzi, Authorized Agent _____ Typed or printed name and title of applicant November 26, 2024 _____ Date State of <u>Florida</u> County of <u>Duval</u>	_____ Signature of Co-applicant _____ Typed or printed name of co-applicant _____ Date
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------

The foregoing application is acknowledged before me this 26th day of November, 2024, by Randy G. Martinuzzi, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL



Signature of Notary Public, State of Florida



ELAINE G. KREMIN
Commission # HH 322212
Expires January 29, 2027
Town of Hilliard ♦ 15859 C.R. 108 ♦ Hilliard, FL 32046 ♦ (904) 845-3555

Attachment "1"

Statement of Proposed Change – Town of Hilliard, FL

The proposed change is to rezone the following described property:

- From: A-1 Agriculture
- To: Planned Unit Development (PUD)

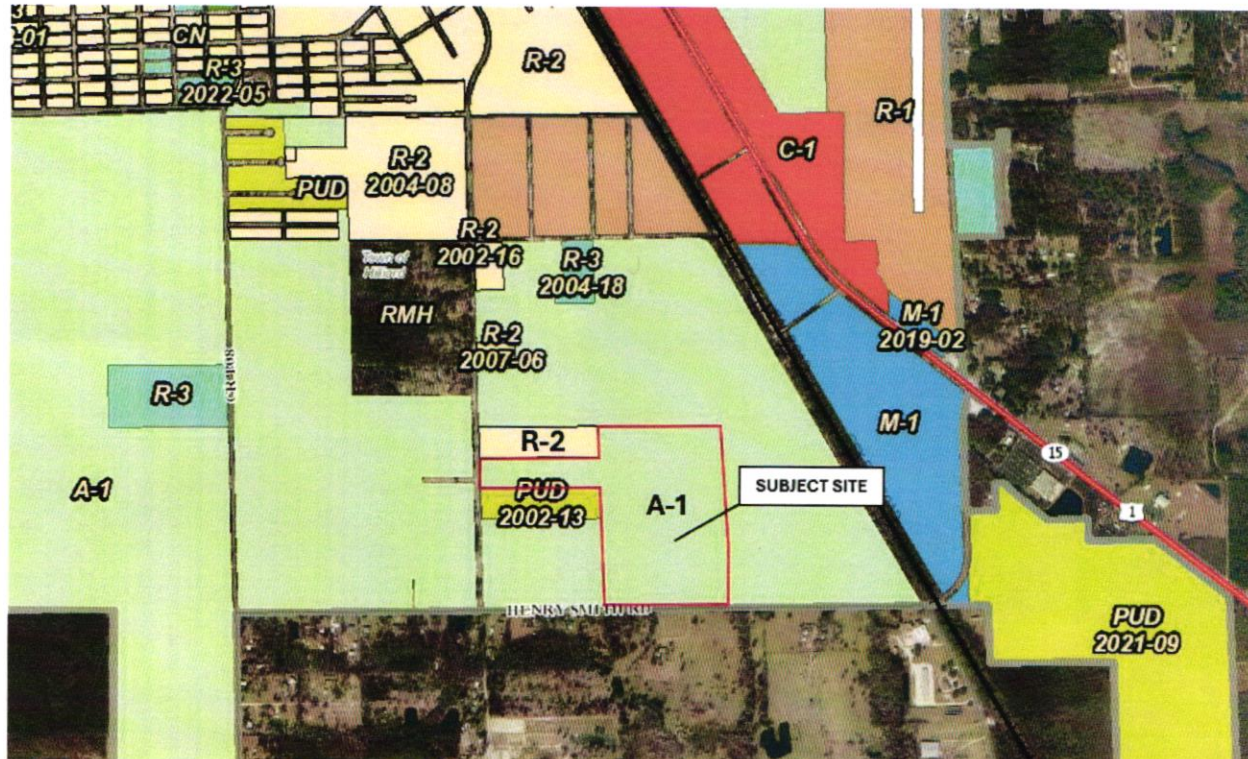
Property Description:

A 71-acre parcel located at 0 Pine Street, Town of Hilliard, Nassau County, Florida, identified as Parcel ID 16-3N-24-0000-0009-0000. The site is situated between the existing Lorena and Southern Glen residential communities, fronted by Pine Street and Henry Smith Road.

Purpose:

To rezone approximately 51 acres to a single-family residential community through the Planned Unit Development (“PUD”) regulations. The PUD’s written description provides a controlled and cohesive approach, ensuring the proposed lots harmonize with the surrounding properties and uphold the community’s character, while also providing a public benefit to the Town of Hilliard and its future development needs through the establishment of permitted uses, restrictions, minimum design guidelines and specific mandatory improvements.

Aerial of Zoning:



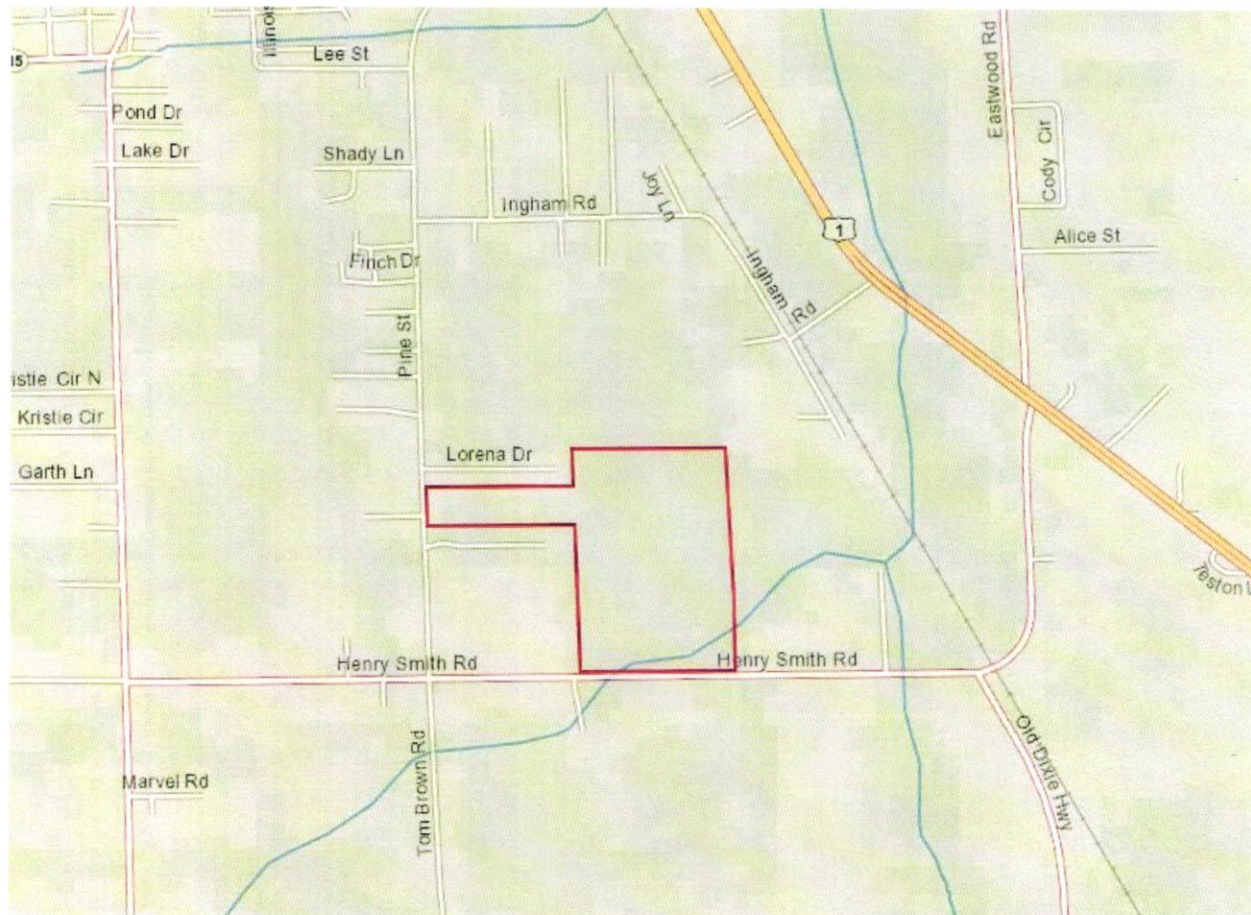
Attachment "2"

Aerial Map



Attachment "3"
Plat of the Property

Cornwall Farm Land Company: PB0-P31



Attachment "4"

Legal Description and Tax Parcel Number

Tax Parcel Number:

16-3N-24-0000-0009-0000

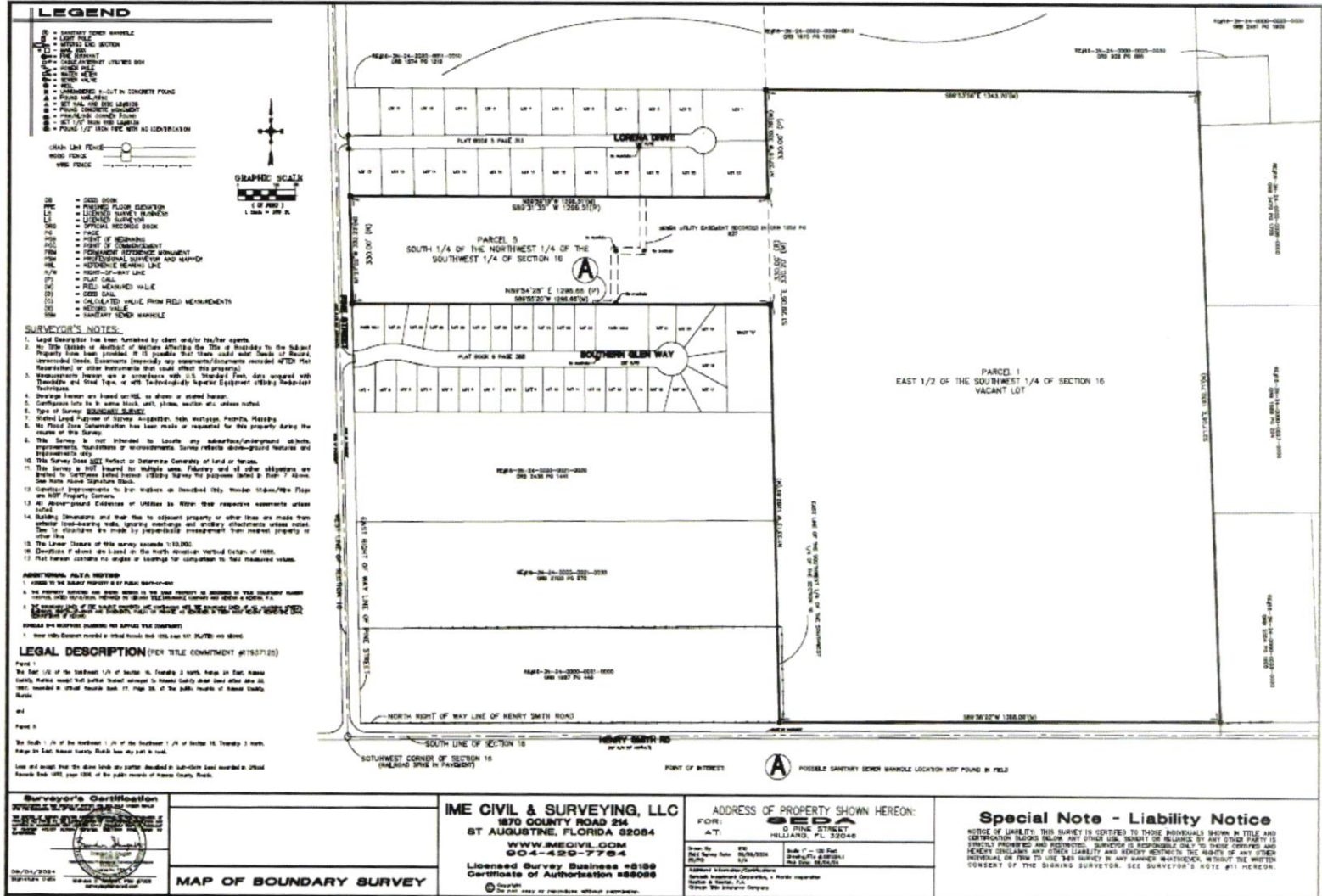
Legal Description:

A PART, PIECE OR TRACT OF LAND LOCATED IN SECTION 16, TOWNSHIP 3 NORTH, RANGE 24 EAST TOWN OF HILLIARD, NASSAU COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF LORENA SUBDIVISION RECORDED IN PLAT BOOK 5 PAGE 313 OF SAID COUNTY SAID POINT BEING A CONCRETE MONUMENT; THENCE N89°56'13"W ALONG THE NORTH LINE OF LORENA SUBDIVISION TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF PINE STREET (AN 80 FOOT RIGHT OF WAY) AND FORMERLY HENRY SMITH ROAD PER PLAT BOOK 5 PAGE 313, A DISTANCE OF 1295.35 FEET; THENCE, N 02° 01' 02" W, ALONG SAID EASTERLY RIGHT OF WAY, FOR A DISTANCE OF 651.19 FEET TO THE SOUTHWEST CORNER OF OFFICIAL RECORDS VOLUME (ORV) 1879 PAGE (PG) 1782; THENCE N 89° 10' 14" E ALONG THE SOUTHERLY LINE OF SAID RECORDS TO THE SOUTHEAST CORNER FOR A DISTANCE OF 379.56 FEET; THENCE, N 01° 49' 12" W ALONG THE EASTERLY LINES OF ORV 1879 PG 1782 AND 1576 PG 938, FOR A DISTANCE OF 247.87 FEET; THENCE S 89° 51' 47" W, ALONG THE NORTH LINE OF ORV 1576 PG 938 TO THE SOUTHEAST CORNER OF ORV 211 PG 462 FOR A DISTANCE OF 169.76 FEET; THENCE N 01° 49' 12"W, ALONG THE EASTERLY LINE OF ORV 211 PG 462 FOR A DISTANCE OF 210.09 FEET TO THE SOUTHEAST CORNER OF ORV 1527 PG 925; THENCE, N 89° 51' 47" E, ALONG THE SOUTHERLY LINE OF ORV 1547 PG 1546, FOR A DISTANCE OF 213.47 FEET TO THE SOUTHEAST CORNER OF LAST SAID RECORDS; THENCE, N 01° 45' 15" W, ALONG THE EAST LINE OF ORV 1547 PG 1546 FOR A DISTANCE OF 210.08 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF ORV 688 PG 1992; THENCE N 89° 51' 47" EA DISTANCE OF 878.01 FEET, ALONG THE SOUTHERLY LINE OF THESE OFFICIAL RECORD VOLUMES ORV 1362 PG 43, ORV 1670 PG 745, AND ORV 1501 PG 1564 TO A FOUND CONCRETE MONUMENT; THENCE, S 01 ° 47' 02" E, ALONG THE WEST LINE OF ORV 1177 PG 86 FOR A DISTANCE OF 669.04 FEET; THENCE, N 89° 36' 28" E, ALONG THE SOUTHERLY LINE OF ORV 1177 PG 86 AND ORV 1179 PG 721 FOR A DISTANCE OF 1328.50 FEET TO A FOUND IRON PIPE AND THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 16; THENCE ALONG THE EAST LINE OF THE SOUTHWEST 1/4, S 02° 45' 34" E, ALONG A FENCE LINE AND THE WEST LINE OF ORV 1078 PG 1537 FOR A DISTANCE OF 673.06 FEET; THENCE, N 89° 56' 13" W, ON AN LINE WITH THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF LORENA SUBDIVISION FOR A DISTANCE OF 1343.60 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION AND THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PART LYING AND BEING IN COUNTY RIGHT OF WAY.

Attachment "5" Boundary Survey



Attachment "6" - Proof Of Ownership

ITEM-1

INSTR # 201508779, Book 1970, Page 1201 Doc Type D, Pages 5, Recorded
03/27/2015 at 02:08 PM, John A Crawford, Nassau County Clerk of Circuit Court,
Deed Doc. D \$0.70 Rec. Fee \$44.00

THIS DOCUMENT PREPARED
BY AND RETURN TO:

FRANK E. MILLER, ESQUIRE
GUNSTER YOAKLEY & STEWART, P.A.
225 WATER STREET, SUITE 1750
JACKSONVILLE, FL 32202

QUIT CLAIM DEED

THIS DEED is made as of the 5th day of March, 2015, by and between VERONICA WILSON, a single person and NICK SALAMUNIA, a single person, as tenants in common, with right of survivorship, whose mailing address is 2740 Dellwood Avenue, Jacksonville, FL 32205 (hereinafter the "Grantor"), and in favor of CCRC WOODLANDS, LTD., a Florida limited partnership, as to a 100% interest in Parcel 1 and as to a 2/3 interest in Parcel 2-5 and CAROL T. CASSIDY, as Trustee of the Carol T. Cassidy Trust Agreement, dated January 2, 1959, as to a 1/3 interest in Parcel 2-5, whose address is 4223 Lakeside Drive, Jacksonville, FL 32210 (the "Grantee").

WITNESSETH, that Grantor, for valuable consideration which is hereby acknowledged, does hereby release, remise, and quit claim unto Grantee, his successors and assigns forever all of its right, title, interest, claim and demand, if any, in the land, situate, lying and being in Nassau County, Florida, as more particularly described as follows:


See attached Exhibit "A" hereto and made a part hereof (the "Property").


TO HAVE AND TO HOLD the Property, together with the hereditaments and appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the benefit of the Grantee, its heirs, successors and assigns forever. Grantor also conveys and quit claims to Grantee any and all past, present, or future after acquired title or interest in or with respect to the above described Property, including all reversionary and remainder interests or title to or respecting the same.

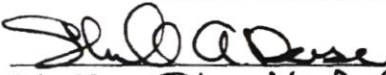
THIS QUIT CLAIM DEED IS BEING GIVEN TO QUIT CLAIM ANY OF GRANTOR'S INTEREST IN THE PROPERTY DESCRIBED HEREIN AND IS RECORDED CONTEMPORANEOUSLY WITH A CORRECTIVE SPECIAL WARRANTY DEED FROM GRANTEE TO GRANTOR CORRECTING THE LEGAL DESCRIPTION FOR THAT CERTAIN SPECIAL WARRANTY DEED RECORDED AT OFFICIAL RECORDS BOOK 1933, PAGE 621 ON WHICH DOCUMENTARY STAMPS FOR THE ENTIRE CONSIDERATION WERE AFFIXED. NO ADDITIONAL CONSIDERATION WAS PAID FOR THIS CONVEYANCE AND ACCORDINGLY ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE ON THIS CONVEYANCE.

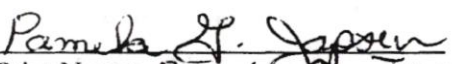
IN WITNESS WHEREOF, this deed has been executed as of the date first above written.

Signed, seal and delivered
In the presence of


GRANTOR:

VERONICA WILSON


Print Name: Pamela G. Tippitt


Print Name: Sherrill A. Deese

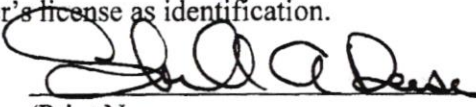

Print Name: Pamela G. Tippitt


NICK SALAMUNIA


Print Name: Sherrill A. Deese

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 5th day of March, 2015 by VERONICA WILSON, a single person, conveying property not her homestead, who is personally known to me, or have produced a driver's license as identification.


(Print Name _____)
NOTARY PUBLIC
State of Florida at Large
Commission # _____
My Commission Expires:



STATE OF FLORIDA

COUNTY OF Pinellas

The foregoing instrument was acknowledged before me this 5th day of March, 2015 by **NICK SALAMUNIA, a single person**, conveying property not her homestead, who is personally known to me, or have produced a driver's license as identification.

Sherrill Ann Deese

(Print Name _____)



NOTARY PUBLIC
State of _____ at Large
Commission # _____
My Commission Expires: _____

**PARCEL 1:
(100% in Grantor CCRC Woodlands, Ltd)**

Parcel A:

The East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 16, Township 3 North, Range 24 East, except that portion thereof conveyed to Nassau County under Deed dated June 30, 1967, recorded in Official Records Book 77, Page 28, of the public records of Nassau County, Florida

Parcel B:

The East 6 acres of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 16, Township 3 North, Range 24 East, Nassau County, Florida

Said Parcel A and Parcel B being the same as the land conveyed by Deed dated April 10, 1975, recorded in Official Records Book 193, Page 445, of the public records of Nassau County, Florida and described therein as "Parcel Two (2)" and "Parcel Three (3)" respectively

PARCELS 2-5:

(undivided $\frac{2}{3}$ interest in Grantor CCRC Woodlands, Ltd. and undivided $\frac{1}{3}$ interest in CAROL T. CASSIDY, as Trustee of the Carol T. Cassidy Trust Agreement, dated January 2, 1959)

PARCEL 2:

The South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 16, Township 3 North, Range 24 East, less and except any part recorded in Official Records Book 440, Page 466, Official Records Book 211, Page 462, Official Records Book 1476, Page 666, Official Records Book 1527, Page 927, Official Records Book 1547, page 1546 and Official Records Book 1576, page 938, all of the public records of Nassau County, Florida

PARCEL 3:

The South $\frac{1}{2}$ of the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, of Section 16, Township 3 North, Range 24 East, Nassau County, Florida less any part in road

PARCEL 4:

The North $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 16, Township 3 North, Range 24 East, Nassau County, Florida less any part in road

PARCEL 5:

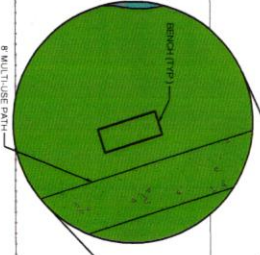
The South $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 16, Township 3 North, Range 24 East, Nassau County, Florida less any part in road.

ALSO KNOWN AS:

A PART, PIECE OR TRACT OF LAND LOCATED IN SECTION 16, TOWNSHIP 3 NORTH, RANGE 24 EAST TOWN OF HILLIARD, NASSAU COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF LORENA SUBDIVISION RECORDED IN PLAT BOOK 5 PAGE 313 OF SAID COUNTY SAID POINT BEING A CONCRETE MONUMENT; THENCE N89°56'13"W ALONG THE NORTH LINE OF LORENA SUBDIVISION TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF PINE STREET (AN 80 FOOT RIGHT OF WAY) AND FORMERLY HENRY SMITH ROAD PER PLAT BOOK 5 PAGE 313, A DISTANCE OF 1295.35 FEET; THENCE, N 02° 01' 02" W, ALONG SAID EASTERLY RIGHT OF WAY, FOR A DISTANCE OF 651.19 FEET TO THE SOUTHWEST CORNER OF OFFICIAL RECORDS VOLUME (ORV) 1879 PAGE (PG) 1782; THENCE N 89° 10' 14" E ALONG THE SOUTHERLY LINE OF SAID RECORDS TO THE SOUTHEAST CORNER FOR A DISTANCE OF 379.56 FEET; THENCE , N 01° 49' 12" W ALONG THE EASTERLY LINES OF ORV 1879 PG 1782 AND 1576 PG 938, FOR A DISTANCE OF 247.87 FEET; THENCE S 89° 51' 47" W, ALONG THE NORTH LINE OF ORV 1576 PG 938 TO THE SOUTHEAST CORNER OF ORV 211 PG 462 FOR A DISTANCE OF 169.76 FEET; THENCE N 01° 49' 12"W, ALONG THE EASTERLY LINE OF ORV 211 PG 462 FOR A DISTANCE OF 210.09 FEET TO THE SOUTHEAST CORNER OF ORV 1527 PG 925; THENCE, N 89° 51' 47" E, ALONG THE SOUTHERLY LINE OF ORV 1547 PG 1546, FOR A DISTANCE OF 213.47 FEET TO THE SOUTHEAST CORNER OF LAST SAID RECORDS; THENCE, N 01° 45' 15" W, ALONG THE EAST LINE OF ORV 1547 PG 1546 FOR A DISTANCE OF 210.08 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF ORV 688 PG 1992; THENCE N 89° 51' 47" E A DISTANCE OF 878.01 FEET, ALONG THE SOUTHERLY LINE OF THESE OFFICIAL RECORD VOLUMES ORV 1362 PG 43, ORV 1670 PG 745, AND ORV 1501 PG 1564 TO A FOUND CONCRETE MONUMENT; THENCE, S 01° 47' 02" E, ALONG THE WEST LINE OF ORV 1177 PG 86 FOR A DISTANCE OF 669.04 FEET; THENCE, N 89° 36' 28" E, ALONG THE SOUTHERLY LINE OF ORV 1177 PG 86 AND ORV 1179 PG 721 FOR A DISTANCE OF 1328.50 FEET TO A FOUND IRON PIPE AND THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 16; THENCE ALONG THE EAST LINE OF THE SOUTHWEST 1/4, S 02° 45' 34" E, ALONG A FENCE LINE AND THE WEST LINE OF ORV 1078 PG 1537 FOR A DISTANCE OF 673.06 FEET; THENCE, N 89° 56' 13" W, ON AN LINE WITH THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF LORENA SUBDIVISION FOR A DISTANCE OF 1343.60 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION AND THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PART LYING AND BEING IN COUNTY RIGHT OF WAY.



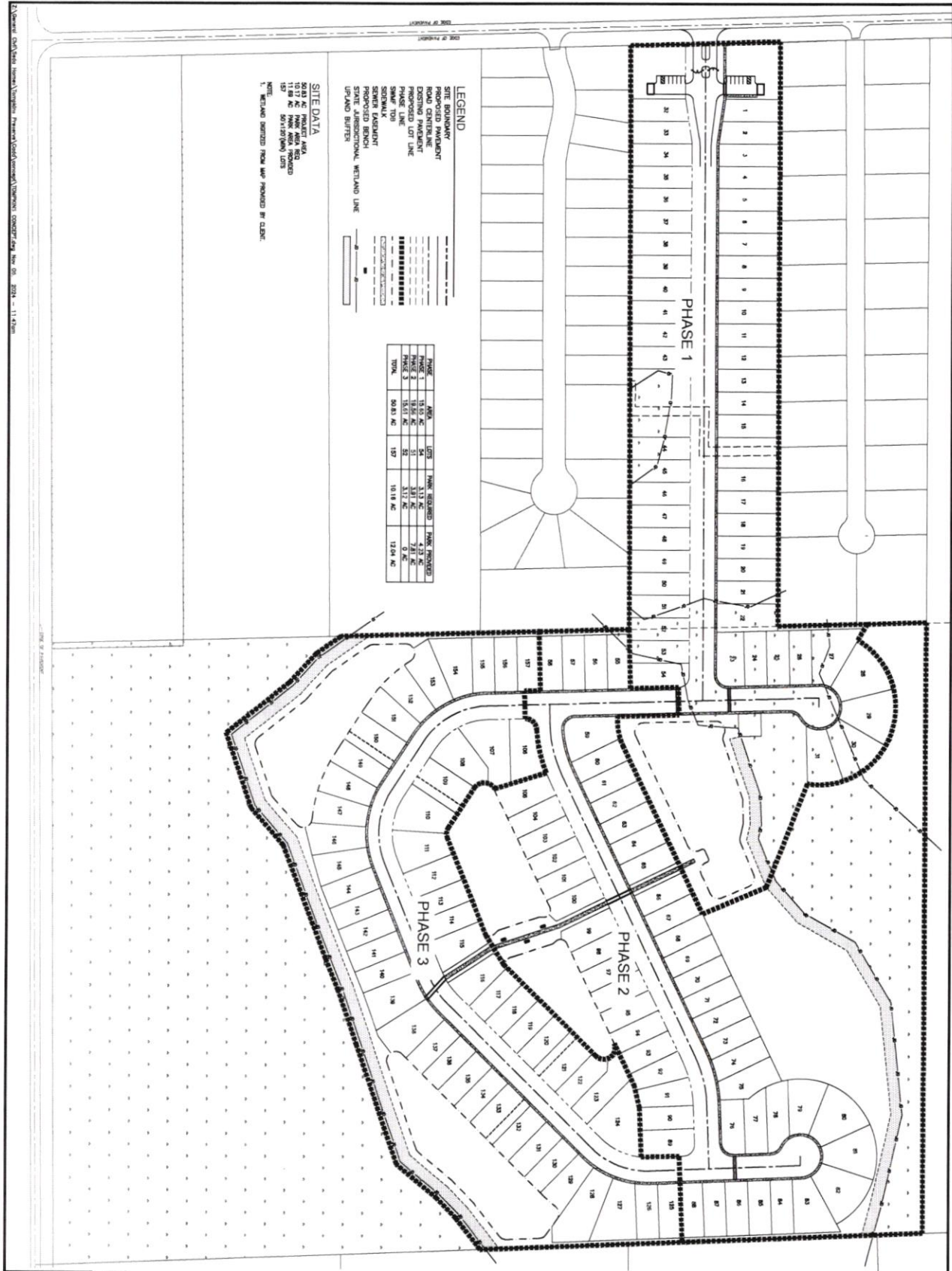
REMOVE FROM PUD
19.32 AC



NO.	REVISIONS

**TOMPKINS PRESERVE
FOR
SEMANK INVESTMENT CORP
COLORED PRELIMINARY SITE PLAN**

DOMINION ENGINEERING GROUP, INC.
 PLANNERS AND ENGINEERS
 4348 SOUTHPOINT BLVD, SUITE 201, JACKSONVILLE, FLORIDA 32216
 TEL: 904-854-4500 REGISTRY NUMBER: 26821 FAX 904-854-4505
 www.dom-eng.com



LEGEND

- SITE BOUNDARY
- PROPOSED PAVEMENT
- EXISTING PAVEMENT
- PROPOSED LOT LINE
- PHASE LINE
- SIDEWALK
- SEWER DRAINAGE
- SITE JUNCTIONAL WETLAND LINE
- SWAMP SERVICE

PHASE	AREA	LOTS	TOTAL SQUARE FEET	TOTAL ACRES
PHASE 1	15,512 AC	54	3,113 AC	4.52 AC
PHASE 2	18,512 AC	51	3,917 AC	5.62 AC
PHASE 3	18,512 AC	51	3,172 AC	4.58 AC
TOTAL	52,536 AC	157	10,202 AC	14.72 AC

SITE DATA

80.00 AC PROPOSED AREA
 11.00 AC PAVED AREA PROPOSED
 157 PROPOSED LOTS
 1.00 AC WETLAND SERVICE FROM APP. PROVIDED BY CLIENT.

REVISIONS	DATE

DESIGNED BY: EAS
 CHECKED BY: MWS
 DATE: 07/20/11
 SHEET NO.

TOMPKINS PRESERVE
 FOR
SEMANIK INVESTMENT CORP
PHASING PLAN

DOMINION ENGINEERING GROUP, INC.
 PLANNERS AND ENGINEERS
 4348 SOUTHPOINT BLVD, SUITE 201, JACKSONVILLE, FLORIDA 32216
 TEL: 904-854-4500 REGISTRY NUMBER: 26821 FAX: 904-854-4505
 www.dom-eng.com

Attachment "8"

PUD Written Description

Tompkins Preserve PUD (revised November 26, 2024)

I. PROJECT DESCRIPTION.

Semanik Investment Corp (the "Applicant") proposes to rezone approximately ±51 acres of property from A-1 Agriculture to Planned Unit Development ("PUD"), with the balance of the property, approximately ±20 acres, to remain as currently zoned. The property is more particularly described by the legal description attached hereto as Exhibit "A" (the "Property"), with a Parcel ID Number of 16-3N-24-0000-0009-0000. The Tompkins Preserve PUD (the "Project") shall be developed in accordance with this PUD Written Description and the PUD Site Plan attached hereto as Exhibit "B". The Property is located along Pine Street in the Town of Hilliard, Nassau County, between the established Lorena Subdivision and Southern Glen Subdivision, allowing for a compatible and complementary extension of the surrounding residential fabric.

The Property is presently utilized for timberland and silviculture activities under its current Agricultural zoning, with a Medium Density Residential future land use designation per the Town of Hilliard's Comprehensive Plan 2040. This designation allows for up to 6 dwelling units per acre, which would yield 270 dwelling units on the approximate 45 acres of current uplands and expected impacted wetlands. Thus, since the Project only seeks up to a maximum of 170 single-family residential lots, this proposed community represents an appropriate density well within the parameters of the Town of Hilliard's long-range planning objectives without exceeding maximum density.

The Project has been carefully designed to harmonize with nearby residential neighborhoods while providing a desirable increase in housing opportunities for the area. Recreational open space shall be set aside within the Project boundaries in accordance with applicable Town of Hilliard's Land Development Regulations ("LDR"), promoting suitable open space for residents. The PUD will have minimal impacts of approximately 4 acres of the approximate 10 acres of wetlands. Additionally, of the approximate 19 acres of adjacent wetlands and uplands to the south, not less than 10 acres is expected to be preserved and used as offsite mitigation.

The Project will provide essential utility services to future residents by connecting to the Town of Hilliard's existing potable water, sanitary sewer, and coordinating with the electric service providers for the area. As an additional public benefit, the water line will be run from Pine Street along Henry Smith Rd, and looped into the Project at the South-West corner abutting Henry Smith Rd the earlier of as needed for fire flow in Phase 1, or mandatory in Phase 2. Traffic accessibility will be facilitated through a connection to Pine Street, with private internal streets to be dedicated to the Homeowners Association upon completion. Pedestrian connectivity and walkability standards will also be incorporated through sidewalk installations lining one side of all residential roadways, as well as a central walkway from the South to the North to provide access to the northern park area, and a school bus stop with a shelter, bicycle rack and parking.

The features of the Project achieve Town of Hilliard's Comprehensive Plan 2040 goals with respect to each of its Elements as follows:

- A. Future Land Use.* Provides an environment of stable character compatible with the surrounding neighborhoods to the North and South, while achieving the limited density through only the use of upland acres and minimal impacts to wetlands;
- B. Transportation.* Provides private streets that comply with rights-of-way, safety access and off street parking per the LDR.
- C. Housing.* Provides much needed housing and an opportunity for new approaches to ownership through the implementation of a variety of lot sizes to allow for the ever changing market demands, thereby allowing home ownership opportunities to a broad range of individuals, and will promote property values that will be retained over the years as the preserved wetlands will insulate the Project from the density of future nearby developments;
- D. Public Facilities and Capital Improvement.* Enhances the appearance of the subdivision in that it requires all utilities to be underground, and as needed to either meet fire flow requirements in Phase 1, but mandatory for the commencement of construction of residences in Phase 2, adds public infrastructure to the Town of Hilliard by the extension of the water line along Henry Smith Road from Pine Street to the Southwest corner of the Project, being approximately 1,325 lineal feet, or a ¼ of a mile;
- E. Conservation.* It is creative in its approach through the use of natural features for neighborhood as the Project maintains wetlands with the lots being clustered; and provides for the use of onsite Conservation Areas to mitigate wetland impacts, including the preservation of forested wetlands that border the entire length of Henry Smith Rd;
- F. Recreation and Open Space.* Provides 20% of the parcel for parks and open space that benefits the neighborhood and enhances the appearance of the area through an entry buffer along Pine Road, activation of ponds, retained wetlands in the northern park with passive walking trails and the preservation of forested wetlands on the southern parcel that abuts and borders the Ponds and runs the length of Henry Smith Rd; and
- G. Intergovernmental Coordination.* Promotes the health, safety, and welfare of the Town of Hilliard, Nassau County, St. Johns River Water Management District and the State of Florida Department of Environmental Protection by providing all public utilities, fire safety, preservation of wetlands, onsite stormwater facilities, and a sheltered school bus stop for the children.

The Tompkins Preserve PUD constitutes a thoughtfully planned single-family residential community that will provide high-quality housing options while adhering to the Town of Hilliard's development regulations and contributing positively to its future growth trajectory and accomplishes a more desirable environment than would be possible through the strict application of minimum requirements of the LDR.

II. USES AND RESTRICTIONS.

A. Permitted Uses. The Project will be constructed to comply with the Land Development Regulations, except as modified within this PUD Written Description. Subject to maintaining required safety access to be approved by the Town of Hilliard, this Project may be constructed in up to 3 Phases of:

- a. Single-family detached residential development, with accessory uses, structures and buildings;
- b. Parks, playgrounds, recreational areas, and community facilities; and
- c. Essential services including private roads, water, sewer, stormwater management facilities, and utilities.

B. Uses by Special Exception.

None.

C. Accessory Uses, Structures and Buildings.

Accessory uses, structures and buildings will be allowed as are of the nature customarily incidental and clearly subordinate to the permitted or principal use of a residential structure. The residential accessory buildings such as patio enclosures, pool enclosures, storage sheds, garages and workshops, and accessory structures, including decks, patios and pools, shall be constructed within the building area of the lots. These accessory buildings and structures will be subject to the same setbacks as the residence. Driveways are allowed within the front and side yard setbacks. Likewise, air conditioning units and pool equipment shall be excluded from the definitions of accessory uses, structures and buildings, and may be included within the setback line without violating the setback requirements. 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. Restrictions on Uses.

All uses and structures not specifically provided for within this PUD Written Description that are not allowed in Residential Uses as defined in the LDR are prohibited.

III. DESIGN GUIDELINES.

A. Lot Requirements.

- a. *Minimum lot area:* 6,000 square feet.
- b. *Minimum lot width:* 50 feet at the right-of-way, except that lots with a radius shall be measured using a parallel line along the wall nearest to the right-of-way.
- c. *Maximum lot coverage buildings:* All buildings, including accessory buildings, shall not cover more than 50% of the total lot area.
- d. *Maximum lot coverage all buildings and structures:* All buildings, including accessory buildings and accessory structures, shall not cover more than 60% of the total lot area.
- e. *Minimum yard requirements.*
 - i. *Minimum front yard:* 20 feet.
 - ii. *Minimum side yard:* 5 feet.
 - iii. *Minimum rear yard:* 10 feet.
 - iv. Eaves and other architectural features may encroach into the setbacks for up to 18 inches.
 - v. Mechanical equipment such as air conditioning compressors or pool equipment may encroach into the setbacks.
- f. *Maximum height of structures:* 35 feet.

B. Ingress, Egress and Circulation.

- a. *Parking Requirements:* Each residential unit will be provided with at least 2 parking spaces through a garage, with a driveway to be paved to the roadway. Additional off-street parking will be provided in accordance with applicable Town of Hilliard regulations if required.
- b. *Vehicular Access:* A single access will be provided through Pine Street as shown on the PUD Site Plan. The access road as shown on the PUD Site Plan and other interior roads will be privately owned.
- c. *Pedestrian Access:* Sidewalks and pedestrian connectivity will be provided on one side of each roadway throughout the Project, as well as a central walkway from the South to the North to provide access to the activated ponds and park.

- d. *School Bus Stop*: In coordination with the Nassau County School District and the Town of Hilliard's Administrative Officials, the Applicant may install a school bus stop, if appropriate, within or adjacent to the Project, and if so required, shall install a shelter and a minimum of one (1) covered bench to provide a safe waiting area for school children.
- C. **Signs and Entry.** The applicant may construct up to two (2) permanent, single faced monument signs at the entrance to the subdivision off of Pine Street or one (1) permanent, double-faced monument sign in a median (center island) at the entry to the subdivision off of Pine Street. The signs may be located within the road right-of-way or on private property. The monument sign(s) may be up to one-hundred fifty square feet each, but each face identifying the subdivision shall not exceed fifty (50) square feet in area. The maximum height of any monument sign shall be (10) feet. Real estate and construction signs shall also be allowed on each lot. Excepting the criteria set forth above, signage shall be provided in accordance with applicable LDR. If the monument sign is located within the right-of-way, or median (center island), landscaping and maintenance shall be the responsibility of the Homeowners' Association.
- D. **Landscaping.** Landscaping in the PUD shall comply with the LDR standards, except that if natural vegetation is preserved along Pine Road or Henry Smith Rd., it shall be credited against any landscaping requirements of the LDR along these rights-of-way. Vinyl perimeter fencing shall not exceed 6 feet, and may be installed along the rear of lot lines abutting other developments or the side yard of lots abutting the buffer and/or the Pine Road right-of-way. The installation and type of fence within the interior of the Project, including rear or side lot lines abutting stormwater facilities, wetlands, parks, open space or other lots, shall be subject to the rules and regulations of the Homeowners' Association which shall be recorded with Nassau County, but shall not exceed 6 feet in height. Trees will be provided on each single-family lot by the builder(s) as they construct the homes per the Town of Hilliard's codes.
- E. **Recreation and Open Space.** The design of the PUD incorporates common open space elements through a buffer at the entry off of Pine Street, the retention of approximately 6 acres of wetlands in the northern park that are usable with walking trails and benches, as well as varied active and/or passive recreational opportunities through the park areas. This usable open space and common area park will meet the requirement of LDR Section 62-316. The Applicant intends to dedicate all buffers, open space, retained wetlands and recreational areas to the Homeowners' Association for active and usable passive recreation uses, and maintenance. Retained wetlands may be subjected to Conservation Easements as may be required with the St. Johns River Water Management District for mitigation impacts, but shall be usable with passive walking trails using the current logging trails to activate them for neighborhood use. Other active recreation uses may include, at the discretion of the Applicant, and its assigns and successors and/or the Homeowners' Association, a playground, dog park, open sports field area, walking trails, community garden, pond(s) stocked with fish and similar uses.

F. **Utilities.**

- a. Water will be provided by the Town of Hilliard, with fire hydrants installed in accordance with the LDR throughout the subdivision and within the extension of the water line along Henry Smith Road from Pine Street as needed to either meet fire flow requirements in Phase 1, but mandatory for the commencement of construction of residences in Phase 2. The looped waterline servicing the Project shall be not less than 8" on the main, and branches shall be sized to meet fire flow capabilities. Impacts and construction location and materials shall be coordinated with the Town of Hilliard and the St John River Water Management District for the portion of the looped water main that crosses through the southern wetlands on the adjacent property. Upon completion and certification, the water system shall be conveyed to the Town of Hilliard with utility easements within the Project's ROW for service and maintenance.
- b. Sanitary sewer shall have an internal gravity collection system and a private lift station and discharge force main that will connect to the Town of Hilliard's system as the existing manhole MH 211B or MH 211A. Upon completion and certification, the sewer system (gravity, lift station and forced main) shall be conveyed to the Town of Hilliard with utility easements within the Project's ROW for service and maintenance. If the Town of Hilliard's Master Lift Station requires upgrades to accept the anticipated waterflow from the Project, the Town of Hilliard shall use its resources, including fees from this Project to do so.
- c. Electric will be installed underground, and provided by Okefenoke Rural Electric Membership Corporation, or any other electric utility granted rights by the Florida Public Service Commission, or any other governmental agency having regulatory oversight.
- d. Telephone, cable and/or internet capability shall be provided by any company granted rights by the Florida Public Service Commission.

G. **Wetlands.** Any impacts to the wetlands will be permitted pursuant to local, state, and federal permitting requirements, if applicable, with wetland impacts within the Project to be minimal, approximately 4 acres of the 10 acres of wetlands. Additionally, it is expected that not less than 10 acres of the adjacent wetlands and uplands to the south will be used as offsite mitigation, wherein the Applicant will record a Conservation Easement as approved by the St. Johns Water Management District.

H. **Stormwater:** Stormwater will be handled on site within stormwater facilities designed and permitting under the standards of the LDR and the St. Johns River Water Management District. Stormwater shall be collected with grading and street gutters, and transported via underground piping to the retention ponds, with appropriate easements for maintenance. Stormwater currently being discharged from the adjacent communities, being Southern Glen Subdivision and Lorena Subdivision, shall be incorporated into the stormwater management facilities to be engineered and constructed.

- I. Homeowners' Association Restrictions:** The Applicant shall establish a not-for-profit homeowners' association prior to the sale of any lots. Membership shall be mandatory for all property owners. The homeowners' association shall own and be responsible to manage and maintain all common areas, open spaces, internal roadways, recreational areas, stormwater facilities and enforce the covenants and restrictions of the community to be recorded in the Public Records of Nassau County, Florida. The covenants and restrictions shall notify all property owners that they are living in a Planned Unit Development and shall run with the land in order to protect both present and future property owners within the Project.
- J. Configuration:** The location and design of all access points and private interior access roads, along with parks, stormwater facilities and development areas depicted on the Site Plan ("Exhibit B") are conceptual and may be modified and reconfigured during the development process and shall not require amendment so long as the reconfiguration does not reduce the acreage of parks or any other design requirements herein; and shall nevertheless be subject to the review and administrative approval of the Town of Hilliard's Planning and Zoning Department in coordination with its Building and Safety Officials.

Attachment "8"

PUD Written Description

Tompkins Preserve PUD (revised November 264, 2024)

I. PROJECT DESCRIPTION.

Semanik Investment Corp (the "Applicant") proposes to rezone approximately ± 751 acres of property from A-1 Agriculture to Planned Unit Development ("PUD"), with the balance of the property, approximately ± 20 acres, to remain as currently zoned. The property is more particularly described by the legal description attached hereto as Exhibit "A" (the "Property"), with a Parcel ID Number of 16-3N-24-0000-0009-0000. The Tompkins Preserve PUD (the "Project") shall be developed in accordance with this PUD Written Description and the PUD Site Plan attached hereto as Exhibit "B". The Property is located along Pine Street in the Town of Hilliard, Nassau County, between the established Lorena Subdivision and Southern Glen Subdivision, allowing for a compatible and complementary extension of the surrounding residential fabric.

The Property is presently utilized for timberland and silviculture activities under its current Agricultural zoning, with a Medium Density Residential future land use designation per the Town of Hilliard's Comprehensive Plan 2040. This designation allows for up to 6 dwelling units per acre, which would yield ~~over~~ 2740 dwelling units on the approximate 45 acres of current uplands and expected impacted wetlands. Thus, since the Project only seeks up to a maximum of 170 single-family residential lots, this proposed community represents an appropriate density well within the parameters of the Town of Hilliard's long-range planning objectives without exceeding maximum density.

The Project has been carefully designed to harmonize with nearby residential neighborhoods while providing a desirable increase in housing opportunities for the area. Recreational open space shall be set aside within the Project boundaries in accordance with applicable Town of Hilliard's Land Development Regulations ("LDR"), promoting suitable open space for residents. The PUD will have minimal impacts of approximately 4 acres of the approximate 10 acres of wetlands. Additionally, of the approximate 19 acres of adjacent wetlands and uplands to the south, not less than 10 acres is expected to will be preserved and used as offsite mitigation.

The Project will provide essential utility services to future residents by connecting to the Town of Hilliard's existing potable water, sanitary sewer, and coordinating with the electric service providers for the area. As an additional public benefit, the water line will be run from Pine Street along Henry Smith Rd, and looped into the Project at the South-West corner abutting Henry Smith Rd the earlier of as needed for fire flow in Phase 1, or mandatory in Phase 2. Traffic accessibility will be facilitated through a connection to Pine Street, with private internal streets to be dedicated to the Homeowners Association Town of Hilliard upon completion. Pedestrian connectivity and walkability standards will also be incorporated through sidewalk installations lining one side of all residential roadways, as well as a central walkway from the South to the North to provide access to the northern park area, and a school bus stop with a shelter, bicycle rack and parking.

The features of the Project achieve Town of Hilliard's Comprehensive Plan 2040 goals with respect to each of its Elements as follows:

- A. *Future Land Use.* Provides an environment of stable character compatible with the surrounding neighborhoods to the North and South, while achieving the limited density through only the use of upland acres and minimal impacts to wetlands;
- B. *Transportation.* Provides private streets that comply with rights-of-way, safety access and off street parking per the LDR.
- C. *Housing.* Provides much needed housing and an opportunity for new approaches to ownership through the implementation of a variety of lot sizes to allow for the ever changing market demands, thereby allowing home ownership opportunities to a broad range of individuals, and will promote property values that will be retained over the years as the preserved wetlands will insulate the Project from the density of future nearby developments;
- D. *Public Facilities and Capital Improvement.* Enhances the appearance of the subdivision in that it requires all utilities to be underground, and as needed to either meet fire flow requirements in Phase 1, but mandatory for the commencement of construction of residences in Phase 2, adds public infrastructure to the Town of Hilliard by the extension of the water line along Henry Smith Road from Pine Street to the Southwest corner of the Project, being approximately 1,325 lineal feet, or a ¼ of a mile;
- E. *Conservation.* It is creative in its approach through the use of natural features for neighborhood as the Project maintains wetlands with the lots being clustered; and provides for the use of onsite Conservation Areas to mitigate wetland impacts, including the preservation of forested wetlands that border the entire length of Henry Smith Rd;
- F. *Recreation and Open Space.* Provides 20% of the parcel for parks and open space that benefits the neighborhood and enhances the appearance of the area through an entry buffer along Pine Road, activation of ponds, retained wetlands in the northern park with passive walking trails and the preservation of forested wetlands on the southern parcel abutting parcel that abuts and borders the Ponds and runs the length of Henry Smith Rd; and
- G. *Intergovernmental Coordination.* Promotes the health, safety, and welfare of the Town of Hilliard, Nassau County, St. Johns River Water Management District and the State of Florida Department of Environmental Protection by providing all public utilities, fire safety, preservation of wetlands, onsite stormwater facilities, and a sheltered school bus stop for the children.

The Tompkins Preserve PUD constitutes a thoughtfully planned single-family residential community that will provide high-quality housing options while adhering to the Town of Hilliard's development regulations and contributing positively to its future growth trajectory and accomplishes a more desirable environment than would be possible through the strict application of minimum requirements of the LDR.

II. USES AND RESTRICTIONS.

A. Permitted Uses. The Project will be constructed to comply with the Land Development Regulations, except as modified within this PUD Written Description. Subject to maintaining required safety access to be approved by the Town of Hilliard, this Project may be constructed in up to 3 Phases of:

- a. Single-family detached residential development, with accessory uses, structures and buildings;
- b. Parks, playgrounds, recreational areas, and community facilities; and
- c. Essential services including private roads, water, sewer, stormwater management facilities, and utilities.

B. Uses by Special Exception.

None.

C. Accessory Uses, Structures and Buildings.

Accessory uses, structures and buildings will be allowed as are of the nature customarily incidental and clearly subordinate to the permitted or principal use of a residential structure. The residential accessory buildings such as patio enclosures, pool enclosures, storage sheds, garages and workshops, and accessory structures, including decks, patios and pools, shall be constructed within the building area of the lots. These accessory buildings and structures will be subject to the same setbacks as the residence. Driveways are allowed within the front and side yard setbacks. Likewise, air conditioning units and pool equipment shall be excluded from the definitions of accessory uses, structures and buildings, and may be included within the setback line without violating the setback requirements. 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. Restrictions on Uses.

All uses and structures not specifically provided for within this PUD Written Description that are not allowed in Residential Uses as defined in the LDR are prohibited.

III. DESIGN GUIDELINES.

A. Lot Requirements.

- a. *Minimum lot area:* 6,000 square feet.
- b. *Minimum lot width:* 50 feet at the right-of-way, except that lots with a radius shall be measured using a parallel line along the wall nearest to the right-of-way.
- c. *Maximum lot coverage buildings:* All buildings, including accessory buildings, shall not cover more than 50% of the total lot area.
- d. *Maximum lot coverage all buildings and structures:* All buildings, including accessory buildings and accessory structures, shall not cover more than 60% of the total lot area.
- e. *Minimum yard requirements.*
 - i. *Minimum front yard:* 20 feet.
 - ii. *Minimum side yard:* 5 feet.
 - iii. *Minimum rear yard:* 10 feet.
 - iv. Eaves and other architectural features may encroach into the setbacks for up to 18 inches.
 - v. Mechanical equipment such as air conditioning compressors or pool equipment may encroach into the setbacks.
- f. *Maximum height of structures:* 35 feet.

B. Ingress, Egress and Circulation.

- a. *Parking Requirements:* Each residential unit will be provided with at least 2 parking spaces through a garage, with a driveway to be paved to the roadway. Additional off-street parking will be provided in accordance with applicable Town of Hilliard regulations if required.
- b. *Vehicular Access:* A single access will be provided through Pine Street as shown on the PUD Site Plan. The access road as shown on the PUD Site Plan and other interior roads will be ~~privately~~publicly owned.
- c. *Pedestrian Access:* Sidewalks and pedestrian connectivity will be provided on one side of each roadway throughout the Project, as well as a central walkway from the South to the North to provide access to the activated ponds and park.

- d. *School Bus Stop*: In coordination with the Nassau County School District and the Town of Hilliard's Administrative Officials, the Applicant may install a school bus stop, if appropriate, within or adjacent to the Project, and if so required, shall install a shelter and a minimum of one (1) covered bench to provide a safe waiting area for school children.
- C. **Signs and Entry**. The applicant may construct up to two (2) permanent, single faced monument signs at the entrance to the subdivision off of Pine Street or one (1) permanent, double-faced monument sign in a median (center island) at the entry to the subdivision off of Pine Street. The signs may be located within the road right-of-way or on private property. The monument sign(s) may be up to one-hundred fifty square feet each, but each face identifying the subdivision shall not exceed fifty (50) square feet in area. The maximum height of any monument sign shall be (10) feet. Real estate and construction signs shall also be allowed on each lot. Excepting the criteria set forth above, signage shall be provided in accordance with applicable LDR. If the monument sign is located within the right-of-way, or median (center island), landscaping and maintenance shall be the responsibility of the Homeowners' Association.
- D. **Landscaping**. Landscaping in the PUD shall comply with the LDR standards, except that if natural vegetation is preserved along Pine Road or Henry Smith Rd., it shall be credited against any landscaping requirements of the LDR along these rights-of-way. Vinyl perimeter fencing shall not exceed 6 feet, and may be installed along the rear of lot lines abutting other developments or the side yard of lots abutting the buffer and/or the Pine Road right-of-way. The installation and type of fence within the interior of the Project, including rear or side lot lines abutting stormwater facilities, wetlands, parks, open space or other lots, shall be subject to the rules and regulations of the Homeowners' Association which shall be recorded with Nassau County, but shall not exceed 6 feet in height. Trees will be provided on each single-family lot by the builder(s) as they construct the homes per the Town of Hilliard's codes.
- E. **Recreation and Open Space**. The design of the PUD incorporates common open space elements through a buffer at the entry off of Pine Street, the retention of approximately 6 acres of wetlands in the northern park that are usable with walking trails and benches, as well as varied active and/or passive recreational opportunities through the park areas. This usable open space and common area park will meet the requirement of LDR Section 62-316. The Applicant intends to dedicate all buffers, open space, retained wetlands and recreational areas to the Homeowners' Association for active and usable passive recreation uses, and maintenance. Retained wetlands may be subjected to Conservation Easements as may be required with the St. Johns River Water Management District for mitigation impacts, but shall be usable with passive walking trails using the current logging trails to activate them for neighborhood use. Other active recreation uses may include, at the discretion of the Applicant, and its assigns and successors and/or the Homeowners' Association, a playground, dog park, open sports field area, walking trails, community garden, pond(s) stocked with fish and similar uses.

F. Utilities.

- a. Water will be provided by the Town of Hilliard, with fire hydrants installed in accordance with the LDR throughout the subdivision and within the extension of the water line along Henry Smith Road from Pine Street as needed to either meet fire flow requirements in Phase 1, but mandatory for the commencement of construction of residences in Phase 2. The looped waterline servicing the Project shall be not less than 86" on the main, and branches shall be sized but may be upsized within the Project to 8" if required to meet fire flow capabilities. Impacts and construction location and materials shall be coordinated with the Town of Hilliard and the St John River Water Management District for the portion of the looped water main that crosses through the southern wetlands on the adjacent property. Upon completion and certification, the water system shall be conveyed to the Town of Hilliard with utility easements within the Project's ROW for service and maintenance.
- b. Sanitary sewer shall have an internal gravity collection system and a private lift station and discharge force main that will connect to the Town of Hilliard's system as the existing manhole MH 211B or MH 211A. Upon completion and certification, the sewer system (gravity, lift station and forced main) shall be conveyed to the Town of Hilliard with utility easements within the Project's ROW for service and maintenance. If the Town of Hilliard's Master Lift Station requires upgrades to accept the anticipated waterflow from the Project, the Town of Hilliard shall use its resources, including fees from this Project to do so.
- c. Electric will be installed underground, and provided by Okefenoke Rural Electric Membership Corporation, or any other electric utility granted rights by the Florida Public Service Commission, or any other governmental agency having regulatory oversight.
- d. Telephone, cable and/or internet capability shall be provided by any company granted rights by the Florida Public Service Commission.

G. Wetlands. Any impacts to the wetlands will be permitted pursuant to local, state, and federal permitting requirements, if applicable, with wetland impacts within the Project to be minimal, approximately 4 acres of the 10 acres of wetlands. Additionally, it is expected that not less than 10 acres of the adjacent wetlands and uplands to the south will be used as offsite mitigation, wherein the Applicant will record a Conservation Easement as approved by the St. Johns Water Management District.

H. Stormwater: Stormwater will be handled on site within stormwater facilities designed and permitting under the standards of the LDR and the St. Johns River Water Management District. Stormwater shall be collected with grading and street gutters, and transported via underground piping to the retention ponds, with appropriate easements for maintenance. Stormwater currently being discharged from the adjacent communities, being Southern Glen Subdivision and Lorena Subdivision, shall be incorporated into the stormwater management facilities to be engineered and constructed.

- I. **Homeowners' Association Restrictions:** The Applicant shall establish a not-for-profit homeowners' association prior to the sale of any lots. Membership shall be mandatory for all property owners. The homeowners' association shall own and be responsible to manage and maintain all common areas, open spaces, internal roadways, recreational areas, stormwater facilities and enforce the covenants and restrictions of the community to be recorded in the Public Records of Nassau County, Florida. The covenants and restrictions shall notify all property owners that they are living in a Planned Unit Development and shall run with the land in order to protect both present and future property owners within the Project.

- J. **Configuration:** The location and design of all access points and private interior access roads, along with parks, stormwater facilities and development areas depicted on the Site Plan ("Exhibit B") are conceptual and may be modified and reconfigured during the development process and shall not require amendment so long as the reconfiguration does not reduce the acreage of parks or any other design requirements herein; and shall nevertheless be subject to the review and administrative approval of the Town of Hilliard's Planning and Zoning Department in coordination with its Building and Safety Officials.

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 John T. Cassidy, Sr., Manager of CCRC Woodlands, LTD,
(Print Name of Property Owner)
hereby authorize Semanik Investment Corporation, by Randy G. Martinuzzi or Wes Maas
(Print Name of Agent)
to represent me/us in processing an application for Rezoning for Planned Unit Development
(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)

John T. Cassidy, Sr., Mgr of CCRC Woodlands, LTD
(Print Name of Owner)

(Signature of Owner)

(Print Name of Owner)

State of Florida
} ss
Nassau County

Sworn to and subscribed before me on this 8th day of August,
2024, by John T. Cassidy, Sr., Manager of CCRC Woodlands, LTD.
(Name of Person Making Statement)

[Signature]
Signature of Notary Public
State of Florida



Print, type or stamp commissioned name
of Notary Public

My Commission Expires: _____

Individual making statement is personally known or _____ produced identification.
Type of identification produced: _____



FOR OFFICE USE ONLY

File # 20240815

Application Fee: \$300 - CL#002429

Filing Date: 8/15/2024 Acceptance Date: _____
KM

Town of Hilliard

Concurrency Application (School Impact)

A. PROJECT

1. Project Name: Tompkins Preserve PUD
2. Address of Subject Property: 0 Pine Street
3. Parcel ID Number(s) 16-3N-24-0000-0009-0000
4. Existing Use of Property: A-1 Agriculture
5. Future Land Use Map Designation: Medium Density
6. Existing Zoning Designation: Applied PUD
7. Acreage: ± 71

B. APPLICANT

1. Applicant's Status Owner (title holder) Agent
2. Name of Applicant(s) or Contact Person(s): Randy G. Martinuzzi Title: Director of Land
Company (if applicable): Semanik Investment Corporation
Mailing address: 2120 CORPORATE SQ. BLVD SUITE 3
City: Jacksonville State: Florida ZIP: 32216
Telephone: 904) 365-5538 FAX: () e-mail: Rmartinuzzi@SEDAConstruction.com

3. If the applicant is agent for the property owner*:

Name of Owner (title holder): John T. Cassidy, CCRC Woodlands, LTD
Company (if applicable): _____
Mailing address: 4223 Lakeside Drive
City: Jacksonville State: Florida ZIP: 32210
Telephone: 904) 237-5865 FAX: () e-mail: Jcassidysr@gmail.com

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

C. PROJECT DESCRIPTION

Residential- Dwelling Units 181

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.
- 6. Town of Hilliard- School Impact Analysis Form

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

Randy G. Martinuzzi
Typed or printed name and title of applicant

Typed or printed name of co-applicant

8-13-24
Date

Date

State of Florida County of Duval

The foregoing application is acknowledged before me this 14 day of August, 2024 by Randy

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

NOTARY SEAL

[Signature]
Signature of Notary Public, State of Florida



ELAINE G. KREMIN
Commission # HH 322212
Expires January 29, 2027

WILLIAM J. ...
SECRETARY ...
... 2015



Attachment #1
Warranty Deed or Proof of Ownership

INSTR # 201508779, Book 1970, Page 1201 Doc Type D, Pages 5, Recorded
03/27/2015 at 02:08 PM, John A Crawford, Nassau County Clerk of Circuit Court,
Deed Doc. D \$0.70 Rec. Fee \$44.00

1-1-170

THIS DOCUMENT PREPARED
BY AND RETURN TO:

FRANK E. MILLER, ESQUIRE
GUNSTER YOAKLEY & STEWART, P.A.
225 WATER STREET, SUITE 1750
JACKSONVILLE, FL. 32202

QUIT CLAIM DEED

THIS DEED is made as of the 5th day of March, 2015, by and between **VERONICA WILSON**, a single person and **NICK SALAMUNIA**, a single person, as tenants in common, **with right of survivorship**, whose mailing address is 2740 Dellwood Avenue, Jacksonville, FL 32205 (hereinafter the "Grantor"), and in favor of **CCRC WOODLANDS, LTD.**, a Florida limited partnership, as to a 100% interest in Parcel 1 and as to a 2/3 interest in Parcel 2-5 and **CAROL T. CASSIDY**, as Trustee of the **Carol T. Cassidy Trust Agreement**, dated January 2, 1959, as to a 1/3 interest in Parcel 2-5, whose address is 4223 Lakeside Drive, Jacksonville, FL 32210 (the "Grantee").

WITNESSETH, that Grantor, for valuable consideration which is hereby acknowledged, does hereby release, remise, and quit claim unto Grantee, his successors and assigns forever all of its right, title, interest, claim and demand, if any, in the land, situate, lying and being in Nassau County, Florida, as more particularly described as follows:

See attached Exhibit "A" hereto and made a part hereof (the "Property").

TO HAVE AND TO HOLD the Property, together with the hereditaments and appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the benefit of the Grantee, its heirs, successors and assigns forever. Grantor also conveys and quit claims to Grantee any and all past, present, or future after acquired title or interest in or with respect to the above described Property, including all reversionary and remainder interests or title to or respecting the same.

THIS QUIT CLAIM DEED IS BEING GIVEN TO QUIT CLAIM ANY OF GRANTOR'S INTEREST IN THE PROPERTY DESCRIBED HEREIN AND IS RECORDED CONTEMPORANEOUSLY WITH A CORRECTIVE SPECIAL WARRANTY DEED FROM GRANTEE TO GRANTOR CORRECTING THE LEGAL DESCRIPTION FOR THAT CERTAIN SPECIAL WARRANTY DEED RECORDED AT OFFICIAL RECORDS BOOK 1933, PAGE 621 ON WHICH DOCUMENTARY STAMPS FOR THE ENTIRE CONSIDERATION WERE AFFIXED. NO ADDITIONAL CONSIDERATION WAS PAID FOR THIS CONVEYANCE AND ACCORDINGLY ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE ON THIS CONVEYANCE.

IN WITNESS WHEREOF, this deed has been executed as of the date first above written.

Signed, seal and delivered
In the presence of

Pamela G. Jipson
Print Name: Pamela G. Jipson

Sherrill A. Deese
Print Name: Sherrill A. Deese

Pamela G. Jipson
Print Name: Pamela G. Jipson

Sherrill A. Deese
Print Name: Sherrill A. Deese

GRANTOR:

[Signature]
VERONICA WILSON

[Signature]
NICK SALAMUNIA

STATE OF FLORIDA

COUNTY OF Duval

The foregoing instrument was acknowledged before me this 5th day of March, 2015 by VERONICA WILSON, a single person, conveying property not her homestead, who is personally known to me, or have produced a driver's license as identification.

[Signature]

(Print Name _____)

NOTARY PUBLIC

State of Florida at Large

Commission # _____

My Commission Expires: _____



STATE OF FLORIDA

COUNTY OF Duval

The foregoing instrument was acknowledged before me this 27 day of March, 2015 by **NICK SALAMUNIA, a single person**, conveying property not her homestead, who is personally known to me, or have produced a driver's license as identification.

Sherrill Ann Deese



(Print Name _____)
NOTARY PUBLIC
State of _____ at Large
Commission # _____
My Commission Expires: _____

PARCEL 1:
(100% in Grantor CCRC Woodlands, Ltd)
Parcel A:

The East ½ of the Southwest ¼ of Section 16, Township 3 North, Range 24 East, except that portion thereof conveyed to Nassau County under Deed dated June 30, 1967, recorded in Official Records Book 77, Page 28, of the public records of Nassau County, Florida

Parcel B:

The East 6 acres of the South ½ of the Southwest ¼ of the Northwest ¼ of Section 16, Township 3 North, Range 24 East, Nassau County, Florida

Said Parcel A and Parcel B being the same as the land conveyed by Deed dated April 10, 1975, recorded in Official Records Book 193, Page 445, of the public records of Nassau County, Florida and described therein as "Parcel Two (2)" and "Parcel Three (3)" respectively

PARCELS 2-5:
(undivided 2/3 interest in Grantor CCRC Woodlands, Ltd. and undivided 1/3 interest in CAROL T. CASSIDY, as Trustee of the Carol T. Cassidy Trust Agreement, dated January 2, 1959)

PARCEL 2:

The South ½ of the Southwest ¼ of the Northwest ¼ of Section 16, Township 3 North, Range 24 East, less and except any part recorded in Official Records Book 440, Page 466, Official Records Book 211, Page 462, Official Records Book 1476, Page 666, Official Records Book 1527, Page 927, Official Records Book 1547, page 1546 and Official Records Book 1576, page 938, all of the public records of Nassau County, Florida

PARCEL 3:

The South ½ of the North ½ of the Northwest ¼ of the Southwest ¼, of Section 16, Township 3 North, Range 24 East, Nassau County, Florida less any part in road

PARCEL 4:

The North ¼ of the Northwest ¼ of the Southwest ¼ of Section 16, Township 3 North, Range 24 East, Nassau County, Florida less any part in road

PARCEL 5:

The South ¼ of the Northwest ¼ of the Southwest ¼ of Section 16, Township 3 North, Range 24 East, Nassau County, Florida less any part in road.

ALSO KNOWN AS:

A PART, PIECE OR TRACT OF LAND LOCATED IN SECTION 16, TOWNSHIP 3 NORTH, RANGE 24 EAST TOWN OF HILLIARD, NASSAU COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF LORENA SUBDIVISION RECORDED IN PLAT BOOK 5 PAGE 313 OF SAID COUNTY SAID POINT BEING A CONCRETE MONUMENT; THENCE N89°56'13"W ALONG THE NORTH LINE OF LORENA SUBDIVISION TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF PINE STREET (AN 80 FOOT RIGHT OF WAY) AND FORMERLY HENRY SMITH ROAD PER PLAT BOOK 5 PAGE 313, A DISTANCE OF 1295.35 FEET; THENCE, N 02° 01' 02" W, ALONG SAID EASTERLY RIGHT OF WAY, FOR A DISTANCE OF 651.19 FEET TO THE SOUTHWEST CORNER OF OFFICIAL RECORDS VOLUME (ORV) 1879 PAGE (PG) 1782; THENCE N 89° 10' 14" E ALONG THE SOUTHERLY LINE OF SAID RECORDS TO THE SOUTHEAST CORNER FOR A DISTANCE OF 379.56 FEET; THENCE, N 01° 49' 12" W ALONG THE EASTERLY LINES OF ORV 1879 PG 1782 AND 1576 PG 938, FOR A DISTANCE OF 247.87 FEET; THENCE S 89° 51' 47" W, ALONG THE NORTH LINE OF ORV 1576 PG 938 TO THE SOUTHEAST CORNER OF ORV 211 PG 462 FOR A DISTANCE OF 169.76 FEET; THENCE N 01° 49' 12"W, ALONG THE EASTERLY LINE OF ORV 211 PG 462 FOR A DISTANCE OF 210.09 FEET TO THE SOUTHEAST CORNER OF ORV 1527 PG 925; THENCE, N 89° 51' 47" E, ALONG THE SOUTHERLY LINE OF ORV 1547 PG 1546, FOR A DISTANCE OF 213.47 FEET TO THE SOUTHEAST CORNER OF LAST SAID RECORDS; THENCE, N 01° 45' 15" W, ALONG THE EAST LINE OF ORV 1547 PG 1546 FOR A DISTANCE OF 210.08 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF ORV 688 PG 1992; THENCE N 89° 51' 47" E A DISTANCE OF 878.01 FEET, ALONG THE SOUTHERLY LINE OF THESE OFFICIAL RECORD VOLUMES ORV 1362 PG 43, ORV 1670 PG 745, AND ORV 1501 PG 1564 TO A FOUND CONCRETE MONUMENT; THENCE, S 01° 47' 02" E, ALONG THE WEST LINE OF ORV 1177 PG 86 FOR A DISTANCE OF 669.04 FEET; THENCE, N 89° 36' 28" E, ALONG THE SOUTHERLY LINE OF ORV 1177 PG 86 AND ORV 1179 PG 721 FOR A DISTANCE OF 1328.50 FEET TO A FOUND IRON PIPE AND THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 16; THENCE ALONG THE EAST LINE OF THE SOUTHWEST 1/4, S 02° 45' 34" E, ALONG A FENCE LINE AND THE WEST LINE OF ORV 1078 PG 1537 FOR A DISTANCE OF 673.06 FEET; THENCE, N 89° 56' 13" W, ON AN LINE WITH THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF LORENA SUBDIVISION FOR A DISTANCE OF 1343.60 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION AND THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PART LYING AND BEING IN COUNTY RIGHT OF WAY.

Attachment #2
Legal Description

Legal Description and Tax Parcel Number

Tax Parcel Number:

16-3N-24-0000-0009-0000

Legal Description:

A PART, PIECE OR TRACT OF LAND LOCATED IN SECTION 16, TOWNSHIP 3 NORTH, RANGE 24 EAST TOWN OF HILLIARD, NASSAU COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF LORENA SUBDIVISION RECORDED IN PLAT BOOK 5 PAGE 313 OF SAID COUNTY SAID POINT BEING A CONCRETE MONUMENT; THENCE N89°56'13"W ALONG THE NORTH LINE OF LORENA SUBDIVISION TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF PINE STREET (AN 80 FOOT RIGHT OF WAY) AND FORMERLY HENRY SMITH ROAD PER PLAT BOOK 5 PAGE 313, A DISTANCE OF 1295.35 FEET; THENCE, N 02° 01' 02" W, ALONG SAID EASTERLY RIGHT OF WAY, FOR A DISTANCE OF 651.19 FEET TO THE SOUTHWEST CORNER OF OFFICIAL RECORDS VOLUME (ORV) 1879 PAGE (PG) 1782; THENCE N 89° 10' 14" E ALONG THE SOUTHERLY LINE OF SAID RECORDS TO THE SOUTHEAST CORNER FOR A DISTANCE OF 379.56 FEET; THENCE, N 01° 49' 12" W ALONG THE EASTERLY LINES OF ORV 1879 PG 1782 AND 1576 PG 938, FOR A DISTANCE OF 247.87 FEET; THENCE S 89° 51' 47" W, ALONG THE NORTH LINE OF ORV 1576 PG 938 TO THE SOUTHEAST CORNER OF ORV 211 PG 462 FOR A DISTANCE OF 169.76 FEET; THENCE N 01° 49' 12"W, ALONG THE EASTERLY LINE OF ORV 211 PG 462 FOR A DISTANCE OF 210.09 FEET TO THE SOUTHEAST CORNER OF ORV 1527 PG 925; THENCE, N 89° 51' 47" E, ALONG THE SOUTHERLY LINE OF ORV 1547 PG 1546, FOR A DISTANCE OF 213.47 FEET TO THE SOUTHEAST CORNER OF LAST SAID RECORDS; THENCE, N 01° 45' 15" W, ALONG THE EAST LINE OF ORV 1547 PG 1546 FOR A DISTANCE OF 210.08 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF ORV 688 PG 1992; THENCE N 89° 51' 47" EA DISTANCE OF 878.01 FEET, ALONG THE SOUTHERLY LINE OF THESE OFFICIAL RECORD VOLUMES ORV 1362 PG 43, ORV 1670 PG 745, AND ORV 1501 PG 1564 TO A FOUND CONCRETE MONUMENT; THENCE, S 01 ° 47' 02" E, ALONG THE WEST LINE OF ORV 1177 PG 86 FOR A DISTANCE OF 669.04 FEET; THENCE, N 89° 36' 28" E, ALONG THE SOUTHERLY LINE OF ORV 1177 PG 86 AND ORV 1179 PG 721 FOR A DISTANCE OF 1328.50 FEET TO A FOUND IRON PIPE AND THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 16; THENCE ALONG THE EAST LINE OF THE SOUTHWEST 1/4, S 02° 45' 34" E, ALONG A FENCE LINE AND THE WEST LINE OF ORV 1078 PG 1537 FOR A DISTANCE OF 673.06 FEET; THENCE, N 89° 56' 13" W, ON AN LINE WITH THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF LORENA SUBDIVISION FOR A DISTANCE OF 1343.60 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION AND THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PART LYING AND BEING IN COUNTY RIGHT OF WAY.

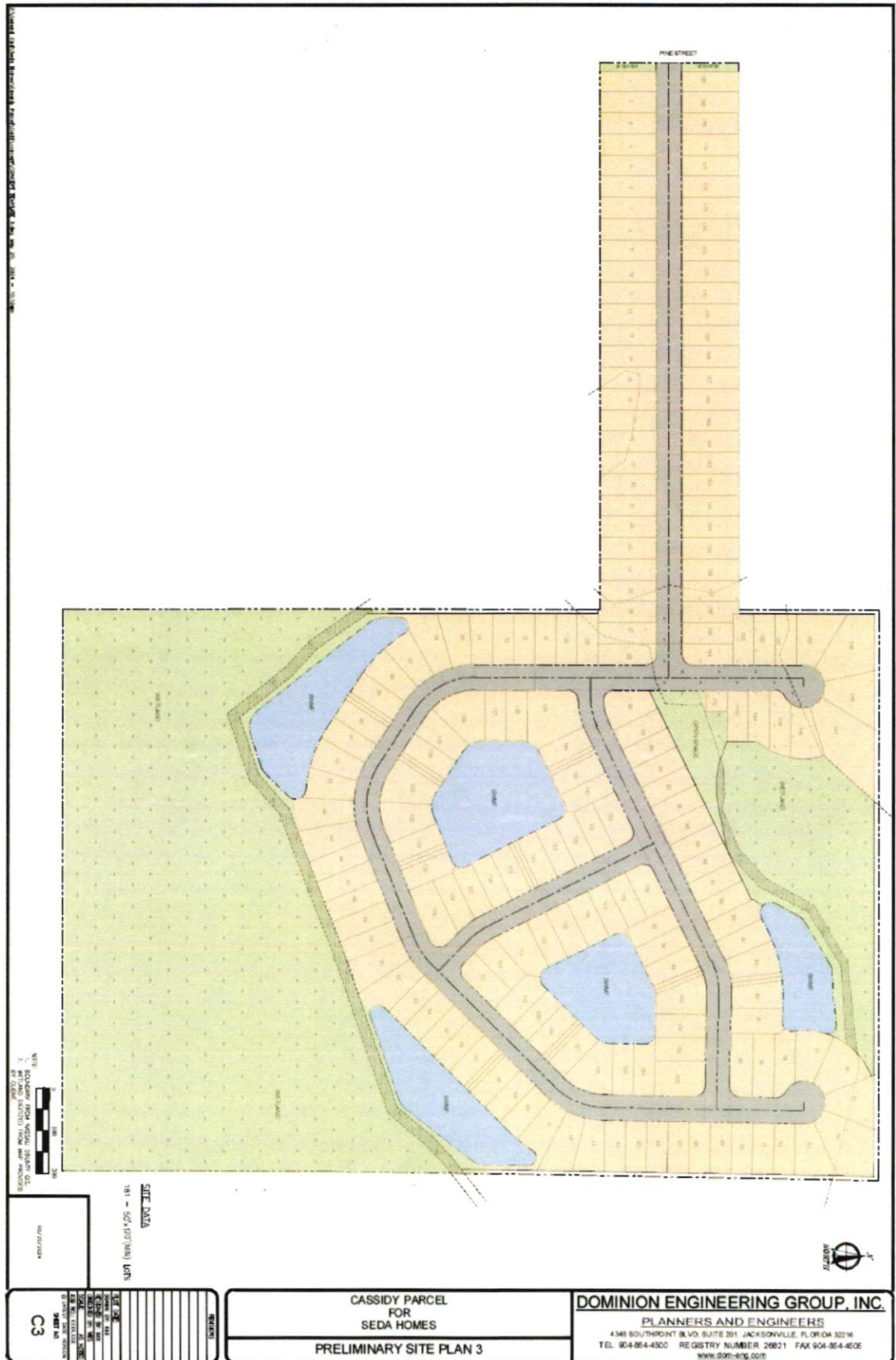
Attachment #3

Survey

Attachment #4

Site Plan

Site Plan



Attachment #5
Agent Authorization

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 John T. Cassidy, Sr., Manager of CCRC Woodlands, LTD,
(Print Name of Property Owner)

hereby authorize Semanik Investment Corporation, by Randy G. Martinuzzi or Wes Maas
(Print Name of Agent)

to represent me/us in processing an application for Concurrency Application (School Impact)
(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 of Owner)

(Signature of Owner)

John T. Cassidy, Sr., Mgr of CCRC Woodlands, LTD
(Print Name of Owner)

(Print Name of Owner)

State of Florida

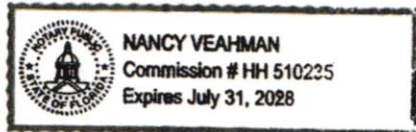
} ss

Nassau County

Sworn to and subscribed before me on this 13 day of August,
2024, by John T. Cassidy, Sr., Manager of CCRC Woodlands, LTD.
(Name of Person Making Statement)



Signature of Notary Public
State of Florida



Print, type or stamp commissioned name
of Notary Public

My Commission Expires: _____

Individual making statement is personally known or _____ produced identification.

Type of identification produced: _____

Attachment #6
School Impact Form Analysis



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	As recorded with the Nassau County Property Appraiser	Applicant or Agent	If an agent will be representing the owner, an Owner's Authorization for Agent form must be included
Owner(s) Name John T. Cassidy, CCRC Woodlands, LTD		Applicant or Agent Name Randy G. Martinuzzi	
Company (if applicable)		Company (if applicable) Semanik Investment Corporation	
Street Address 4223 Lakeside Drive		Mailing Address 2120 CORPORATE SQ. BLVD SUITE 3	
City, State, Zip Jacksonville, FL 323210		City, State, Zip Jacksonville, FL 32216	
Telephone Number 904-237-5865		Telephone Number 904-365-5538	
Email Address Jcassidysr@gmail.com		Email Address Rmartinuzzi@SEDAConstruction.com	

Project Information					
PIN: <u>16</u> - <u>3N</u> - <u>24</u> - <u>0000</u> - <u>0009</u> - <u>0000</u>					
Project Address	0 Pine Street				
Access Road	Name: <u>Pine Street</u> <input checked="" type="checkbox"/> City/County-Maintained <input type="checkbox"/> Private Road				
Size of Property	± 71	Present Property Use	A-1		
Zoning District	Applied PUD	Future Land Use Map	Medium Density		
Wetlands	28.99	Flood Zone	Moderate	Water & Sewer	Town of Hilliard
Project Description (use separate sheet if necessary): The property is located along Pine Street in the Town of Hilliard, Nassau County, between the established Lorena and Southern Glen subdivisions, allowing for a compatible and complementary extension of the surrounding residential fabric.					
Number of Dwelling Units Proposed (Total): 181					
Number of Dwelling Units Proposed (By Type):					
Single-Family Detached:	181				
Single-Family Attached:					
Multi-Family:					
List any applications under review or approved which may assist in the review of this application:					

I HEREBY CERTIFY THAT ALL INFORMATION IS TRUE AND CORRECT

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.

JOHN T. CASSIDY, Sr.
PRINT

SIGNATURE
8.13.2024
DATE

TOWN OF HILLIARD
904-845-3555

REC#: 00177744 8/15/2024 12:32 PM
OPER: KM TERM: 001
REF#: 002429
PAID BY:

TRAN: 104.0000 ZONING REVENUE
CONCURRENCY-TOMPKINS PRESERVE
ZONING REVENUE 300.00CR

TENDERED: 300.00 CHECK
APPLIED: 300.00-

CHANGE: 0.00



The Nassau County School District

1201 Atlantic Avenue
Fernandina Beach, Florida 32034

ITEM-1

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

(904) 491-9900
Fax (904) 277-9042

September 18, 2024

Randy G. Martinuzzi
Semanik Investment Corporation
2120 Corporate Square Blvd., Suite 3
Jacksonville, FL 32216

SUBJECT: SCHOOL CONCURRENCY DEFICIENCY NOTICE

Dear Agent:

You have applied for development approval for the project noted below in unincorporated Nassau County. Pursuant to the Public School Facilities Element of the Nassau County 2030 Comprehensive Plan and its implementing documents, specifically 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 for review by the School Board. Development approval cannot be granted without certification that sufficient school capacity is available to serve the proposed development. The School District has reviewed the School Impact Analysis provided for the development noted below:

Project Name: Thompkins Preserve

Application Number: 2024SCR0017

PIN: 16-3N-24-0000-0009-0000


Number of Dwelling Units: 181 single family units

At this time there is not sufficient school capacity for your project to proceed based on the adopted levels of service and available student stations in the project's school concurrency service area or contiguous concurrency service areas. You have the opportunity to mitigate the impact of the development through proportionate share mitigation that, if accepted, would allow your development to proceed. You have 30 days to determine if you wish to proceed with your ***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.

application or withdraw. If you wish to proceed with your development at this time, please contact me at (904) 491-9900 or burnska@nassau.k12.fl.us to initiate a ninety (90)-day negotiation period with the School-District toward the goal of arriving at a satisfactory mitigation agreement. If I do not hear from you within 30 days, we will assume that you have chosen to withdraw your application and will close this file.

Sincerely,



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

cc: Lee Anne Wollitz, Land Use Administrator, Town of Hilliard



The Nassau County School District

1201 Atlantic Avenue
Fernandina Beach, Florida 32034

ITEM-1

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

(904) 491-9900
Fax (904) 277-9042

September 23, 2024

RECEIVED
SEP 30 2024

Lee Anne Wollitz
Town of Hilliard
15859 C.R. 108
Hilliard, FL 32046

TOWN OF HILLIARD

SUBJECT: NOTICE OF NEGOTIATIONS

Dear Ms. Wollitz:

Mr. Randy Martinuzzi associated with Tompkins Preserve Project 2024SCR0017 has entered into negotiations for school concurrency. The negotiation period will expire on 12/23/2024.

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.

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.



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Planning and Zoning Regular Meeting Meeting Date: January 07, 2025

FROM: **Lee Anne Wollitz -Land use Administrator**

SUBJECT: Planning & Zoning Board approval of Site Plan Application No. 20240924. Parcel ID # 08-3N-24-2380-0023-0021. Applicant Henry Vorpe, Dayspring Health LLC.

BACKGROUND: Documents for Review

- 3.1 Town Code 62-40 Site Plan Review, with staff comments in blue.
- 3.2 Site Plan Application 20240924.
- 3.3 Civil Plans for Parcel 08-3N-24-2380-0023-0021, Submitted 12.2024.
- 3.4 Owners Authorization for Agent.
- 3.5 FDEP 10-2 Permit (Storm Water)
- 3.6 Proof of Ownership, Sunbiz Dayspring Health.
- 3.7 Mittauer Review of Plans Submitted 09.2024
- 3.8 Comments and Response of reviews by Dayspring Health.
- 3.9 TOH review of Plans Submitted 09.2024
- 3.10 Comments and Response of Reviews by Dayspring Health.

Henry Vorpe for Dayspring Health, submitted a Site Plan Application 9.2024. Following a review by Town Staff and Mittauer, the applicant made all required updates. The Parcel is Zoned C-1 Commercial and has a FLUM designation of Commercial. The project is consistent with the Zoning and Future Land Use.

The project will need of the following documents:
 Town of Hilliard Driveway Permit for Curb work planned in the ROW of W 6th Street.
 Town of Hilliard Plumbing Permit, for the hose bibs planned for irrigation on the property, the permit will include a Short Tap Fee as well as a system development fee.

The Project has complied with landscape requirements written in Article XI of LDRs with the Board approval of onsite hose bibs for watering in place of underground irrigation. (This is the Recommendation of Acting Public Works Director, Cory Hobbs)
62-568(4)(c)- The planning and zoning board may require or otherwise approve water supply provisions for unusual landscape conditions provided, however, that a readily available water source shall be located within 100 feet of any required landscaping plant material.

FINANCIAL IMPACT:

All expenses will be paid by the applicant.

RECOMMENDATION:

Staff recommends approval of site plan application 20240924 with the following condition:
 1. The remaining 2 permits be submitted for Town approval prior to the start of construction on the items covered by each permit.

Sec. 62-40. Site plan review.

Comments in blue are specific to Site Plan Application 20240924. These are the comments of Land Use Administrator, Lee Anne Wollitz, to aid in review of the proposed project by the Planning and Zoning Board.

- (a) Site plans, are required for special exceptions and for all multifamily, commercial, industrial, mobile home parks, mobile home subdivisions, and planned unit developments. A building permit for a project requiring a site plan shall not be issued until such site plan is approved.
This is a commercial project on a parcel of land that is zoned C-1. Site Plan Application 20240924 was submitted September 2024. It has been reviewed by the Land Use Administrator, the Public Works Department, and the Town's Engineer Firm.
- (b) In reaching a decision as to whether or not the site plan as submitted should be approved or approved with changes, the planning and zoning board shall be guided in its decision and the exercise of its discretion to approve, to approve with conditions, or to deny by the following criteria. The planning and zoning board shall record its findings in regard to the following criteria, where applicable:
- (1) Sufficiency of statements on ownership and control of the development and permanent maintenance of common open spaces.
The parcel is owned by Dayspring Health and the applicant is an authorized agent for the property owner, a warranty deed was provided, the parcel remains in private ownership and maintenance.
 - (2) Density and/or use of the proposed development with particular attention to its relationship to adjacent and nearby properties and the effect thereon and in accordance with the town's comprehensive plan.
The subject parcel is zoned C-1, Commercial with a FLUM designation of Commercial. Adjacent properties have a zoning category of C-1 Commercial. Adjacent properties have a FLUM designation of Commercial. The proposed site plan application is consistent with the surrounding properties.
 - (3) Ingress and egress to the site and proposed structures thereon, with particular reference to automotive and pedestrian safety, separation of automotive traffic and pedestrian traffic, traffic flow and control, provision of services and servicing of utilities and refuse collection, and access in case of fire, catastrophe, or emergency.
A Town of Hilliard Driveway Permit is required for the project. The Civil Plans comply with Town Code Requirements. The site has proper emergency access. This site will be open to the public but, will have restricted access via an electronic gate. The Town will not own, operate, and/or maintain the proposed onsite drainage, water and sewer utilities other than the water meter.

Location and relationship of off-street parking and loading facilities to thoroughfares and internal traffic patterns within the proposed development, with particular reference to automotive and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, screening and landscaping.

The Civil Plans comply with Town Code Requirements for parking 62-382, landscaping 62-565, and lighting 62-384.

-
- (4) Sufficiency of proposed screens and buffers to preserve internal and external harmony and compatibility with uses inside and outside the proposed development.

The Civil Plans have complied with Town Code Requirements for landscaping 62-565.

A stormwater management and drainage plan for the property in accordance with all town, county and state requirements.

A FDEP 10-2 Permit has been issued for the project.

- (5) Utilities, with reference to hook-in locations and availability and capacity for the uses projected. The utility needs have been reviewed by the Town of Hilliard's Engineers and the Public Works Department. Both have approved the proposed plans, including the tie in locations, placement of water meter. There will be no Wastewater service for the project.
- (6) Recreation facilities and open spaces, with attention to the size, location, and development of the areas as to adequacy, effect on privacy of adjacent and nearby properties and uses within the proposed development, and relationship to communitywide open spaces and recreation facilities. This project has met the requirements for open spaces and will have limited access for public use. No recreation facilities are required.
- (7) General site arrangement, amenities and convenience, with reference to ensuring that appearance and general layout of the proposed development will be compatible and harmonious with properties in the general area and will not be so at variance with other development in the area as to cause a substantial depreciation of property values. The subject property and this project are compatible and harmonious with properties in the general area.
- (8) Such other standards as may be imposed by this chapter for the particular use or activity involved. Applicant has complied with all requirements and request from the Town of Hilliard. Applicant will be asked to provide all pending permits prior to the start of construction.

(Ord. No. 2023-14, § 1(Att. A), 12-7-2023)



Town of Hilliard Site Plan Application

ITEM-3

FOR OFFICE USE ONLY

File # _____

Application Fee: _____

Filing Date: _____ Acceptance Date: _____

A. PROJECT

1. Project Name: Dayspring Boat & RV Storage
2. Address of Subject Property: 3781 W. 6th Street, Hilliard, FL 32046
3. Parcel ID Number(s): 08-3N-24-2380-0023-0021
4. Existing Use of Property: Vacant
5. Future Land Use Map Designation : Commercial
6. Zoning Designation: CI
7. Acreage: 1.2

B. APPLICANT

1. Applicant's Status Owner (title holder) Agent
2. Name of Applicant(s) or Contact Person(s): Henry Vorpe, Jr / Jennifer Wilson Title: President / VP
Company (if applicable): AVA Engineers, Inc.
Mailing address: 4201 Baymeadows Rd., Ste 3
City: Jacksonville State: FL ZIP: 32217
Telephone: (904) 730-3223 FAX: () _____ e-mail: jennifer@avaengineers.com
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): Douglas Adkins
Company (if applicable): Dayspring Health LLC
Mailing address: 554820 Highway 1
City: Hilliard State: FL ZIP: 32046
Telephone: (904) 675-9181 FAX: () _____ e-mail: doug@dayspring.health

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

D. ATTACHMENTS (One copy plus one copy in PDF format)

1. Site Plan and Survey including but not limited to:
 - a. Name, location, owner, and designer of the proposed development.
 - b. Vicinity map - indicating general location of the site and all abutting streets and properties.
 - e. Statement of Proposed Uses.
 - f. Location of the site in relation to adjacent properties, including the means of ingress and egress to such properties and any screening or buffers along adjacent properties.
 - g. Location of nearest fire hydrant, adjacent pedestrian sidewalks and bicycle paths.
 - h. Date, north arrow, and graphic scale (not to exceed one (1) inch equal to fifty (50) feet).
 - i. Area and dimensions of site.
 - j. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
 - k. Access and points of connection to utilities (electric, potable water, sanitary sewer, gas, etc.).
 - m. Location and dimensions of all existing and proposed parking areas, loading areas, curb cuts.
 - n. Number of proposed parking spaces
 - o. Structures and major features – fully dimensioned – including setbacks, distances between structures, floor area, width of driveways and lot coverage.
 - p. Required buffers.
 - q. Location of existing trees, identifying any trees to be removed.
 - r. Landscaping plan depicting type, size, and design of landscaped areas, buffers, and tree mitigation calculations.
 - s. Percent of pervious surface.
 - t. Lighting plan.
 - u. Location, design, height, and orientation of signs.
 - v. Location of dumpsters and detail of dumpster enclosure.
 - w. For development consisting of Multi-family residential;
 - i. Tabulation of gross acreage.
 - ii. Tabulation of density.
 - iii. Number of dwelling units proposed.
 - v. Floor area of dwelling units.
2. Stormwater management plan - including the following:
 - a. Existing contours at one (1) foot intervals.
 - b. Proposed finished floor elevation of each building site.
 - c. Existing and proposed stormwater management facilities with size and grades.
 - d. Proposed orderly disposal of surface water runoff.
3. Legal description with tax parcel number.
4. Warranty Deed or other proof of ownership.
5. Permit or Letter of Exemption from the St. Johns River Water Management District.

6. Fee.

a. Based on size of site:

- i. For sites <10,000 s.f. - \$200
- ii. For sites >10,000 s.f.- \$1,000 + \$20 per acre

No application shall be accepted for processing until the required application fee is paid in full and a \$1,000 refundable deposit is paid 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 6 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
Henry A. Vorpe, Jr., PE
 Typed or printed name and title of applicant
9/24/2024
 Date

[Signature]
 Signature of Co-applicant
Jennifer Wilson
 Typed or printed name of co-applicant
9/24/2024
 Date

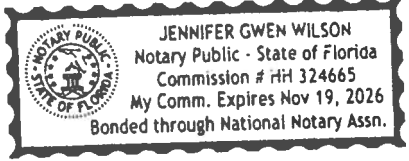
State of FLORIDA County of DUVAL

The foregoing application is acknowledged before me this 24 day of SEPTEMBER, 2024 by _____

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

NOTARY SEAL

[Signature]
 Signature of Notary Public, State of FLORIDA



DAYSRING BOAT & RV STORAGE

3781 W 6TH ST HILLIARD, FL 32046

PLAN APPROVAL

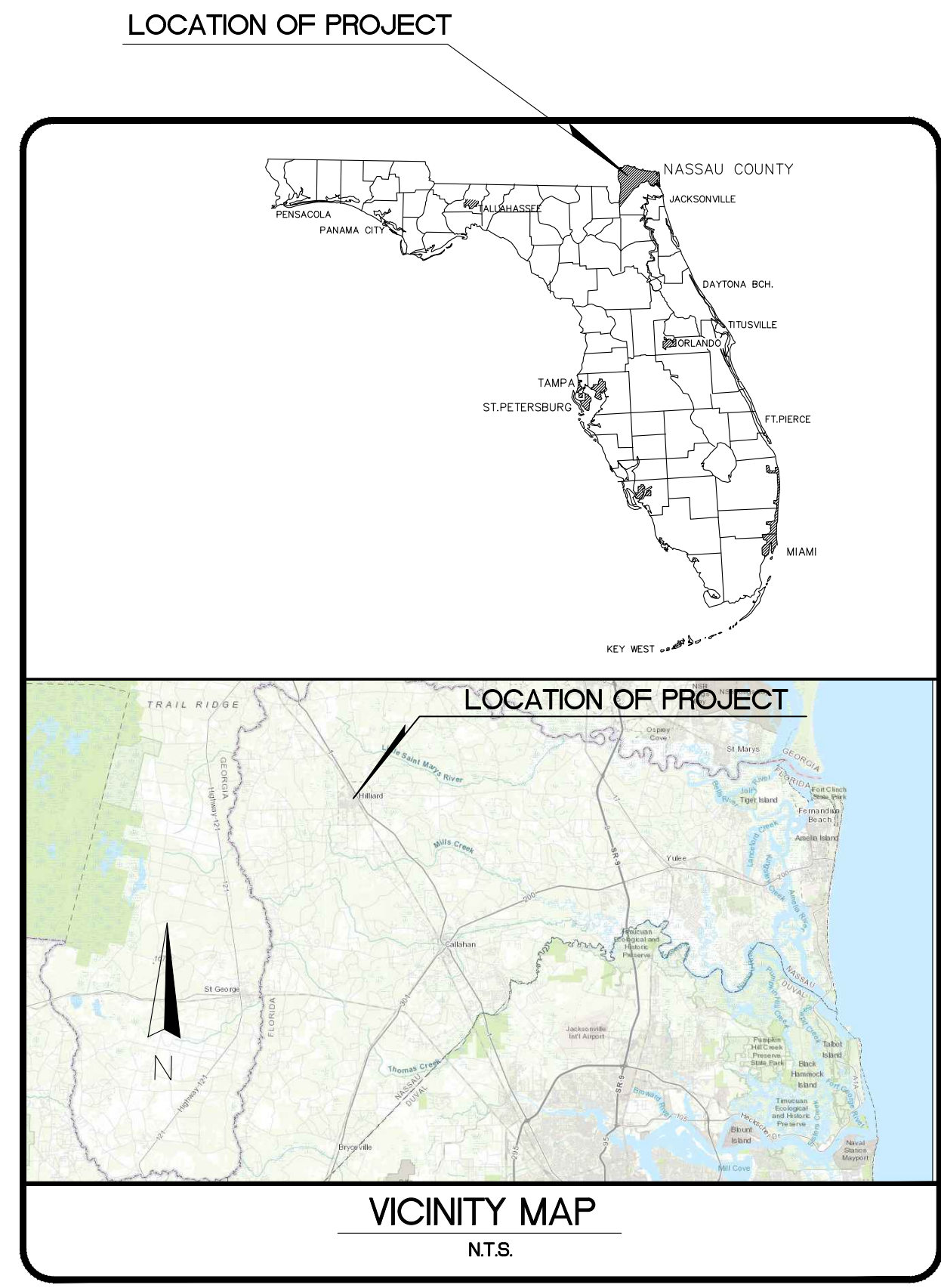
Date _____ Development Services Division (Chief)

Date _____ Review Group (Reviewer)

Plan approval is valid for five years after the initial approval date. Revisions made after the initial approval date do not extend this five-year time frame.

Sheet List Table

Sheet Number	Sheet Title
1	COVER SHEET
2	GENERAL NOTES
3	EXISTING CONDITIONS & DEMOLITION PLAN
4	PRE-DEVELOPMENT PLAN
5	POST-DEVELOPMENT PLAN
6	MASTER SITE PLAN
7	GRADING & DRAINAGE PLAN
8	SITE DETAILS
9	FDOT - DRAINAGE DETAILS
10	FDOT - CURB RAMP DETAILS
11	FDOT - MAINTENANCE OF TRAFFIC
12	STORMWATER POLLUTION PREVENTION PLAN
13	EROSION CONTROL PLAN
14	CONTRACTOR CERTIFICATION SHEET
LS-1	LANDSCAPE PLAN
LS-2	LANDSCAPE PLAN



Call Before You Dig
811 or 800-432-4770

OWNER:
DAYSRING HEALTH, LLC
P.O. BOX 1080
HILLIARD, FL 32046

ENGINEER:
HENRY A. VORPE JR.
LIC. NO. 49049
AVA ENGINEERS
4201 BAYMEADOWS RD, SUITE 3
JACKSONVILLE, FL 32217
(904)730-3223

SURVEYOR:
ALAN FRANKLIN GLASS
GLASS LAND SURVEYING, LLC
23884 CRESCENT PARK CT
FERNANDINA BEACH, FL 32034
(904) 261-0128

UTILITY CONTACTS

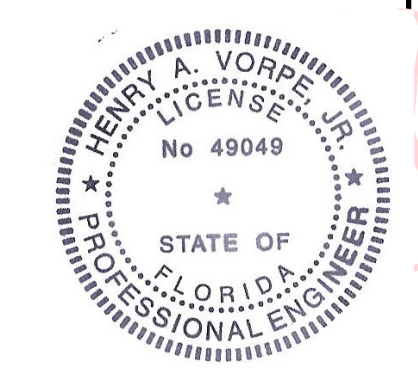
CABLE PROVIDER:
COMCAST
10151 DEERWOOD PARK BLVD,
JACKSONVILLE, FL 32256
904-416-1979

ELECTRIC PROVIDER:
OKEFENOKE RURAL ELECTRIC MEMBERSHIP CORPORATION
458442 OLD DIXIE HWY,
HILLIARD, FL 32046
1-800-262-5131

WATER AND SEWER PROVIDER
TOWN OF HILLIARD
15859 WEST COUNTY ROAD 108,
HILLIARD, FL 32046
1-904-845-3555

PROJECT INFORMATION

GENERAL	
Project Site Area (Ac)	1.20
Property Appraiser Number (RE #)	08-3N-24-2380-0023-0021
NASSAU County Soils	24 & 36
Zoning Designation / FLU	C-1 / COMMERCIAL
PUD Ordinance Number	N/A
FIRM - Community - Panel	12089C0135F
Flood Zones (Show in Plans)	X
Base Flood Elev. (Show in Plans)	N/A
Vertical Datum Used for Project	NAVD 88
Impervious Area (Sq. Ft.)	31,057
North American Industry Classification System (NAICS)	493190



Digitally signed
by Henry A
Vorpe Jr.
Date: 2024.12.18
09:52:24 -05'00'

No.	Revisions	By

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 00008161
4201 BAYMEADOWS RD, SUITE 3 | JACKSONVILLE, FLORIDA 32217
Ph: (904) 730-3223 | Fx: (904) 730-3225
Henry A. Vorpe Jr. No. 49049

UNLESS THIS DRAWING BEARS THE EMBOSSED SEAL OF A PROFESSIONAL ENGINEER, IT IS NOT VALID. IT IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID. THIS DRAWING HAS BEEN PREPARED BY AN UNLICENSED PERSON WHO HAS NOT BEEN TRAINED IN ACCORDANCE WITH THE STANDARDS ACCEPTED ENGINEERING PRACTICE. ENGINEER CERTAIN TO BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF SUCH STRUCTURES OR FACILITIES. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED FOR RETENTION AND TREATMENT OF STORMWATER.

DAYSRING BOAT & RV STORAGE
COVER SHEET

FLORIDA
NASSAU

Date: 12/18/2024
Designer: HAV
Job #: 24-009
Drawn: MRP
Scale: N/A
Sheet: 1 of 15

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY HENRY A. VORPE, JR., P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DEVELOPMENT REVIEW GENERAL NOTES:

- ENGINEERING PLANS APPROVAL DOES NOT CONSTITUTE PERMISSION TO VIOLATE ANY ADOPTED FEDERAL, STATE, OR LOCAL LAW, CODE, OR ORDINANCE.
- ALL WORK WITHIN THE PUBLIC STREETS AND RIGHT-OF-WAYS SHALL CONFORM TO TOWN OF HILLIARD LAND DEVELOPMENT CODES (LOC), FDOT STANDARD INDICES, FLORIDA GREENBOOK, TOWN OF HILLIARD ROADWAY AND DRAINAGE STANDARDS, AND TOWN OF HILLIARD STANDARD DETAILS AS NECESSARY. FOR ANY DISCREPANCY BETWEEN STANDARDS, THE MOST STRINGENT SHALL PREVAIL.
- PER TOWN OF HILLIARD ROADWAY AND DRAINAGE STANDARDS, SITE SHALL BE CONSTRUCTED PER APPROVED CONSTRUCTION DRAWINGS. ANY SUBSTANTIAL DEVIATION SHALL BE CONCURRENTLY REVIEWED BY ENGINEER OF RECORD AND TOWN OF HILLIARD DEVELOPMENT REVIEW COMMITTEE PRIOR TO FIELD CHANGES.
- A PRE-CONSTRUCTION MEETING WITH TOWN OF HILLIARD ENGINEERING SERVICES CONSTRUCTION INSPECTOR IS REQUIRED. ATTENDEES SHALL BE THE TOWN OF HILLIARD, ENGINEER OF RECORD, CONTRACTOR, TESTING FIRM, PAVING FIRM, AND UTILITY COMPANIES PER TOWN OF HILLIARD. THE TOWN OF HILLIARD MAY CANCEL PRE-CONSTRUCTION MEETING IF ATTENDEE LIST IS INADEQUATE. THE TOWN OF HILLIARD ENGINEERING SERVICES CAN BE REACHED AT 904-845-3555.
- THE CONTRACTOR SHALL SCHEDULE AND COORDINATE ALL WORK WITH THE APPROPRIATE TOWN OF HILLIARD CONSTRUCTION INSPECTOR ASSIGNED TO THE PROJECT PER THE TOWN OF HILLIARD.
- ALL WORK SHALL BE PERFORMED IN A SAFE MANNER. ALL SAFETY RULES AND GUIDELINES OF O.S.H.A. SHALL BE FOLLOWED. THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR ANY INJURIES TO HIS EMPLOYEES AND ANY DAMAGE TO PRIVATE PROPERTY OR PERSONS DURING THE COURSE OF THIS PROJECT.
- PER THE TOWN OF HILLIARD ROADWAY AND DRAINAGE STANDARDS ANY DISTURBED AREAS WITHIN TOWN OF HILLIARD RIGHT-OF-WAY SHALL BE SODDED.
- PER THE TOWN OF HILLIARD ROADWAY AND DRAINAGE STANDARDS, AT THE TIME OF FINAL INSPECTION, GRASSING SHALL BE A MINIMUM OF SEVENTY PERCENT COVERAGE AND FULLY ESTABLISHED AND/OR SODDING TO BE ONE HUNDRED PERCENT COVERAGE AND STABILIZED.
- ENGINEER OF RECORD APPROVED SHOP DRAWINGS SHALL BE PROVIDED TO TOWN OF HILLIARD CONSTRUCTION INSPECTOR A MINIMUM OF ONE WEEK BEFORE BEGINNING STRUCTURE INSTALLATION.
- PARKING AT MAIL KIOSKS IS REQUIRED PER THE TOWN OF HILLIARD ROADWAY AND DRAINAGE STANDARDS, MAIL KIOSK LOCATIONS ARE SUBJECT TO USPS POSTMASTER APPROVAL.
- THE DEVELOPER'S CONTRACTOR IS THE SINGLE RESPONSIBLE PARTY FOR THE PROPER IMPLEMENTATION OF AN EROSION PROTECTION SEDIMENT CONTROL (EPCS) WITHIN EACH LOT OR CONSTRUCTION SITE. THIS INCLUDES THE RESPONSIBILITY FOR THE ACTIONS/INSTRUCTIONS OF EMPLOYEES, SUBCONTRACTORS, AND/OR SUPPLIERS.
- SIDEWALKS TO BE PROVIDED AND BUILT IN ACCORDANCE FLORIDA BUILDING CODE. ALL PROPOSED SIDEWALKS SHALL MEET ADA REQUIREMENTS.
- THE CONTRACTOR SHALL COMPLY WITH CURRENT FLORIDA ACCESSIBILITY STANDARDS FOR ALL WORK ON THIS PROJECT.
- MINIMUM COVER FOR WATER LINES AND FORCE MAINS UNDER PAVEMENT SHALL 42" AND 36" IN GREEN AREAS.
- ALL WATER, SEWER, AND STORM WATER CONSTRUCTION WITHIN TOWN OF HILLIARD ROW SHALL BE ACCOMPLISHED BY AN UNDERGROUND UTILITY CONTRACTOR LICENSED UNDER THE PROVISIONS OF CHAPTER 408 OF THE FLORIDA STATUTES.
- NO WORK SHALL BE PERMITTED BETWEEN THE HOURS OF 7:00 PM - 7:00AM WITHOUT PRIOR APPROVAL FROM THE TOWN OF HILLIARD ENGINEERING SERVICES.
- ALL TREES REQUIRED TO BE PROTECTED SHALL BE FLAGGED FOR PROTECTION PRIOR TO CLEARING.
- ALL GRADING AND PLACEMENT OF COMPACTED FILL SHALL BE IN ACCORDANCE WITH THE LATEST TOWN OF HILLIARD SPECIFICATIONS.
- ANY DAMAGES (SIDEWALK, CURB, ASPHALT, DITCH GRADING, ET CETERA) WITHIN PUBLIC RIGHT-OF-WAY SHALL BE REPAIRED OR REPLACED IN ACCORDANCE WITH THE TOWN OF HILLIARD SPECIFICATIONS. PROPOSED REPAIR METHOD SHALL BE APPROVED BY THE TOWN OF HILLIARD ENGINEERING SERVICES.
- ANY ASPHALT MILLINGS FROM NASSAU COUNTY ROW SHALL BE DELIVERED TO THE ROAD DEPARTMENT LAYDOWN YARD LOCATED ON GENE LASSERRE DRIVE/VALEVAUD OR PEA FARM ROAD.
- AS-BUILT DRAWINGS SHALL BE SUBMITTED TO TOWN OF HILLIARD BEFORE A FINAL INSPECTION CAN BE SCHEDULED. AS-BUILTS SUBMITTALS WILL BE IN ACCORDANCE WITH TOWN OF HILLIARD AS-BUILT REQUIREMENT CHECKLIST. AS-BUILT DRAWINGS SHALL BE CERTIFIED BY REQUIRED LICENSED SURVEYOR AND APPROVED BY ENGINEER OF RECORD.

STORMWATER DRAINAGE NOTES:

- ALL STORMWATER DRAINAGE FACILITIES WITHIN PUBLIC RIGHT-OF-WAY AND PAVED AREAS, INCLUDING NASSAU COUNTY RIGHT-OF-WAY, TURN LANES, RESIDENTIAL ROADWAYS, DRIVE AISLES FOR MULTI-FAMILY DEVELOPMENTS, AND MAJOR DRIVE AISLES FOR COMMERCIAL DEVELOPMENTS SHALL BE LASER PROFILED PER FDOT SECTION 430.
- A BUILDER CANNOT MODIFY THE COUNTY'S STORM WATER MANAGEMENT SYSTEM INCLUDING THE PIPES, INLETS, AREA DRAINS, DITCHES AND RELATED ELEMENTS TYPICALLY WITHIN THE STREET OR WITHIN A DRAINAGE EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE COUNTY ENGINEER OR DESIGNER.
- DRAINAGE EASEMENTS AND DITCHES SHOULD REMAIN FREE OF STOCKPILED SOIL, SEDIMENT, MUD, CONSTRUCTION MATERIALS/WASTE, ET CETERA AT ALL TIMES. POSITIVE STORMWATER FLOW MUST BE MAINTAINED THROUGHOUT CONSTRUCTION.
- THE CONTRACTOR SHALL TEMPORARILY OR PERMANENTLY STABILIZE BARE SOIL AREAS AND SOIL STOCKPILES WHEN THE AREA IS INACTIVE FOR FOURTEEN DAYS OR MORE OR HAS REACHED FINISHED GRADE.
- PER ORDINANCE 99-17 SECTION 11.11.5.4, ALL GRAVITY FLOW PIPE INSTALLATIONS SHALL HAVE A SOIL TIGHT JOINT PERFORMANCE UNLESS SPECIFIC SITE FACTORS WARRANT WATER TIGHT JOINT PERFORMANCE.
- PER ORDINANCE 99-17 SECTION 10.6.5.1, IMMEDIATELY INSTALL ADDITIONAL EROSION PROTECTION SEDIMENT CONTROL MEASURES IF SEDIMENT IS LEAVING YOUR SITE. FAILURE TO CONTAIN SEDIMENT TO YOUR SITE MAY RESULT IN DELAYED INSPECTIONS, NOTICES OF VIOLATION, CITATIONS, FINES, PENALTIES, AND/OR STOP WORK ORDERS.
- PER 99-17 SECTION 10.1.2.A-E, STORMWATER MANAGEMENT FOR A PROJECT SHALL NOT HAVE ADVERSE EFFECTS ON ADJACENT PROPERTIES, DOWNSTREAM STRUCTURES, OR RIGHTS OF OTHER LAND OWNERS.

PAVING NOTES:

- PER TOWN OF HILLIARD ROADWAY AND DRAINAGE STANDARDS, A CONSTRUCTION BOND AND 26-MONTH MAINTENANCE BOND WILL BE REQUIRED FOR ALL WORK WITHIN NASSAU COUNTY RIGHT-OF-WAY.
- A PRE-PAVE MEETING IS REQUIRED PRIOR TO ANY PAVING OPERATIONS WITHIN TOWN OF HILLIARD ROW, RESIDENTIAL SUBDIVISIONS, OR MULTI-FAMILY DEVELOPMENTS.
- APPROVED MIX DESIGNS SHALL BE PROVIDED TO TOWN OF HILLIARD CONSTRUCTION INSPECTOR 48 HOURS PRIOR TO PRE-PAVE MEETING OR PLACEMENT OF CONCRETE.
- CONTRACTOR IS REQUIRED TO HAVE A CERTIFIED QC ASPHALT LEVEL 1 TECHNICIAN DURING ANY ASPHALT OPERATIONS WITHIN THE TOWN OF HILLIARD ROW, RESIDENTIAL SUBDIVISION, OR MULTI-FAMILY DEVELOPMENTS.
- ALL BASES SHALL BE PRIMED IN ACCORDANCE WITH ORDINANCE 99-17 SECTION 11.5.2.3, TOWN OF HILLIARD STANDARD DETAILS, AND FDOT STANDARD SPECIFICATIONS.
- SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH TOWN OF HILLIARD STANDARDS, MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AND FDOT STANDARD PLANS.
- MAINTENANCE OF TRAFFIC (MOT) SHALL BE IN COMPLIANCE WITH FDOT STANDARD INDEX 600 SERIES.
- ALL WORK, MATERIALS, AND TESTING PERFORMED WITHIN TOWN OF HILLIARD RIGHT-OF-WAY AND SINGLE-FAMILY/MULTI-FAMILY DEVELOPMENTS SHALL BE IN ACCORDANCE WITH THE CURRENT REVISION OF TOWN OF HILLIARD'S ORDINANCE 99-17 AND ALL CURRENT TOWN OF HILLIARD STANDARD DETAILS.
- PER ORDINANCE 99-17 SECTION 11.9.2, ALL PAVEMENT MARKINGS WITHIN TOWN OF HILLIARD ROW SHALL BE LEAD FREE THERMOPLASTIC MEETING TOWN OF HILLIARD AND FDOT STANDARD SPECIFICATION LATEST EDITION.
- REMOVING PAVEMENT MARKINGS WITHIN TOWN OF HILLIARD ROW SHALL BE:
 - GRINDING OR HYDRO-BLASTING ON WEATHERED ASPHALT SURFACES.
 - HYDRO-BLASTING ONLY ON NEW ASPHALT SURFACES.
 - PAINT BLACKOUT IS PROHIBITED.
- PER ORDINANCE 99-17 SECTION 8.5.5, ANY DAMAGE TO PAVEMENT RESULTING FROM CONSTRUCTION OR PAVEMENT MARKING REMOVAL WITHIN PUBLIC ROW NOT PLANNED AS PART OF THE PROJECT SHALL BE MILLED AND OVERLAID FOR ENTIRE WIDTH OF ROADWAY AND LENGTH OF DAMAGE PLUS 50' IN EACH DIRECTION.
- ALL UNDERGROUND UTILITIES, OR APPROPRIATE CONDUIT SLEEVES, THAT ARE TO BE INSTALLED UNDER PAVEMENT MUST BE INSTALLED PRIOR TO PREPARATION OF THE SUBGRADE FOR PAVEMENT.
- SINGLE VERTICAL JOINTS IN ROADWAY CONSTRUCTION SHALL BE AVOIDED IN TOWN OF HILLIARD RIGHT-OF-WAY USING TOWN OF HILLIARD STANDARD DETAIL #26.
- ALL DRAINAGE STRUCTURES SHALL HAVE TRAFFIC BEARING GRATES THAT MEET OR EXCEED THE RATING FOR THE FACILITIES EXPECTED TRAFFIC.
- ALL CONCRETE SHALL BE A MINIMUM OF 3000 PSI WITHIN PUBLIC RIGHT-OF-WAY.

AS-BUILT REQUIREMENTS

CONTRACTOR SHALL PROVIDE COMPLETE AS-BUILT INFORMATION TO THE PROJECT ENGINEER IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

- AS-BUILT DRAWINGS SHALL BE PREPARED IN AUTOCAD FORMAT BY A REGISTERED LAND SURVEYOR. ONE SET OF SIGNED AS-BUILTS AND A COMPUTER DISK OF THE PROJECT AS-BUILTS IN PDF FORM SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL. SIGNED AND SEALED PRINTS SHALL BE PROVIDED TO THE ENGINEER AS REQUESTED.
- AS-BUILT DRAWINGS SHALL BE IN ACCORDANCE WITH ALL AUTHORITIES HAVING JURISDICTION. CONTRACTOR SHALL COORDINATE AS-BUILT SUBMITTALS AND APPROVALS WITH JURISDICTIONAL AGENCIES UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER.
- PROVIDE BUILDING LOCATIONS, FINISH FLOOR ELEVATIONS, PAVEMENT GRADES AND ALL UNDERGROUND FACILITIES.
- PROVIDE PERIMETER DIMENSIONS AT TOP OF BANK AND AT BOTTOM OF POND. PROVIDE ELEVATIONS AT TOP OF BANK AND BOTTOM OF POND.
- PROVIDE SPECIAL DETAIL DRAWINGS WHERE INSTALLATIONS WERE NOT AS SHOWN ON CONTRACT DRAWINGS DUE TO FIELD CONDITIONS OR WHERE REQUIRED FOR CLARITY.
- PROVIDE LOCATION, ELEVATION AND DESCRIPTION OF BENCHMARK(S).
- LOCATE AND PROVIDE ELEVATIONS OF ALL STRUCTURES. LOCATION OF ALL STRUCTURES SHALL BE FROM TWO (2) DIRECTIONS.
- LOCATE ALL PIPES AND PROVIDE SIZE, ELEVATION, INVERT ELEVATIONS, LENGTH AND TYPE.
- PROVIDE DIMENSIONS AND ELEVATIONS OF THE POND OUTFALL STRUCTURE(S).
- WATER AS-BUILTS SHALL INDICATE THE LOCATION OF BACTERIOLOGICAL SAMPLE POINTS. SAMPLE POINTS SHALL BE INDICATED IN RED OR PINK.
- THE AS-BUILTS SHALL INCLUDE A DETAIL OF EVERY CROSSING OF THE NEW WATER MAIN WITH GRAVITY SEWERS, FORCE MAINS AND STORM PIPES CLEARLY SHOWN & INDICATING THE VERTICAL CLEARANCES AT EACH CROSSING. DETAILS SHALL BE FURNISHED FOR PARALLEL RUNS WHERE THE HORIZONTAL SEPARATION IS LESS THAN 10 FEET.
- THE CENTERING OF UNCUT LENGTHS OF PIPE AT POINTS OF CROSSING SHALL BE DOCUMENTED ON THE AS-BUILTS AND ALL MITIGATING CONSTRUCTION MEASURES CLEARLY DEPICTED IN CASES WHERE A MINIMUM OF 18" OF VERTICAL CLEARANCE BETWEEN THE WATER AND SEWER (INCLUDING STORM) LINES IS NOT POSSIBLE.

NOTICE OF PROCEDURE:

THE WATER TAPS DEPICTED ON THESE DESIGN PLANS SHALL BE CONSTRUCTED AS FOLLOWS: ALL POTABLE AND IRRIGATION WATER TAPS, FIRE LINE SERVICES AND FIRE HYDRANT INSTALLATIONS SHALL BE PERFORMED BY A LICENSED MASTER PLUMBER OR UNDERGROUND UTILITY CONTRACTOR UNDER THE FOLLOWING SPECIAL CONDITIONS:

- THE TAPS ARE TO BE SCHEDULED 48 HOURS IN ADVANCE. CONTACT YOUR TOWN OF HILLIARD INSPECTOR.
- TAPS REQUIRING METER INSTALLATIONS OF SIZE 2" AND BELOW MUST INCLUDE THE SERVICE PIPE, METER BOX, AND CORP. STOP SIZED READY TO ACCEPT THE METER INSTALLATION BY TOWN OF HILLIARD FORCES.
- TOWN OF HILLIARD FORCES WILL INSTALL THE METER UPON APPLICATION AND PAYMENT BY LICENSED MASTER PLUMBER OR UTILITY CONTRACTOR AT TOWN OF HILLIARD WATER AND SEWER, 15859 WEST COUNTY ROAD 108.
- ALL TAPS REQUIRING METER INSTALLATIONS OF SIZE 3" AND ABOVE SHALL TERMINATE SIZED READY FOR VAULT, METER AND BYPASS INSTALLATION BY TOWN OF HILLIARD FORCES.

WATER AND SEWER CAPACITY FEES SHALL BE REQUIRED AT TIME OF METER APPLICATION. FEES WILL BE BASED ON TOTAL NUMBER OF PLUMBING FIXTURE UNITS SHOWN OR LISTED ON BUILDING PLANS.

ALL WATER AND SEWER CONSTRUCTION MATERIALS TO BE CONSTRUCTED IN CITY RIGHT-OF-WAY OR TOWN OF HILLIARD EASEMENT MUST BE IN CONFORMANCE WITH THE TOWN OF HILLIARD APPROVED MATERIALS MANUAL FOR WATER AND SEWER.

A PRE-CONSTRUCTION CONFERENCE IS REQUIRED AND SHALL BE SCHEDULED WITH LEE ANNE WOLLITZ, TOWN OF HILLIARD DEVELOPMENT 904-845-3555.

METER TO BE INSTALLED BY TOWN OF HILLIARD WATER AND SEWER FORCES UPON APPLICATION AND PAYMENT BY LICENSED MASTER PLUMBER OR UTILITY CONTRACTOR, 15859 CR 108, HILLIARD TOWN HALL.

ALL WATER MAINS SHALL BE PRESSURE TESTED AT 150 PSI FOR 2 HOURS AND FORCE MAINS SHALL BE TESTED AT 100 PSI FOR 2 HOURS IN ACCORDANCE WITH SECTION "A" OF AWWA STANDARD C600 WITH LEAKAGE LIMITED TO THAT DETERMINED BY THE APPROPRIATE FORMULA.

DISINFECTION OF THE WATER MAIN SHALL BE PERFORMED IN ACCORDANCE WITH AWWA C601.

MECHANICAL JOINT RESTRAINTS SHALL CONFORM TO AWWA STANDARD C509.

ALL ONSITE PRIVATE WATER AND SEWER CONSTRUCTION AND MATERIALS SHALL CONFORM TO CURRENT TOWN OF HILLIARD AND FDOT STANDARDS AND SPECIFICATIONS.

SHOP DRAWINGS ON ALL BACKFLOW PREVENTORS SHALL BE SUBMITTED TO TOWN OF HILLIARD FOR APPROVAL PRIOR TO INSTALLATION. CONTACT LEE ANNE WOLLITZ @ 904-845-3555.

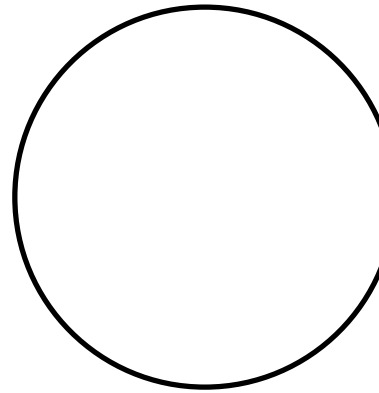
NOTES:

- GENERAL CONTRACTOR & SITE CONTRACTOR SHALL REVIEW THE SITE ENGINEERING DOCUMENTS, ARCHITECTURAL PLANS & COORDINATE WITH THE FOLLOWING:
 - PLUMBING PLANS W/ RESPECT TO LATERAL LOCATIONS, INVERTS, & WATER SERVICE CONNECTION POINTS. ANY DISCREPANCY SHALL BE REPORTED IMMEDIATELY TO THE DESIGN PROFESSIONAL PRIOR TO ANY INSTALLATION. FAILURE TO COORDINATE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR & THE SITE CONTRACTOR.
 - COORDINATE W/ PLUMBING LANS.
 - CONTRACTOR TO VERIFY LOCATION OF WATER MAIN & SEWER MAIN LOCATION ON PLANS IS ESTIMATED FROM TOWN OF HILLIARD AVAILABILITY. CONTRACTOR TO VERIFY LOCATION OF BOTH MAINS BEFORE BEGINNING CONSTRUCTION AND NOTIFY ENGINEER IMMEDIATELY IF LOCATION SIGNIFICANTLY DIFFERS FROM PLANS.
 - CONTRACTOR TO COORDINATE LOCATION OF ALL ENTRY & EXIT POINTS FROM THE STRUCTURE(S) SHOWN ON ENGINEERING PLANS WITH ARCHITECTURAL PLANS.

No.	Revisions	By

AVA ENGINEERS, INC.
 Commercial | Residential | Marine
 Florida Certificate No. 00008161
 4201 BAYMEADOWS RD. SUITE 3 | JACKSONVILLE, FLORIDA 32207
 Ph: (904) 730-3223 | Fx: (904) 730-3225
 Henry A. Varga, PE, No. 481943

UNLESS THIS DRAWING BEARS THE EMBOSSED SEAL OF A LICENSED PROFESSIONAL ENGINEER, IT IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID. THIS DRAWING HAS BEEN PREPARED BY AN UNLICENSED PERSON WHO HAS NOT BEEN TRAINED OR SUPERVISED BY AN ENGINEER OR ARCHITECT. ANY USE OF THIS DRAWING FOR ANY OTHER PROJECT, IN ANY STATE, WITHOUT THE WRITTEN CONSENT OF AVA ENGINEERS, INC. IS STRICTLY PROHIBITED. AVA ENGINEERS, INC. IS NOT RESPONSIBLE FOR ANY DAMAGE, LOSS, OR INJURY TO PERSONS OR PROPERTY CAUSED BY THE USE OF THIS DRAWING FOR ANY OTHER PROJECT, IN ANY STATE, WITHOUT THE WRITTEN CONSENT OF AVA ENGINEERS, INC.



DAYSPRING BOAT & RV STORAGE

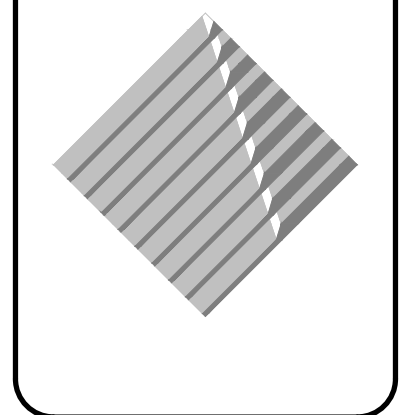
GENERAL NOTES

FLORIDA
NASSAU

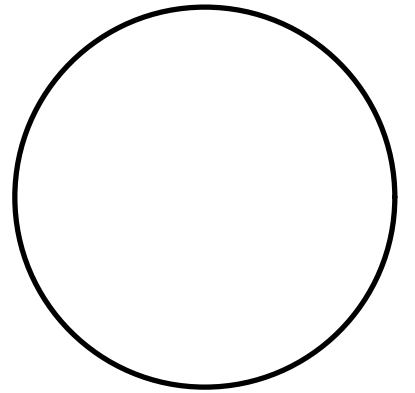
Date: 12/18/2024
Designer: HAV
Job #: 24-009
Drawn: MRP
Scale: N/A
Sheet: 2 of 15

No.	Revisions	By

AVA ENGINEERS, INC.
 Commercial | Residential | Marine
 Florida Certificate No. 00008161
 4201 BAYMEADOWS RD. SUITE 3 | JACKSONVILLE, FLORIDA 32217
 Ph. (904) 730-3223 | Fx. (904) 730-3225
 Henry A. Urrutia, Jr., No. 481043



UNLESS THIS DRAWING BEARS THE EMBOSSED SEAL OF A PROFESSIONAL ENGINEER OR ARCHITECT, IT IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN THAT AUTHORIZED BY THE PROFESSIONAL ENGINEER OR ARCHITECT. THIS DRAWING IS THE PROPERTY OF AVA ENGINEERS, INC. IT IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID. ANY REVISIONS TO THIS DRAWING SHALL BE MADE BY THE PROFESSIONAL ENGINEER OR ARCHITECT. AVA ENGINEERS, INC. IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY INFORMATION FROM THE LOCAL, STATE, FEDERAL, AND OTHER AGENCIES. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE ENGINEER DOES NOT WARRANT THE RESULTS OF ANY INVESTIGATION OR RETENTION AND TREATMENT OF STORMWATER.

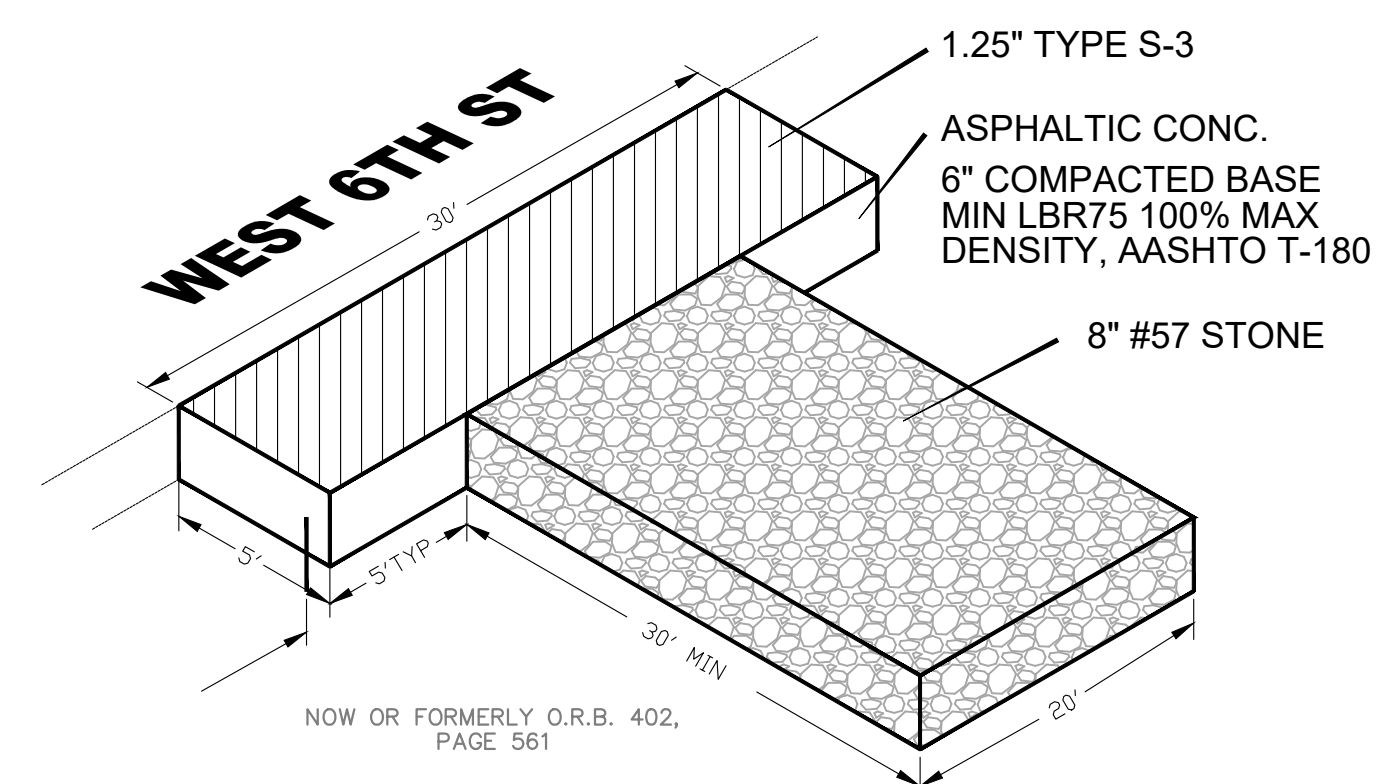


DAYS PRING BOAT & RV STORAGE
EXISTING CONDITIONS & DEMOLITION PLAN FLORIDA
 NASSAU

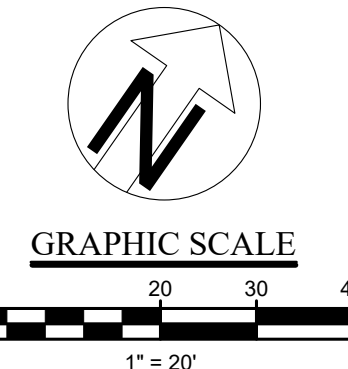
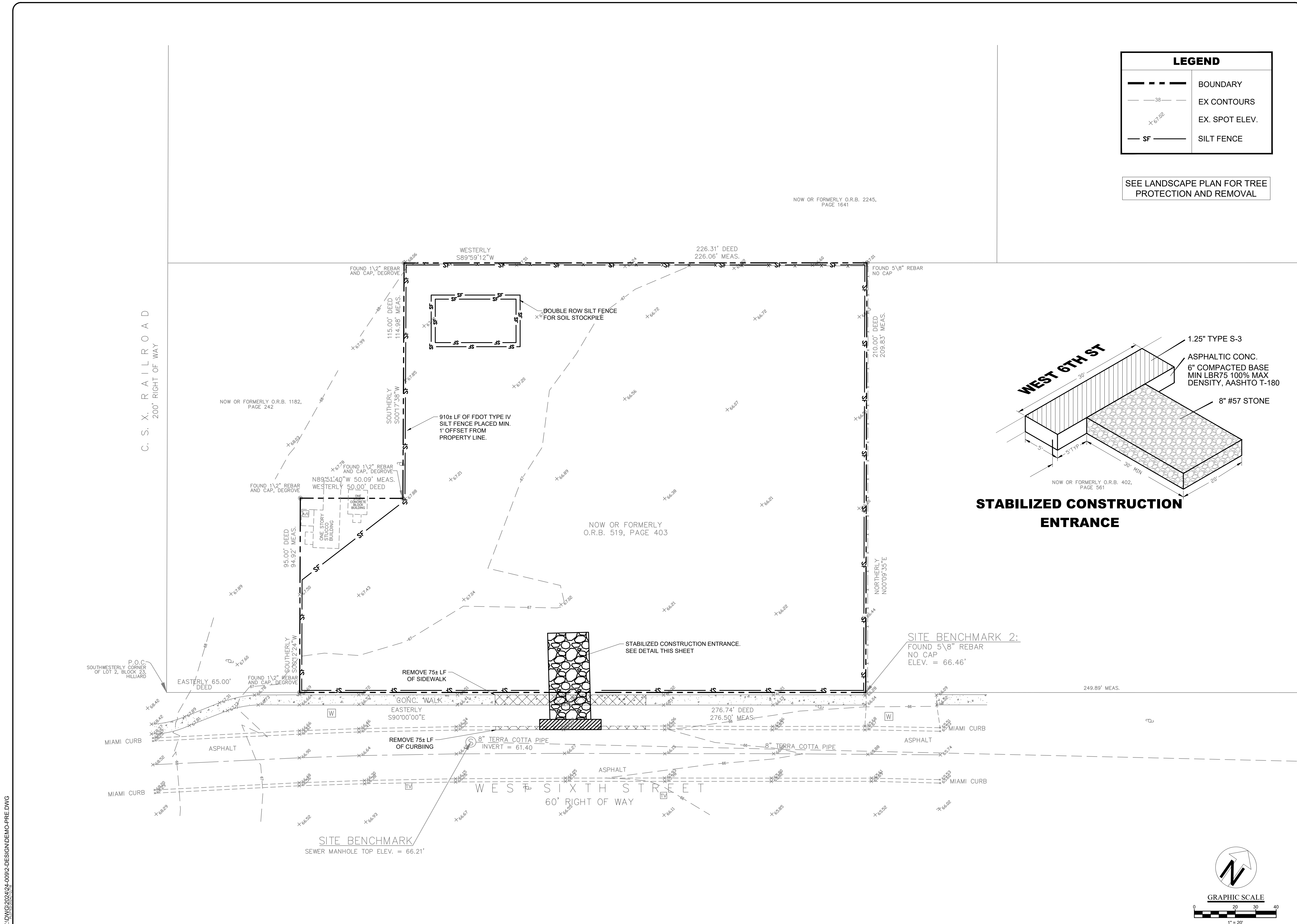
Date: 12/18/2024
 Designer: HAV
 Job #: 24-009
 Drawn: MRP
 Scale: 1" = 20'
 Sheet: 3 of 15

LEGEND	
	BOUNDARY
	EX CONTOURS
	EX. SPOT ELEV.
	SILT FENCE

SEE LANDSCAPE PLAN FOR TREE PROTECTION AND REMOVAL



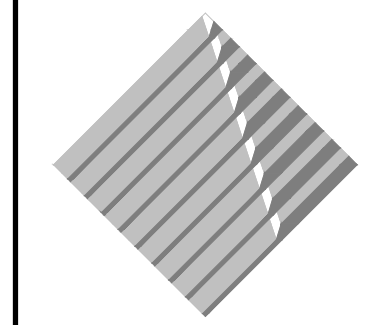
STABILIZED CONSTRUCTION ENTRANCE



Z:\DWG\2024\24-009\2-DESIGN\DEMO-PRE.DWG

No.	Revisions	By

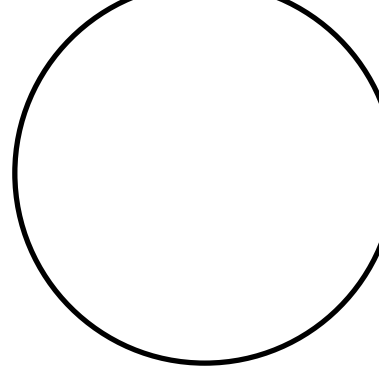
AVA ENGINEERS, INC.
 Commercial | Residential | Marine
 Florida Certificate No. 00008161
 4201 BAYMEADOWS RD. SUITE 3 | JACKSONVILLE, FLORIDA 32207
 Ph: (904) 730-3223 | Fx: (904) 730-3225
 Henry A. Unger, Jr., No. 481043



LEGEND	
	SITE BOUNDARY
	EX CONTOURS
	SOIL BOUNDARY
	DRAINAGE BNDY
	TC PATH
	FLOW ARROW

SOIL LEGEND	
	KINGSFERRY FINE SAND, HSG: B/D
	BOULOGNE FINE SAND, HSG: B/D

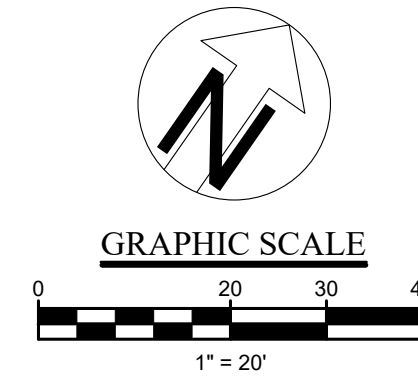
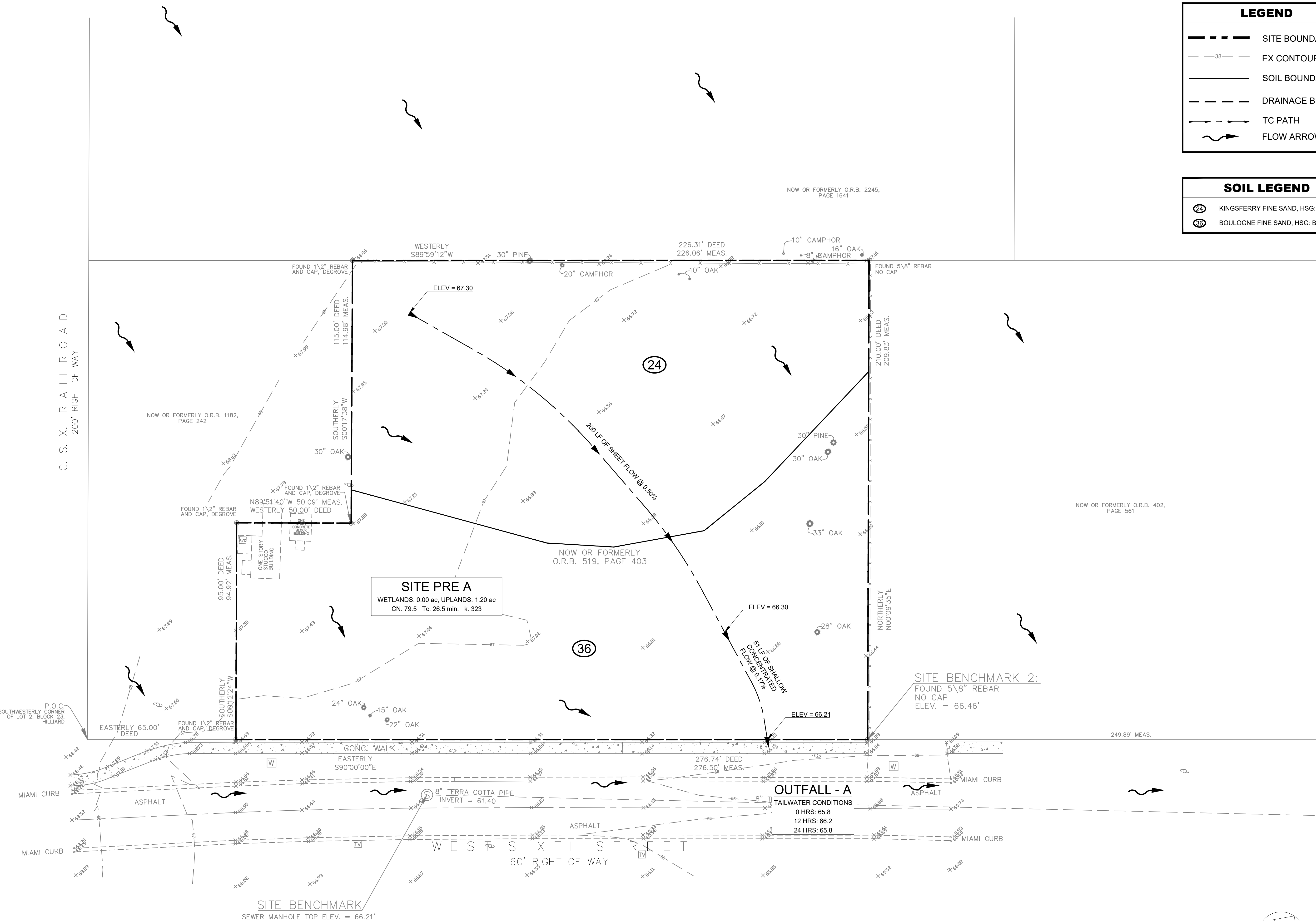
UNLESS THIS DRAWING BEARS THE EMBOSSED SEAL OF A PROFESSIONAL ENGINEER, IT IS NOT VALID FOR ANY PURPOSES. THIS DRAWING IS THE PROPERTY OF AVA ENGINEERS, INC. IT IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID. ANY INFORMATION CONTAINED HEREIN IS UNCLASSIFIED AND HAS BEEN RELEASED IN ACCORDANCE WITH STANDARD ACCEPTED ENGINEERING PRACTICE. HOWEVER, CERTAIN INFORMATION MAY BE SUBJECT TO FEDERAL, STATE, COUNTY OR CITY, COUNTY, STATE, FEDERAL, AND LOCAL LAWS. SUCH INFORMATION MAY BE SUBJECT TO FEDERAL, STATE, COUNTY OR CITY LAWS. AVA ENGINEERS, INC. DOES NOT WARRANT OR GUARANTEE THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. AVA ENGINEERS, INC. IS NOT RESPONSIBLE FOR RETENTION AND TREATMENT OF STORMWATER.



DAYS PRING BOAT & RV STORAGE
PRE-DEVELOPMENT PLAN
 FLORIDA
 NASSAU

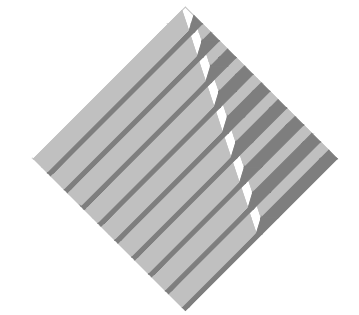
Date: 12/18/2024
 Designer: HAV
 Job #: 24-009
 Drawn: MRP
 Scale: 1" = 20'
 Sheet: 4 of 15

Z:\DWG\2024\24-009\2-DESIGN\DEMO-PRE.DWG



No.	Revisions	By

AVA ENGINEERS, INC.
 Commercial | Residential | Marine
 Florida Certificate No. 00008161
 4201 BAYMEADOWS RD. SUITE 3 | JACKSONVILLE, FLORIDA 32207
 Ph: (904) 730-3223 | Fx: (904) 730-3225
 Henry A. Urrutia, Jr., No. 481943



UNLESS THIS DRAWING BEARS THE EMBOSSED SEAL OF A PROFESSIONAL ENGINEER, IT IS NOT VALID. IT IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID. THIS DRAWING HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE PROFESSION OF ENGINEERING AS ACCEPTED IN FLORIDA. HOWEVER, CERTAIN INFORMATION IS NOT SHOWN HEREIN. THE ENGINEER HAS BEEN ADVISED BY OTHERS (A CITY, COUNTY, STATE, FEDERAL, AND/OR FEDERAL AGENCY) THAT SUCH INFORMATION IS NOT SHOWN HEREIN. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED FOR RETENTION AND TREATMENT OF STORMWATER.

DAYSPRING BOAT & RV STORAGE
POST-DEVELOPMENT PLAN
 FLORIDA
 NASSAU

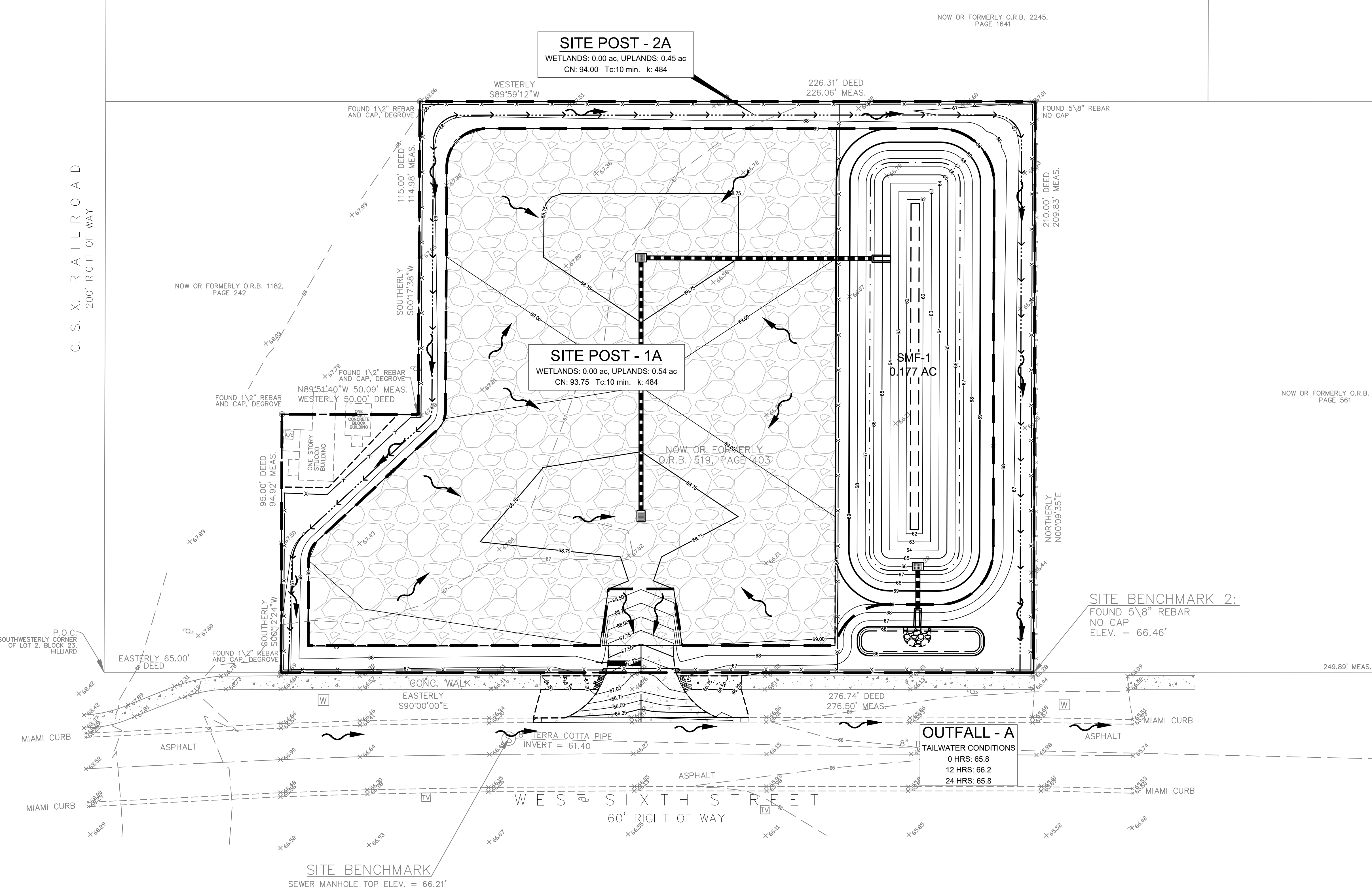
Date: 12/18/2024
 Designer: HAV
 Job #: 24-009
 Drawn: MRP
 Scale: 1" = 20'
 Sheet: 5 of 15

LEGEND

- BOUNDARY
- EX CONTOURS
- PROPOSED CONTOURS
- DRAINAGE AREA
- FLOW ARROW
- GRAVEL
- CONCRETE

STORMWATER MGMT. FACILITY SMF-1

TOP	= 69.00, 0.177 Ac.
NWL	= 66.50, 0.112 Ac.
BOT	= 61.50, 0.008 Ac.
DHW (100 YR)	= 68.71
DHW (25 YR)	= 68.48
DHW (5 YR)	= 68.06
DHW (MEAN)	= 67.88



SITE POST - 2A
 WETLANDS: 0.00 ac, UPLANDS: 0.45 ac
 CN: 94.00 Tc:10 min. k: 484

SITE POST - 1A
 WETLANDS: 0.00 ac, UPLANDS: 0.54 ac
 CN: 93.75 Tc:10 min. k: 484

SMF-1
 0.177 AC

SITE BENCHMARK 2:
 FOUND 5" REBAR
 NO CAP
 ELEV. = 66.46'

OUTFALL - A

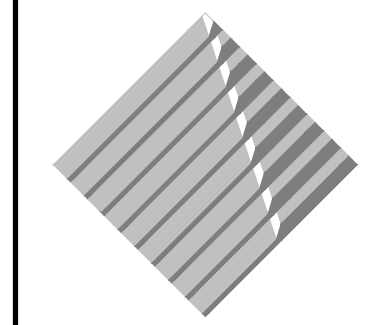
TAILWATER CONDITIONS
0 HRS: 65.8
12 HRS: 66.2
24 HRS: 65.8

SITE BENCHMARK
 SEWER MANHOLE TOP ELEV. = 66.21'

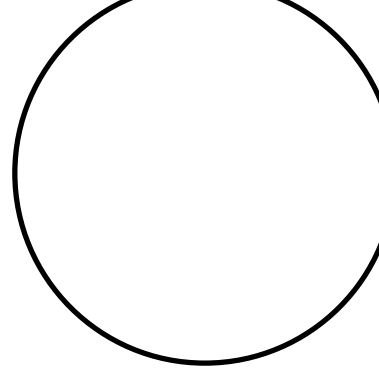
GRAPHIC SCALE
 0 20 30 40
 1" = 20'

No.	Revisions	By

AVA ENGINEERS, INC.
 Commercial | Residential | Marine
 Florida Certificate No. 00008161
 4201 BAYMEADOWS RD. SUITE 3 | JACKSONVILLE, FLORIDA 32207
 Ph: (904) 730-3223 | Fx: (904) 730-3225
 Henry A. Unger, Jr., No. 48049



UNLESS THIS DRAWING BEARS THE EMBOSSED SEAL OF A REGISTERED PROFESSIONAL ENGINEER, IT IS NOT AN AUTHORIZED AGENT FOR AVA ENGINEERS, INC. IT IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID. THIS DRAWING HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARD ACCEPTED ENGINEERING PRACTICE. HOWEVER, CERTAIN INFORMATION HAS BEEN OBTAINED FROM OTHER SOURCES BY OTHERS (e.g. CITY, COUNTY, STATE, FEDERAL, etc.) AND SUCH INFORMATION MAY BE INCOMPLETE. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED FOR RETENTION AND TREATMENT OF STORMWATER.

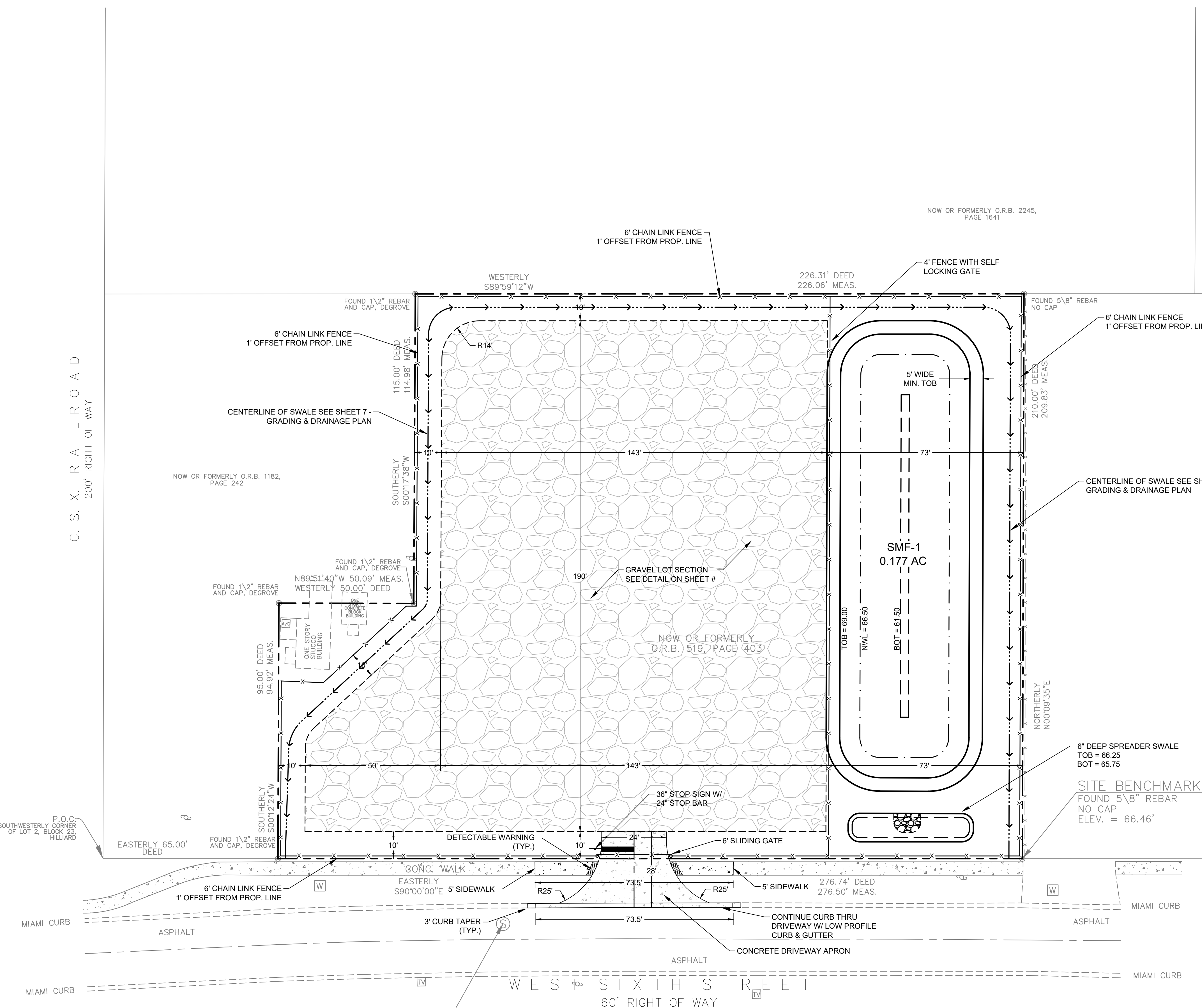


DAYSPRING BOAT & RV STORAGE
MASTER SITE PLAN
 FLORIDA
 NASSAU

Date: 12/18/2024
 Designer: HAV
 Job #: 24-009
 Drawn: MRP
 Scale: 1" = 20'
 Sheet: 6 of 15

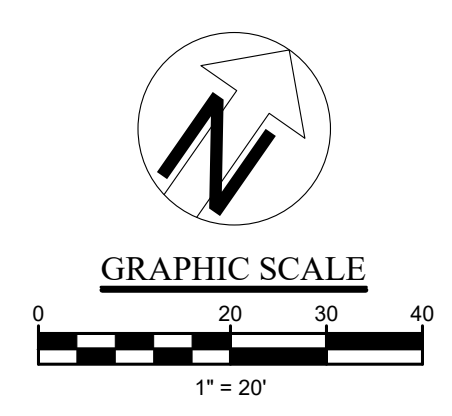
LEGEND

	BOUNDARY
	SWALE
	GRAVEL EDGE
	FENCE
	CONCRETE PAVEMENT
	GRAVEL



PROJECT INFORMATION

GENERAL	
Project Site Area (Ac)	1.20
Property Appraiser Number (RE #)	08-3N-24-2380-0023-0021
NASSAU County Soils	24 & 36
Zoning Designation / FLU	C-1 / COMMERCIAL
PUD Ordinance Number	N/A
FIRM - Community - Panel	12089C0135F
Flood Zones (Show in Plans)	X
Base Flood Elev. (Show in Plans)	N/A
Vertical Datum Used for Project	NAVD 88
Impervious Area (Sq. Ft.)	31,057 / 60%
Pervious Area	40%
North American Industry Classification System (NAICS)	493190



Z:\DWG\2024\24-009\2-DESIGN\SITE.DWG

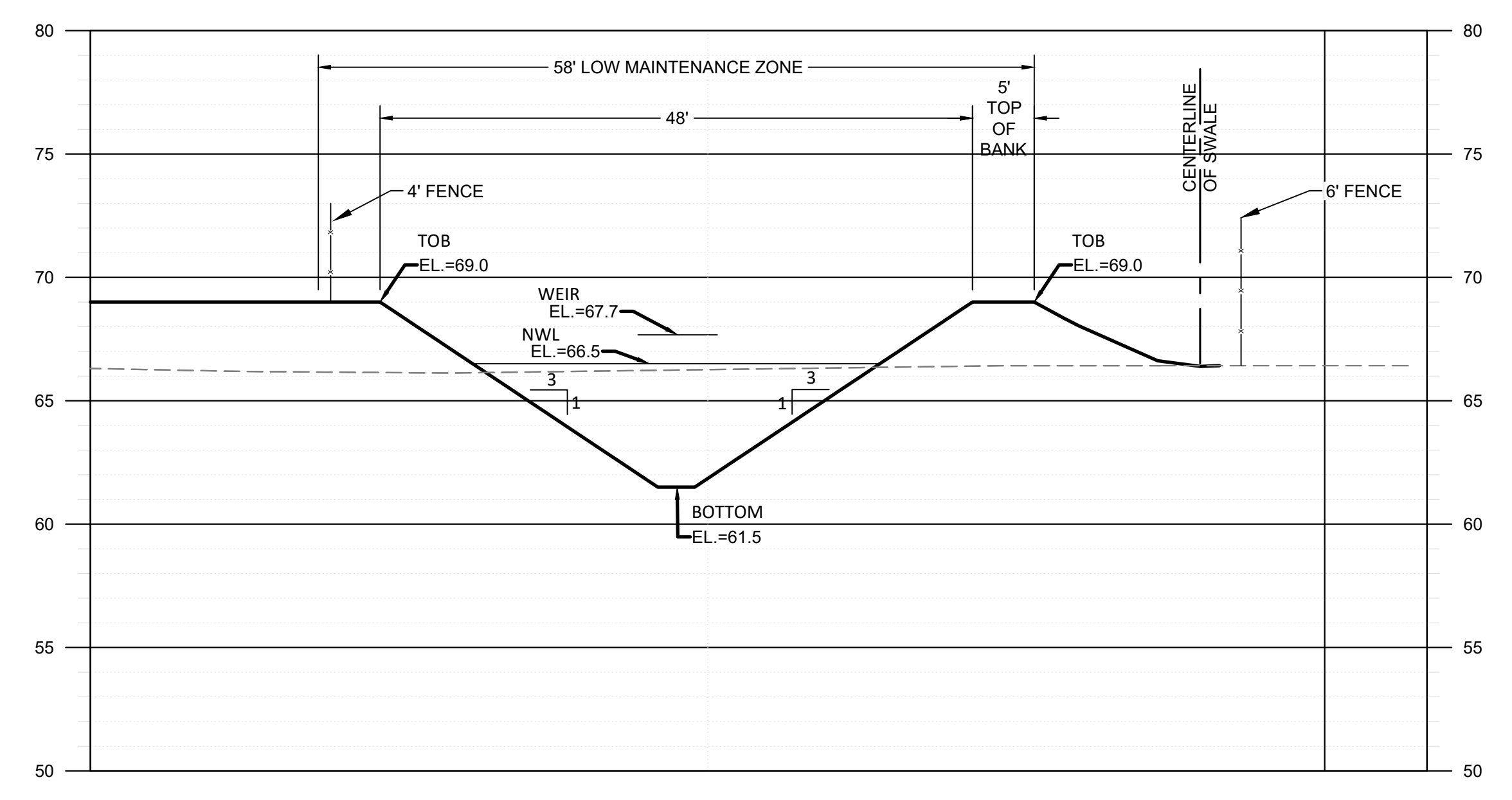
No.	Revisions	By

AVA ENGINEERS, INC.
 Commercial | Residential | Marine
 Florida Certificate No. 00008161
 4201 BAY MEADOWS RD. SUITE 3 | JACKSONVILLE, FLORIDA 32207
 Ph: (904) 730-3223 | Fx: (904) 730-3225
 Henry A. Unger, Jr., No. 481943

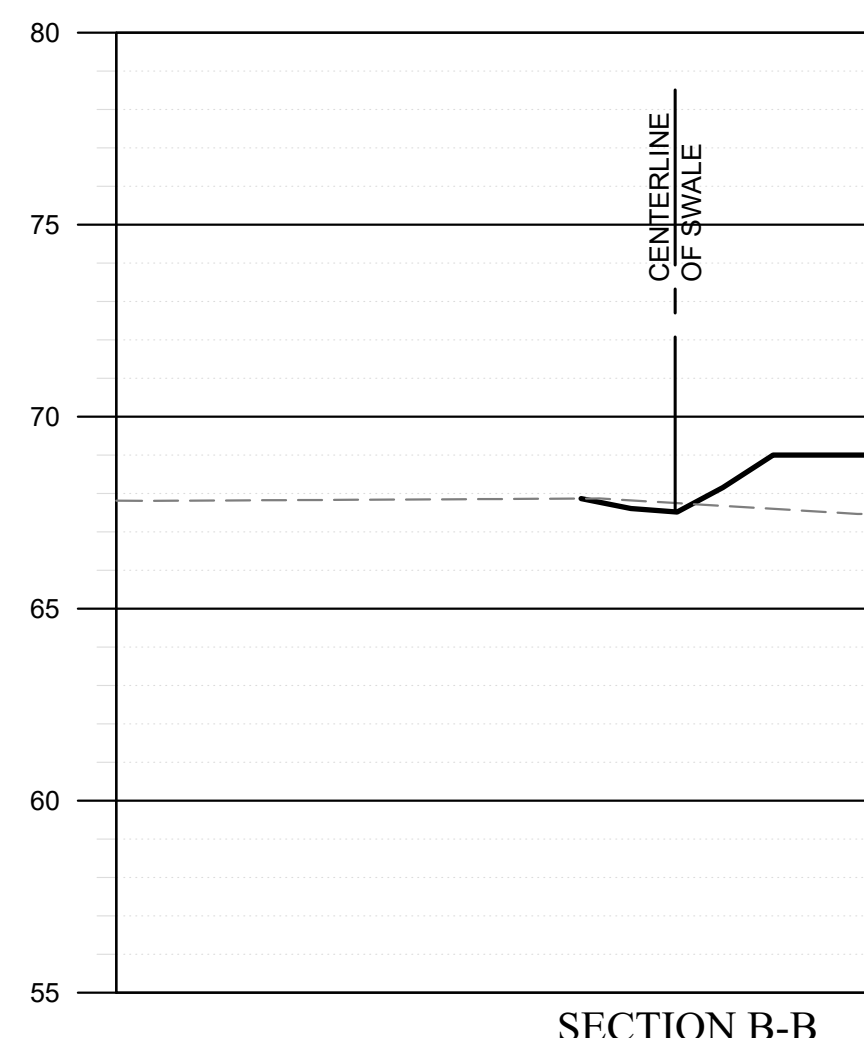
UNLESS THIS DRAWING BEARS THE EMBOSSED SEAL OF A REGISTERED PROFESSIONAL ENGINEER, IT IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID. THIS DRAWING HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARD ACCEPTED ENGINEERING PRACTICE. HOWEVER, CERTAIN BY OTHERS (i.e. CITY, COUNTY, STATE, FEDERAL, etc.) TO SUCH STORMWATER FACILITIES. THE ENGINEER DOES NOT GUARANTEE THE RESULTS OF THE FACILITY'S PERFORMANCE FOR RETENTION AND TREATMENT OF STORMWATER.

DAYSPRING BOAT & RV STORAGE
SITE DETAILS
 FLORIDA
 NASSAU

Date: 12/18/2024
 Designer: HAV
 Job #: 24-009
 Drawn: MRP
 Scale: N/A
 Sheet: 8 of 15

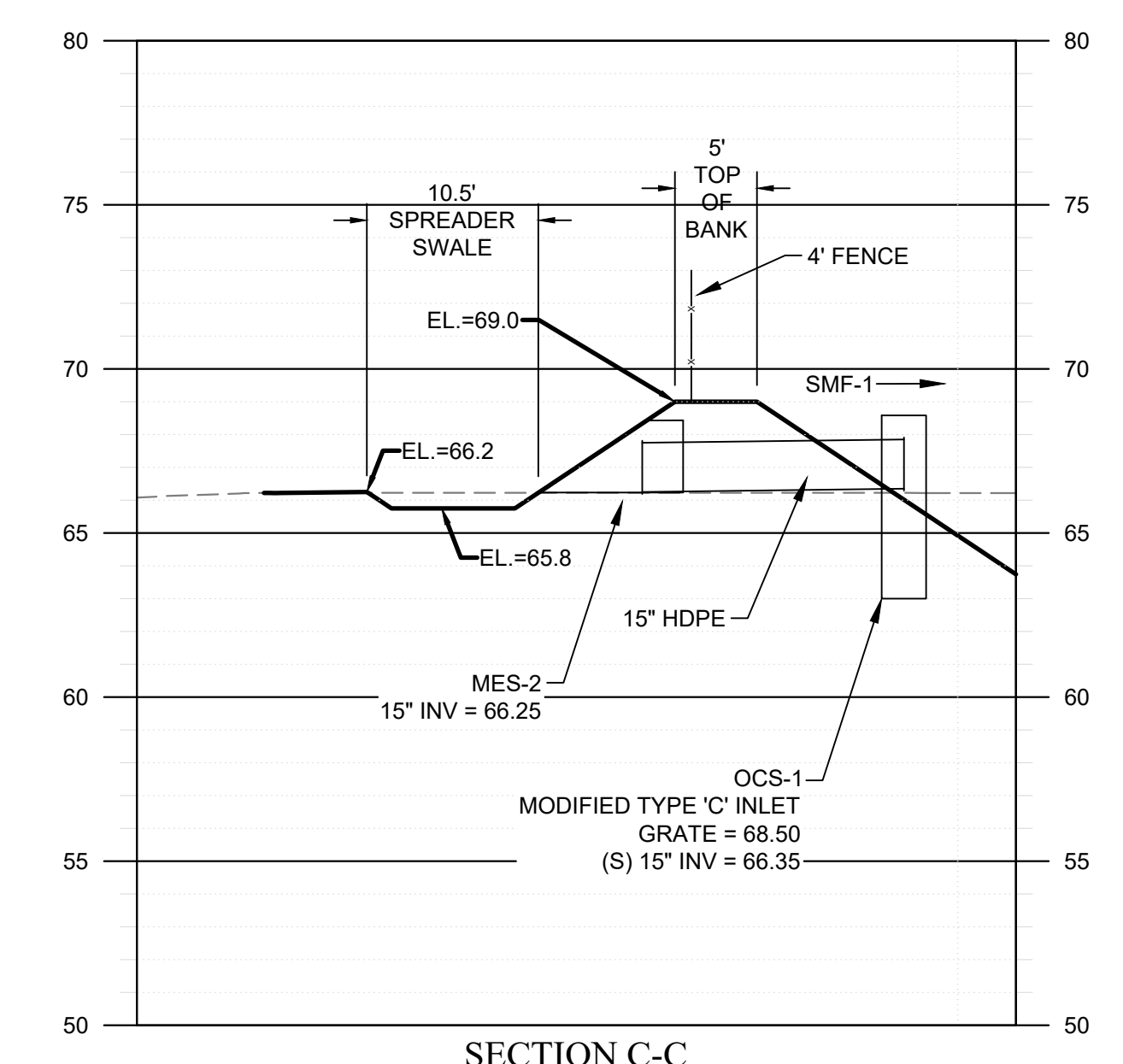


SMF1 Cross Section A-A with Low Maintenance Zone



SECTION B-B

SCALE:
 1" = 10' HORIZONTAL
 1" = 5' VERTICAL



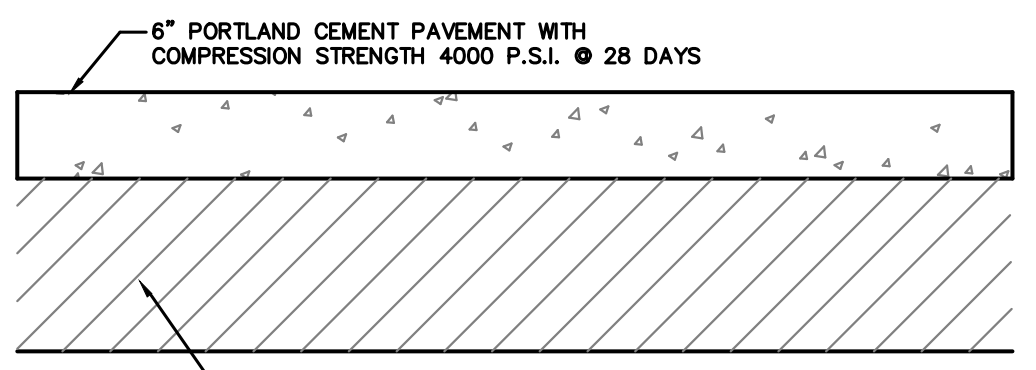
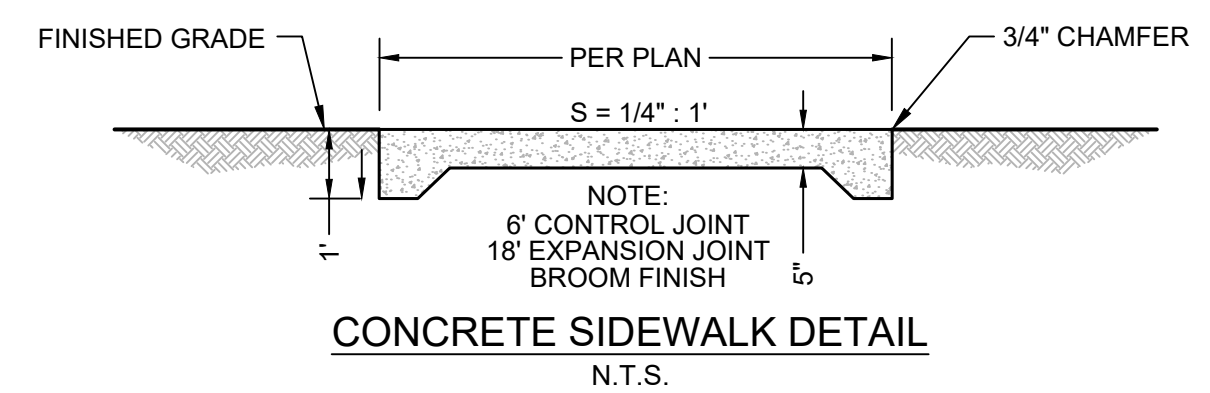
SECTION C-C

SCALE:
 1" = 10' HORIZONTAL
 1" = 5' VERTICAL

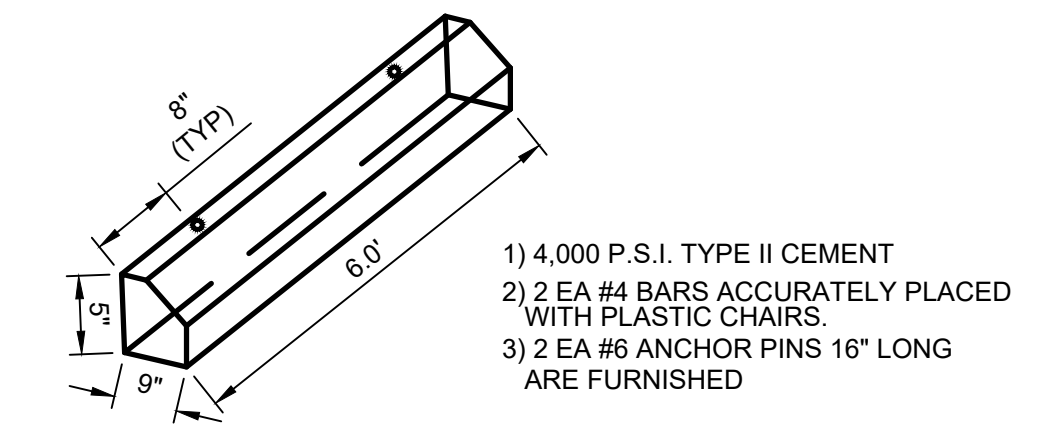
- Low Maintenance Requirements**
- * Bahia Grass planted and managed in order to minimize the need for fertilization, watering and mowing, etc.
 - * No mowed or cut vegetable material shall be deposited or remain in the low maintenance zone or deposited in the water.
 - * Care will be taken to prevent the overspray of aquatic weed products into the low maintenance zone.

SCALE:
 1" = 10' HORIZONTAL
 1" = 5' VERTICAL

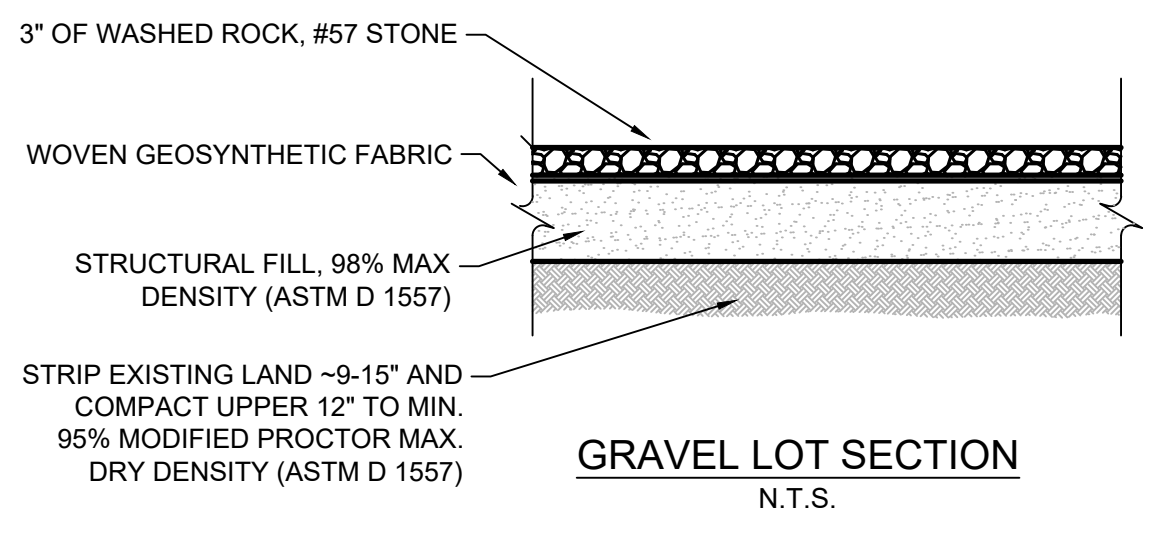
STORMWATER MGMT. FACILITY SMF-1	
TOP	= 69.00, 0.177 Ac.
NWL	= 66.50, 0.112 Ac.
BOT	= 61.50, 0.008 Ac.
DHW (100 YR)	= 68.71
DHW (25 YR)	= 68.48
DHW (5 YR)	= 68.06
DHW (MEAN)	= 67.88



TYPICAL CONCRETE PAVEMENT SECTION

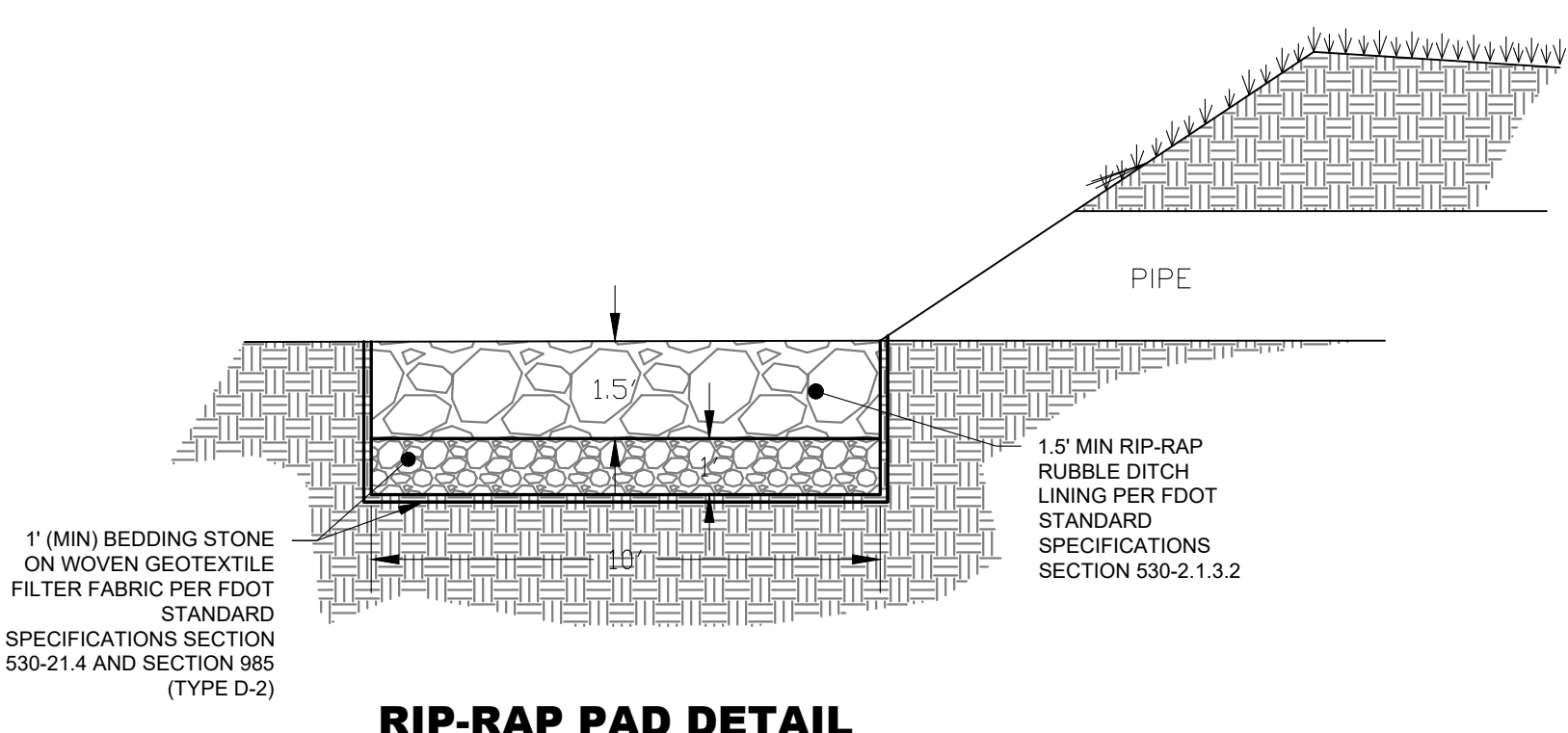


CONCRETE WHEEL STOP DETAIL

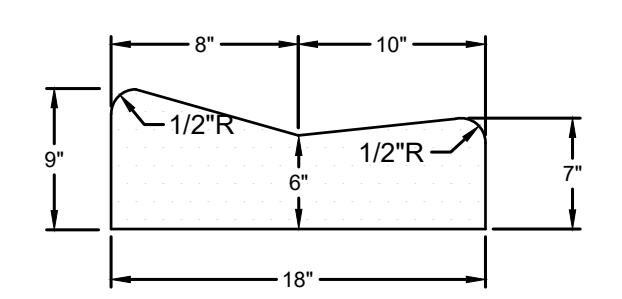
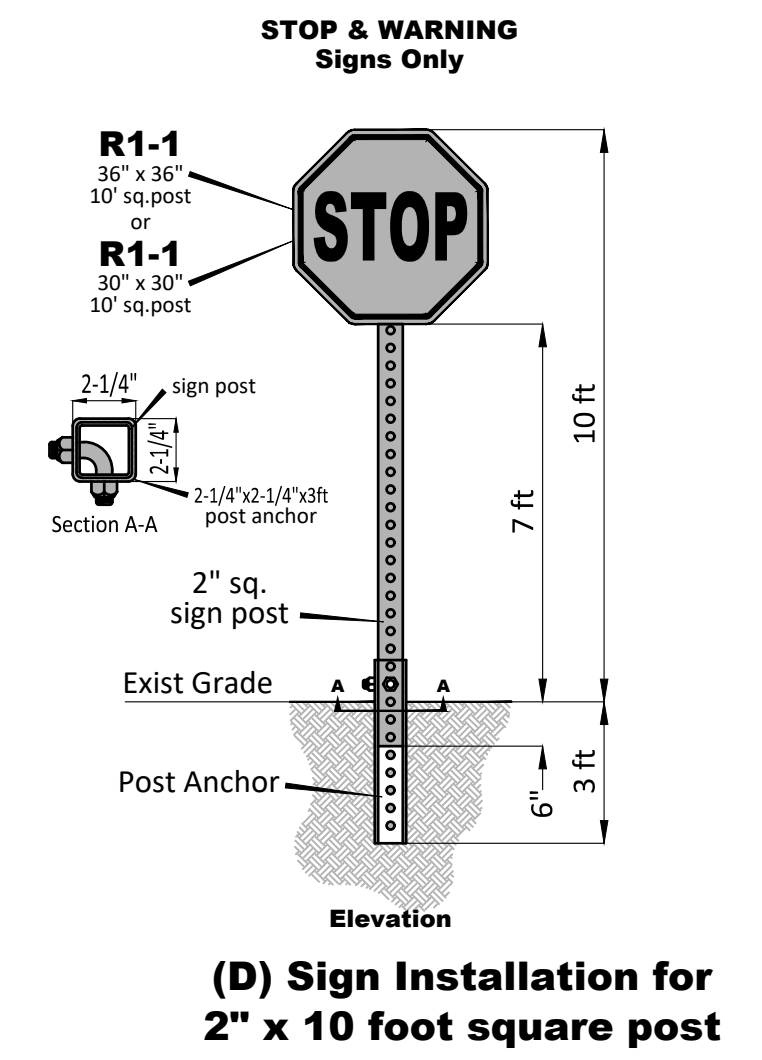


GRAVEL LOT SECTION

NOTE: SEE GEOTECHNICAL REPORT FOR RECOMMENDATIONS OF INSTALLING GRAVEL

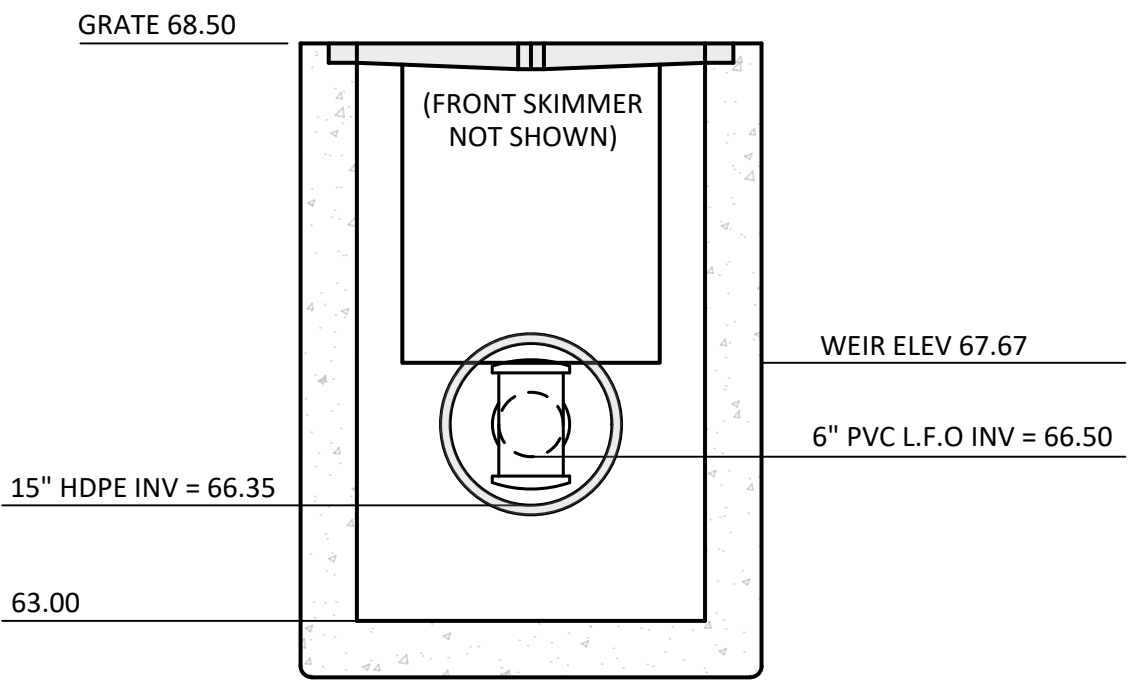


RIP-RAP PAD DETAIL

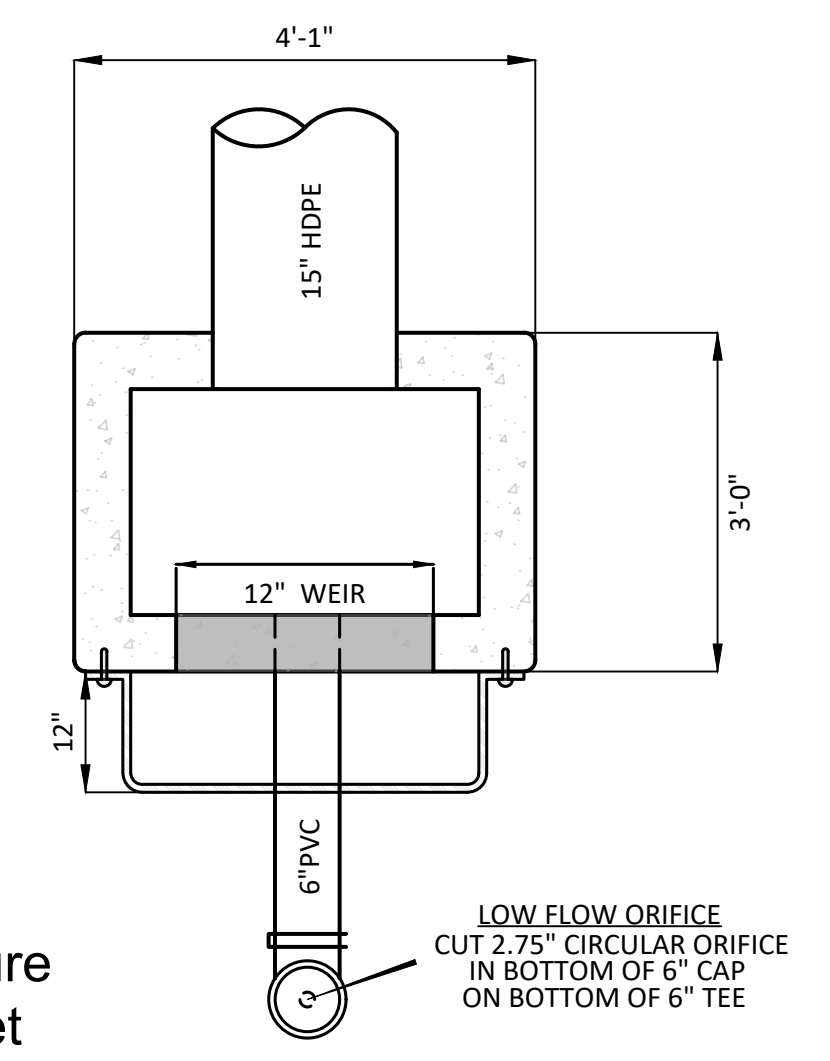


18" LOW PROFILE CURB & GUTTER

NOTE: UNLESS OTHERWISE NOTED ALL CONCRETE USED SHALL HAVE A REQUIRED MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I. IN 28 DAYS.

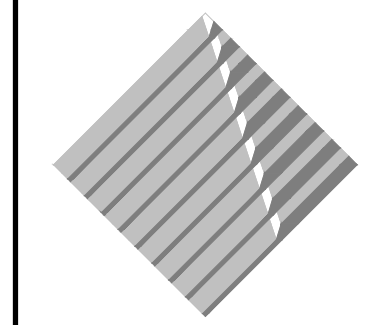


(OCS-1) Outlet Control Structure Modified Type C Inlet

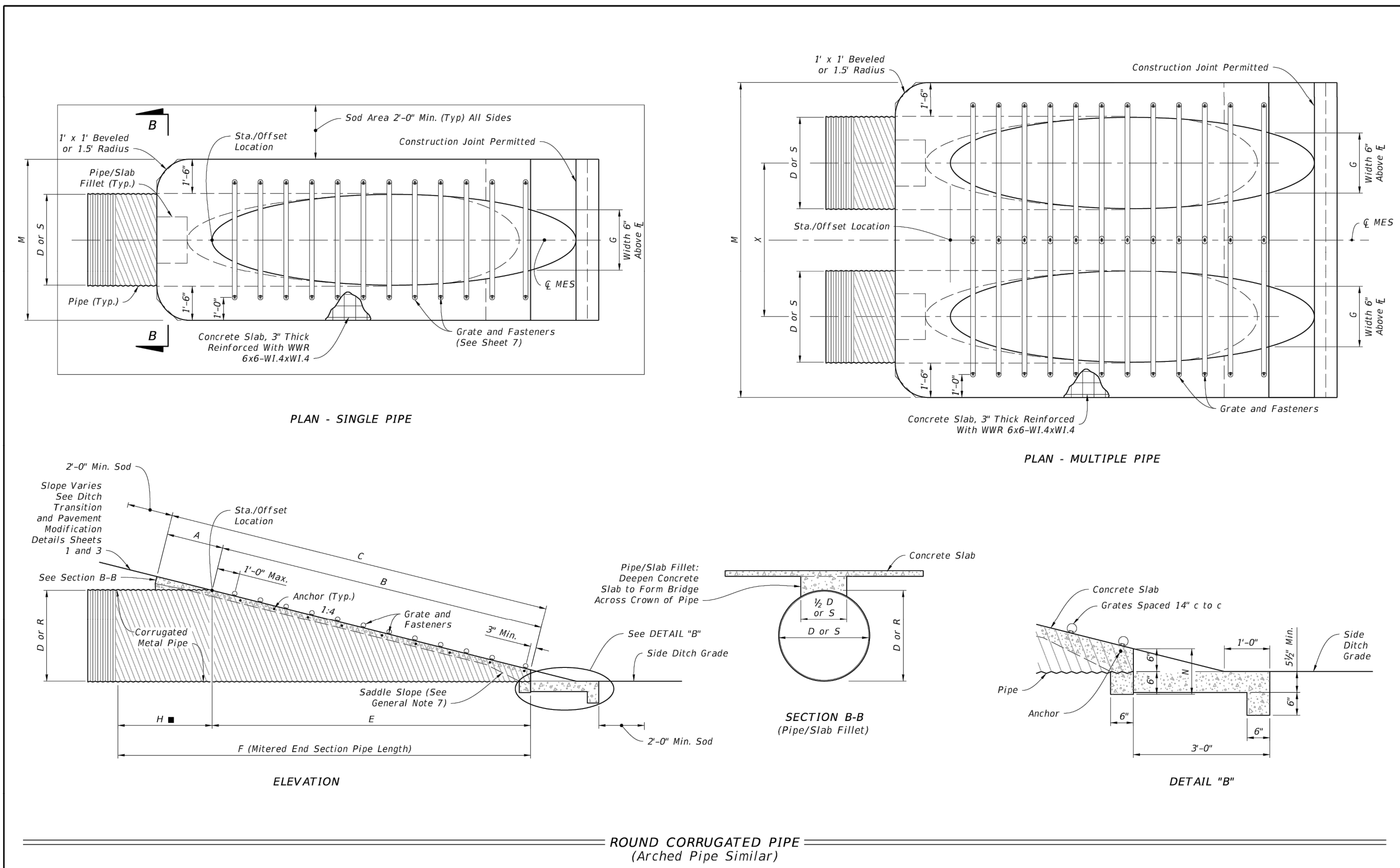


No.	Revisions	By

AVA ENGINEERS, INC.
 Commercial | Residential | Marine
 Florida Certificate No. 00008161
 4201 BAYMEADOWS ROAD, SUITE 3 | JACKSONVILLE, FLORIDA 32207
 Ph: (904) 730-3223 | Fx: (904) 730-3225
 Henry A. Urraga, Jr., No. 481043

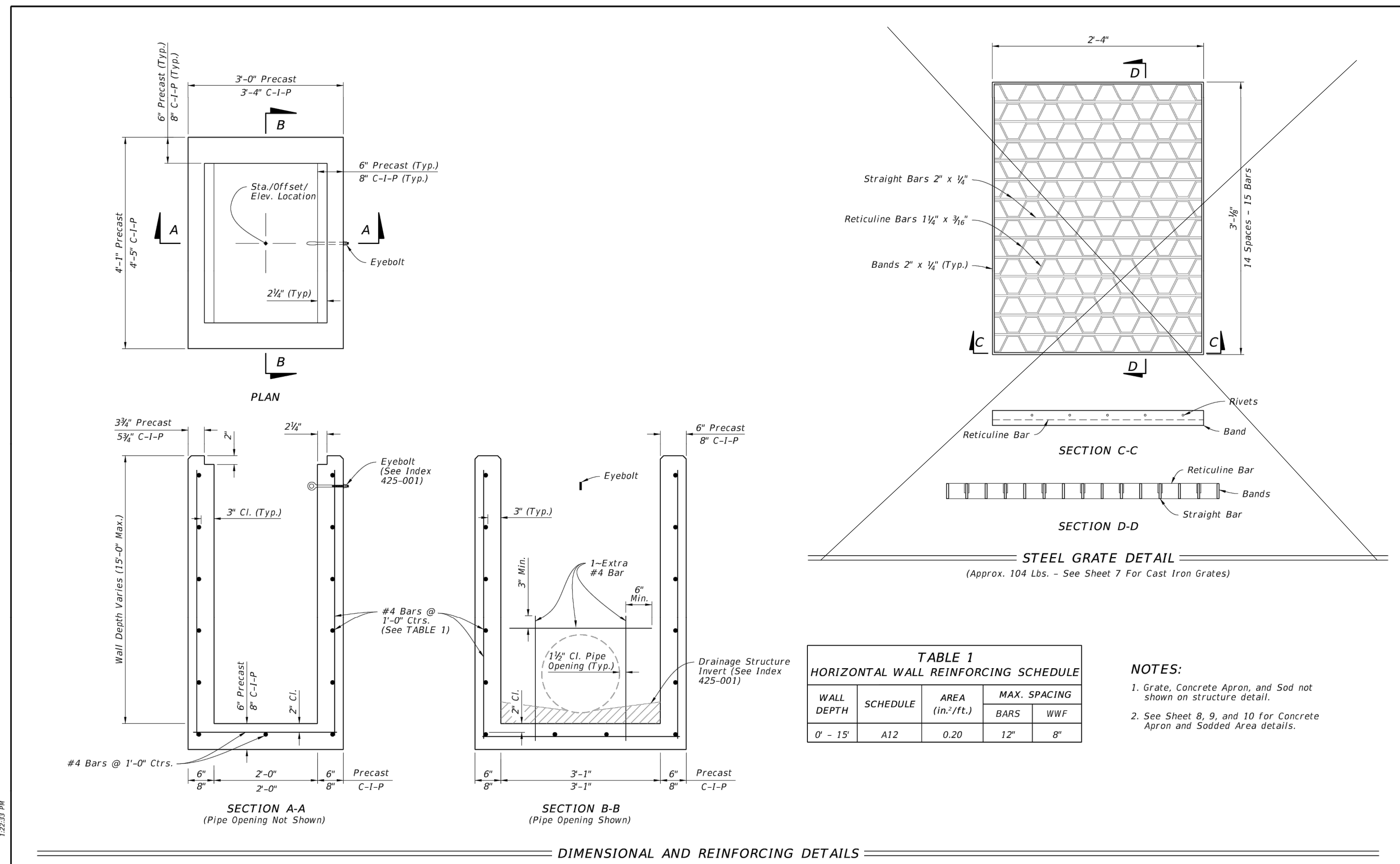


UNLESS THIS DRAWING BEARS THE EMBOSSED SEAL OF A PROFESSIONAL ENGINEER, IT IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN THAT AUTHORIZED BY THE ENGINEER, ARCHITECT, OR OTHER PROFESSIONAL PERSONNEL. INFORMATION FOR THE USER OF THIS DRAWING IS PROVIDED AS IS AND IS NOT VALID. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE ENGINEER DOES NOT GUARANTEE THE RESULTS OF THE DESIGN OR THE PERFORMANCE OF THE WORK. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS. THE ENGINEER DOES NOT GUARANTEE THE RESULTS OF THE DESIGN OR THE PERFORMANCE OF THE WORK.



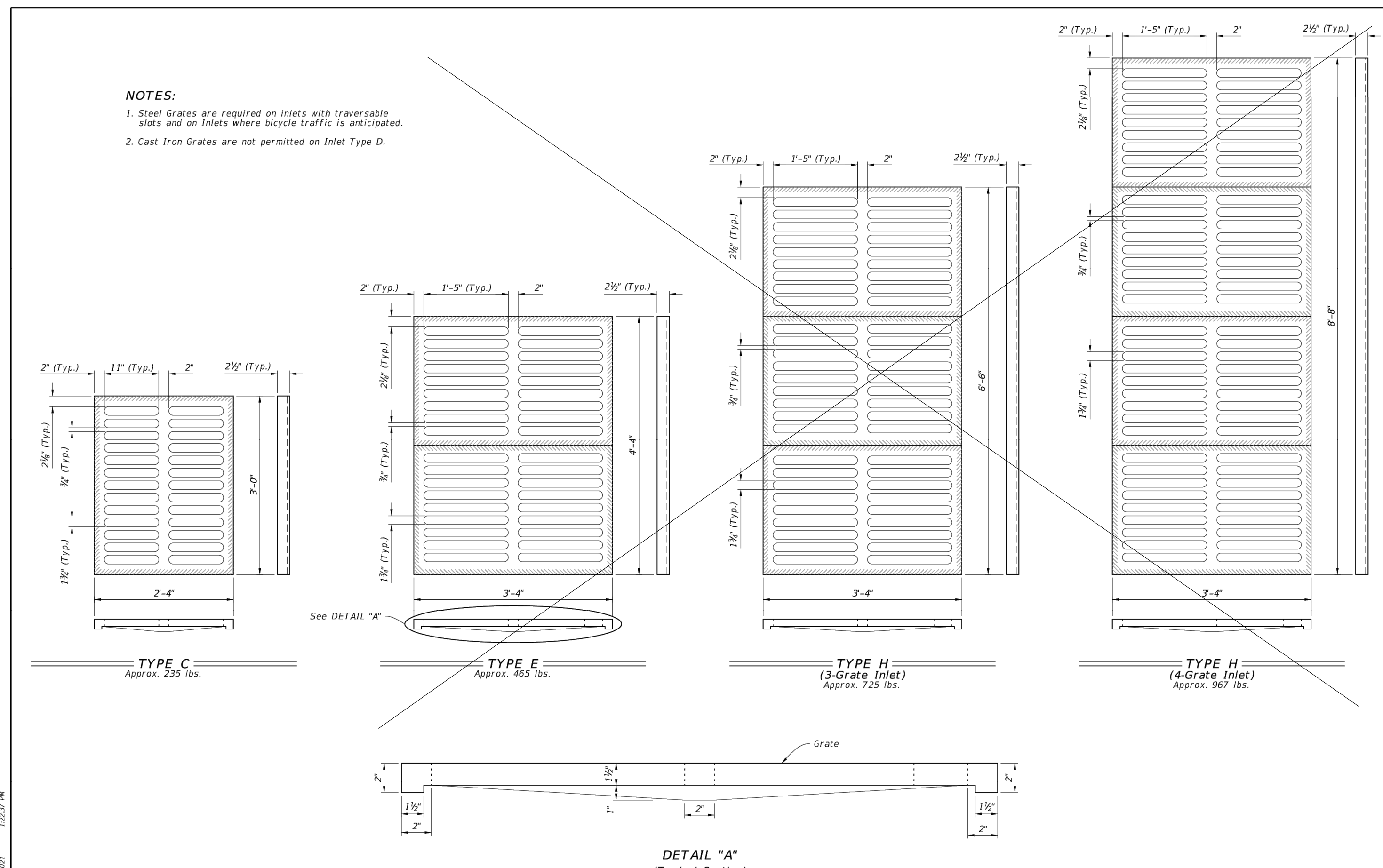
SINGLE AND MULTIPLE CORRUGATED METAL PIPE

LAST REVISION 11/01/19	DESCRIPTION: SIDE DRAIN MITERED END SECTION	FY 2022-23 STANDARD PLANS	INDEX 430-022	SHEET 4 of 7
---------------------------	------------------------------------------------	------------------------------	------------------	-----------------



TYPE C - DIMENSIONAL, REINFORCING, AND STEEL GRATE DETAILS

LAST REVISION 11/01/20	DESCRIPTION: DITCH BOTTOM INLET TYPE C, D, E, AND H	FY 2022-23 STANDARD PLANS	INDEX 425-052	SHEET 2 of 14
---------------------------	--------------------------------------------------------	------------------------------	------------------	------------------



CAST IRON GRATE DETAILS

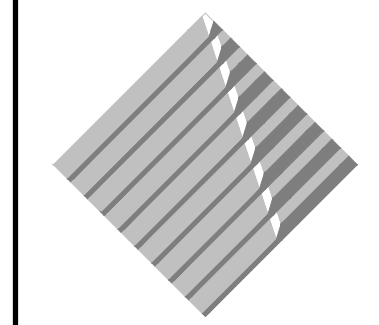
LAST REVISION 11/01/20	DESCRIPTION: DITCH BOTTOM INLET TYPE C, D, E, AND H	FY 2022-23 STANDARD PLANS	INDEX 425-052	SHEET 7 of 14
---------------------------	--------------------------------------------------------	------------------------------	------------------	------------------

DAYSpring BOAT & RV STORAGE
FDOT - DRAINAGE DETAILS
 FLORIDA
 NASSAU

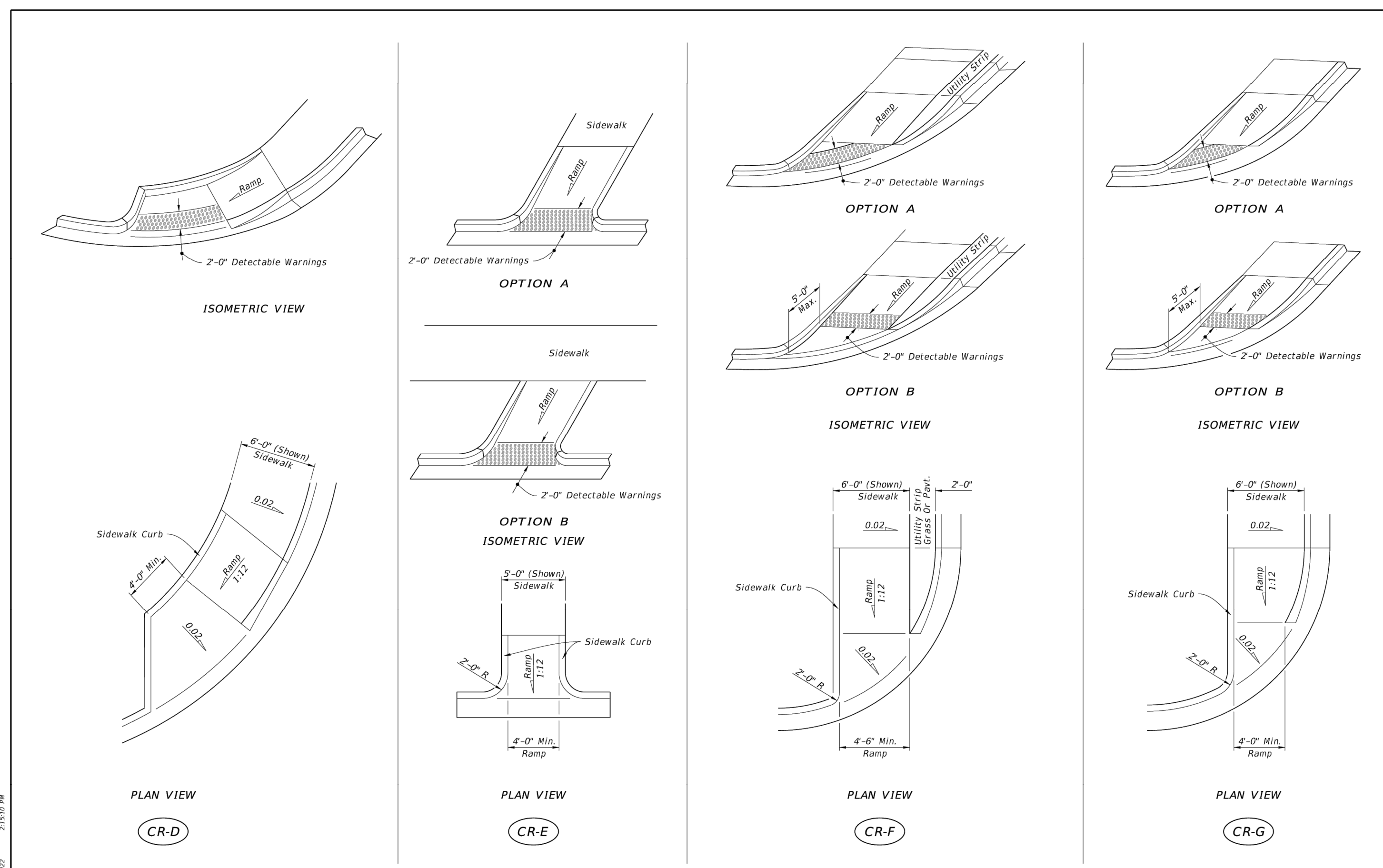
Date: 12/18/2024
 Designer: HAV
 Job #: 24-009
 Drawn: MRP
 Scale: N/A
 Sheet: 9 of 15

No.	Revisions	By

AVA ENGINEERS, INC.
 Commercial | Residential | Marine
 Florida Certificate No. 00008161
 4201 BAYMEADOWS RD. SUITE 3 | JACKSONVILLE, FLORIDA 32217
 Ph. (904) 730-3223 | Fx. (904) 730-3225
 Henry A. Virga, Jr., No. 481043

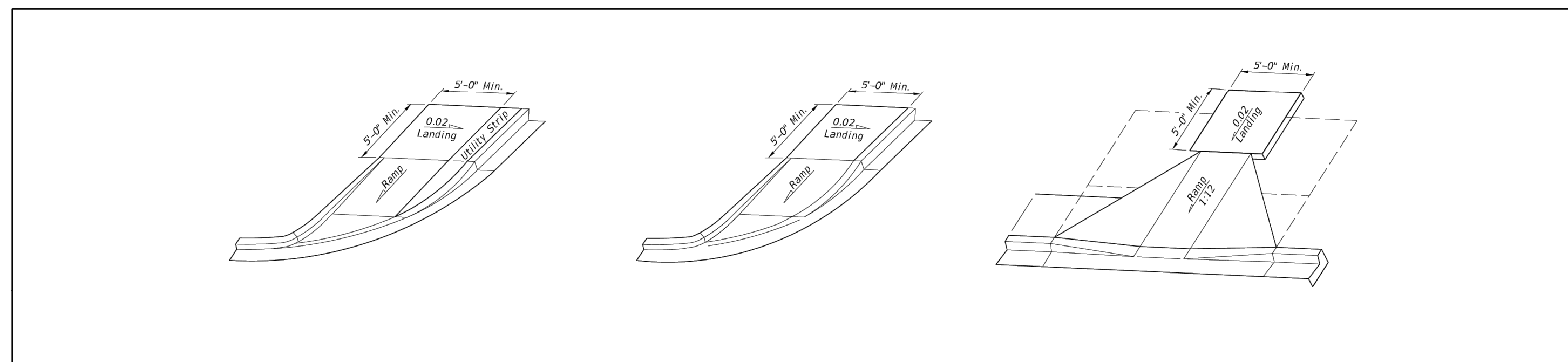


UNLESS THIS DRAWING BEARS THE EMBOSSED SEAL OF A PROFESSIONAL ENGINEER, IT IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN INFORMATION PURPOSES ONLY AND IS NOT VALID. AVA ENGINEERS, INC. IS NOT AN AUTHORIZED AGENT FOR ANY ENGINEERING, ARCHITECTURAL, OR SURVEYING PROFESSIONS IN ANY STATE. THIS DRAWING HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE PROFESSION OF PROFESSIONAL ENGINEERING PRACTICE, HOWEVER, CERTAIN INFORMATION IS NOT SHOWN HEREIN WHICH MAY BE REQUIRED BY OTHERS (e.g., CITY, COUNTY, STATE, FEDERAL, AND LOCAL AGENCIES). THE ENGINEER DOES NOT WARRANT THAT THE INFORMATION CONTAINED HEREIN IS ACCURATE, COMPLETE, OR CURRENT. THE ENGINEER DOES NOT WARRANT THAT THE INFORMATION CONTAINED HEREIN IS FREE FROM CONFLICT OF INTEREST. THE ENGINEER DOES NOT WARRANT THAT THE INFORMATION CONTAINED HEREIN IS FREE FROM CONFLICT OF INTEREST. THE ENGINEER DOES NOT WARRANT THAT THE INFORMATION CONTAINED HEREIN IS FREE FROM CONFLICT OF INTEREST.

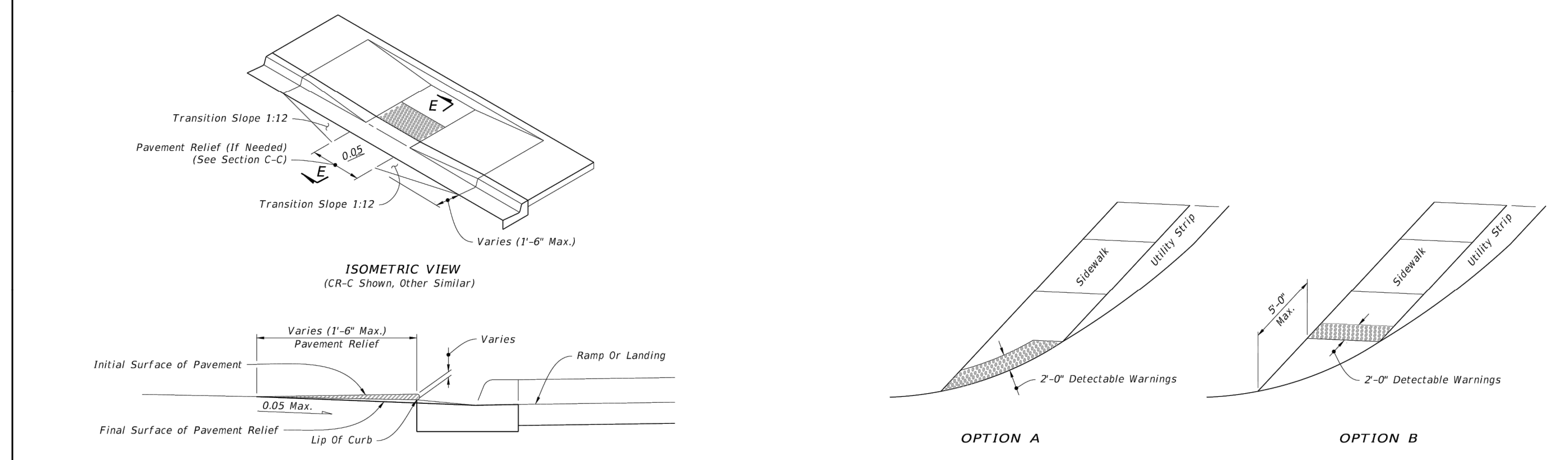


SIDEWALK CURB RAMPS CR-D, CR-E, CR-F & CR-G

LAST REVISION 11/01/21	DESCRIPTION: STANDARD PLANS	INDEX 522-002	SHEET 4 of 7
---------------------------	--------------------------------	------------------	-----------------



LANDINGS FOR CURB RAMPS WITHOUT SIDEWALKS
 (See CR-F, CR-G & CR-K Respectively For Detectable Warning Details/Options)



PAVEMENT RELIEF DETAILS

DETECTABLE WARNING ON FLUSH SHOULDER SIDEWALKS

CURB RAMPS WITHOUT SIDEWALKS AND FLUSH SHOULDER SIDEWALKS

LAST REVISION 11/01/20	DESCRIPTION: STANDARD PLANS	INDEX 522-002	SHEET 6 of 7
---------------------------	--------------------------------	------------------	-----------------

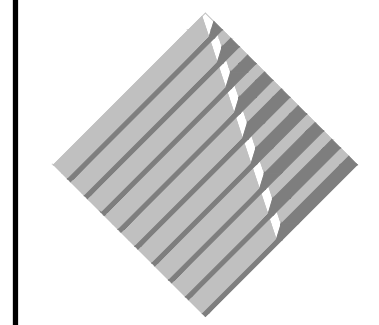
DAYSPRING BOAT & RV STORAGE
FDOT - CURB RAMP DETAILS
 FLORIDA
 NASSAU

Date: 12/18/2024
Designer: HAV
Job #: 24-009
Drawn: MRP
Scale: N/A

Sheet: **10**
of 15

No.	Revisions	By

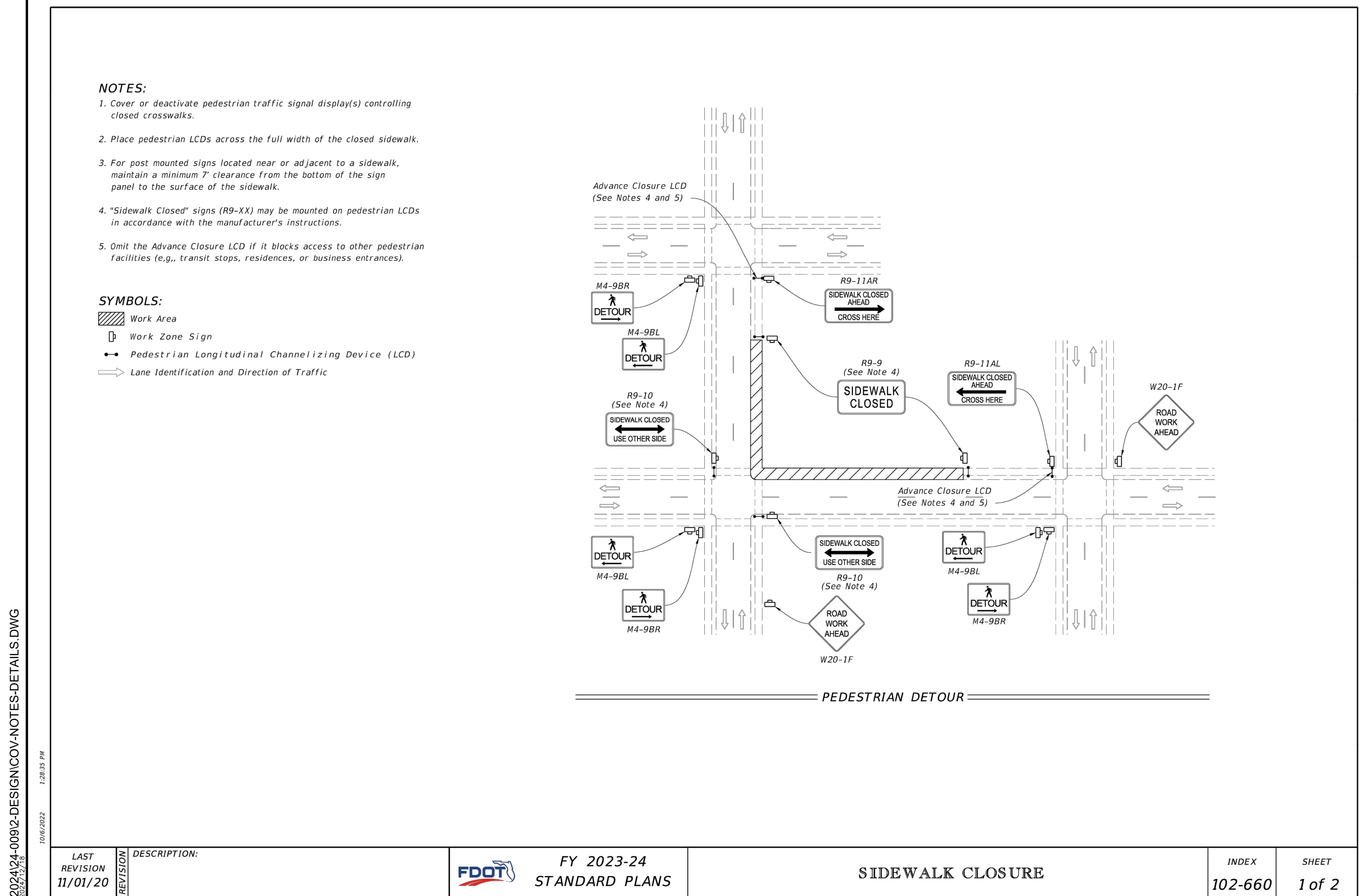
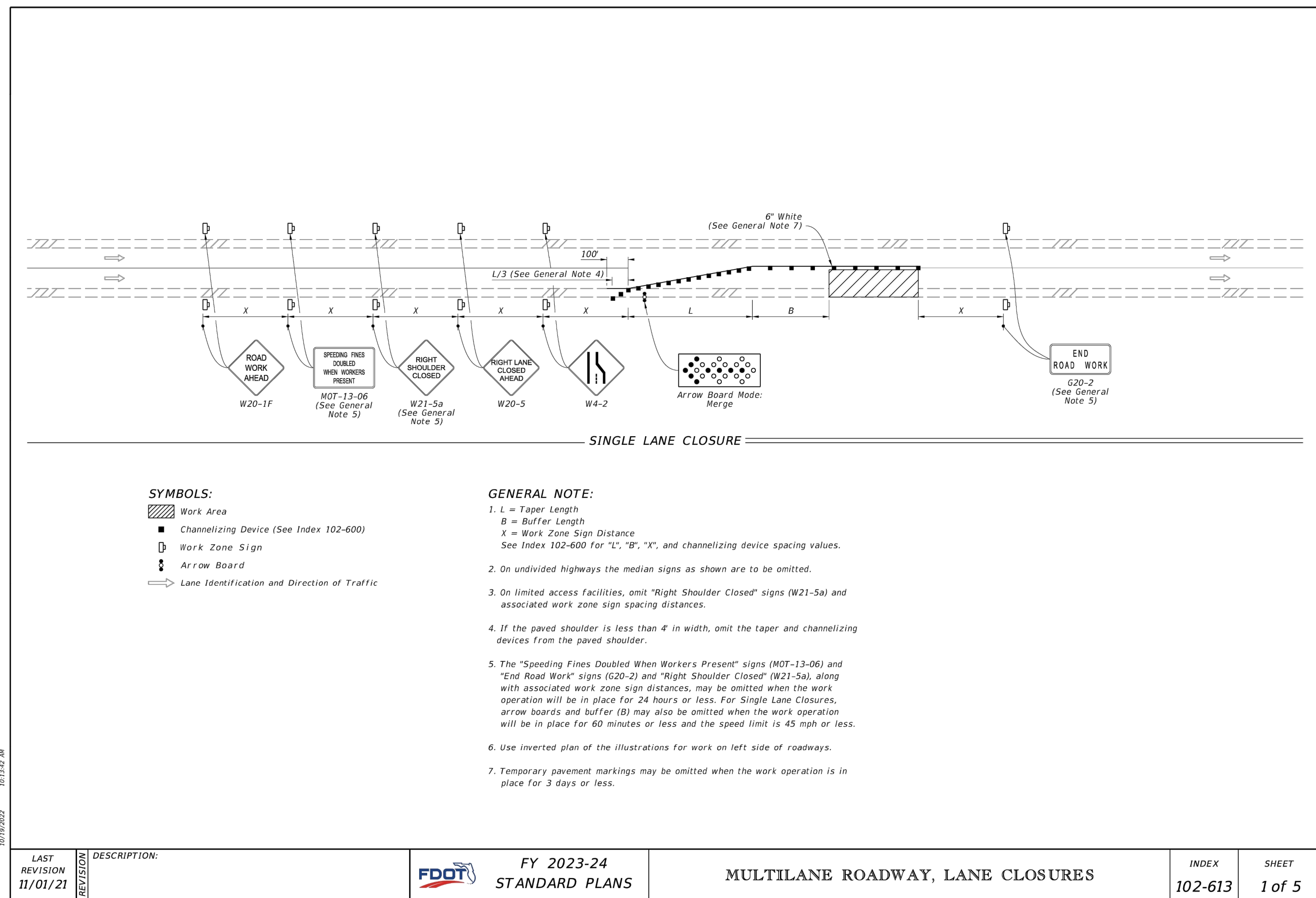
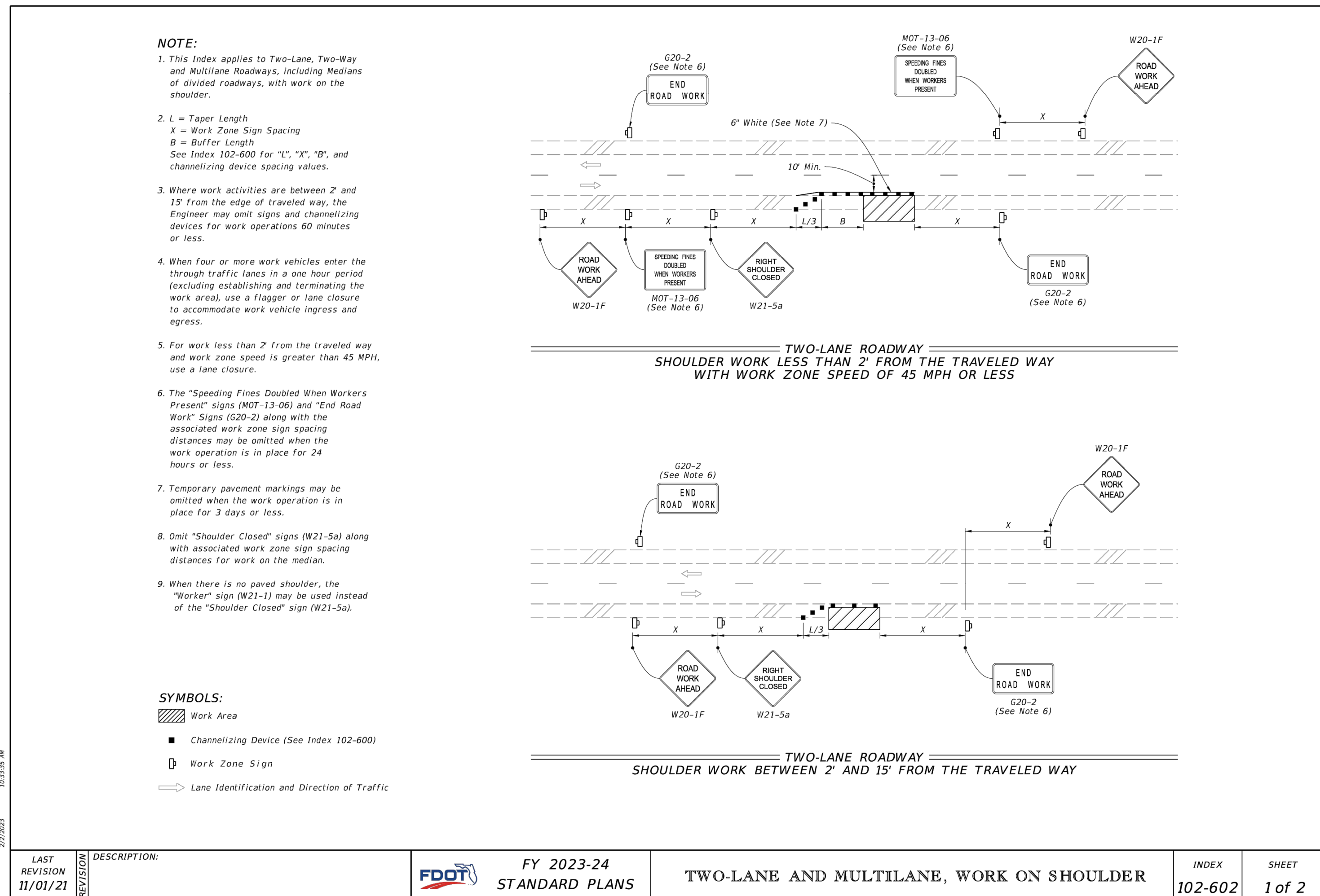
AVA ENGINEERS, INC.
 Commercial | Residential | Marine
 Florida Certificate No. 00008161
 4201 BAYMEADOWS ROAD, SUITE 3 | JACKSONVILLE, FLORIDA 32207
 Ph: (904) 730-3223 | Fx: (904) 730-3225
 Henry A. Harpe, Jr., No. 481043



UNLESS THIS DRAWING BEARS THE EMBOSSED SEAL OF A PROFESSIONAL ENGINEER, IT IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN THE INFORMATION PROVIDED HEREON. IT IS NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF AVA ENGINEERS, INC. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED HEREON. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREON. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, MAINTENANCE, OPERATION, OR PERFORMANCE OF ANY WORK OR STRUCTURE DESIGNED OR CONSTRUCTED BY OTHERS (e.g., CITY, COUNTY, STATE, FEDERAL, etc.) WHOSE CONTRACTS OR AGREEMENTS WITH THE ENGINEER DO NOT CONTAIN A RELEASE OF LIABILITY FROM THE ENGINEER FOR RETENTION AND TREATMENT OF STORMWATER.

DAYSPRING BOAT & RV STORAGE
FLORIDA
FDOT - MAINTENANCE OF TRAFFIC
NASSAU

Date: 12/18/2024
 Designer: HAV
 Job #: 24-009
 Drawn: MRP
 Scale: N/A
 Sheet: **11**
 of 15



Z:\DWG\2024\24-009\2-DESIGN\COV-NOTES-DETAILS.DWG
 12/23/24 PM
 10/17/2022

OWNER'S REQUIREMENTS

CONTRACTOR'S REQUIREMENTS

Table with columns: SITE DESCRIPTION, GENERAL, SEQUENCE OF MAJOR ACTIVITIES, THE ORDER OF ACTIVITIES WILL BE AS FOLLOWS, CONTROLS, OTHER CONTROLS, WASTE DISPOSAL, HAZARDOUS WASTE, SANITARY WASTE, OFFSITE VEHICLE TRACKING, INVENTORY FOR POLLUTION PREVENTION PLAN, CONCRETE ASPHALT TAR DETERGENTS, SPILL PREVENTION, MATERIAL MANAGEMENT PRACTICES, GOOD HOUSEKEEPING, HAZARDOUS PRODUCTS. Includes project details, site maps, and various regulatory compliance sections.

Revisions table with columns: No., Revisions, By. Includes project title 'DAYSPRING BOAT & RV STORAGE STORMWATER POLLUTION PREVENTION PLAN FLORIDA' and contact information for AVA ENGINEERS, INC.

UNLESS THIS DRAWING BEARS THE EMBOSSED SEAL OF A REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT, IT IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID.

Signature table with columns: SIGNATURE, BUSINESS NAME AND ADDRESS OF CONTRACTOR AND ALL SUBS, RESPONSIBLE FOR/DUTIES. Includes project title and date 'Date: 12/18/2024'.

DAYSRING BOAT & RV STORAGE

STORM WATER POLLUTION PREVENTION PLAN
INSPECTION AND MAINTENANCE REPORT
TO BE COMPLETED EVERY SEVEN (7) DAYS AND WITHIN TWENTY-FOUR (24) HOURS
OF A RAINFALL EVENT OF 0.25 INCHES OR MORE

INSPECTOR: _____ DATE: _____

INSPECTOR'S QUALIFICATIONS:

DATES SINCE LAST RAINFALL: _____ AMOUNT OF LAST RAINFALL: _____ INCHES

STABILIZATION MEASURES

INSPECTION AREA (DESCRIPTION OF LOCATION)	DATE SINCE LAST DISTURBED	DATE OF NEXT DISTURBANCE	STABILIZED ? (YES / NO)	STABILIZED WIDTH	CONDITION

STABILIZATION REQUIRED:

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

SHEET 1 OF 4

DAYSRING BOAT & RV STORAGE

STORM WATER POLLUTION PREVENTION PLAN
INSPECTION AND MAINTENANCE REPORT

DATE: _____
STRUCTURAL CONTROLS
EARTH DIKES / SWALES

DIKE OR SWALE	FROM	TO	IS DIKE / SWALE STABILIZED?	IS THERE EVIDENCE OF WASHOUT OR OVER TOPPING?

MAINTENANCE REQUIRED FOR EARTH DIKE / SWALE:

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

EARTH DIKES / SWALES

STRUCTURAL/ OUTFALL	ARE TURBIDITY CONTROLS IN PLACE?	ANY EVIDENCE OF CLOGGING/WASHOUT OR BYPASSING?	ARE TURBIDITY CONTROLS IN NEED OF REPLACING?	DOES SILT NEED TO BE REMOVED FROM AROUND CONTROL?

MAINTENANCE REQUIRED FOR CATCH BASIN / CURB INLETS / OUTFALLS TRUBIDITY CONTROLS:

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

SHEET 2 OF 4

DAYSRING BOAT & RV STORAGE

STORM WATER POLLUTION PREVENTION PLAN
INSPECTION AND MAINTENANCE REPORT

SEDIMENT BASIN

DEPTH OF SEDIMENT IN BASIN	DEPTH OF SEDIMENT SIDE BASIN	IS THERE EVIDENCE OF OVER TOPPING OF EMBANKMENT?	CONDITION OF OUTFALL FROM SEDIMENT BASIN

MAINTENANCE REQUIRED FOR SEDIMENT BASIN:

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

OTHER CONTROLS

STABILIZED CONSTRUCTION ENTRANCE

DOES MUCH SEDIMENT GET TRACKED ON TO ROADWAY?	IS THE GRAVEL CLEAN OR IS IT FILLED WITH SEDIMENT?	DOES ALL TRAFFIC USE THE STABILIZED ENTRANCE LEAVE THE SITE?	IS THE CULVERT BENEATH THE ENTRANCE WORKING? (IF APPLICABLE)

MAINTENANCE REQUIRED FOR STABILIZED CONSTRUCTION ENTRANCE:

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

SHEET 3 OF 4

DAYSRING BOAT & RV STORAGE

STORM WATER POLLUTION PREVENTION PLAN
INSPECTION AND MAINTENANCE REPORT

CHANGES REQUIRED TO THE POLLUTION PREVENTION PLAN:

REASONS FOR CHANGES:

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERTY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

SIGNATURE: _____ DATE: _____

SHEET 4 OF 4

NOTE TO CONTRACTOR:
THIS IS THE CONTRACTORS CERTIFICATE REQUIRED BY THE EPA'S NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES), STORM WATER POLLUTION PREVENTION PLAN FOR CONSTRUCTION SITES OVER FIVE (5) ACRES. IT IS SUGGESTED THAT THIS SHEET BE REMOVED FROM THE PLAN SET AND DUPLICATED AS NEEDED BY THE CONTRACTOR.

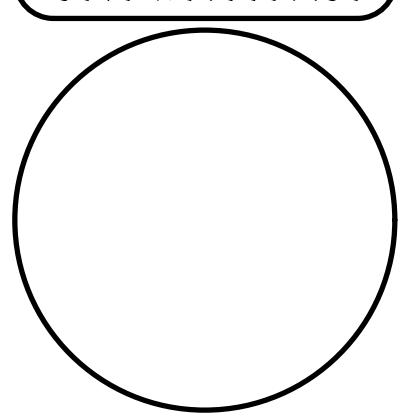
AN INSPECTOR, CERTIFIED BY THE STATE OF FLORIDA OR EXPERIENCED IN THE INSTALLATION AND MAINTENANCE OF EROSION CONTROLS, IS REQUIRED TO INSPECT THE EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN ON THE APPROVED STORMWATER POLLUTION PREVENTION PLAN. INSPECTION REPORTS ARE TO BE COMPLETED ONCE EVERY WEEK AND AFTER EVERY RAINFALL EVENT OF 0.5" OR MORE DURING THE CONSTRUCTION PHASE. THESE REPORTS SHALL BE MADE AVAILABLE TO THE CITY AT ANY TIME AND COPIES OF ALL OF THE INSPECTIONS SHALL BE SUBMITTED TO THE CITY PRIOR TO THE ISSUANCE OF A CERTIFICATE OF COMPLETION OR OCCUPANCY.

No.	Revisions	By

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 00008161
4201 BAYMEADOWS RD. SUITE 3 | JACKSONVILLE, FLORIDA 32207
Ph: (904) 730-3223 | Fx: (904) 730-3225
Henry A. Urriga, Jr., No. 481943



UNLESS THIS DRAWING BEARS THE EMBOSSED SEAL OF A REGISTERED PROFESSIONAL ENGINEER, THIS DRAWING IS THE PROPERTY OF AVA ENGINEERS, INC. IT IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID. THIS DRAWING HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE PROFESSION OF ENGINEERING AS ACCEPTED IN THE STATE OF FLORIDA. THE ENGINEER CERTAINS BY OTHERS (A CITY, COUNTY, STATE, FEDERAL, ETC.) TO SUCH STORMWATER FACILITIES. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED FOR RETENTION AND TREATMENT OF STORMWATER.



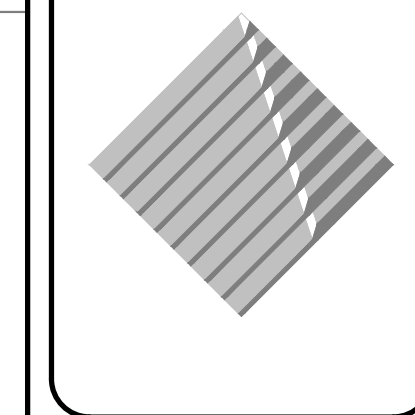
DAYSRING BOAT & RV STORAGE
CONTRACTOR CERTIFICATION SHEET
FLORIDA
NASSAU

Date: 12/18/2024
Designer: HAV
Job #: 24-009
Drawn: MRP
Scale: N/A

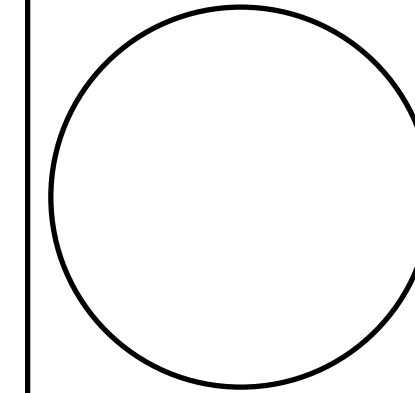
Sheet: 14 of 15

No.	Revisions	By

AVA ENGINEERS, INC.
 Commercial | Residential | Marine
 Florida Certificate No. 00008161
 4201 BAYMEADOWS ROAD, SUITE 3 | JACKSONVILLE, FLORIDA 32207
 Ph: (904) 730-3223 | Fx: (904) 730-3225
 Henry A. Urrutia, Jr., No. 481043



UNLESS THIS DRAWING BEARS THE EMBOSSED SEAL OF A PROFESSIONAL ENGINEER, IT IS NOT VALID. IT IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID. THIS DRAWING HAS BEEN PREPARED BY AN UNLICENSED PERSON WHO HAS NOT BEEN TRAINED IN ACCORDANCE WITH THE STANDARDS OF PROFESSIONAL ENGINEERING PRACTICE. HOWEVER, CERTAIN INFORMATION HAS BEEN OBTAINED FROM CERTAIN SOURCES (U.S. CITY, COUNTY, STATE, FEDERAL, AND LOCAL GOVERNMENTS) AND IS BEING PROVIDED FOR YOUR INFORMATION. SUCH INFORMATION IS NOT GUARANTEED TO BE ACCURATE AND THE ENGINEER DOES NOT WARRANT OR REPRESENT THAT THE INFORMATION IS CORRECT AND THAT IT WILL BE SUFFICIENT FOR THE PURPOSES OF RETENTION AND TREATMENT OF STORMWATER.

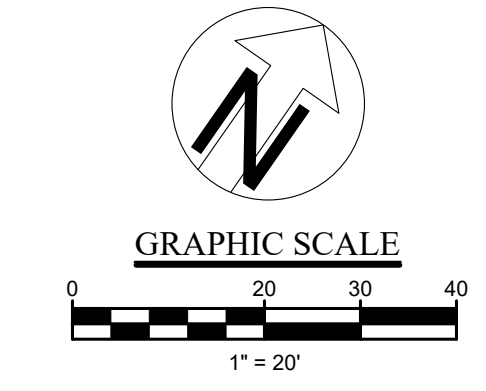
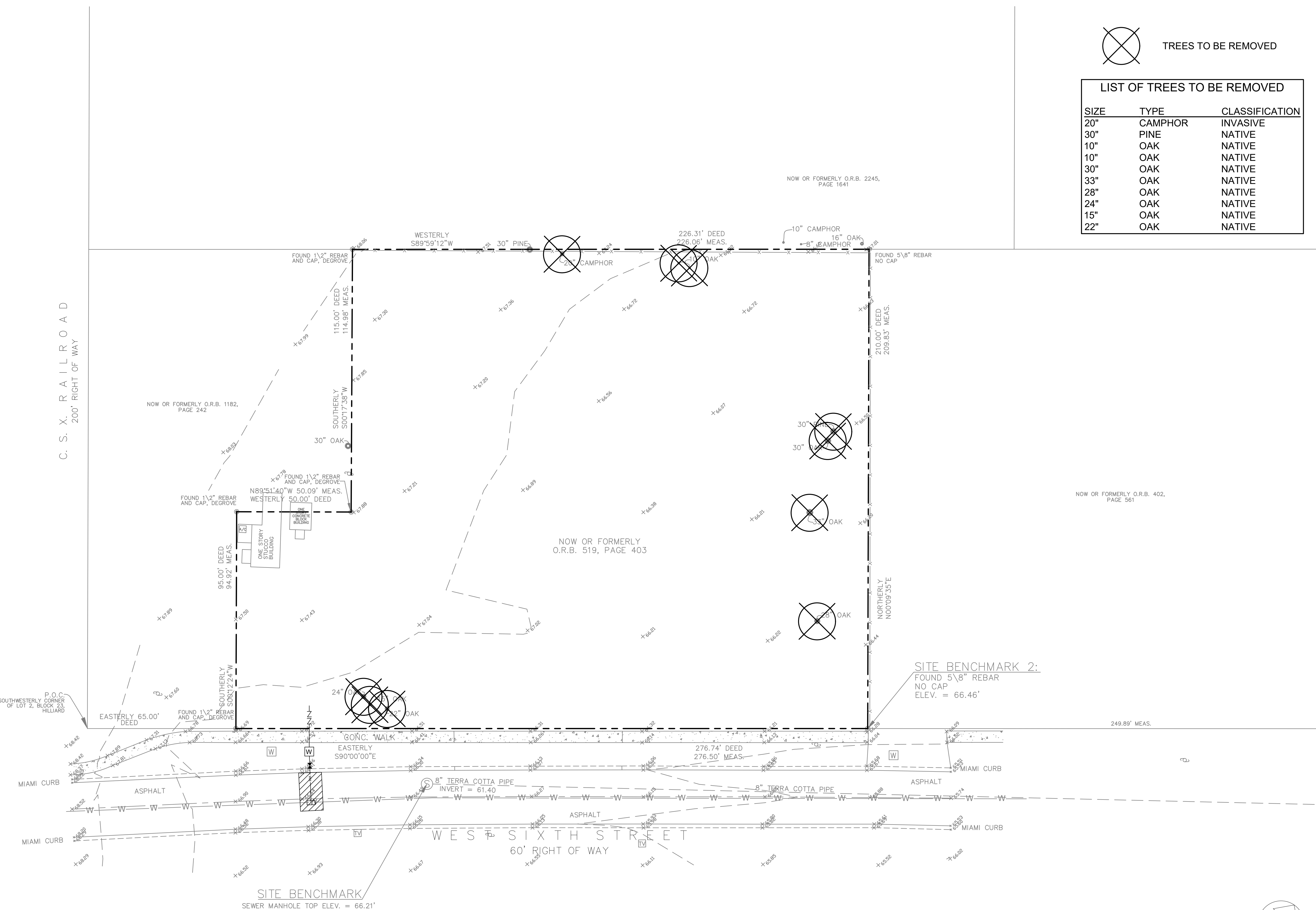


DAYSPRING BOAT & RV STORAGE
LANDSCAPE PLAN
 FLORIDA
 NASSAU

Date: 12/18/2024
 Designer: HAV
 Job #: 24-009
 Drawn: MRP
 Scale: 1" = 20'
 Sheet: **LS-1**

TREES TO BE REMOVED

SIZE	TYPE	CLASSIFICATION
20"	CAMPHOR	INVASIVE
30"	PINE	NATIVE
10"	OAK	NATIVE
10"	OAK	NATIVE
30"	OAK	NATIVE
33"	OAK	NATIVE
28"	OAK	NATIVE
24"	OAK	NATIVE
15"	OAK	NATIVE
22"	OAK	NATIVE

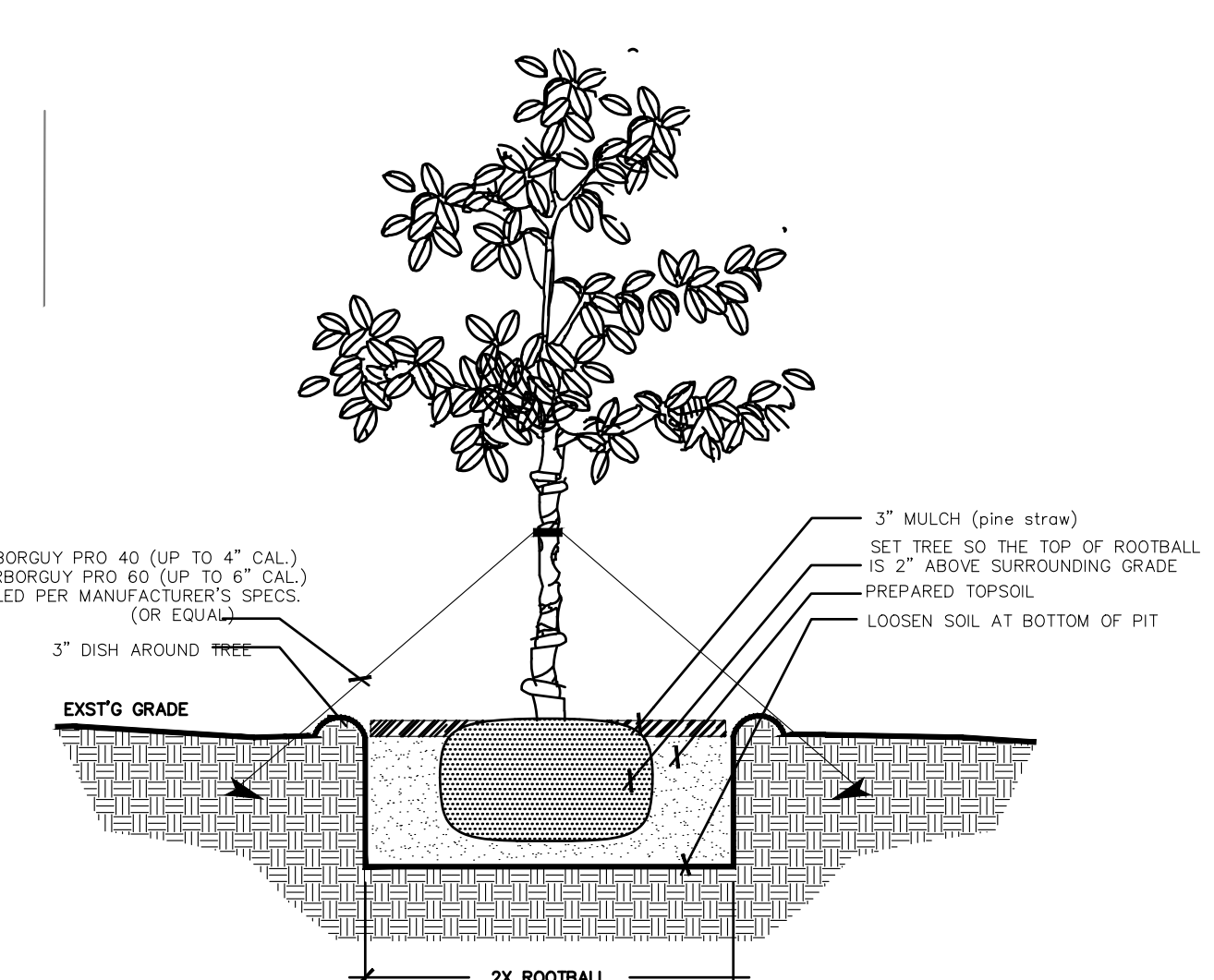
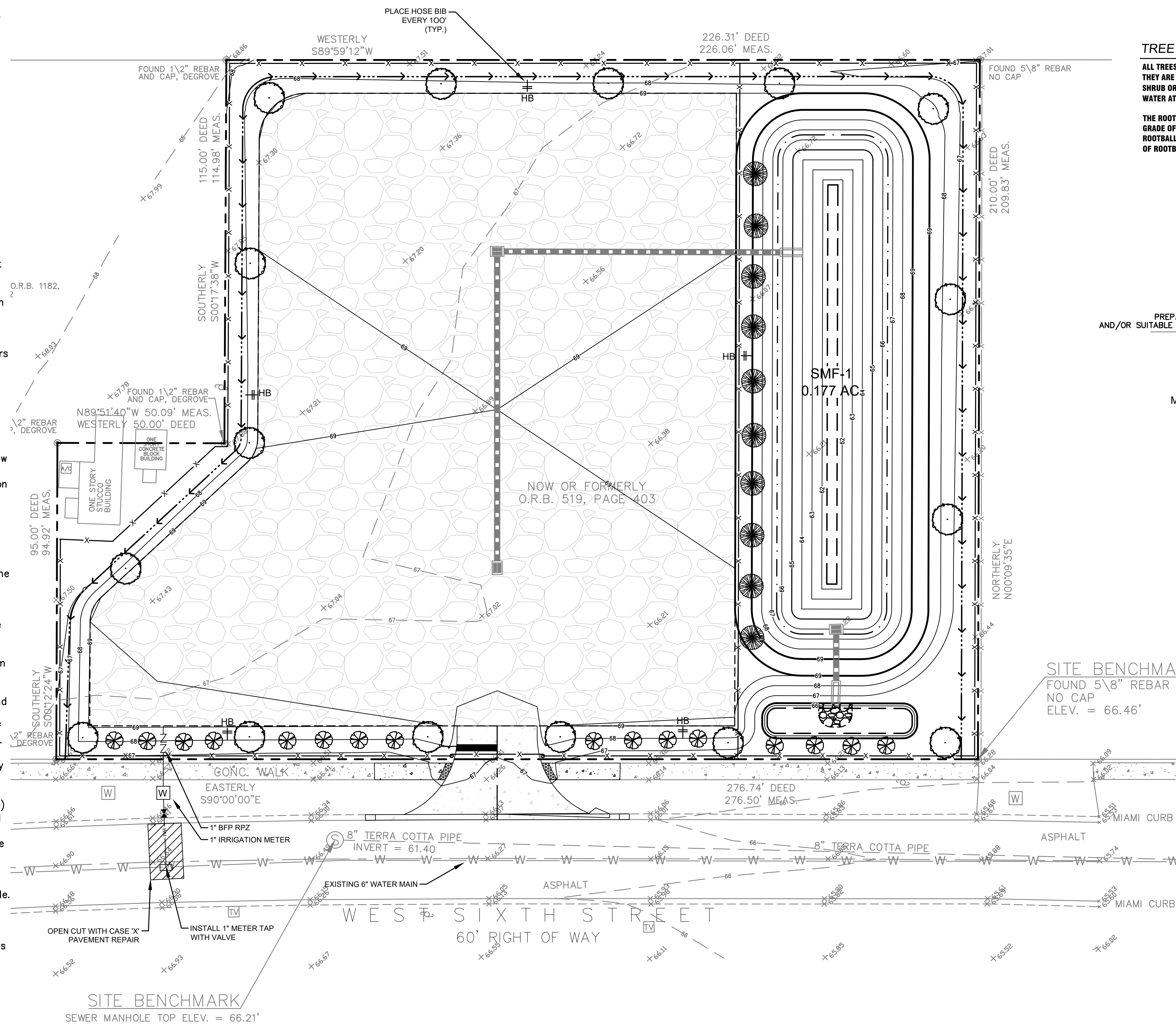


Z:\DWG\2024\24-009\2-DESIGN\LS-PLAN.DWG

QTY.	COMMON NAME	BOTANICAL NAME	SIZE
TREES (Trees 75% Native)			
16	LIVE OAK	QUERCUS VIRGINIANA	12'-14' Ht, X 5'-8' spd., 4" caliper each
10	CRAPE MYRTLE	LAGERSTROEMIA INDICA 'NATCHEZ'	30 gal./ 8-10' o.h., 3 stem min., 1" caliper per stem
SHRUBS (Shrubs 100% Native)			
16	VIBURNUM	VIBURNUM SPP.	3 gal. 36" min. sprd., 24" min height
GROUND COVER (Groundcover 100% Native)			
31,750± SF	ST AUGUSTINE GRASS (FLORATAM)	STENOTAPHRUM SECUNDATUM	1 gal., full contractor to verify quantity

PLANTING NOTES

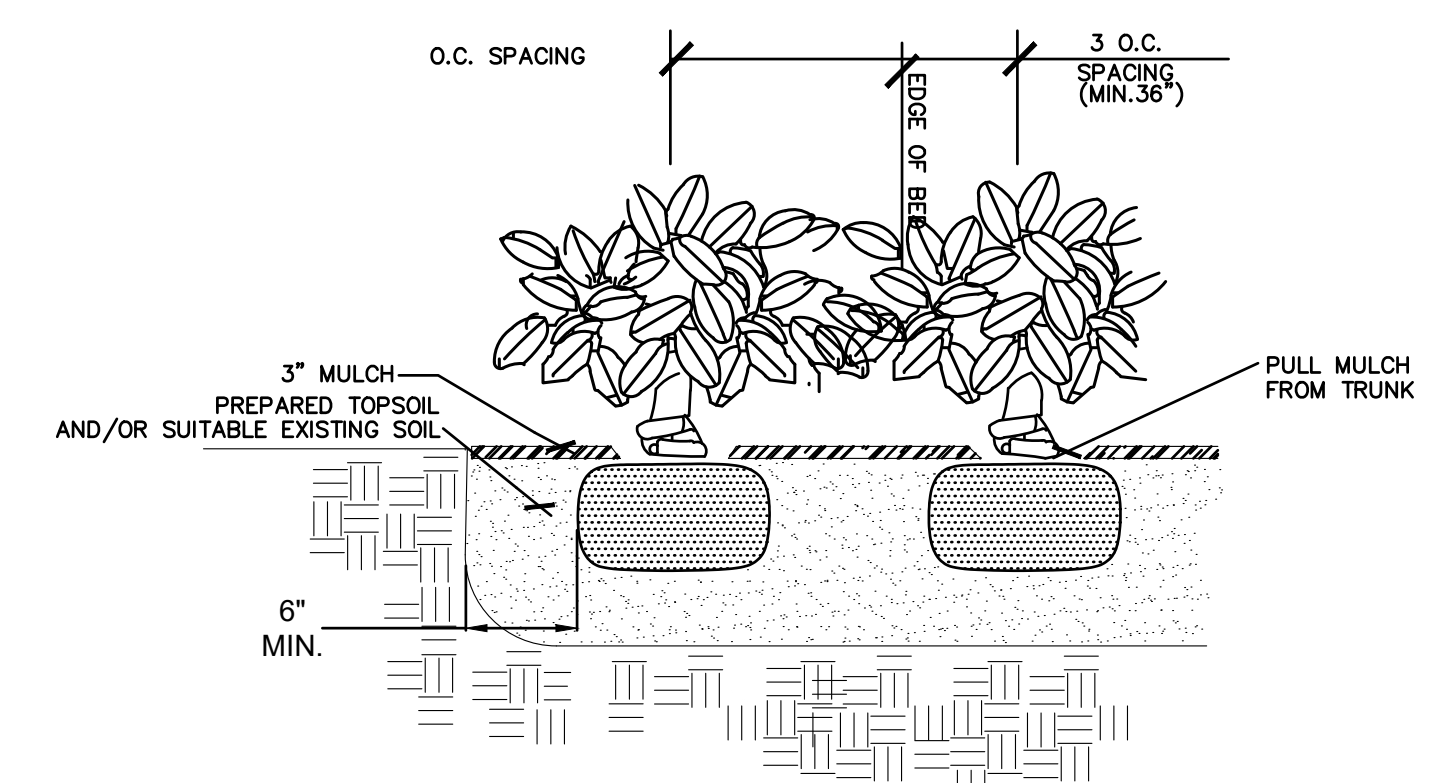
- The LANDSCAPE CONTRACTOR is responsible for verifying project site conditions and all quantities indicated on these plans, before
- All plant material shall be Florida Grade No. 1 or better nursery grown in accordance to Florida Grades and Standards
- Plants shall be sound, healthy and vigorous, well branched and densely foliated when in leaf. They shall be free of disease, insects, eggs or larvae and shall have healthy, well developed root systems. They shall be free from physical damage or adverse conditions that would prevent thriving growth.
- All plants must be container grown or B&B as indicated in the plant list.
- All plants shall conform to the varieties indicated in the
- Substitution of plant materials will not be permitted unless authorized in writing by the LANDSCAPE ARCHITECT. If proof is submitted that any plant specified is not obtainable, a proposal will be considered for use of the nearest equivalent size or variety with corresponding adjustment of contract price.
- Plant material locations and bed outlines shall be staked or flagged on site by the CONTRACTOR and shall be adjusted if required to fit actual as-built conditions on site and approved by the owner or owners representative.
- All proposed tree planting locations shall be staked or flagged before installation by the LANDSCAPE ARCHITECT and approved by the owner or owners representative.
- The CONTRACTOR shall excavate plant pits, according to the drawings, unless otherwise directed.
- All container grown rootballs shall be carefully scoured before setting in plant pits.
- All backfill around plant material shall be worked firmly, tamped and watered in under and around the rootball to fill all voids.
- LANDSCAPE CONTRACTOR shall bear final responsibility for proper surface drainage of planted areas. Any discrepancy in the drawings, obstruction on the site, or prior to work done by any other party, which the CONTRACTOR feels precludes establishing proper drainage shall be brought to the attention of the LANDSCAPE ARCHITECT for correction or relief of said responsibility.
- Planting beds shall be cut or edged to form a uniform clean line between beds and lawn areas.
- After all plant material in a plant bed area has been installed and approved, the areas between plants shall be raked to an even grade to conform to pre-mulching finish grades. All planting beds and plant saucers shall then be uniformly covered with a minimum three inch layer of #2 grade or better RED cypress mulch.
- All planting bed areas with acceptable topsoil shall be top dressed with 50% organic 6-6-6 commercial fertilizer at a rate of nine pounds per 1000 square feet and tilled to a minimum depth of three inches.
- Plant material backfill mixture shall be thoroughly mixed in the following preparations: 50% existing clean topsoil 1/3 topsoil 50% soil mix 1/3 peat 1/3 cow manure
- The LANDSCAPE CONTRACTOR is responsible for all fine grading preparation for planting.
- Rough grades will be established by the owners general contractor at approximately 3 inches below curbs, sidewalks, hardscape amenities, mowing strips and abutments.
- CONTRACTOR shall coordinate construction of planting areas with installation of irrigation system.
- Where seeding may be required on the plans, germination rate shall be the maximum percentage required for the variety specified at the rate of application specified.
- Sod areas shall be SPECIFIED Grass. Grass for sodding shall be freshly cut in squares one foot wide by two feet long. Sod shall be healthy, free of insects, in naturally flourishing conditions. Dry, brown and unrefresh sod will be rejected.
- Sod shall be laid end to end and side to side in a staggered line to form a uniform layer. All uneven edges shall be squarely trimmed to allow close and firm fitting of each piece.
- After sodding is completed, the entire sod areas shall be watered by hand or irrigation system each day for two weeks. Sodded areas shall then be top dressed with a commercial fertilizer as directed herein at the rate of 12 pounds per 1000 square feet of area in an evenly broad case pattern.
- The LANDSCAPE CONTRACTOR is responsible for fully maintaining all plant material on site during and before planting, until the work in accepted by the LANDSCAPE ARCHITECT and or owner.
- All plants shall be guaranteed by the LANDSCAPE CONTRACTOR to be healthy plants and in flourishing condition of active growth for ninety (90) days from final inspection and acceptance. All trees shall be guaranteed an additional one-year from final inspection and acceptance.
- The LANDSCAPE ARCHITECT, owner or owners representative shall have the right to reject any and all work which in his opinion does not meet with the requirements of the specifications at any stage of the project operation.
- In general, the work shall proceed as rapidly as the site becomes available. Keep all areas of work clean, neat, and orderly at all times.
- There will be special care to all existing trees to be retained on site to avoid construction damage.
- If an automatic irrigation system is to be provided in lieu of hose bibs as shown on the plan, a shop drawing of the layout and design must be submitted to the governmental agency, for review and approval, prior to installation.
- Irrigation system shall be fully automatic, providing 100% coverage to all planting areas, with all pop up heads in lawn area.
- Irrigation station shall be set where there will be no mixing of shrub and lawn areas, fixed spray heads with gear driven heads or impacts. Shrub risers shall be minimum 2.5' from eop and all heads minimum 1' from buildings.
- A double check backflow prevention (or approved equal); equal to a DCA-100; to be mounted in a rectangular valve box (12"x 10") on the service side of the meter and immediately adjacent to the water meter.
- After the landscape plan is approved by the governmental agency any subsequent changes must be resubmitted for review and approval.
- Shade trees shall be planted minimum 4' from EOP and 15' from OHE.



TREE PLANTING DETAIL

ALL TREES ARE TO BE POSITIONED VERTICALLY REGARDLESS OF THE SLOPE OF THE GROUND IN WHICH THEY ARE PLANTED. WATER RINGS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN A MANNER IN WHICH THEY WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.

THE ROOTBALL OF THE TREE SHOULD BE POSITIONED IN THE HOLE SO THAT THE FINISH GRADE OF THE BACKFILL SOIL AND LANDSCAPE SOIL IS 2" LOWER THAN THE TOP OF THE ROOTBALL. MULCH SHOULD COVER THE EDGE OF THE ROOTBALL, DO NOT MULCH ON TOP OF ROOTBALL.



SHRUB PLANTING DETAIL

ALL SHRUBS ARE TO BE POSITIONED VERTICALLY REGARDLESS OF THE SLOPE OF THE GROUND IN WHICH THEY ARE PLANTED. WATER RINGS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN A MANNER IN WHICH THEY WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.

LANDSCAPE IRRIGATION SCHEDULES

DURING DAYLIGHT SAVINGS TIME, IRRIGATION FOR COMMERCIAL PROPERTY SHALL ONLY OCCUR ON TUESDAY AND FRIDAY BETWEEN THE HOURS OF 4:00PM AND 10:00AM

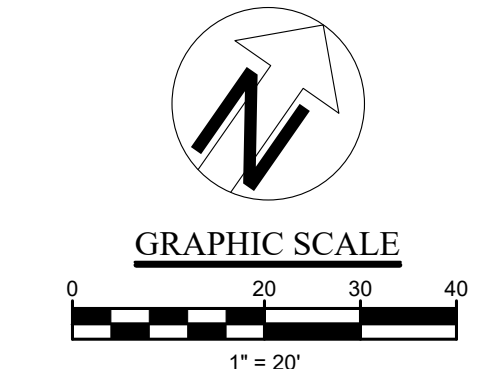
DURING EASTERN STANDARD TIME, IRRIGATION FOR COMMERCIAL PROPERTIES SHALL OCCUR ONLY ON TUESDAY BETWEEN THE HOURS OF 4:00PM AND 10:00AM

ALL IRRIGATION IS LIMITED TO ONLY THAT NECESSARY FOR EFFICIENT UTILIZATION. NO MORE THAN 0.75" OF WATER MAY BE APPLIED PER IRRIGATION ZONE ON EACH DAY THAT IRRIGATION OCCURS AND IN NO EVENT SHALL IRRIGATION OCCUR FOR MORE THAN ONE HOUR PER IRRIGATION ZONE.

ALL LANDSCAPE IRRIGATION SHALL BE LIMITED TO ONLY THAT NEED TO MEET LANDSCAPE NEEDS.

WHERE RECLAIMED WATER IS AVAILABLE, THE USE OF PRIVATE IRRIGATION WELLS FOR LANDSCAPE IRRIGATION IS NOT AUTHORIZED.

ALL AUTOMATIC IRRIGATION SYSTEMS SHALL BE INSTALLED, OPERATE AND MAINTAIN A RAIN SENSOR DEVICE OR SWITCH THAT OVERRIDES THE IRRIGATION SYSTEM WHEN ADEQUATE RAINFALL HAS OCCURRED.



No.	Revisions	By

AVA ENGINEERS, INC.
 Commercial | Residential | Marine
 Florida Certificate No. 00008161
 4201 BAYMEADOWS ROAD, SUITE 3 | JACKSONVILLE, FLORIDA 32207
 Ph: (904) 730-3223 | Fx: (904) 730-3225
 Henry A. Urpe, Jr., No. 481043

DAYSPRING BOAT & RV STORAGE

LANDSCAPE PLAN

FLORIDA
 NASSAU

Date: 12/18/2024
 Designer: HAV
 Job #: 24-009
 Drawn: MRP
 Scale: 1" = 20'
 Sheet: LS-2

Z:\DWG\2024\24-009\2-DESIGN\LS-PLAN.DWG

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 Douglas Adkins for Dayspring Health, LLC
(Print Name of Property Owner)

hereby authorize AVA Engineers, Inc
(Print Name of Agent)

to represent me/us in processing an application for Site Plan Application
(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)

Douglas Adkins
(Print Name of Owner)

(Print Name of Owner)

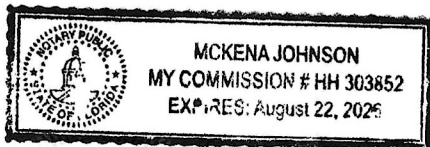
State of Florida

} ss

Nassau County

Sworn to and subscribed before me on this 5 day of September, 2024,
by Douglas Adkins
(Name of Person Making Statement)

[Signature]
Signature of Notary Public
State of Florida



Mckena Johnson
Print, type or stamp commissioned name
of Notary Public

My Commission Expires: _____

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

Type of identification produced: _____



FLORIDA DEPARTMENT OF
Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

**SELF-CERTIFICATION FOR
A STORMWATER MANAGEMENT SYSTEM IN UPLANDS SERVING
LESS THAN 10 ACRES OF TOTAL PROJECT AREA AND
LESS THAN 2 ACRES OF IMPERVIOUS SURFACES**

Owner(s)/Permittee(s): Dayspring Health LLC
File No: 0453485001EG
File Name: DAYSPRING BOAT AND RV STORAGE
Site Address: 3781 W 6th St
 Hilliard FL - 32046 8831
County: Nassau
Latitude: 30° 41' 49.439"
Longitude: -81° 55' 25.1816"
Total Project Area: 1.2
Total Impervious Surface Area: 0.70
**Approximate Date of Commencement
of Construction:** 11/15/2024
Registered Florida Professional: Henry Vorpe, Jr.
License No.: 49049
Company: AVA Engineers, Inc

Date: September 24, 2024

Henry Vorpe, Jr. certified through the Department's Enterprise Self-Service Application portal that the project described above was designed by the above-named Florida registered professional to meet the following requirements:

- (a) The total project area involves less than 10 acres and less than 2 acres of impervious surface;
- (b) Activities will not impact wetlands or other surface waters;
- (c) Activities are not conducted in, on, or over wetlands or other surface waters;
- (d) Drainage facilities will not include pipes having diameters greater than 24 inches, or the hydraulic equivalent, and will not use pumps in any manner;
- (e) The project is not part of a larger common plan, development, or sale; and
- (f) The project does not:
 1. Cause adverse water quantity or flooding impacts to receiving water and adjacent lands;

- 2.Cause adverse impacts to existing surface water storage and conveyance capabilities;
- 3.Cause a violation of state water quality standards; or
- 4.Cause an adverse impact to the maintenance of surface or ground water levels or surface water flows established pursuant to s. 373.042 or a work of the district established pursuant to s. 373.086, F.S.

This certification was submitted before initiation of construction of the above project. The system is designed, and will be operated and maintained in accordance with applicable rules adopted pursuant to part IV of chapter 373, F.S. There is a rebuttable presumption that the discharge from such system will comply with state water quality standards. Therefore, construction, alteration, and maintenance of the stormwater management system serving this project is authorized in accordance with s.403.814(12), F.S.

In accordance with s. 373.416(2), F.S., if ownership of the property or the stormwater management system is sold or transferred to another party, continued operation of the system is authorized only if notice is provided to the Department within 30 days of the sale or transfer. This notice can be submitted to:

FDEP Northeast District
8800 Baymeadows Way West
Jacksonville, FL32256

This certification was submitted along with the following electronic documents:

File Description
Civil Drawings
Drainage Report
Sunbiz
Warranty Deed

If you have submitted this certification as a Florida Registered Professional, you may wish to sign and seal this certification, and return a copy to the Department, in accordance with your professional practice act requirements under Florida Statutes.

I, Henry Vorpe, Jr., License No. 49049, do hereby certify that the above information is true and accurate, based upon my knowledge, information and belief. In the space below, affix signature, date, seal, company name, address and certificate of authorization (if applicable).

This sealed certification may be submitted to the Department, either electronically (as an attachment in Adobe PDF or other secure, digital format) at DEP_NED@dep.state.fl.us, or as a hardcopy, at the postal address below:

FDEP Northeast District
8800 Baymeadows Way West
Jacksonville, FL32256

2024 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L09000006012

Entity Name: DAYSPRING HEALTH, LLC

Current Principal Place of Business:

554820 US HIGHWAY #1
HILLIARD, FL 32046

Current Mailing Address:

P.O. BOX 1080
HILLIARD, FL 32046

FEI Number: 26-4081030

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

ADKINS, DOUGLAS D
554820 US HIGHWAY #1
HILLIARD, FL 32046 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: _____

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title	MGRM	Title	AUTHORIZED MEMBER
Name	ADKINS, DOUGLAS D	Name	ADKINS, DOUGLAS PRESTON
Address	554820 US HIGHWAY #1	Address	863 LAGUNA DRIVE
City-State-Zip:	HILLIARD FL 32046	City-State-Zip:	FERNANDINA BEACH FL 32034
Title	AUTHORIZED REPRESENTATIVE		
Name	ADKINS, JANET HUEY		
Address	863 LAGUNA DRIVE		
City-State-Zip:	FERNANDINA BEACH FL 32034		

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: DOUGLAS D. ADKINS

MGR

01/05/2024

Electronic Signature of Signing Authorized Person(s) Detail

Date

ITEM-3



MITTAUER
& ASSOCIATES, INC.
CONSULTING ENGINEERS &
PROJECT FUNDING SPECIALISTS

ITEM-3

580-1 WELLS ROAD
ORANGE PARK, FL 32073
PHONE: (904) 278-0030
FAX: (904) 278-0840
WWW.MITTAUER.COM

November 11, 2024 VIA EMAIL

Ms. Lee Anne Wollitz, Land Use Administrator
Town of Hilliard
15859 West County Road 108
Hilliard, FL 32046

RE: Determination of Completeness and Site Plan Review
Dayspring Boat & RV Storage
Town of Hilliard, Florida
Mittauer & Associates, Inc. Project No. 9610-23-31

Dear Ms. Wollitz:

We have reviewed the Drawings entitled “Dayspring Boat & RV Storage” dated September 4, 2024 and prepared by AVA Engineers, Inc, on behalf of Dayspring Health, LLC, the Owner. The Drawings, consisting of 17 sheets, were prepared by Henry A. Vorpe Jr., P.E. We received the Drawings and associated Site Plan Application package via email from the Town on September 26, 2024. Direction to move forward with this Determination of Completeness and Site Plan Review was granted via this transmittal and subsequent Town correspondence regarding the submittal. In addition to the Drawings and Site Plan Application, we also received the following items as part of the package:

1. Owner’s Authorization for Agent Form dated September 5, 2024;
2. Special Warranty Deed for subject project dated July 29, 2022;
3. FDEP 10-2 Stormwater Management System in Uplands Self-Certification dated September 24, 2024; and
4. Stormwater Drainage Analysis and Calculations prepared by AVA Engineers, Inc., dated August 16, 2024.

We have reviewed the Drawings in accordance with the Town's Code of Ordinances, Chapter 62 - Zoning and Land Development Regulations (LDR), 2040 Comprehensive Plan, and other Town standards and requirements, as applicable. This is the first submittal we have received on this project. Our comments are as follows:

Ms. Lee Anne Wollitz, Land Use Administrator
 November 11, 2024
 Page 2

COMPLETENESS DETERMINATION:

Per the Site Plan Application, the following items should be submitted or added to the Drawings to allow for a complete Site/Development Plan Review:

1. *Attachment No. 1, Item g: Location of nearest fire hydrant, adjacent pedestrian sidewalks, and bicycle paths.* The nearest fire hydrant, which appears to be located to the east along W Sixth St before US-1, is not shown on Drawings.
2. *Attachment No. 1, Item k: Access and points of connection to utilities (electric, potable water, sanitary sewer, gas, etc.).* It is unclear if any utility connections will be required. Clarify and/or show on Drawings, as applicable.
3. *Attachment No. 1, Items m and n. Dimensions of all proposed parking areas / Number of proposed parking spaces.* Provide dimensions for and a number/count of all proposed parking spaces.
4. *Attachment No. 1, Item s: Percent of pervious surface.* Provide percentage. Can list on Project Information Table on Cover and Sheet 6.
5. *Attachment No. 1, Item u: Location, design, height, and orientation of signs.* Provide a detail for any proposed entrance sign or other signage for Town approval, if applicable. All proposed signs shall be designed and constructed in accordance with LDR Article VII - Signs.
6. *Attachment No. 1, Item v: Location of dumpsters and detail of dumpster enclosure.* Location of dumpster and dumpster enclosure not shown on Drawings, although detail is provided. Include and clarify, as applicable.
7. *Attachment No. 5: Permit or exemption from the St. Johns River Water Management District.* The Stormwater Calculations are listed as prepared for SJRWMD. Clarify whether these were submitted to SJRWMD for a Permit or Exemption, or if it is your intent to use the 10-2 Self Certification in lieu of an ERP Exemption.

GENERAL COMMENTS

1. Confirm with the Town that a Boat / RV Storage lot is a permitted or permissible Commercial, C-1 use in accordance with LDR Section 62-281.
2. Coordinate with Town to determine if a Boat / RV Storage lot is considered on off-street parking area or facility. If so, confirm with the Town which Design Standards included within LDR Section 62-384 will be required.

Ms. Lee Anne Wollitz, Land Use Administrator
 November 11, 2024
 Page 3

3. Coordinate with the Town for any applicable water/sewer connection and impact fees, and verify concurrency requirements/conditions have been met, as required.
4. Provide signed and sealed copies of the final approved Drawings, Boundary / Topographic Survey, reports, etc. prior to construction.

SHEET 1 - COVER SHEET

No Comments

SHEET 2 - GENERAL NOTES

1. Note various notes throughout (e.g. Development Review General Note No. 20, Stormwater Drainage Notes Ordinances references, Plumbing Plan references, etc.) are not applicable to this specific project. Recommend removing notes that are not applicable and may lead to confusion during construction.
2. Sanitary Sewer and Water Notes - These utility notes are generally acceptable, although it does not appear any utility work is proposed as part of this development. Should utility work be included in the proposed scope, these notes should be updated, where applicable, to reflect the Town of Hilliard's Water & Wastewater Utility Specifications / standards.

SHEET 3 - EXISTING CONDITIONS & DEMOLITION PLAN

1. The existing buildings called for to be removed appear to be partially located on the adjacent property to the west. Coordinate / verify with adjacent property owner for necessary approval(s) to demolish and coordinate with the Town to properly cap/abandon any existing water and sewer connections, as needed.
2. No existing water mains or services are identified, showing no detail on or beyond the property. Per Town Utility Maps, existing water and sewer exist within the right-of-way at this location. Recommend coordinating with Town staff to survey/locate existing utilities, as applicable, if any utility connections will be needed.

SHEET 4 - PRE-DEVELOPMENT PLAN

No Comments

SHEET 5 - POST-DEVELOPMENT PLAN

No Comments

Ms. Lee Anne Wollitz, Land Use Administrator
November 11, 2024
Page 4

SHEET 6 - MASTER SITE PLAN

1. Pending feedback from the Town as to whether this development will be considered an off-street parking area or facility, update the Site Plan in accordance with the applicable design standards listed within LDR Section 62-384, which includes (a) asphaltic or concrete paving for lots with 10 or more parking spaces, (e) marking of parking spaces, and (f) lighting.
2. Show the dimensions of the interior drives and meet the minimum widths in accordance with LDR Section 62-384(d).
3. Will the parking / storage spaces be striped? If so, provide detail or clarify how these spaces will otherwise be designated.
4. The Legend includes multiple items - Building Setback, Drainage Easement, Utility Easement, Asphalt Pavement, Wetland, and Upland Buffer, which are not shown or used. Clarify or update, as applicable.
5. Clarify if there will be a 4' high fence around entire pond perimeter in addition to the 6' high chain link fence along property line. Adjust notes and/or fence line(s), as needed.
6. Identify proposed location of self locking gate for 4' fence around pond. Not currently shown.
7. Recommend adjusting entrance gate so it does not open towards the road, impeding passage along the sidewalk.
8. Provide clarification as to how the concrete driveway apron will tie in to the existing curb. Include a detail, as applicable.

SHEET 7 - GRADING & DRAINAGE PLAN

1. Verify the proposed Stormwater Management Facility Pond SWF-1 meets the standards included within LDR Section 62-357(c).
2. Confirm intent of swales is to direct surface flow / drainage around perimeter and onto road right-of-way curb.

SHEET 8 - STORMWATER DETAILS

No Comments

Ms. Lee Anne Wollitz, Land Use Administrator
November 11, 2024
Page 5

SHEET 9 - SITE DETAILS

1. Identify where Asphalt Pavement Section will be used on Plans.
2. Identify location of Dumpster, Stop Sign, Bollard(s), and Wheel Stop(s) on Master Site Plan.
3. Remove or update Note No. 2 for Dumpster Enclosure referencing an LDC section not applicable to the Town of Hilliard.

SHEET 10 - FDOT - DRAINAGE DETAILS

No Comments

SHEET 11 - FDOT - CURB RAMP DETAILS

1. It is unclear which Curb Ramp is proposed. Recommend identifying specific Curb Ramp to be used on the Master Site Plan sheet and removing Index 522-002 Sheets that are not applicable or to be used.

SHEET 12 - FDOT - MAINTENANCE OF TRAFFIC

1. West Sixth Street is a Two-Lane Road. Update indices, as applicable, including the Index 102-602: Multilane Sheet 2 of 2, which should likely be replaced with Two Lane Sheet 1 of 2.

SHEET 13 - STORMWATER POLLUTION PREVENTION PLAN

No Comments

SHEET 14 - EROSION CONTROL PLAN

No Comments

SHEET 15 - CONTRACTOR CERTIFICATION SHEET

No Comments

SHEETS LS-1 & LS-2 - LANDSCAPE PLAN

1. Confirm removal of Oak trees is acceptable and will be replaced in accordance with LDR Section 62-574 - Replacement.

Ms. Lee Anne Wollitz, Land Use Administrator

November 11, 2024

Page 6

2. Proposed landscaping shall be designed in accordance with LDR Sections 62-565, 62-567, and 62-568.
3. Confirm proposed Shrubs are acceptable in accordance with LDR Section 62-575. Ligustrums are not listed under recommended plant list for Shrubs.
4. No irrigation detail or connection is shown. Update and include, as applicable, and coordinate any required water main connections with the Town.

Note that this Determination of Completeness and Site Plan Review does not include Building Permit/Code Inspection review or a Concurrency Review/Certificate and these should be addressed as needed, separate from this Review.

Should you have any questions, comments or concerns, please do not hesitate to contact us at any time.

Sincerely yours,
Mittauer & Associates, Inc.

Kellen A Lindsey
Kellen A Lindsey
2024.11.11 21:39:18 -05'00'
2024.004.20243

Kellen A. Lindsey, P.E.
Senior Project Director

KAL/kl

cc: Town of Hilliard
AVA Engineers, Inc.
Dayspring Health, LLC

November 25, 2024
Ms. Kellen A Lindsey
Mittauer & Associates, Inc.
580-1 Wells Rd
Orange Park, FL 32073

**RE: Dayspring Boat and RV Storage
Mittauer Project No.: 9610-23-31
Comment Response**

Ms. Lindsey,
Please find the following responses in bold to comments returned for correction.

Completeness Determination

1. The nearest fire hydrant, which appears to be located to the east along W Sixth St before US-1, is not shown on Drawings.
Correct, that is the nearest hydrant but is too far to show on the plans.
2. It is unclear if any utility connections will be required. Clarify and/or show on Drawings, as applicable.
No utility connections will be required.
3. Provide dimensions for and a number/count of all proposed parking spaces.
The proposed parking spaces were to show the owner how many spaces he could potentially fit on the property. They have been removed from the plans since they are not required and will not be placed on site.
4. Provide percentage. Can list on Project Information Table on Cover and Sheet 6.
Pervious area percentage has been added to the table on Sheet 6.
5. Provide a detail for any proposed entrance sign or other signage for Town approval, if applicable. All proposed signs shall be designed and constructed in accordance with LDR Article VII - Signs.
Not applicable for this project.
6. Location of dumpster and dumpster enclosure not shown on Drawings, although detail is provided. Include and clarify, as applicable.
There will not be a dumpster on site, the detail has been removed.

7. The Stormwater Calculations are listed as prepared for SJRWMD. Clarify whether these were submitted to SJRWMD for a Permit or Exemption, or if it is your intent to use the 10-2 Self Certification in lieu of an ERP Exemption.

This site was submitted as a 10-2 self certification.

General Comments

1. Confirm with the Town that a Boat / RV Storage lot is a permitted or permissible Commercial, C-1 use in accordance with LDR Section 62-281.
It has been confirmed with the Town that Boat / RV Storage is allowed.
2. Coordinate with Town to determine if a Boat / RV Storage lot is considered on off-street parking area or facility. If so, confirm with the Town which Design Standards included within LDR Section 62-384 will be required.
It has been confirmed with the town that it is not considered as an off-street parking area.
3. Coordinate with the Town for any applicable water/sewer connection and impact fees, and verify concurrency requirements/conditions have been met, as required.
There are no proposed utilities.
4. Provide signed and sealed copies of the final approved Drawings, Boundary / Topographic Survey, reports, etc. prior to construction.
Will comply prior to construction.

Sheet 2 – General Notes

1. Note various notes throughout (e.g. Development Review General Note No. 20, Stormwater Drainage Notes Ordinances references, Plumbing Plan references, etc.) are not applicable to this specific project. Recommend removing notes that are not applicable and may lead to confusion during construction.
The notes have been removed.
2. Sanitary Sewer and Water Notes - These utility notes are generally acceptable, although it does not appear any utility work is proposed as part of this development. Should utility work be included in the proposed scope, these notes should be updated, where applicable, to reflect the Town of Hilliard's Water & Wastewater Utility Specifications / standards.
The notes have been removed.

Sheet 3 – Existing Conditions & Demolition Plan

1. The existing buildings called for to be removed appear to be partially located on the adjacent property to the west. Coordinate / verify with adjacent property owner for necessary approval(s) to demolish and coordinate with the Town to properly cap/abandon any existing water and sewer connections, as needed.
The plans have been changed to have the existing buildings to remain.
2. No existing water mains or services are identified, showing no detail on or beyond the property. Per Town Utility Maps, existing water and sewer exist within the right-of-way at this location. Recommend coordinating with Town staff to survey/locate existing utilities, as applicable, if any utility connections will be needed.
There are no proposed utilities.

Sheet 6 – Master Site Plan

1. Pending feedback from the Town as to whether this development will be considered an off-street parking area or facility, update the Site Plan in accordance with the applicable design standards listed within LDR Section 62-384, which includes (a) asphaltic or concrete paving for lots with 10 or more parking spaces, (e) marking of parking spaces, and (f) lighting.
According to coordination with the town this site will not be considered off-street parking.
2. Show the dimensions of the interior drives and meet the minimum widths in accordance with LDR Section 62-384(d).
This is not applicable with the design of the site.
3. Will the parking / storage spaces be striped? If so, provide detail or clarify how these spaces will otherwise be designated.
There will not be striping on site. They have been removed from the plans.
4. The Legend includes multiple items - Building Setback, Drainage Easement, Utility Easement, Asphalt Pavement, Wetland, and Upland Buffer, which are not shown or used. Clarify or update, as applicable.
The legend has been updated.
5. Clarify if there will be a 4' high fence around entire pond perimeter in addition to the 6' high chain link fence along property line. Adjust notes and/or fence line(s), as needed.
No, the site will have a 6' tall perimeter fence and one run of 4' fence to keep patrons out of the pond area. The notes on the plans have been updated to more clearly show that.

6. Identify proposed location of self locking gate for 4' fence around pond. Not currently shown.

The location of the gate will be up to the owner.

7. Recommend adjusting entrance gate so it does not open towards the road, impeding passage along the sidewalk.

The entrance gate has been changed to a rolling/sliding gate.

8. Provide clarification as to how the concrete driveway apron will tie in to the existing curb. Include a detail, as applicable.

The plans have been revised to show a low profile curb where the driveway meets the road. This will gutter flow to continue.

Sheet 7 – Grading and Drainage Plan

1. Verify the proposed Stormwater Management Facility Pond SWF-1 meets the standards included within LDR Section 62-357(c).

That's section of the code seems to be for recreational ponds, not stormwater ponds. The pond was designed to SJRWMD standards.

2. Confirm intent of swales is to direct surface flow / drainage around perimeter and onto road right-of-way curb.

That is correct. There is some off-site runoff that flows through the site and the swales are to allow the water to continue to move towards the road.

Sheet 9 – Site Details

1. Identify where Asphalt Pavement Section will be used on Plans.

That detail has been removed.

2. Identify location of Dumpster, Stop Sign, Bollard(s), and Wheel Stop(s) on Master Site Plan.

Dumpster detail has been removed.

3. Remove or update Note No. 2 for Dumpster Enclosure referencing an LDC section not applicable to the Town of Hilliard.

Dumpster detail has been removed.

Sheet 11 – FDOT – Curb Ramp Details

1. It is unclear which Curb Ramp is proposed. Recommend identifying specific Curb Ramp to be used on the Master Site Plan sheet and removing Index 522-002 Sheets that are not applicable or to be used.

Curb ramp details that did not pertain to this job have been removed.

Sheet 12 – FDOT – Maintenance of Traffic

1. West Sixth Street is a Two-Lane Road. Update indices, as applicable, including the Index 102-602: Multilane Sheet 2 of 2, which should likely be replaced with Two Lane Sheet 1 of 2.

The appropriate MOT details have been added.

Sheets LS-1 & LS-2 – Landscape plan

1. Confirm removal of Oak trees is acceptable and will be replaced in accordance with LDR Section 62-574 - Replacement.

This has been confirmed with the town.

2. Proposed landscaping shall be designed in accordance with LDR Sections 62-565, 62-567, and 62-568.

Proposed landscaping is designed in accordance to the Towns standards.

3. Confirm proposed Shrubs are acceptable in accordance with LDR Section 62-575. Ligustrums are not listed under recommended plant list for Shrubs.

The ligustrums have been changed to viburnum.

4. No irrigation detail or connection is shown. Update and include, as applicable, and coordinate any required water main connections with the Town.

This has been coordinated with the Town.

If you should have any questions or need additional information, please do not hesitate to contact our office at (904) 730-3223 or frontdesk@avaengineers.com.

Sincerely,

Matt Phillips, E.I.

TOWN OF HILLIARD
A Florida Municipality

October 14, 2024

The following comments are for Site Plan Application 20240924, Dayspring Boat and RV Storage.

Civil Plans Review Notes:

Cover Sheet: Confirm OREMC as electricity provider. (FPL services the home at 37115 W Sixth Street.)

Sheet 2:

Under Notice of Procedure:

Meter to be installed...correct address, 15859 CR 108, Hilliard Town Hall.

Shop Drawings...Remove Bill Pound, add Lee Anne Wollitz 904-845-3555.

Sheet 3: Remove: "Remove Buildings"

Sheet 5: Make adjustments for Buildings remaining on Property.

Sheet 6: Make adjustments for Buildings remaining on Property.

Sheet 7: Make adjustments for Buildings remaining on Property.

Sheet LS-2: Make adjustments for Buildings remaining on Property.

Based on a conversation on 10.14.2024, I know that it is the desire of the owner to allow the buildings to remain until a future date when ownership and usage can be determined. Until such time they will remain and be part of the development.

At removal of existing buildings demolition permits will be needed.

Regards,

Lee Anne Wollitz

Land Use Administrator

Town of Hilliard

904.845.3555

November 25, 2024
Ms. Lee Anne Wollitz
Town of Hilliard
Land Use Administrator
P.O. Box 249
Hilliard, FL 32046

**RE: Dayspring Boat and RV Storage
Site Plan Application 20240924
Comment Response**

Ms. Wollitz,

Please find the following responses in bold to comments returned for correction.

1. Confirm OREMC as electricity provider. (FPL services the home at 37115 W Sixth Street.)
We have confirmed that power is with OREMC.
2. Under Notice of Procedure:
Meter to be installed...correct address, 15859 CR 108, Hilliard Town Hall. Shop Drawings...Remove Bill Pound, add Lee Anne Wollitz 904-845-3555.
The note has been corrected.
3. Remove: "Remove Buildings"
The plans have been revised to leave the existing buildings to remain.
4. Make adjustments for Buildings remaining on Property.
The plans have been revised to leave the existing buildings to remain.

If you should have any questions or need additional information, please do not hesitate to contact our office at (904) 730-3223 or frontdesk@avaengineers.com.

Sincerely,

Matt Phillips, E.I.



AGENDA ITEM REPORT TOWN OF HILLIARD, FLORIDA

TO: Planning and Zoning Regular Meeting Meeting Date: January 07, 2025

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

SUBJECT: The Planning & Zoning Board to recognize 20 years of service as a member of the Board by Josetta Lawson.

BACKGROUND:

Josetta Lawson was appointed to the Planning & Zoning Board September 2004. She has served the Town of Hilliard Faithfully for 20 years as a member of the Planning & Zoning Board. The Town is grateful to Josetta for her years of faithful service in this capacity.

FINANCIAL IMPACT:

None

RECOMMENDATION:

The Planning & Zoning Board to recognize 20 years of service as a member of the Board by Josetta Lawson.

PLANNING & ZONING BOARD MEMBERS

Lee Anne Wollitz
Land Use Administrator
(904) 507-8766
lwollitz@townofhilliard.com

Kevin Webb, Board Member Post Office Box 1577 Hilliard, Florida 32046 (904) 349-5569 kwebb@townofhilliard.com	December 2024 – December 2026 Re Appointed 01/2024- 3yr term
Wendy Prather, Board Member 27061 Country Drive Hilliard, Florida 32046 (904) 403-5267 wprather@townofhilliard.com	January 2024 – December 2026 Re Appointed 01/2024 – 3yr term
Skip Frey, Board Chair 37132 W Fourth Street Hilliard, Florida 32046 (904) 652-9065 hfrey@townofhilliard.com	January 2025 – December 2027 Re Appointed 01/2025 – 3yr term
Charles A. Reed, Board Member Post Office Box 757 Hilliard, FL 32046 (904) 614-8557 creed@townofhilliard.com	January 2025 – December 2027 Re Appointed 01/2025 – 3yr term
Josetta Lawson, Board Member 27302 Montana Street Hilliard, Florida 32046 (904) 497-2848 jlawson@townofhilliard.com	January 2023 – December 2025 Re Appointed 01/2023 – 3yr term

Planning & Zoning Board Members Terms Expire:

December 2025

Josetta Lawson, Board Member 9/2004

December 2026

Kevin Webb, Board Member since 12/2022

Wendy Prather, Board Member since 1/2009

December 2027

Skip Frey, Board Member since 2/2017

Charles A. Reed, Board Member 11/2009

Each Board Member shall be re-appointed no later than December of the year prior to starting a new or additional 3-year term.

If a Board Member leaves their appointment prior to the expiration of their term, then the new appointment will be for the remainder of that term, at which time additional appointment can be made.



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Planning and Zoning Board Regular Meeting Meeting Date: January 7, 2025

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

SUBJECT: Planning and Zoning Board Selection of Chair and Vice Chair for 2025.

BACKGROUND: The Board annually, in January, selects a Chair and Vice Chair for the Planning and Zoning Board.

Town Code 62-92(1) Officers and voting.

Annually at the January meeting, the planning and zoning board shall select a new chairperson and a new vice-chairperson from among its members, with all such officers serving a term of one year. All members of the planning and zoning board shall vote in all matters before the planning and zoning board, except where absent or must abstain as required by Section 112.3143, F.S. Votes shall be recorded by a roll call vote.

In January 2024, the Planning and Zoning Board selected Mrs. Wendy Prather, Chair of the Board and Mr. Charlie Reed as Vice Chair.

At the last Regular Town Council Meeting in December, Skip Frey and Charlie Reed were reappointed for a new three-year term beginning January 2025 and Ending December 2027.

In January 2025 the Board will need to select a Chair and Vice Chair.

FINANCIAL IMPACT: None

RECOMMENDATION: Select a Chair and Vice Chair of the Planning and Zoning Board for 2025.

PLANNING & ZONING BOARD MEMBERS

Lee Anne Wollitz
 Land Use Administrator
 (904) 507-8766
 lwollitz@townofhilliard.com

Kevin Webb, Board Member Post Office Box 1577 Hilliard, Florida 32046 (904) 349-5569 kwebb@townofhilliard.com	December 2024 – December 2026 Re Appointed 01/2024- 3yr term
Wendy Prather, Board Member 27061 Country Drive Hilliard, Florida 32046 (904) 403-5267 wprather@townofhilliard.com	January 2024 – December 2026 Re Appointed 01/2024 – 3yr term
Skip Frey, Board Chair 37132 W Fourth Street Hilliard, Florida 32046 (904) 652-9065 hfrey@townofhilliard.com	January 2025 – December 2027 Re Appointed 01/2025 – 3yr term
Charles A. Reed, Board Member Post Office Box 757 Hilliard, FL 32046 (904) 614-8557 creed@townofhilliard.com	January 2025 – December 2027 Re Appointed 01/2025 – 3yr term
Josetta Lawson, Board Member 27302 Montana Street Hilliard, Florida 32046 (904) 497-2848 jlawson@townofhilliard.com	January 2023 – December 2025 Re Appointed 01/2023 – 3yr term

Planning & Zoning Board Members Terms Expire:

December 2025

Josetta Lawson, Board Member 9/2004

December 2026

Kevin Webb, Board Member since 12/2022

Wendy Prather, Board Member since 1/2009

December 2027

Skip Frey, Board Member since 2/2017

Charles A. Reed, Board Member 11/2009

Each Board Member shall be re-appointed no later than December of the year prior to starting a new or additional 3-year term.

If a Board Member leaves their appointment prior to the expiration of their term, then the new appointment will be for the remainder of that term, at which time additional appointment can be made.



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Planning & Zoning Regular Meeting Meeting Date: January 07, 2025

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

SUBJECT: Planning and Zoning Board Approval of Minutes from 12.03.2024 PH RM.

BACKGROUND:

Minutes from 12.03.2024 are attached. Please review for approval.

FINANCIAL IMPACT:

None

RECOMMENDATION:

Planning and Zoning Board Approval of Minutes from 12.03.2024 PH RM.

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, DECEMBER 03, 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
Vice Chair Charles A. Reed
Planning and Zoning Board Member Harold “Skip” Frey
Planning and Zoning Board Member Josetta Lawson
Planning and Zoning Board Member Kevin Webb

PUBLIC HEARINGS

ITEM-1 Planning and Zoning Board recommendation to the Town Council for approval of Ordinance 2024-13, to change to the Future Land Use Map “FLUM” Designation of Parcel ID No. 05-3N-24-0000-0028-0000. For applicant Shalene B. Estes, Forestar (USA) Real Estate Group Inc.
Lee Anne Wollitz – Land Use Administrator

Wendy Prather, Chairwoman asks for any Ex Parte communication concerning Item 1.

No Ex Parte Communication is declared.

Public Hearing:

Wendy Prather, Chairwoman calls Public Hearing to open at 7:02pm.

Lee Anne Wollitz – Land Use Administrator reads Agenda Item Report and Staff Report.

Wendy Prather, Chairwoman calls for applicant to speak.

Shalene Estes, Forestar USA Real Estate Group Inc., Applicant states that she will let the staff report stand and hold additional comments for now.

Wendy Prather, Chairwoman calls for public comment.

Chad Brock, 37021 Crepe Myrtle Lane states that he owns approx. 500 acres to the north of the proposed site. He shares concerns about his increase in property taxes, proper buffering and fencing to ensure safety on the site, the large Live Oak grove on the property, and the gopher turtles that reside on the property.

Wendy Prather, Chairwoman calls for a motion to close Public Hearing.

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

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

Public Hearing Closed at 7:11pm.

Board Action:

Wendy Prather, Chairwoman ask of the applicant, for the total number of dwelling units for the project.

Shalene Estes, Forestar USA Real Estate Group Inc., Applicant answers, 78.

Wendy Prather, Chairwoman ask the applicant to address the concerns of Mr. Brock.

Shalene Estes, Forestar USA Real Estate Group Inc., Applicant states that the project will comply with all State and Federal Regulations as well as Town Code. They will conduct all the needed studies and provide all needed surveys. She also addresses the Live Oaks and what is being done to save or mitigate the trees on the site.

Wendy Prather, Chairwoman calls for a motion on Item 1.

Skip Frey, Board Member makes the following motion: "I move that the board find that the proposed rezoning is consistent with the comprehensive plan,

complies with all procedural requirements, and serves the public interest, and based on these findings, approve the rezoning application, with the condition that NCSB deficiency be paid prior to final approval.

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
Voting Nay: Vice Chair Reed

ITEM-2

Planning and Zoning Board recommendation to the Town Council for approval of Ordinance 2024-14, to Rezone Parcel ID No. 05-3N-24-0000-0028-0000. For applicant Shalene B. Estes, Forestar (USA) Real Estate Group Inc.
Lee Anne Wollitz – Land Use Administrator

Wendy Prather, Chairwoman asks for any Ex Parte communication concerning Item 2.

No Ex Parte Communication is declared.

Public Hearing:

Wendy Prather, Chairwoman calls Public Hearing to open at 7:17pm.

Lee Anne Wollitz – Land Use Administrator reads Agenda Item Report and Staff Report.

Wendy Prather, Chairwoman calls for applicant to speak.

Shalene Estes, Forestar USA Real Estate Group Inc., Applicant states that the PUD is more detailed, she shares that details on fencing and buffering are written in detail within the PUD language. She also states that the project would like to pay the NCSB mitigation amount after approval of the PUD Ordinance.

Wendy Prather, Chairwoman calls for public comment.

There is no Public Comment.

Wendy Prather, Chairwoman calls for a motion to close Public Hearing.

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

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

Public Hearing Closed at 7:26pm.

Board Action:

Wendy Prather, Chairwoman asks for specifics on the interlocal agreement with the School Board and its process.

Lee Anne Wollitz – Land Use Administrator gives the process for interlocal agreement and timelines.

Wendy Prather, Chairwoman asks for the number of dwelling units currently on the property.

Lee Anne Wollitz – Land Use Administrator responds, 4.

Skip Frey, Board Member makes comments on his personal experience with the removal of gopher turtles.

Shalene Estes, Forestar USA Real Estate Group Inc., Applicant states that the proper environmental study will be conducted prior to site work beginning on the property.

Wendy Prather, Chairwoman calls for a motion on Item 2.

Skip Frey, Board Member makes the following motion: "I move that the board find that the proposed rezoning is consistent with the comprehensive plan, complies with all procedural requirements, and serves the public interest, and based on these findings, approve the rezoning application, with the condition that NCSB deficiency be paid prior to final approval.

Motion made by Vice Chair Reed, 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

Voting Nay: Vice Chair Reed

REGULAR MEETING

ITEM-3 Additions/Deletions to Agenda

No Additions or Deletions to the Agenda.

ITEM-4 Planning and Zoning Board to adopt Rules for Procedure Resolution No. 2024-01 for Regular Meetings and Public Hearings.

Lee Anne Wollitz – Land Use Administrator

Lee Anne Wollitz – Land Use Administrator reads Agenda Item Report.

Christian Waugh, Town Attorney states that the procedures are mostly for use during quasi-judicial hearings.

Wendy Prather, Chairwoman expresses the importance for the Board to read and understand the procedures so they can be applied during meetings.

Lee Anne Wollitz – Land Use Administrator shares that she will work with Lisa Purvis, Town Clerk to have Christian come in person and discuss the procedures with the Board as well as the Council.

Wendy Prather, Chairwoman calls for a motion on Item 4.

Motion made by Planning and Zoning Board Member Lawson, Seconded by Vice Chair Reed.

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

ITEM-5 Planning and Zoning Board Approval of 2025 Planning and Zoning Board Calendar of meetings.

Lee Anne Wollitz – Land Use Administrator

Lee Anne Wollitz – Land Use Administrator reads Agenda Item Report.

Wendy Prather, Chairwoman calls for a motion on Item 5.

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

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

ITEM-6 Planning and Zoning Board Approval of the Minutes from 11.05.2024 Regular Meeting.

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

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

ADDITIONAL COMMENTS

Wendy Prather, Chairwoman calls for public comment.

PUBLIC

No Public Wish to Comment.

BOARD MEMBERS

No Board Members Wish to Comment.

LAND USE ADMINISTRATOR

Lee Anne Wollitz – Land Use Administrator invites the Board to the Town Council Workshop on December 12th at 6pm. States that there will be a presentation on Holland Walk, a potential new PUD. She also gives information from the code concerning Live Oak Mitigation.

PLANNING AND ZONING ATTORNEY

Christian Waugh, Town Attorney states that the Town has the right to repeal the portion of the code that allows for a mitigation fund to be set up if it chooses.

ADJOURNMENT

Motion to Adjourn at 7:47pm.

Motion made by Planning and Zoning Board Member Frey, Seconded by Vice Chair Reed. Voting Yea: Chair Prather, Vice Chair Reed, Planning and Zoning Board Member Frey, Planning and Zoning Board Member Lawson, Planning and Zoning Board Member Webb

Approved this 6th day of January 2025, by the Hilliard Planning & Zoning Board, Hilliard, Florida

Wendy Prather, Chair
Hilliard Planning & Zoning Board