

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

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

ADMINISTRATIVE STAFF

Janis Fleet, AICP
Land Use Administrator

TOWN ATTORNEY

Mary Norberg

AGENDA

TUESDAY, JUNE 14, 2022, 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

CHAIR

To call on members of the audience wishing to address the Council on matters not on the Agenda.

REGULAR MEETING

ITEM-1

Additions/Deletions to Agenda

ITEM-2

Planning & Zoning Board approval to grant Variance No. 20220309-01 to Reduce the Minimum Lot Width and Minimum Lot Area for Parcel ID No. 08-3N-24-2380-0159-0200, for Christopher Goodin/Coastland Land Group, LLC, applicant and CCRC Woodlands, property owner.

Janis Fleet, AICP - Land Use Administrator

ITEM-3

Planning & Zoning Board approval to grant Variance No. 20220309-02 to Reduce the Minimum Lot Width and Minimum Lot Area for Parcel ID No. 08-3N-24-2380-0178-0180, for Christopher Goodin/Coastland Land Group, LLC, applicant and CCRC Woodlands, property owner.

Janis Fleet, AICP - Land Use Administrator

- ITEM-4** Planning & Zoning Board approval of Site Clearing/Site Work Application
#20220516
Property Owner – LL Properties of Hilliard FL, LLC
Parcel ID No. 08-3N-24-2380-0006-0010
Janis Fleet, AICP - Land Use Administrator
- ITEM-5** Planning & Zoning Board approval of Minor Modification of the Whisper Ridge
PUD #20220523
Property Owner – LGI Home – Florida, LLC
Parcel ID No. 04-3N-24-0000-0006-0010 and 04-3N-24-0000-0004-0100
Janis Fleet, AICP - Land Use Administrator
- ITEM-6** Planning and Zoning Board approval of the Minutes from the May 10, 2022,
Regular Meeting.

ADDITIONAL COMMENTS

PUBLIC

BOARD MEMBERS

LAND USE ADMINISTRATOR

TOWN ATTORNEY

ADJOURNMENT

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

TOWN COUNCIL MEETINGS

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

PLANNING & ZONING BOARD MEETINGS

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

MINUTES & TRANSCRIPTS

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

TOWN WEBSITE & YOUTUBE MEETING VIDEO

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

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

ADA NOTICE

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

APPEALS

Pursuant to the requirements of Section 286.0105, Florida Statutes, 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.

2022 HOLIDAYS

TOWN HALL OFFICES CLOSED

1. Martin Luther King, Jr. Day	Monday, January 17, 2022
2. Memorial Day	Monday, May 30, 2022
3. Independence Day Monday	Monday, July 4, 2022
4. Labor Day	Monday, September 5, 2022
5. Veterans Day	Friday, November 11, 2022
6. Thanksgiving Day	Thursday, November 24, 2022
7. Friday after Thanksgiving Day	Friday, November 25, 2022
8. Christmas Eve	Friday, December 23, 2022
9. Christmas Day	Monday, December 26, 2022
10. New Year's Eve	Friday, December 30, 2022
11. New Year's Day	Monday, January 2, 2023



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Planning & Zoning Board Regular Meeting Meeting Date: June 14, 2022

FROM: ***Janis Fleet, AICP - Land Use Administrator***

SUBJECT: Planning & Zoning Board approval to grant Variance No. 20220309-01 to Reduce the Minimum Lot Width and Minimum Lot Area for Parcel ID No. 08-3N-24-2380-0159-0200, for Christopher Goodin/Coastland Land Group, LLC, applicant and CCRC Woodlands, property owner.

BACKGROUND:

Mr. Christopher Goodin of Coastland Group, LLC agent for CCRC Woodlands, LTD., has applied for a Variance to reduce the minimum lot width from 90 feet to 75 feet and the minimum lot area from 10,000 square feet to 9,375 square feet. The property Tax ID is 08-3N-24-2380-0159-0200, and is described as Block 159, Lots 20 through 22, located on West First Avenue between Missouri Street and Ohio Street. The property is zoned R-2 Single Family, which requires a minimum lot width of 90 foot and a minimum lot area of 10,000 square feet to construct a single-family dwelling on the parcel lot.

The property on the west of the subject property is developed. East of the subject property, there are two lots remaining on the block. Mr. Goodin has approached the owners of the 2 lots to purchase them. He has not been successful.

The requirements to grant a Variance is included in Section 62-183 of the Hilliard Town Code. Below is Section 62-183.

Section 62-183 of the Town Code - Requirements for grant of variance.

- (a) The planning and zoning board may grant a variance only under circumstances where practical difficulty or unnecessary hardship is so substantial, serious and compelling that realization of the general restrictions ought to be granted. No variance shall be granted unless the applicant shall show and the planning and zoning board shall find that:
 - (1) The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section, which disadvantage does not apply to other properties in the vicinity;
 - (2) Because of this disadvantage, the owner is unable to make reasonable use of the affected property;
 - (3) This disadvantage does not exist because of conditions created by the owner or applicant;

- (4) The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and
- (5) The grant of the variance will:
 - a. Not be contrary to the public interest;
 - b. Not adversely affect other property in the vicinity;
 - c. Be in harmony with the spirit, intent and purpose of this section; and
 - d. Not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in the same zoning district.
- (b) In the passing upon a request for variance, the planning and zoning board shall not consider prospective financial loss or gain to the owner or applicant, nor shall the planning and zoning board, by variance, permit to be established or carried on in any use district an activity, business, or operation which is not otherwise allowed in such district by a specific provision of this chapter. No nonconforming use of neighboring lands, structures or buildings in the same zoning district, and no permitted use of lands, structures or buildings in other zoning districts shall be considered grounds for the approval of a variance application.

The Future Land Use Map (FLUM) designation for the property is Medium Density Residential (MDR), allowing 2 to 6 units per acre, or a minimum lot size of 7,250 s.f. Most of the lots in the Town are 25' x 125' or 3,125 s.f. A minimum of three of these sized lots are required to comply with the MDR FLUM category. Even though this Variance application is to reduce the minimum lot size and minimum lot width, the 2 lots East of the property are not buildable.

RECOMMENDATION:

The reduction of the lot size is being proposed in the proposed Land Development Regulations (LDRS). The updated LDRs will allow the reduction in the lot. Staff feels that the Variance request to reduce minimum lot width from 90 feet to 75 feet and the minimum lot area from 10,000 square feet to 9,375 square feet for the property with the Parcel ID No. 08-3N-24-2380-0159-0200 does not meets the requirements of Section 62-183. Specifically:

- (a) (1) The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section,

There are many locations throughout the Town that property owners do not have enough land to meet the current R-2 zoning. The Planning and Zoning Board identified this as problem and made recommendation to the Town Council to change the lot size requirement with the updated LDRs in the R-2 zoning district.

- (5) The grant of the variance will:

- d. Not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in the same zoning district.

The applicant would be able to develop the property with a smaller lot size than allowed by Code. Other property owners have the same situation in the R-2 zoning district, that is why the change is being recommended in the updated LDRs.

- (b) In the passing upon a request for variance, the planning and zoning board shall not consider prospective financial loss or gain to the owner or applicant

The cost of purchasing adjoining properties in not a reason to approve the variance.



FOR OFFICE USE ONLY

File # _____

Application Fee: _____

Filing Date: _____ Acceptance Date: _____

Town of Hilliard Variance Application

A. PROJECT

1. Project Name: Single Lot 1
2. Address of Subject Property: None Assigned
3. Parcel ID Number(s) 08-3N-24-2380-0159-0200
4. Existing Use of Property: Vacant platted Lot - 3 lots 25' wide
5. Future Land Use Map Designation: Medium Density
6. Zoning Designation: R-2
7. Acreage: 0.22

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Christopher Goodin Title: President`
Company (if applicable): Coastland Group, LLC
Mailing address: 200 First Street
City: Neptune Beach State: FL ZIP: 32266
Telephone: (919-671-5825) FAX: () e-mail: cgoodin@coastlandgroup.com
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): CCRC Woodlands LTD
Company (if applicable): _____
Mailing address: 4223 Lakeside Drive
City: Jacksonville State: FL ZIP: 32210
Telephone: () FAX: () e-mail: _____

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

C. STATEMENT OF VARIANCE SOUGHT

1. Requested Variance: Reduce minimum lot width
2. Section of Town Code under which the variance is sought Section 62-284(c) (1)
3. Reason Variance is requested: To construct a home on 3 lots (75' wide)
4. Statement of Facts for Requested Variance (Use additional pages if necessary)

(PLEASE ANSWER THE FOLLOWING QUESTIONS TO THE BEST OF YOUR ABILITY. THESE FACTS WILL BE USED BY THE STAFF TO MAKE A RECOMMENDATION AND THE PLANNING AND ZONING BOARD IN MAKING THEIR DECISION)

- a. **Extraordinary and Exceptional Conditions-** What are the extraordinary and exceptional conditions (such as topographic conditions, narrowness, shallowness, or the shape of a parcel of land) pertaining to the particular piece of land for which the variance is sought, that do not generally apply to other land or structures in the same district?

Additional lots are not available, and lot is unable to be built on without a variance.

- b. **Not Result of Action by Applicant-** Why are the special circumstances not the result of the actions of the applicant?

Very old platted lots of record, and neighbors are either unwilling to sell or I have not been able to get in-touch with them.

- c. **No Special Privilege-** Does the granting of the variance confer any special privilege on the applicant that is denied to other lands or structures in the same zone district?

No

- d. **Strict Application Deprives Use-** Would the strict interpretation of the Town Code to this property effectively prohibit or unreasonably restrict the utilization of the land and result in unnecessary and undue hardship?

Yes, without the variance this lot is not buildable

- e. **Minimum Variance-** Is the variance the minimum action that will make possible the reasonable use of the land or structure which is not contrary to the public interest, and which would carry out the spirit of the Town Code?

Yes, I only requesting to build on a 75' wide lot and no less.

- f. **Not Detrimental-** Is the granting of the variance detriment to the adjacent land, and the character of the zoning district in which the land is located?

Will meet all other zoning requirements.

D. ATTACHMENTS (One hard copy or one copy in PDF format)

1. Copy of Warranty Deed or other proof of ownership
2. Legal description
3. Survey of the property
4. Site plan of the property indicating setbacks, proposed construction and requested variance.

F. FEE.

Residential property - \$300
 Non- residential - \$500

- a. The Cost of postage, signs, advertisements, and outside consultants are in addition to the application fee.
- b. The applicant is responsible to pay the cost of the advertisement and signs.

No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any fees for advertising, signs, necessary 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 4 attachments are required for a complete application. 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:

Christopher Goodin
 Signature of Applicant

 Signature of Co-applicant

Christopher Goodin, president
 Typed or printed name and title of applicant

 Typed or printed name of co-applicant

2/24/22
 Date

 Date

State of Florida County of Duval

The foregoing application is acknowledged before me this 24 day of February, 2022, by Christopher Goodin, who is/are personally known to me or who has/have produced _____ as identification.

NOTARY SEAL

[Signature]

Signature of Notary Public, State of Florida



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

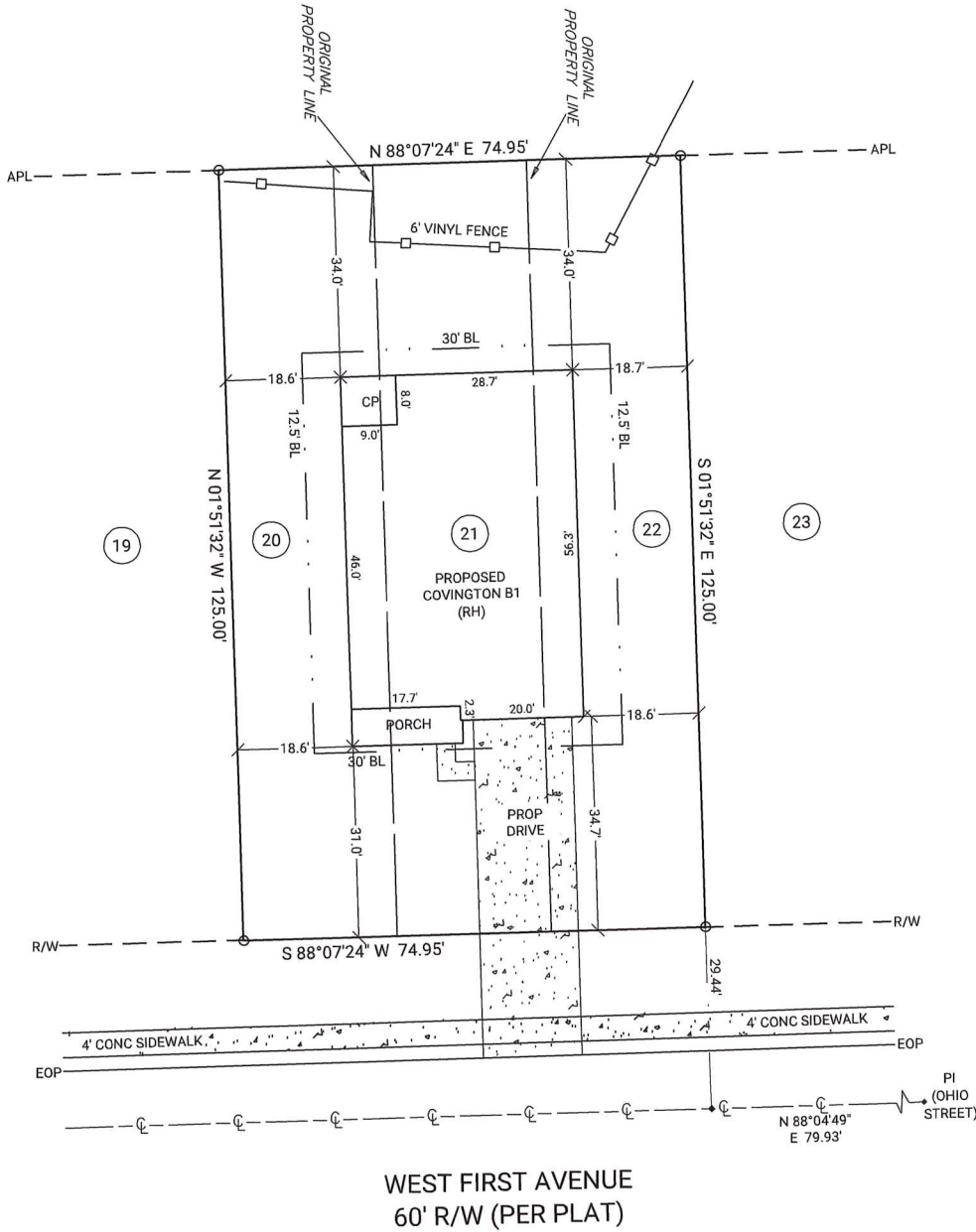
ADDRESS: WEST FIRST AVENUE

BEING LOTS 20-22, BLOCK 159 ACCORDING TO THE PLAT OF PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD, RECORDED IN PLAT BOOK 1, PAGE 17 OF THE PUBLIC RECORD OF NASSAU COUNTY, FLORIDA.
AREA: 9,369 S.F. ~ 0.215 ACRES

REVISION CHART	
01/06/2022	HOUSE PLAN

20' 10' 0' 20'
GRAPHIC SCALE: 1" = 20'

ITEM-2



GENERAL NOTES

- Bearings shown hereon are based on the plat provided to Carter and Clark.
- Elevations shown hereon are based on the construction plans provided to Carter and Clark. Vertical Datum: Relative to Benchmark.
- This property lies within flood zone "X" (UNSHADED) according to FEMA FIRM # 12089C0135F, effective on 12/17/2010.
- This plat has been calculated for closure and is found to be accurate within one foot in 10,000+ feet.

BUILDING SETBACKS:

(PER PLAT)
Front: 30'
Side: 12.5'
Rear: 30'

PT Point of Tangency
PI Point of Intersection
PC Point of Curvature
A/C Air Conditioning
CONC Concrete
P Porch
PAT Patio

CLB Centerline of Bank
FH Fire Hydrant
WM Water Meter
A/C Air Conditioning
CONC Concrete
P Porch
PAT Patio

LAN Lanai
TOB Top of Bank
CP Covered Patio
DE Drainage Easement
UE Utility Easement
PROP Proposed
FFE Finished Floor Elevation

TOF Top of Form
BL Building Line
R/W Right of Way
SF Square Feet
APL Approximate Property Line
ABOC Approximate Back of Curb
CL Center Line

○ Rebar to be set
● Set Rebar (LB#8075)
● Found Rebar ()
△ Found Mag Nail ()
— Not To Scale
— Drainage Flow

SUB: HILLIARD SPOT LOTS
LOTS: 20-22 BLOCK 159
Town of Hilliard, Nassau County, Florida

PLOT PLAN FOR:



FIELD WORK DATE: N/A
PLAT DATE: 01/06/2022

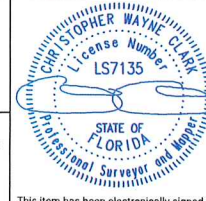
20220100782 FC: N/A



CARTER + CLARK
SURVEYORS ■ PLANNERS ■ ENGINEERS

237 Aucilla Road
Monticello, FL 32344
www.carterandclark.com
LICENSED BUSINESS # 8075

No field work has been performed. This does not constitute a boundary survey. Carter & Clark Land Surveyors is unable to warrant the accuracy of boundary information, structures, easements, and buffers that are illustrated on the subdivision plat. This property may be subject to additional easements or restrictions of record. Adjoiners shown are per plat of record. The existence of utilities within utility easements have not been field verified by surveyor. Contact utility contractor for location prior to construction (if applicable). Dimensions from house to property lines should not be used to establish fences. This plat is for exclusive use by client. Use by third parties is at their own risk. Municipality sidewalks, driveway approaches, and other improvements inside the municipality's right of way are provided for demonstration purposes only. Consult the development plans for actual construction. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties.



PROFESSIONAL
SURVEYOR & MAPPER IN
RESPONSIBLE CHARGE

CHRISTOPHER WAYNE
CLARK, FLORIDA
CERTIFICATE NO. LS 7135

Christopher
W Clark

This item has been electronically signed and sealed by Christopher Clark, PSM on 01/06/2022 using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
I HEREBY CERTIFY THAT THE CONSTRUCTION LAYOUT SURVEY DEPICTED HEREON WAS CONDUCTED BY PERSONS UNDER MY DIRECT SUPERVISION AND MEETS OR EXCEEDS THE STANDARDS OF PRACTICE ESTABLISHED BY THE STATE OF FLORIDA AS OUTLINED IN SJ-17 FAC.

Property Ownership AffidavitDate: Tuesday, February 2, 2021

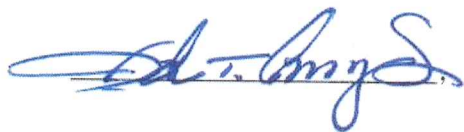
Town of Hilliard
 15859 C.R. 108
 Hilliard, FL 32046

Re: Zoning & Permitting of Multiple Parcels

RE #: 08-3N-24-2380-0178-0090; 08-3N-24-2380-0178-0180; 08-3N-24-2380-0178-0030; 08-3N-24-2380-0176-0070; 08-3N-24-2380-0159-0200; 08-3N-24-2380-0165-0010; 08-3N-24-2380-0148-0010; 08-3N-24-2380-0148-0010; 08-3N-24-2380-0148-0010; 08-3N-24-2380-0127-0010; 08-3N-24-2380-0127-0010; 08-3N-24-2380-0127-0010; 08-3N-24-2380-0136-0180; 08-3N-24-2380-0136-0030; 08-3N-24-2380-0139-0010; 08-3N-24-2380-0139-0200

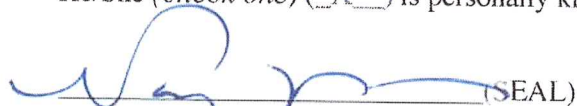
Gentlemen:

I, John T. Cassidy, Sr., as Managing Member of CCRC Woodlands, LTD., as to an undivided 2/3 interest and John T. Cassidy, Sr., as Executor of The Carol T. Cassidy Trust, as to an undivided 1/3 interest, hereby certify that I am an Owner/Representative of the property described in the attached legal description, in connection with re-zoning and filing applications for all applicable agencies to include but not limited to Town of Hilliard, Nassau County, SJRWMD, and ACOE/DEP.


Print: John T. Cassidy, Sr.

STATE OF FLORIDA
 COUNTY OF DUVAL

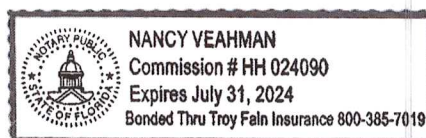
The foregoing instrument was acknowledged before me this 2nd day of February, 2020, by John T. Cassidy, Sr.
 He/She (*check one*) (X) is personally known to me, or () has produced a valid driver's license as identification.



Notary Public, State of _____ and county aforesaid
 Name: _____

My Commission Expires: _____

My Commission Number is: _____



AGENT AUTHORIZATION

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

RE: Agent Authorization for the sites located below:

RE #: 08-3N-24-2380-0178-0090; 08-3N-24-2380-0178-0180; 08-3N-24-2380-0178-0030; 08-3N-24-2380-0176-0070; 08-3N-24-2380-0159-0200; 08-3N-24-2380-0165-0010; 08-3N-24-2380-0148-0010; 08-3N-24-2380-0148-0010; 08-3N-24-2380-0148-0010; 08-3N-24-2380-0127-0010; 08-3N-24-2380-0127-0010; 08-3N-24-2380-0127-0010; 08-3N-24-2380-0136-0180; 08-3N-24-2380-0136-0030; 08-3N-24-2380-0139-0010; 08-3N-24-2380-0139-0200

To Whom It May Concern:

You are hereby advised that the undersigned is the owner/representative of the referenced property described in Exhibit 1 attached hereto. Said owner hereby authorizes and empowers Coastland Group, LLC to act as agent to file application(s) for the above referenced site location/property address and in connection with such authorization to file such applications, papers, documents, request; and other matters necessary for such requested change.

BY: 

John T. Cassidy, Sr., as Managing Member of CCRC Woodlands, LTD., as to an undivided 2/3 interest and John T. Cassidy, Sr., as Executor of The Carol T. Cassidy Trust, as to an undivided 1/3 interest
Signature of Owner

John T. Cassidy, Sr. _____
Print Name

904-924-9624 EXT. 118 _____
Telephone Number

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 2nd day of February, 2020, by John T. Cassidy Sr He/She (check one) (☒) is personally known to me, or () has produced a valid driver's license as identification.

 (SEAL)

Notary Public, State of _____ and county aforesaid
Name: _____

My Commission Expires: _____

My Commission Number is: _____



GENERAL AUTHORIZATION LETTER

TO WHOM IT MAY CONCERN:

I hereby certify that I have Read and understand the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge.

Please print:

Name of Owner(s): CCRC WOODLANDS, LTD. and The Carol T. Cassidy Trust by: John T. Cassidy, Sr., as Managing Member of CCRC Woodlands, LTD., as to an undivided 2/3 interest and John T. Cassidy, Sr., as Executor of The Carol T. Cassidy Trust, as to an undivided 1/3 interest

Address of Owner(s):

4223 Lakeside Drive, Jacksonville, FL 32210

Telephone: 904-924-9624 EXT 118

Name of Agent:

Tocoi Engineering

Address of Agent:

714 N Orange Ave.

Green Cove Springs, FL 32043



(Owner Signature) John T. Cassidy, Sr., as Managing Member of CCRC Woodlands, LTD., as to an undivided 2/3 interest and John T. Cassidy, Sr., as Executor of The Carol T. Cassidy Trust, as to an undivided 1/3 interest

(Agent Signature)

PLAT OF THE WEST PORTION OF THE TOWN OF
HILLIARD
 IN NASSAU COUNTY, FLORIDA,
 being part of Section 8, T. 21 N. R. 24 East.

Scale: 1" = 200'



STATE OF FLORIDA, ss. I, *Wm. B. B. B.*, County Clerk of Nassau County, do hereby certify that the within and foregoing plat of the West Portion of the Town of Hilliard, Florida, being part of Section 8, T. 21 N. R. 24 East, is a true and correct copy of the original plat on file in my office, and that the same was duly recorded and filed in my office on the 25th day of April, 1901.

CHICAGO TITLE AND TRUST COMPANY
 By *Wm. B. B. B.*, President
 Attest: *Wm. B. B. B.*, Secretary

STATE OF ILLINOIS, ss. I, *Wm. B. B. B.*, a Notary Public in and for the County of Cook, do hereby certify that the within and foregoing plat of the West Portion of the Town of Hilliard, Florida, being part of Section 8, T. 21 N. R. 24 East, is a true and correct copy of the original plat on file in my office, and that the same was duly recorded and filed in my office on the 25th day of April, 1901.

Filed April 25th 1901
Edwin R. Williams
 Clerk, C.R.
 Recorded April 25th 1901
 Book 89, Page 222
Edwin R. Williams
 Clerk, C.R.



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Planning & Zoning Board Regular Meeting Meeting Date: June 14, 2022

FROM: ***Janis Fleet, AICP - Land Use Administrator***

SUBJECT: Planning & Zoning Board approval to grant Variance No. 20220309-02 to Reduce the Minimum Lot Width and Minimum Lot Area for Parcel ID No. 08-3N-24-2380-0178-0180, for Christopher Goodin/Coastland Land Group, LLC, applicant and CCRC Woodlands, property owner.

BACKGROUND:

Mr. Christopher Goodin of Coastland Group, LLC agent for CCRC Woodlands, LTD., has applied for a Variance to reduce the minimum lot width from 90 feet to 75 feet and the minimum lot area from 10,000 square feet to 9,375 square feet. The property Tax ID is 08-3N-24-2380-0178-0180, and is described as Block 178, Lots 18 through 20, located on Bay Road between Montana Street and Iowa Street. The property is zoned R-2 Single Family, which requires a minimum lot width of 90 foot and a minimum lot area of 10,000 square feet to construct a single-family dwelling on the parcel lot.

The property on the West of the subject property is a single 25' x 125' lot. East of the subject property, there are two 25' x 125' lots. Mr. Goodin has approached the owners of the adjoining lots to purchase them. He has not been successful.

The requirements to grant a Variance is included in Section 62-183 of the Hilliard Town Code. Below is Section 62-183.

Section 62-183 of the Town Code - Requirements for grant of variance.

- (a) The planning and zoning board may grant a variance only under circumstances where practical difficulty or unnecessary hardship is so substantial, serious and compelling that realization of the general restrictions ought to be granted. No variance shall be granted unless the applicant shall show and the planning and zoning board shall find that:
 - (1) The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section, which disadvantage does not apply to other properties in the vicinity;
 - (2) Because of this disadvantage, the owner is unable to make reasonable use of the affected property;
 - (3) This disadvantage does not exist because of conditions created by the owner or applicant;

- (4) The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and
- (5) The grant of the variance will:
 - a. Not be contrary to the public interest;
 - b. Not adversely affect other property in the vicinity;
 - c. Be in harmony with the spirit, intent and purpose of this section; and
 - d. Not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in the same zoning district.
- (b) In the passing upon a request for variance, the planning and zoning board shall not consider prospective financial loss or gain to the owner or applicant, nor shall the planning and zoning board, by variance, permit to be established or carried on in any use district an activity, business, or operation which is not otherwise allowed in such district by a specific provision of this chapter. No nonconforming use of neighboring lands, structures or buildings in the same zoning district, and no permitted use of lands, structures or buildings in other zoning districts shall be considered grounds for the approval of a variance application.

The Future Land Use Map (FLUM) designation for the property Medium Density Residential (MDR), allowing 2 to 6 units per acre, or a minimum lot size 7,250 s.f. Most of the lots in the Town are 25' x 125' or 3,125 s.f. A minimum of three of these sized lots are required to comply with the MDR FLUM category. Even though this Variance application is to reduce the minimum lot size and minimum lot width, the parcels on either side of the property are not buildable.

The Planning and Zoning Board held a Public Hearing on the application on April 12, 2022. Comments from the public expressed concerns that allowing the variance would result in unbuildable lots on the block. After listening to comments from the applicant and the public, the Board voted to defer action on the application until the May 10, 2022, Planning and Zoning Board meeting to allow time for the applicant to contact owners of property on the block to see if he could purchase additional property to meet code.

RECOMMENDATION: The reduction of the lot size is being proposed in the proposed Land Development Regulations (LDRS). The updated LDRs will allow the reduction in the lot. Staff feels that the Variance request to reduce minimum lot width from 90 feet to 75 feet and the minimum lot area from 10,000 square feet to 9,375 square feet for the property with the Parcel ID No. 08-3N-24-2380-0178-0180 does not meet the requirements of Section 62-183. Specifically:

- (a) (1) The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section,

There are many locations throughout the Town that property owners do not have enough land to meet the current R-2 zoning. The Planning and Zoning Board identified this as problem and made recommendation to the Town Council to change the lot size requirement with the updated LDRs in the R-2 zoning district.

(5) The grant of the variance will:

- d. Not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in the same zoning district.

The applicant would be able to develop the property with a smaller lot size than allowed by Code. Other property owners have the same situation in the R-2 zoning district, that is why the change is being recommended in the updated LDRs.

- (b) In the passing upon a request for variance, the planning and zoning board shall not consider prospective financial loss or gain to the owner or applicant

The cost of purchasing adjoining properties is not a reason to approve the variance.



FOR OFFICE USE ONLY

File # _____

Application Fee: _____

Filing Date: _____ Acceptance Date: _____

Town of Hilliard Variance Application

A. PROJECT

1. Project Name: Single Lot 1
2. Address of Subject Property: None Assigned
3. Parcel ID Number(s) 08-3N-24-2380-0178-0180
4. Existing Use of Property: Vacant platted Lot - 3 lots 25' wide
5. Future Land Use Map Designation: Medium Density
6. Zoning Designation: R-2
7. Acreage: 0.22

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Christopher Goodin Title: President`
Company (if applicable): Coastland Group, LLC
Mailing address: 200 First Street
City: Neptune Beach State: FL ZIP: 32266
Telephone: (919-671-5825) FAX: () e-mail: cgoodin@coastlandgroup.com
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): CCRC Woodlands LTD
Company (if applicable): _____
Mailing address: 4223 Lakeside Drive
City: Jacksonville State: FL ZIP: 32210
Telephone: () FAX: () e-mail: _____

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

C. STATEMENT OF VARIANCE SOUGHT

1. Requested Variance: Reduce minimum lot width
2. Section of Town Code under which the variance is sought Section 62-284(c) (1)
3. Reason Variance is requested: To construct a home on 3 lots (75' wide)
4. Statement of Facts for Requested Variance (Use additional pages if necessary)

(PLEASE ANSWER THE FOLLOWING QUESTIONS TO THE BEST OF YOUR ABILITY. THESE FACTS WILL BE USED BY THE STAFF TO MAKE A RECOMMENDATION AND THE PLANNING AND ZONING BOARD IN MAKING THEIR DECISION)

- a. Extraordinary and Exceptional Conditions-** What are the extraordinary and exceptional conditions (such as topographic conditions, narrowness, shallowness, or the shape of a parcel of land) pertaining to the particular piece of land for which the variance is sought, that do not generally apply to other land or structures in the same district?

Additional lots are not available, and lot is unable to be built on without a variance.

- b. Not Result of Action by Applicant-** Why are the special circumstances not the result of the actions of the applicant?

Very old platted lots of record, and neighbors are either unwilling to sell or I have not been able to get in-touch with them.

- c. No Special Privilege-** Does the granting of the variance confer any special privilege on the applicant that is denied to other lands or structures in the same zone district?

No

- d. Strict Application Deprives Use-** Would the strict interpretation of the Town Code to this property effectively prohibit or unreasonably restrict the utilization of the land and result in unnecessary and undue hardship?

Yes, without the variance this lot is not buildable

- e. Minimum Variance-** Is the variance the minimum action that will make possible the reasonable use of the land or structure which is not contrary to the public interest, and which would carry out the spirit of the Town Code?

Yes, I only requesting to build on a 75' wide lot and no less.

- f. Not Detrimental-** Is the granting of the variance detriment to the adjacent land, and the character of the zoning district in which the land is located?

Will meet all other zoning requirements.

D. ATTACHMENTS (One hard copy or one copy in PDF format)

1. Copy of Warranty Deed or other proof of ownership
2. Legal description
3. Survey of the property
4. Site plan of the property indicating setbacks, proposed construction and requested variance.

F. FEE.

Residential property - \$300
Non- residential - \$500

- a. The Cost of postage, signs, advertisements, and outside consultants are in addition to the application fee.
- b. The applicant is responsible to pay the cost of the advertisement and signs.

No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any fees for advertising, signs, necessary 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 4 attachments are required for a complete application. 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:

Ch Goodin
Signature of Applicant

Signature of Co-applicant

Christopher Goodin, president
Typed or printed name and title of applicant

Typed or printed name of co-applicant

2/24/22
Date

Date

State of Florida County of DUVAL

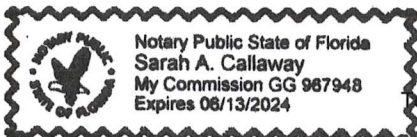
The foregoing application is acknowledged before me this 24 day of February, 2022, by christopher

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

NOTARY SEAL

[Signature]

Signature of Notary Public, State of Florida



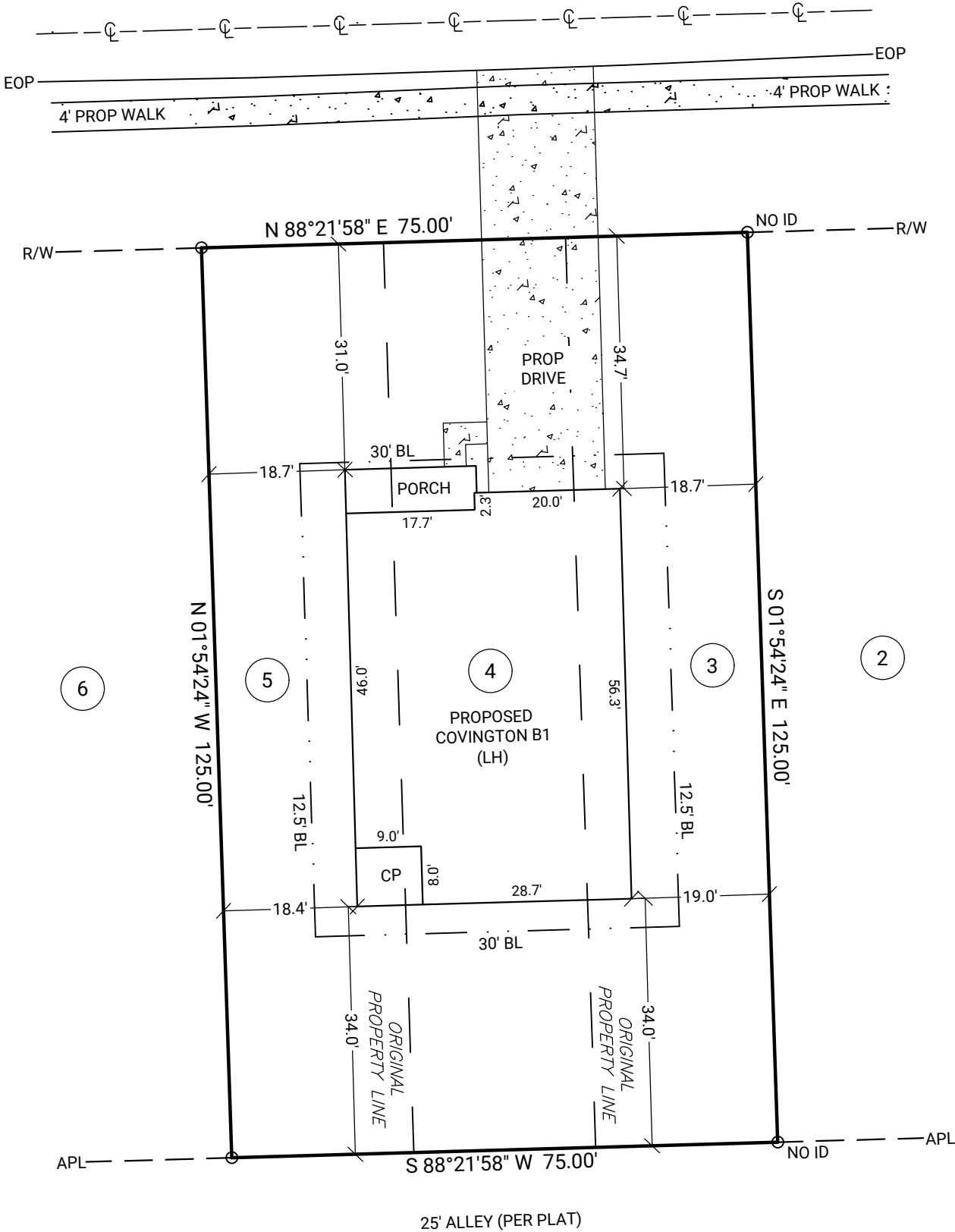
Down of Hilliard ♦ 15859 C.R. 108 ♦ Hilliard, FL 32046 ♦ (904) 845-3555

ADDRESS: NEW FRONT STREET

BEING LOTS 3-5, BLOCK 178 ACCORDING TO THE PLAT OF PLAT OF THE WEST
PORTION OF THE TOWN OF HILLIARD BLOCK 178, RECORDED IN PLAT BOOK 1,
PAGE 17 OF THE PUBLIC RECORD OF NASSAU COUNTY, FLORIDA.
AREA: 9,375 S.F. ~ 0.215 ACRES



NEW FRONT STREET
60' R/W (PER PLAT)



GENERAL NOTES

- Bearings shown hereon are based on the plat provided to Carter and Clark.
- Elevations shown hereon are based on the construction plans provided to Carter and Clark. Vertical Datum: Relative to Benchmark.
- This property lies within flood zone "X" (UNSHADED) according to FEMA FIRM # 12089C0135F, effective on 12/17/2010.
- This plat has been calculated for closure and is found to be accurate within one foot in 10,000+ feet.

BUILDING SETBACKS:
(PER PLAT)
Front: 30'
Side: 12.5'
Rear: 30'

PT Point of Tangency
PI Point of Intersection
PC Point of Curvature
A/C Air Conditioning
CONC Concrete
P Porch
PAT Patio

CLB Centerline of Bank
FH Fire Hydrant
WM Water Meter
A/C Air Conditioning
CONC Concrete
P Porch
PAT Patio

LAN Lanai
TOB Top of Bank
CP Covered Patio
DE Drainage Easement
UE Utility Easement
PROP Proposed
FFE Finished Floor Elevation

TOF Top of Form
BL Building Line
R/W Right of Way
SF Square Feet
APL Approximate Property Line
ABOC Approximate Back of Curb
CL Center Line

○ Rebar to be set
● Set Rebar (LB#8075)
○ Found Rebar ()
△ Found Mag Nail ()
⚡ Not To Scale
→ Drainage Flow

SUB: HILLIARD SPOT LOTS
LOTS: 3-5 BLOCK 178

Town of Hilliard, Nassau County, Florida



CARTER + CLARK
SURVEYORS ■ PLANNERS ■ ENGINEERS

237 Aucilla Road
Monticello, FL 32344
www.carterandclark.com
LICENSED BUSINESS # 8075

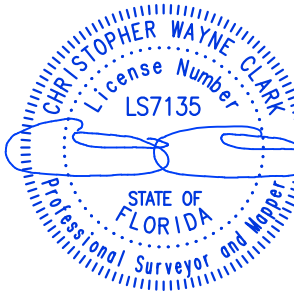


PLOT PLAN FOR:
CENTURY
Complete

FIELD WORK DATE: N/A
PLAT DATE: 12/16/2021

20211205914 FC: N/A

Carter & Clark Land Surveyors is unable to warrant the accuracy of boundary information, structures, easements, and buffers that are illustrated on the subdivision plat. This property may be subject to additional easements or restrictions of record. Adjoiners shown are per plat of record. The existence of utilities within utility easements have not been field verified by surveyor. Contact utility contractor for location prior to construction (if applicable). Dimensions from house to property lines should not be used to establish fences. This plat is for exclusive use by client. Use by third parties is at their own risk. The field data upon which this plat is based has a closure precision of one foot in 10,000+ feet and an angular error of 7 seconds per angle point and was adjusted using the compass rule. Equipment used: Leica Total Station- 12. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties.



**PROFESSIONAL
SURVEYOR & MAPPER IN
RESPONSIBLE CHARGE**

CHRISTOPHER WAYNE
CLARK, FLORIDA
CERTIFICATE NO. LS 7135

This item has been electronically signed and sealed by Christopher Clark, PSM on 12/16/2021 using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY DEPICTED HEREON WAS CONDUCTED BY PERSONS UNDER MY DIRECT SUPERVISION AND MEETS OR EXCEEDS THE STANDARDS OF PRACTICE ESTABLISHED BY THE STATE OF FLORIDA AS OUTLINED IN 5J-17 FAC.

Property Ownership AffidavitDate: Tuesday, February 2, 2021

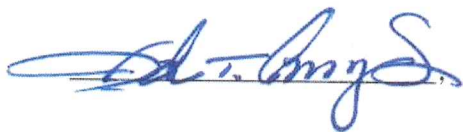
Town of Hilliard
 15859 C.R. 108
 Hilliard, FL 32046

Re: Zoning & Permitting of Multiple Parcels

RE #: 08-3N-24-2380-0178-0090; 08-3N-24-2380-0178-0180; 08-3N-24-2380-0178-0030; 08-3N-24-2380-0176-0070; 08-3N-24-2380-0159-0200; 08-3N-24-2380-0165-0010; 08-3N-24-2380-0148-0010; 08-3N-24-2380-0148-0010; 08-3N-24-2380-0148-0010; 08-3N-24-2380-0127-0010; 08-3N-24-2380-0127-0010; 08-3N-24-2380-0127-0010; 08-3N-24-2380-0136-0180; 08-3N-24-2380-0136-0030; 08-3N-24-2380-0139-0010; 08-3N-24-2380-0139-0200

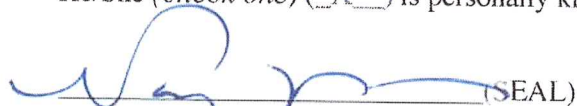
Gentlemen:

I, John T. Cassidy, Sr., as Managing Member of CCRC Woodlands, LTD., as to an undivided 2/3 interest and John T. Cassidy, Sr., as Executor of The Carol T. Cassidy Trust, as to an undivided 1/3 interest, hereby certify that I am an Owner/Representative of the property described in the attached legal description, in connection with re-zoning and filing applications for all applicable agencies to include but not limited to Town of Hilliard, Nassau County, SJRWMD, and ACOE/DEP.


Print: John T. Cassidy, Sr.

STATE OF FLORIDA
 COUNTY OF DUVAL

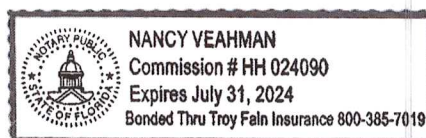
The foregoing instrument was acknowledged before me this 2nd day of February, 2020, by John T. Cassidy, Sr.
 He/She (*check one*) (X) is personally known to me, or () has produced a valid driver's license as identification.



Notary Public, State of _____ and county aforesaid
 Name: _____

My Commission Expires: _____

My Commission Number is: _____



AGENT AUTHORIZATION

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

RE: Agent Authorization for the sites located below:

RE #: 08-3N-24-2380-0178-0090; 08-3N-24-2380-0178-0180; 08-3N-24-2380-0178-0030; 08-3N-24-2380-0176-0070; 08-3N-24-2380-0159-0200; 08-3N-24-2380-0165-0010; 08-3N-24-2380-0148-0010; 08-3N-24-2380-0148-0010; 08-3N-24-2380-0148-0010; 08-3N-24-2380-0127-0010; 08-3N-24-2380-0127-0010; 08-3N-24-2380-0127-0010; 08-3N-24-2380-0136-0180; 08-3N-24-2380-0136-0030; 08-3N-24-2380-0139-0010; 08-3N-24-2380-0139-0200

To Whom It May Concern:

You are hereby advised that the undersigned is the owner/representative of the referenced property described in Exhibit 1 attached hereto. Said owner hereby authorizes and empowers Coastland Group, LLC to act as agent to file application(s) for the above referenced site location/property address and in connection with such authorization to file such applications, papers, documents, request; and other matters necessary for such requested change.

BY: 

John T. Cassidy, Sr., as Managing Member of CCRC Woodlands, LTD., as to an undivided 2/3 interest and John T. Cassidy, Sr., as Executor of The Carol T. Cassidy Trust, as to an undivided 1/3 interest
Signature of Owner

John T. Cassidy, Sr. _____
Print Name

904-924-9624 EXT. 118 _____
Telephone Number

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 2nd day of February, 2020, by John T. Cassidy Sr He/She (check one) (☒) is personally known to me, or () has produced a valid driver's license as identification.

 (SEAL)

Notary Public, State of _____ and county aforesaid
Name: _____

My Commission Expires: _____

My Commission Number is: _____



GENERAL AUTHORIZATION LETTER

TO WHOM IT MAY CONCERN:

I hereby certify that I have Read and understand the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge.

Please print:

Name of Owner(s): CCRC WOODLANDS, LTD. and The Carol T. Cassidy Trust by: John T. Cassidy, Sr., as Managing Member of CCRC Woodlands, LTD., as to an undivided 2/3 interest and John T. Cassidy, Sr., as Executor of The Carol T. Cassidy Trust, as to an undivided 1/3 interest

Address of Owner(s):

4223 Lakeside Drive, Jacksonville, FL 32210

Telephone: 904-924-9624 EXT 118

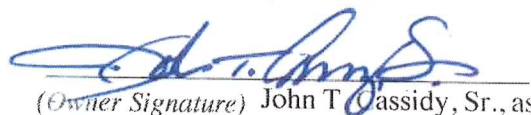
Name of Agent:

Tocoi Engineering

Address of Agent:

714 N Orange Ave.

Green Cove Springs, FL 32043

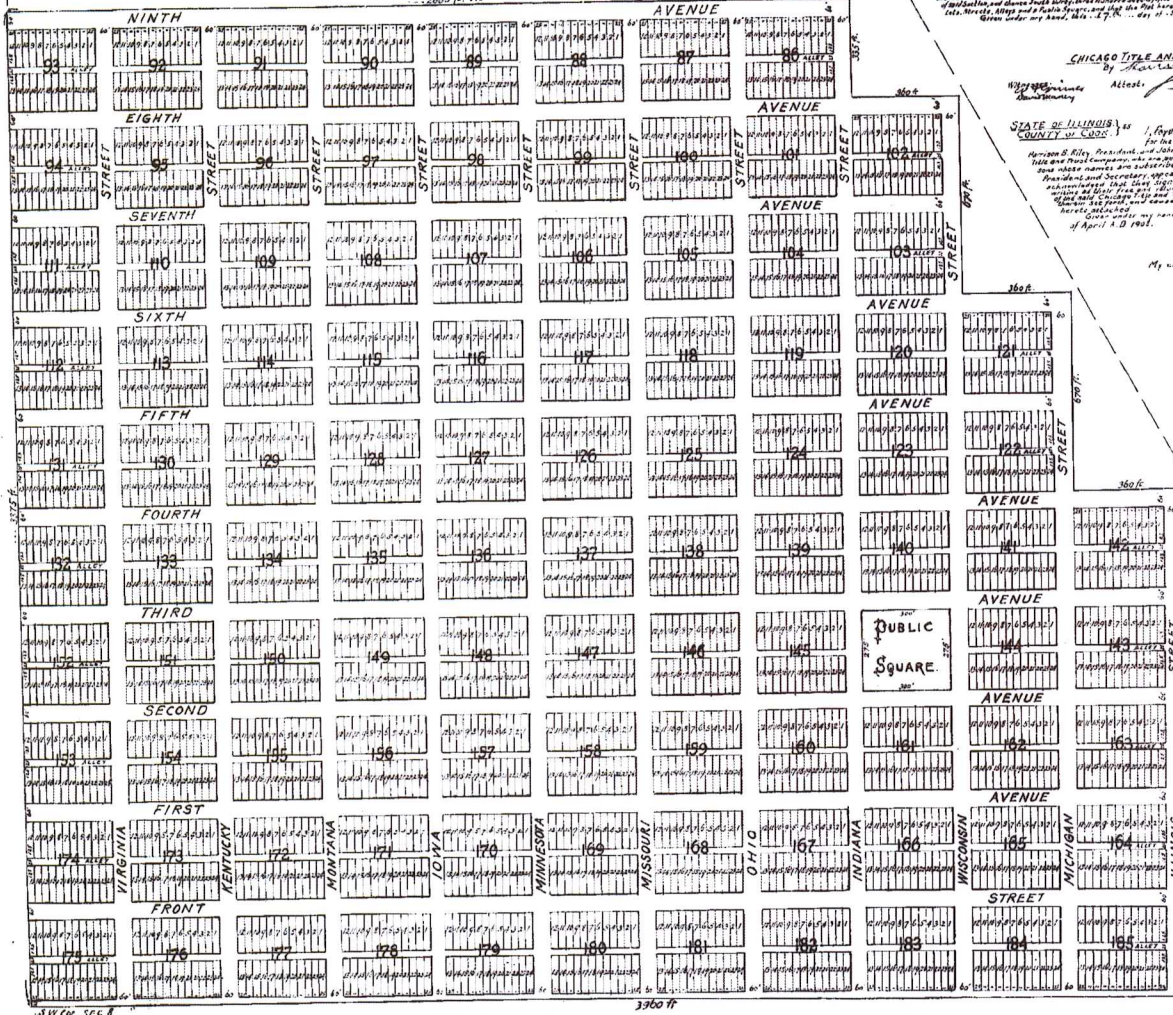


(Owner Signature) John T. Cassidy, Sr., as Managing Member of CCRC Woodlands, LTD., as to an undivided 2/3 interest and John T. Cassidy, Sr., as Executor of The Carol T. Cassidy Trust, as to an undivided 1/3 interest

(Agent Signature)

PLAT OF THE WEST PORTION OF THE TOWN OF
HILLIARD
 IN NASSAU COUNTY, FLORIDA,
 being part of Section 8, T. 21 N. R. 24 East.

Scale: 1" = 200'



STATE OF FLORIDA: ss. I, W. B. B. B. B., County Clerk of Nassau County, Florida, do hereby certify that the within and foregoing plat of the West Portion of the Town of Hilliard, Florida, being part of Section 8, T. 21 N. R. 24 East, is a true and correct copy of the original plat on file in my office, and that the same was duly recorded and filed in my office on the 25th day of April, 1910.

CHICAGO TITLE AND TRUST COMPANY
 By W. B. B. B. B., President
 Attest: W. B. B. B. B., Secretary

STATE OF ILLINOIS: ss. I, W. B. B. B. B., a Notary Public in and for the County of Cook, State of Illinois, do hereby certify that the within and foregoing plat of the West Portion of the Town of Hilliard, Florida, being part of Section 8, T. 21 N. R. 24 East, is a true and correct copy of the original plat on file in my office, and that the same was duly recorded and filed in my office on the 25th day of April, 1910.

Filed April 25th 1910
Edwin R. Williams
 Clerk, C. O. R.
 Recorded April 25th 1910
 Book 89, Page 222
Edwin R. Williams
 Clerk, C. O. R.

FEB 24 1995

FOR RECORDER

8K0724 PG0971

OFFICIAL RECORDS

ITEM-3

PREPARED BY AND RETURN TO:
Frank J. Tong, Esq.
3216 One Enterprise Center
Jacksonville, Florida 32201



WARRANTY DEED

THIS WARRANTY DEED made as of the 16th day of December, 1994, by Carol T. Cassidy, whose address is 4646 Algonquin Avenue, Jacksonville, Florida 32210, hereinafter called the Grantor, to CCRC WOODLANDS, LTD., a Florida limited partnership, whose address is, 6870 Phillips Highway, Jacksonville, Florida 32216-6036, and whose taxpayer identification number is applied for, hereinafter called the Grantee.

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, sell and convey unto the Grantee, and Grantee's heirs, successors and assigns forever all that certain real property situate in Nassau County, Florida, described as follows:

See Exhibit "A" Attached

Parcel Identification Number: See Exhibit "B"

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

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

And the Grantor hereby covenants with Grantee that, except as set forth below, Grantor is lawfully seized of said property in fee simple; that Grantor has good right and lawful authority to sell and convey said property; that said property is free from all encumbrances; that Grantee shall have peaceable and quiet possession thereof; and that Grantor hereby fully warrants the title to said property and will defend the same against the lawful claims of all persons whomsoever.

This conveyance is subject to covenants, easements and restrictions of record and to ad valorem taxes levied or which may become a lien subsequent to December 31 of the calendar year next preceding the date hereof.

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

Signed, sealed and delivered
in the presence of:

Richard C. Cassidy, Sr.
Name: RICHARD C. CASSIDY, SR.

Mary Ann Fortner
Name: MARY ANN FORTNER

Carol T. Cassidy
Carol T. Cassidy
4646 Algonquin Avenue
Jacksonville, Florida 32210

131108
NASSAU COUNTY
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
980.00

BK 0724 PG 0972
OFFICIAL RECORDS

ITEM-3

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 16th day of December, 1994 by Carol T. Cassidy, (i) who is personally known to me () or who has produced _____ as identification and who did take an oath.

NOTARY PUBLIC:
sign: Peggy A. Baskette
print: Peggy A. Baskette
State of Florida at Large (Seal)
My commission expires:

PEGGY A. BASKETTE
MY COMMISSION EXPIRES
ON JANUARY 25, 1997
GOVERNOR JIM QUILTER, JR., GOVERNOR, FLA.

131107
NASSAU COUNTY
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
980.00

131110
NASSAU COUNTY
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
980.00

131109
NASSAU COUNTY
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
980.00

131101
NASSAU COUNTY
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
980.00

131106
NASSAU COUNTY
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
980.00

131102
NASSAU COUNTY
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
980.00

131104
NASSAU COUNTY
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
980.00

131105
NASSAU COUNTY
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
980.00

131103
NASSAU COUNTY
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
980.00

131121
NASSAU COUNTY
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
980.00

131120
NASSAU COUNTY
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
980.00

131119
NASSAU COUNTY
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
980.00

131118
NASSAU COUNTY
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
980.00

131117
NASSAU COUNTY
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
980.00

131115
NASSAU COUNTY
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
980.00

131115
NASSAU COUNTY
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
980.00



BK0724PG0973
OFFICIAL RECORDS

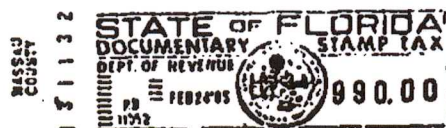
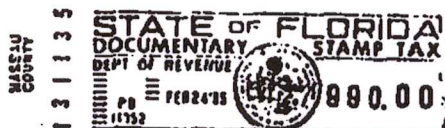
ITEM-3



EXHIBIT "A"

All of the Grantor's undivided 2/3rds interest in and to all the real property in which Grantor owns an undivided 2/3rds interest located in Nassau County, Florida which includes the parcel identification numbers without limitation as listed in Exhibit "B" and consists of an undivided 2/3rds interest in approximately 12,625.62 acres LESS AND EXCEPT:

The West one-half (1/2) of Lots 63 and 64, CORNWALL SURVEY, located in Section 18, Township 3 North, Range 23 East, Nassau County, Florida.



MASSACHUSETTS COUNTY

131144

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB 11052
FEB 24 '98
890.00

EXHIBIT "B"

MASSACHUSETTS COUNTY

131142

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB 11052
FEB 24 '98
890.00

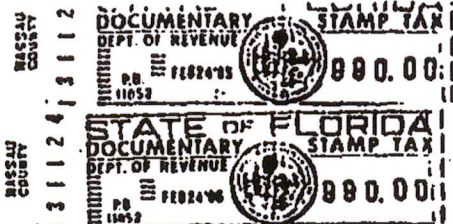
BK 0724 PG 0974
OFFICIAL RECORDS

01-3N-23-2020-0001-0000	05-2N-24-2240-0305-0180	05-2N-24-2240-0331-0010	05-2N-24-2240-0358-0010
05-3N-24-2020-0018-0000	05-2N-24-2240-0309-0010	05-2N-24-2240-0332-0010	05-2N-24-2240-0360-0010
08-3N-24-2020-0001-0000	05-2N-24-2240-0309-0210	05-2N-24-2240-0333-0010	05-2N-24-2240-0361-0010
08-3N-24-2020-0005-0000	05-2N-24-2240-0307-0010	05-2N-24-2240-0334-0010	05-2N-24-2240-0362-0010
07-3N-24-2020-0003-0000	05-2N-24-2240-0308-0010	05-2N-24-2240-0335-0010	05-2N-24-2240-0363-0010
18-3N-24-2020-0007-0000	05-2N-24-2240-0309-0010	05-2N-24-2240-0336-0010	05-2N-24-2240-0364-0010
18-3N-24-2020-0010-0000	05-2N-24-2240-0310-0010	05-2N-24-2240-0337-0010	05-2N-24-2240-0364-0210
18-3N-24-2020-0018-0000	05-2N-24-2240-0311-0010	05-2N-24-2240-0338-0010	05-2N-24-2240-0365-0020
25-3N-23-2020-0001-0000	05-2N-24-2240-0312-0010	05-2N-24-2240-0339-0010	05-2N-24-2240-0366-0010
33-3N-24-2020-0001-0000	05-2N-24-2240-0313-0010	05-2N-24-2240-0340-0010	05-2N-24-2240-0367-0020
03-2N-23-0000-0001-0000	05-2N-24-2240-0314-0010	05-2N-24-2240-0341-0010	05-2N-24-2240-0368-0010
05-2N-24-2240-0344-0220	05-2N-24-2240-0314-0180	05-2N-24-2240-0341-0240	05-2N-24-2240-0369-0010
08-3N-24-2020-0003-0000	05-2N-24-2240-0315-0010	05-2N-24-2240-0342-0010	05-2N-24-2240-0370-0010
08-3N-24-2380-0128-0070	05-2N-24-2240-0315-0180	05-2N-24-2240-0343-0010	05-2N-24-2240-0371-0010
18-3N-24-2020-0006-0000	05-2N-24-2240-0316-0010	05-2N-24-2240-0344-0010	05-2N-24-2240-0372-0010
18-3N-24-2020-0007-0000	05-2N-24-2240-0316-0110	05-2N-24-2240-0345-0010	05-2N-24-2240-0373-0010
01-3N-23-2020-0001-0000	05-2N-24-2240-0317-0010	05-2N-24-2240-0346-0010	05-2N-24-2240-0374-0010
01-3N-23-2020-0042-0000	05-2N-24-2240-0317-0180	05-2N-24-2240-0347-0010	05-2N-24-2240-0375-0010
23-3N-23-2020-0000-0000	05-2N-24-2240-0318-0000	05-2N-24-2240-0348-0010	05-2N-24-2240-0376-0010
25-3N-23-2020-0042-0000	05-2N-24-2240-0319-0010	05-2N-24-2240-0349-0010	05-2N-24-2240-0377-0010
18-3N-24-2020-0046-0000	05-2N-24-2240-0321-0150	05-2N-24-2240-0350-0010	05-2N-24-2240-0377-0120
01-2N-23-0000-0001-0000	05-2N-24-2240-0322-0010	05-2N-24-2240-0350-0200	05-2N-24-2240-0378-0010
01-3N-23-2020-0004-0000	05-2N-24-2240-0322-0100	05-2N-24-2240-0350-0270	05-2N-24-2240-0379-0010
02-2N-23-0000-0001-0000	05-2N-24-2240-0322-0180	05-2N-24-2240-0351-0010	05-2N-24-2240-0380-0010
03-2N-23-0000-0003-0000	05-2N-24-2240-0323-0010	05-2N-24-2240-0351-0100	05-2N-24-2240-0381-0010
03-2N-24-0000-0008-0000	05-2N-24-2240-0324-0010	05-2N-24-2240-0352-0010	05-2N-24-2240-0382-0010
05-2N-24-2240-0320-0010	05-2N-24-2240-0325-0010	05-2N-24-2240-0352-0210	05-2N-24-2240-0383-0020
05-2N-24-2020-0003-0000	05-2N-24-2240-0326-0010	05-2N-24-2240-0353-0010	05-2N-24-2240-0384-0010
05-2N-24-2240-0301-0010	05-2N-24-2240-0326-0140	05-2N-24-2240-0354-0010	05-2N-24-2240-0385-0010
05-2N-24-2240-0302-0010	05-2N-24-2240-0327-0010	05-2N-24-2240-0355-0020	05-2N-24-2240-0386-0010
05-2N-24-2240-0303-0010	05-2N-24-2240-0327-0130	05-2N-24-2240-0356-0010	05-2N-24-2240-0387-0010
05-2N-24-2240-0304-0010	05-2N-24-2240-0328-0010	05-2N-24-2240-0357-0010	05-2N-24-2240-0388-0010
05-2N-24-2240-0304-0140	05-2N-24-2240-0329-0010	05-2N-24-2240-0358-0010	05-2N-24-2240-0389-0010
05-2N-24-2240-0305-0010	05-2N-24-2240-0330-0010	05-2N-24-2240-0358-0140	05-2N-24-2240-0390-0010
05-2N-24-2240-0437-0010	05-2N-24-2240-0405-0010	05-2N-24-2240-0423-0010	05-2N-24-2240-0391-0010
05-2N-24-2240-0438-0010	05-2N-24-2240-0408-0010	05-2N-24-2240-0424-0010	05-2N-24-2240-0392-0010
05-2N-24-2240-0439-0010	05-2N-24-2240-0407-0010	05-2N-24-2240-0425-0010	05-2N-24-2240-0393-0030
05-2N-24-2240-0439-0180	05-2N-24-2240-0408-0010	05-2N-24-2240-0426-0010	05-2N-24-2240-0394-0010
05-2N-24-2240-0440-0010	05-2N-24-2240-0409-0010	05-2N-24-2240-0427-0010	05-2N-24-2240-0395-0010
05-2N-24-2240-0440-0130	05-2N-24-2240-0410-0010	05-2N-24-2240-0428-0110	05-2N-24-2240-0395-0210
05-2N-24-2240-0441-0010	05-2N-24-2240-0411-0010	05-2N-24-2240-0429-0010	05-2N-24-2240-0396-0010
05-2N-24-2240-0442-0030	05-2N-24-2240-0412-0010	05-2N-24-2240-0430-0010	05-2N-24-2240-0397-0010
05-2N-24-2240-0443-0010	05-2N-24-2240-0413-0010	05-2N-24-2240-0430-0220	05-2N-24-2240-0398-0010
05-2N-24-2240-0444-0010	05-2N-24-2240-0414-0010	05-2N-24-2240-0431-0010	05-2N-24-2240-0399-0010
05-2N-24-2240-0445-0010	05-2N-24-2240-0415-0010	05-2N-24-2240-0432-0020	05-2N-24-2240-0400-0010
05-2N-24-2240-0445-0170	05-2N-24-2240-0416-0010	05-2N-24-2240-0433-0010	05-2N-24-2240-0401-0010
05-2N-24-2240-0446-0010	05-2N-24-2240-0417-0010	05-2N-24-2240-0434-0010	05-2N-24-2240-0402-0020
05-2N-24-2240-0447-0010	05-2N-24-2240-0418-0010	05-2N-24-2240-0435-0010	05-2N-24-2240-0403-0010
05-2N-24-2240-0448-0010	05-2N-24-2240-0419-0010	05-2N-24-2240-0436-0010	05-2N-24-2240-0404-0010
05-2N-24-2240-0449-0010	05-2N-24-2240-0420-0010	05-2N-24-2240-0436-0130	05-2N-24-2240-0404-0170
05-2N-24-2240-0450-0010	05-2N-24-2240-0421-0010		
05-2N-24-2240-0450-0140	05-2N-24-2240-0422-0010		

MASSACHUSETTS COUNTY

131126

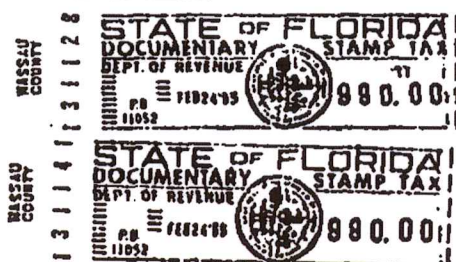
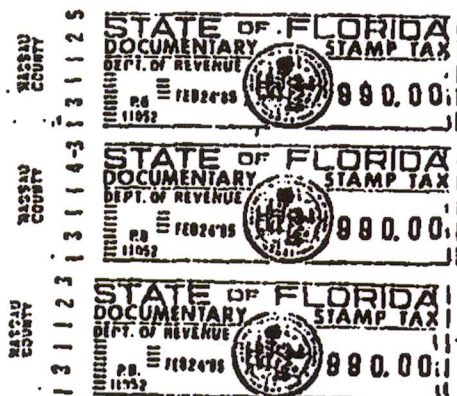
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB 11052
FEB 24 '98
890.00



BK0724PG0975

OFFICIAL RECORDS

05-2N-24-2240-0461-0010	05-2N-24-2240-0481-0010	08-3N-24-2380-0183-0010	18-3N-24-2020-0001-0000
05-2N-24-2240-0462-0010	05-2N-24-2240-0482-0010	08-3N-24-2380-0178-0020	18-3N-24-2020-0002-0000
05-2N-24-2240-0463-0010	05-2N-24-2240-0483-0010	08-3N-24-2380-0178-0080	18-3N-24-2020-0017-0000
05-2N-24-2240-0464-0010	05-2N-24-2240-0484-0010	08-3N-24-2380-0178-0080	20-3N-24-0000-0008-0000
05-2N-24-2240-0465-0010	05-2N-24-2240-0485-0010	08-3N-24-2380-0178-0010	20-3N-24-2020-0001-0000
05-2N-24-2240-0466-0010	05-2N-24-2240-0486-0010	08-3N-24-2380-0182-0220	22-3N-24-0000-0002-0000
05-2N-24-2240-0467-0010	05-2N-24-2240-0487-0020	08-3N-24-2380-0184-0050	22-3N-24-2320-0001-0000
05-2N-24-2240-0467-0130	05-2N-24-2240-0488-0010	08-3N-24-2380-0202-0150	23-3N-23-2020-0024-0000
05-2N-24-2240-0468-0010	05-3N-24-0000-0024-0000	08-3N-24-2380-0211-0180	23-4N-23-0000-0008-0000
05-2N-24-2240-0469-0010	05-3N-24-2020-0005-0000	09-3N-24-0000-0015-0000	23-4N-23-0000-0010-0000
05-2N-24-2240-0480-0020	09-2N-24-2020-0001-0000	09-3N-24-0000-0023-0000	24-3N-23-2020-0002-0000
05-2N-24-2240-0481-0010	09-2N-24-2020-0028-0000	12-3N-23-0000-0001-0000	25-3N-23-2020-0016-0000
05-2N-24-2240-0482-0010	09-3N-24-0000-0001-0000	12-3N-23-2020-0033-0000	27-3N-24-2020-0040-0020
05-2N-24-2240-0483-0010	09-3N-24-2020-0002-0000	12-3N-23-2020-0037-0000	28-3N-24-2020-0017-0000
05-2N-24-2240-0484-0010	07-3N-24-2020-0001-0000	13-3N-23-2020-0001-0000	30-3N-24-2020-0008-0000
05-2N-24-2240-0485-0010	07-3N-24-2020-0014-0000	14-3N-23-2020-0008-0000	30-3N-24-2020-0013-0000
05-2N-24-2240-0486-0010	08-3N-24-2380-0011-0023	15-3N-23-2020-0001-0000	30-3N-24-2020-0024-0000
05-2N-24-2240-0487-0010	08-3N-24-2380-0022-0012	18-3N-23-2020-0008-0000	31-3N-24-0000-0001-0000
05-2N-24-2240-0488-0010	08-3N-24-2380-0022-0022	18-3N-23-2020-0017-0000	31-3N-24-2020-0001-0000
05-2N-24-2240-0489-0010	08-3N-24-2380-0039-0014	18-3N-23-2020-0048-0000	31-3N-24-2020-0033-0000
05-2N-24-2240-0489-0240	08-3N-24-2380-0051-0020	18-3N-24-0000-0009-0000	31-3N-24-2020-0051-0000
05-2N-24-2240-0470-0010	08-3N-24-2380-0052-0022	18-3N-24-0000-0018-0000	31-4N-24-2020-0001-0000
05-2N-24-2240-0471-0010	08-3N-24-2380-0005-0010	18-3N-24-0000-0020-0000	32-3N-24-0000-0001-0000
05-2N-24-2240-0471-0120	08-3N-24-2380-0105-0140	18-3N-24-2020-0010-0000	32-3N-24-2020-0005-0000
05-2N-24-2240-0472-0010	08-3N-24-2380-0118-0100	17-3N-23-0000-0001-0000	34-3N-23-2040-0003-0000
05-2N-24-2240-0473-0010	08-3N-24-2380-0126-0010	17-3N-23-0000-0003-0000	34-3N-23-2040-0008-0000
05-2N-24-2240-0474-0010	08-3N-24-2380-0127-0010	17-3N-24-0000-0003-0000	35-3N-23-0000-0001-0000
05-2N-24-2240-0475-0010	08-3N-24-2380-0129-0040	17-3N-24-2020-0002-0000	36-3N-23-0000-0001-0000
05-2N-24-2240-0476-0010	08-3N-24-2380-0138-0010	17-3N-24-2680-0003-0010	05-2N-24-2240-0366-0080
05-2N-24-2240-0476-0110	08-3N-24-2380-0138-0040	17-3N-24-2680-0004-0001	18-3N-23-2020-0005-0000
05-2N-24-2240-0477-0010	08-3N-24-2380-0139-0010	17-3N-24-2680-0031-0050	
05-2N-24-2240-0478-0010	08-3N-24-2380-0139-0200	17-3N-24-2680-0031-0100	
05-2N-24-2240-0479-0010	08-3N-24-2380-0148-0010	17-3N-24-2680-0031-0150	
05-2N-24-2240-0480-0010	08-3N-24-2380-0158-0200	17-3N-24-2680-0033-0010	



9503138

95 FEB 24 PM 3:44



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Planning & Zoning Board Regular Meeting Meeting Date: June 14, 2022

FROM: **Janis Fleet, AICP - Land Use Administrator**

SUBJECT: Planning & Zoning Board approval of Site Clearing/Site Work Application
 #20220516
 Property Owner – LL Properties of Hilliard FL, LLC
 Parcel ID No. 08-3N-24-2380-0006-0010

BACKGROUND:

Mr. Jr. Layden, on behalf of LL Properties of Hilliard FL, LLC has submitted a Site Clearing/Site Work application to clear 2 acres of vacant property, located on the eastside of U.S. 1 between Wade Drive Street and Tow Truck Lane. The Parcel ID No. 08-3N-24-2380-0006-0010.

According to Section 62-357 of the Town Code,
“No excavation or filling for purposes other than the construction of a driveway, walk, swimming pool, a permitted wall or building or part thereof, or accessory thereto, or to remove topsoil from one part of the lands of an owner to another part of the same premises, when such removal is necessary as an accessory use or is for the purpose of farming or improving such property, shall be made unless permission is granted by the planning and zoning board and any necessary state permits are secured, if applicable.”

The property owner would like to harvest all timber, remove stumps, and grade the property. A silt fence will be used for erosion and sediment control. The applicant has received an exemption from the State of Florida Department of Environmental Protection for these clearing activities.

FINANCIAL IMPACT:

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

RECOMMENDATION:

Staff recommends the Planning and Zoning Board approve the Site Clearing/Site Work Application # 20220516, which includes the request to harvest all timber, remove stumps, and grade the property, with the following conditions:

1. All fill and clearing activities be completed within 90 days of the approval. This application is deemed expired if fill and clearing activities are not completed in the 90 day period. The applicant will need to reapply after 90 days.
2. The property shall be seeded, and hay placed on the lots to prevent erosion.

3. No dirt can impede onto surrounding landowners.
4. The fill cannot exceed 6 inches from existing grade.
5. No activity can occur in the wetlands. The wetlands need to be staked and separated from the remainder of the lot with a silt fence.



ITEM-4

FOR OFFICE USE ONLY

File # 20220516
Application Fee: \$140
Filing Date: 5/10/22 Acceptance Date: _____

Paid by check

Town of Hilliard Site Clearing/Site Work Application

A. PROJECT

1. Project Name: US 1 CREEK Property
2. Address of Subject Property: NA
3. Parcel ID Number(s): 08-3N-24-2380-0006-0010
4. Existing Use of Property: UNDEVELOPED
5. Zoning Designation: C1 Commercial
6. Description of Work: harvest timber & clean all debris
7. Acreage of Parcel: 2

B. Owner

1. Name of Owner(s) or Contact Person(s): Jr Layden Title: Owner
Company (if applicable): _____
Mailing address: 171194 Hodges rd
City: Hilliard State: FL ZIP: 32046
Telephone: (904) 352-9727 FAX: () e-mail: laydenjr@gmail.com

* 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.
 - c. Statement of Proposed Work.
2. Legal description with tax parcel number.
3. Warranty Deed or other proof of ownership.
4. Permit or Letter of Exemption from the St. Johns River Water Management District.

5. Fee.

- a. \$100 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 shall be paid in full prior to any action of any kind on the development application.

All 5 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:

Francis M. Layden Jr.
Signature of Applicant

Signature of Co-applicant

Francis M Layden Jr
Typed or printed name and title of applicant

Typed or printed name of co-applicant

3/22/22
Date

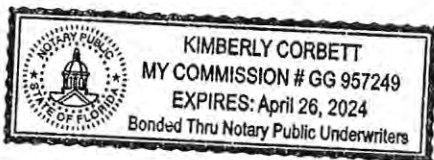
Date

State of Florida County of NASSAU

The foregoing application is acknowledged before me this 22nd day of March, 2022 by Francis Layden Jr., who is/are personally known to me, or who has/have produced FL Drivers Lic. as identification.

NOTARY SEAL

Kimberly Corbett
Signature of Notary Public, State of Florida

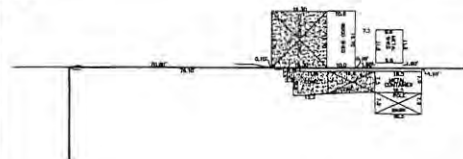


LESS AND EXCEPT ANY PORTION THAT LIES WITHIN THE CURRENT
RIGHT OF WAY OF U.S. HIGHWAY NO. 1, AKA STATE ROAD NO. 15

LESS AND EXCEPT ANY PORTION THAT LIES WITHIN THE CURRENT
RIGHT OF WAY OF U.S. HIGHWAY NO. 1, AKA STATE ROAD NO. 15

LINE TABLE		
LINE	LENGTH	BEARING
1.1	75.57	S 87° 25' 00" W
1.2	43.67	S 72° 01' 30" W
1.3	29.38	S 58° 33' 00" W
1.4	30.16	S 55° 12' 30" W
1.5	76.61	S 54° 19' 30" W
1.6	54.72	S 63° 30' 00" W

DETAIL



GRAPHIC SCALE

(IN FEET)
1 inch = 90 ft


PREPARED FOR:
LL PROPERTIES OF HILLIARD FL

SURVEY NOTES:

- [illegible]

[illegible]

THE INFORMATION SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5A-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.052, FLORIDA STATUTES.

BY: 
ALAN FRANKLIN GLASS
FLORIDA REGISTERED SURVEYOR
MAPPER CERTIFICATE No. 5

GLASS LAND SURVEYING, LLC

SLASH LAND SURVEYING, LLC
23884 CRESCENT PARK COURT, FERNANDINA BEACH, FLORIDA 32034
(904) 281-0138 * CELL (904) 370-0318
LICENSE BUSINESS NO. LB 6350

MODEL 17-1
 DATE 04-25
 DES BY AJ
 DES BY AJ
 DES BY AJ
 DES BY DC
 DES BY DC

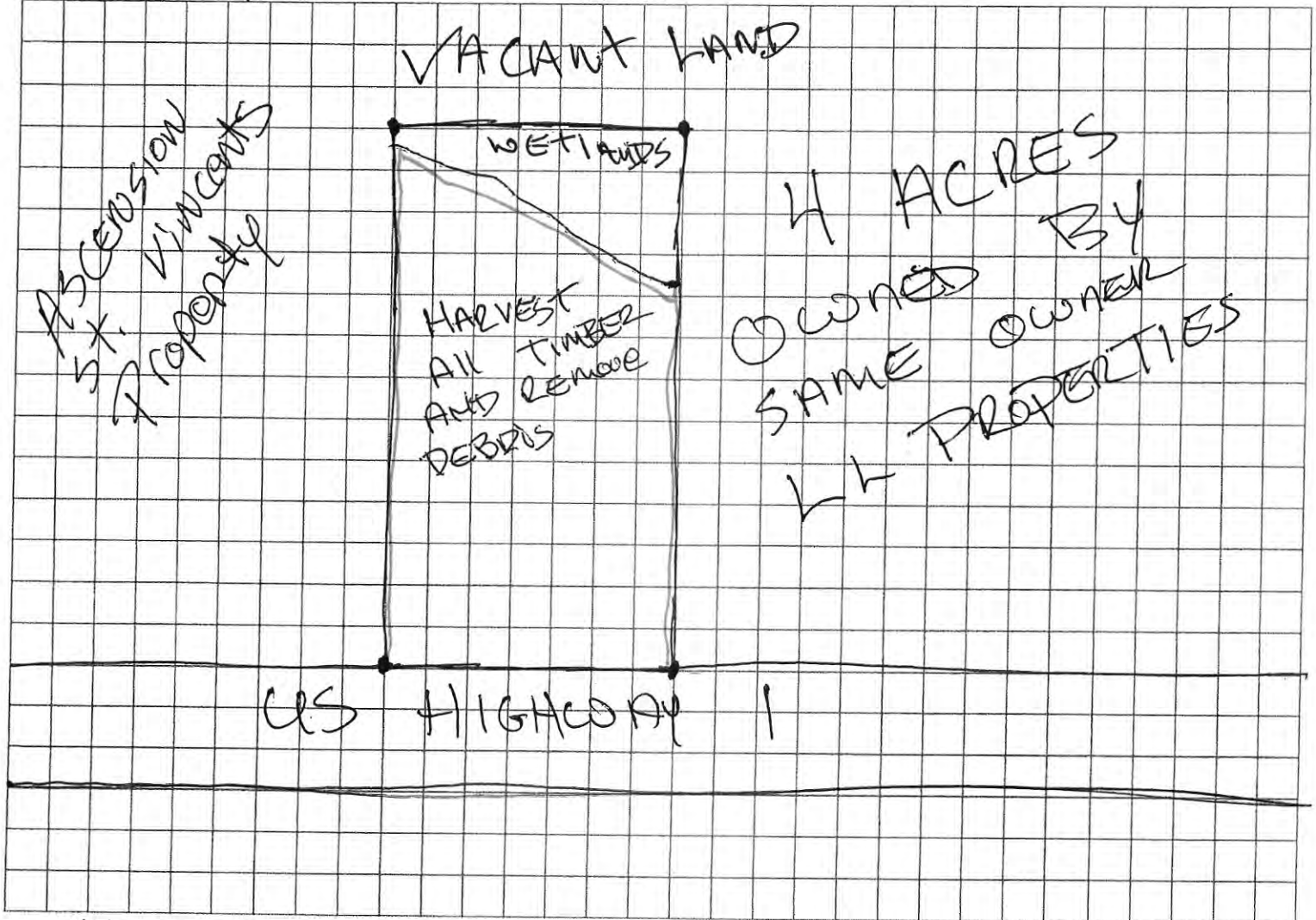
STATE OF FLORIDA
DEPARTMENT OF HEALTH
APPLICATION FOR CONSTRUCTION PERMIT

ITEM-4

Permit Application Number _____

----- PART II - SITEPLAN -----

Scale: Each block represents 10 feet and 1 inch = 40 feet.



Notes: * HARVEST all TIMBER & REMOVE all DEBRIS INCLUDING STUMPS
* Silt Fence will Be used For erosion & sediment control
* Natural GRADE OF PROPERTY will Flow toward owners property
* Silt Fence & 18" Buffer From WETLANDS

Site Plan submitted by: Dr. Layden

Plan Approved _____ Not Approved _____

By _____ Date 5/12/22 County Health Department

ALL CHANGES MUST BE APPROVED BY THE COUNTY HEALTH DEPARTMENT



Prepared by:
April Ross
Bernard & Schemer, P.A.
480 Busch Drive
Jacksonville, Florida 32218

File Number: 22-1013A

Trustee Deed

2405
Made this January 24, 2022 A.D. By Richard Wayne Fuqua and Susan Lane Curington a/k/a Lane Fuqua Curington, as Co-Trustees of the Florence R. Fuqua Revocable Living Trust, dated August 3, 1994, amended April 30, 2001; and Richard Wayne Fuqua, Susan Lane Curington a/k/a Lane Fuqua Curington and Debra Lynn Walling a/k/a Debra Fuqua Walling a/k/a Debra Lynn Fuqua, all conveying non-homestead real property, whose address is: 6212 Thunder Bluff Road, Kalamazoo, MI 49009, hereinafter called the grantor, to LL Properties of Hilliard FL, LLC, a Florida Limited Liability Company, whose post office address is: 171194 Hodges Road, Hilliard, Florida 32046, hereinafter called the grantee:

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

Witnesseth, that grantor, pursuant to the powers and authority granted by the terms and provisions of the aforesaid Trust Agreement, and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Nassau County, Florida, viz:

See "Exhibit A" attached hereto.

Neither the Trustee(s) named herein, nor the spouse(s) thereof or anyone for whose support they are responsible reside on or adjacent to the property herein described and is not therefore their homestead property.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2021.

And Grantor hereby covenants with Grantee that Grantor is the duly appointed, qualified and acting Trustee under the aforesaid Trust Agreement and in all things preliminary to an in and about the sale and conveyance of the property herein described, the terms conditions and provisions of the aforesaid Trust Agreement and the laws of the State of Florida have been followed and complied with in all respects and that the undersigned Grantor had the full power and authority to execute this deed for the uses and purposes herein expressed; and that said land is free from all encumbrances.

Paid by check
5/14/22 AH

ITEM-4

TOWN OF HILLIARD
ORDINANCE NO. 2011-09
Section 2. Tree Cutting.

Property owners may cut trees on their property except to the extent the trees sought to be cut are on the unimproved Rights-of-Way and Alleyways of the Town of Hilliard. Property Owners may give written permission to an agent to cut trees that they could otherwise cut under this ordinance. Trees on the unimproved Rights-of-Way and Alleyways of the Town of Hilliard may only be cut upon the application to the Clerk for the Town of Hilliard. Such applicants or their agents are required to post a cash bond for \$500 in substantially the following form:

CASH BOND FOR TREE CUTTING ON HILLIARD UNIMPROVED RIGHTS-OF-WAY AND ALLEYWAYS

Unimproved Rights-of-Way and Alleyways identified as follows:

THE STATE OF FLORIDA

COUNTY OF NASSAU

I, Francis M. Layton Jr, am held and firmly bound unto the Town of Hilliard for the use and benefit of the Town of Hilliard, in the amount of \$500.00, deposited as security herein. The condition of the above obligation is that I swear that I am the owner of the property adjoining the unimproved Rights-of-Way and Alleyways set forth above and/or have been designated to act as the agent of such owner or owners and that I have authority to execute this bond in all respects and further swear that I will promptly, and in no event take more than 20 days after last cut, to ensure that the ditches and culverts in or along the above referenced unimproved Rights-of-Way and Alleyways that are cut will be cleared of all debris and returned to at least as good a condition as they were before the issuance of this bond and that I will cause to be removed any trees that were in the same or contiguous area that lean on or towards an improved Right-of-Way and appear to be a hazard to people or property, at which time this obligation shall be null and void; otherwise it is to remain in full force and effect.

Francis M. Layton Jr 3/20/22
Signature Date

Francis M. Layton Jr
Printed Name Position, if not signing in individual capacity



FLORIDA DEPARTMENT OF Environmental Protection

Northeast District
8800 Baymeadows Way West, Suite 100
Jacksonville, Florida 32256

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

March 15, 2022

Francis Layden
171194 Hodges Road
Hilliard, Florida 32046
laydenjr@gmail.com

File No.: 45-0416292-001-EE, Nassau County

Dear Mr. Layden:

On February 9, 2022, we received your request for verification of exemption to perform the following activities:

To clear forested uplands; removal and clearing will be wholly in uplands, maintaining an 18-inch buffer from the wetland line. Silt fences will be used to control erosion. The project is within the landward extent of the St. Mary's River, a Class III Florida Waterbody. The project is located at US Highway 1 (Parcel ID: 08-3N-24-2380-0006-0010), Hilliard, Florida 32046, Section 9, Township 3 North, 24 East, Nassau County. Activities are depicted on the attached exhibits.

Your request has been reviewed to determine whether it qualifies for (1) regulatory exemption, (2) proprietary authorization (related to state-owned submerged lands), and (3) federal approval that may be necessary for work in wetlands or waters of the United States.

Your project qualifies for all three. However, this letter does not relieve you from the responsibility of obtaining other federal, state, or local authorizations that may be required for the activity.

If you change the project from what you submitted, the authorization(s) granted may no longer be valid at the time of commencement of the project. Please contact us prior to beginning your project if you wish to make any changes.

If you have any questions regarding this matter, please contact Megan Collins at the letterhead address or at 904-256-1661 or email Megan.R.Collins@FloridaDEP.gov.

File Name: US1 Creek Property
 FDEP File No.: 45-0416292-001-EE
 Page 2 of 6

1. Regulatory Review –Verified

Based on the information submitted, the Department has verified that the activity as proposed is not a regulated activity under Chapter 62-330.020 Florida Administrative Code (F.A.C.), and therefore is exempt from the need to obtain a regulatory permit under Part IV of Chapter 373 of the Florida Statutes.

2. Proprietary Review- Not required

The activity does not appear to be located on sovereign submerged lands and does not require further authorization under chapter 253 of the Florida Statutes, or chapters 18-20 or 18-21 of the Florida Administrative Code.

3. Federal Review - Not Included

This permit does not include Federal authorization or imply the presence or limits of Waters of the United States (WOTUS) on the subject property. Activities that may impact WOTUS shall require a separate permit from the Corps. It is recommended that you contact your local Corps office to determine whether your project site contains WOTUS and/or if a Department of the Army permit is needed. A map of local Corps offices and the federal application form (ENG 4345) are available online at the Jacksonville District Regulatory Division website.

Additional Information

Please retain this letter. The activities may be inspected by authorized state personnel in the future to ensure compliance with appropriate statutes and administrative codes. If the activities are not in compliance, you may be subject to penalties under Chapter 373, F.S., and Chapter 18-14, F.A.C.

NOTICE OF RIGHTS

This action is final and effective on the date filed with the Clerk of the Department unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until further order of the Department. Because the administrative hearing process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application.

Petition for Administrative Hearing

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rules 28-106.201 and 28-106.301, F.A.C., a petition for an administrative hearing must contain the following information:

- (a) The name and address of each agency affected and each agency's file or identification number, if known;
- (b) The name, address, any e-mail address, any facsimile number, and telephone number of the petitioner, if the petitioner is not represented by an attorney or a qualified representative; the name, address, and telephone number of the petitioner's representative, if any, which shall be the

address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination;

(c) A statement of when and how the petitioner received notice of the agency decision;

(d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;

(e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;

(f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and

(g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

Time Period for Filing a Petition

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant and persons entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of publication of the notice or within 21 days of receipt of the written notice, whichever occurs first. You cannot justifiably rely on the finality of this decision unless notice of this decision and the right of substantially affected persons to challenge this decision has been duly published or otherwise provided to all persons substantially affected by the decision. While you are not required to publish notice of this action, you may elect to do so pursuant Rule 62-110.106(10)(a).

The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C. If you do not publish notice of this action, this waiver will not apply to persons who have not received written notice of this action.

Extension of Time

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us, before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

File Name: US1 Creek Property
FDEP File No.: 45-0416292-001-EE
Page 4 of 6

Mediation

Mediation is not available in this proceeding.

FLAWAC Review

The applicant, or any party within the meaning of Section 373.114(1)(a) or 373.4275, F.S., may also seek appellate review of this order before the Land and Water Adjudicatory Commission under Section 373.114(1) or 373.4275, F.S. Requests for review before the Land and Water Adjudicatory Commission must be filed with the Secretary of the Commission and served on the Department within 20 days from the date when this order is filed with the Clerk of the Department.

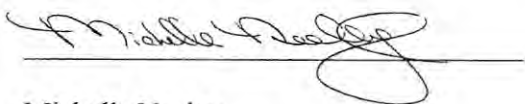
Judicial Review

Once this decision becomes final, any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S., by filing a Notice of Appeal pursuant to Florida Rules of Appellate Procedure 9.110 and 9.190 with the Clerk of the Department in the Office of General Counsel (Station #35, 3900 Commonwealth Boulevard, Tallahassee, Florida 32399-3000) and by filing a copy of the Notice of Appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice must be filed within 30 days from the date this action is filed with the Clerk of the Department.

EXECUTION AND CLERKING

Executed in Jacksonville, Florida.

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION



Michelle Neeley
Environmental Manager

Enclosures:

62-330.020 F.A.C.

Aerial and Project drawings, 2 pg

CERTIFICATE OF SERVICE

The undersigned duly designated deputy clerk hereby certifies that this document and all attachments were sent on the filing date below to the following listed persons:

cc:

Thomas Kallemeyn, FDEP NED

Michelle Neeley, FDEP NED

Katie Miller, FDEP NED

Megan Collins, FDEP NED

File Name: US1 Creek Property
FDEP File No.: 45-0416292-001-EE
Page 5 of 6

FILING AND ACKNOWLEDGMENT

FILED, on this date, pursuant to Section 120.52, F. S., with the designated Department Clerk, receipt of which is hereby acknowledged.



Clerk

March 15 2022

Date

62-330.020 Regulated Activities.

(1) A permit under this chapter is not required for activities that qualify for:

(a) Operation and routine custodial maintenance of projects legally in existence under Chapter 403 or Part IV of Chapter 373, F.S., provided the terms and conditions of the permit, exemption, or other authorization for such projects continue to be met, and provided the activity is conducted in a manner that does not cause violations of state water quality standards. However, this exemption shall not apply to any project that is altered, modified, expanded, abandoned, or removed;

(b) An exemption listed in Rule 62-330.051 or 62-330.0511, F.A.C., or in section 1.3 (District-specific exemptions) of the applicable Volume II;

(c) The “grandfathering” provisions of Section 373.4131(4), 373.414(11), (12)(a), (13), (14), (15), or (16), F.S.; or

(d) The “10/2” general permit for upland stormwater systems authorized in Section 403.814(12), F.S.

(2) Unless the activity qualifies under subsection (1), above, a permit is required prior to the construction, alteration, operation, maintenance, removal, or abandonment of any project that, by itself or in combination with an activity conducted after October 1, 2013, cumulatively results in any of the following:

(a) Any project in, on, or over wetlands or other surface waters;

(b) A total of more than 4,000 square feet of impervious and semi-impervious surface areas subject to vehicular traffic;

(c) A total of more than 9,000 square feet of impervious and semi-impervious surface area;

(d) A total project area of more than five acres;

(e) A capability of impounding more than 40 acre-feet of water;

(f) Any dam having a height of more than 10 feet, as measured from the lowest elevation of the downstream toe to the dam crest;

(g) Any project that is part of a larger common plan of development or sale;

(h) Any dry storage facility storing 10 or more vessels that is functionally associated with a boat launching area;

(i) Any project exceeding the thresholds in section 1.2 (District-specific thresholds) of the applicable Volume II, or

(j) Any modification or alteration of a project previously permitted under Part IV of Chapter 373, F.S.

(3) Construction and operation of projects under subsection (2), above, are subject to the additional limitations in paragraph 3.1.4(f) of Volume I.

(4) The following types of permits are available:

(a) A general permit, as provided in Rule 62-330.052, F.A.C., and Rules 62-330.410 through 62-330.635, F.A.C.;

(b) An individual permit, as provided in Rule 62-330.054, F.A.C.; and,

(c) A conceptual approval permit, as provided in Rule 62-330.055 or 62-330.056, F.A.C.

Rulemaking Authority 373.026(7), 373.043, 373.118, 373.4131, 373.4145, 373.418, 403.805(1) FS. Law Implemented 373.117, 373.118, 373.409, 373.413, 373.4131, 373.4132, 373.4145, 373.416, 373.426, 403.0877 FS. History—New 10-1-13, Amended 6-1-18.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
LL PROPERTIES OF HILLIARD FL, LLC

Filing Information

Document Number L20000388690
FEI/EIN Number 86-1216540
Date Filed 12/10/2020
State FL
Status ACTIVE

Principal Address

171194 HODGES ROAD
HILLIARD, FL 32046

Mailing Address

171194 HODGES ROAD
HILLIARD, FL 32046

Registered Agent Name & Address

LAYDEN, FRANCIS M, JR
171194 HODGES ROAD
HILLIARD, FL 32046

Authorized Person(s) Detail

Name & Address

Title MGRM

LAYDEN, FRANCIS M, JR
171194 HODGES ROAD
HILLIARD, FL 32046

Title MGRM

LOYD, FRANKLIN E, JR
4893 VANZANT ROAD
HILLIARD, FL 32046

Annual Reports

Report Year	Filed Date
2021	02/08/2021

2022

02/06/2022

ITEM-4

Document Images

02/06/2022 -- ANNUAL REPORT

View image in PDF format

02/08/2021 -- ANNUAL REPORT

View image in PDF format

12/10/2020 -- Florida Limited Liability

View image in PDF format

Florida Department of State, Division of Corporations



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Planning & Zoning Board Regular Meeting Meeting Date: June 14, 2022

FROM: ***Janis Fleet, AICP - Land Use Administrator***

SUBJECT: Planning & Zoning Board approval of Minor Modification of the Whisper Ridge PUD #20220523

Property Owner – LGI Home – Florida, LLC

Parcel ID No. 04-3N-24-0000-0006-0010 and 04-3N-24-0000-0004-0100

BACKGROUND:

Mr. Ed Kassik, on behalf of LGI Homes - Florida, LLC has submitted application for a Minor Modification to the Whisper Ridge PUD. The request is to revise the site plan to increase the buffer along Old Pineridge Road from 5 feet to 30 feet. The minimum lot size of 5,250 for the PUD will remain unchanged. The HOA will be responsible for maintaining the buffer area.

FINANCIAL IMPACT:

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

RECOMMENDATION:

Staff recommends the Planning and Zoning Board approve Application #20220523, a Minor Modification to the Whisper Ridge PUD site plan, to increase the buffer along Pineridge Road from 5 ft. to 30 ft. The improvement is consistent with the overall intent of the PUD and provide additional buffers to the properties along Old Pineridge Road.

File # 2020523Filing Date: 5-23-22 pd cx # 9903W-0037147 - AT

Acceptance Date: _____

Review Date: P & Z _____ TC _____

PUD Rezoning Modification Application

A. PROJECT

1. Project Name: Whisper Ridge
2. Address of Subject Property: SE corner of Old Pineridge Rd and Kings Ferry Rd
3. Parcel ID Number(s): 04-3N-24-0000-0006-0010 and 04-3N-24-0000-0004-0100
4. Existing Use of Property: Vacant
5. Future Land Use Map Designation: Medium Density
6. Existing Zoning Designation: PUD
7. Proposed Zoning Designation: N/A
8. Acreage: 26.09

B. APPLICANT

1. Applicant's Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s) or Contact Person(s): Ed Kassik Title: LD Manager
 Company (if applicable): LGI Homes - Florida, LLC
 Mailing address: 1540 Lake Robbins Dr suite 430
 City: The Woodlands State: TX ZIP: 77380
 Telephone: () 407-452-7871 FAX: () _____ e-mail: ed.kassik@lgihomes.com
3. If the applicant is agent for the property owner*
 Name of Owner (titleholder): LGI Homes - Florida, LLC
 Mailing address: 1540 Lake Robbins Dr suite 430
 City: The Woodlands State: TX ZIP: 77380
 Telephone: () 407-452-7871 FAX: () _____ e-mail: ed.kassik@lgihomes.com

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

C. ATTACHMENTS (Provide any revised documents, identifying changes)

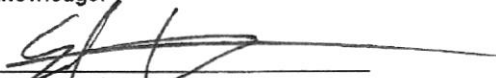
1. Statement of proposed change, including a map showing the proposed zoning change and zoning designations on surrounding properties
2. A current aerial map (Maybe obtained from the Nassau County Property Appraiser.)
3. Plat of the property (Maybe obtained from the Nassau County Property Appraiser.)
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. \$1,250 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.

One original and a PDF Version of the complete application with any 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

Signature of Co-applicant

Ed Kassik LD Manager

Typed or printed name and title of applicant

Typed or printed name of co-applicant

5-18-2022

Date

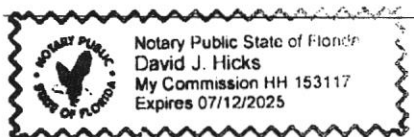
Date

State of Florida County of Hillsborough

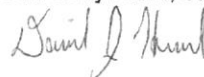
The foregoing application is acknowledged before me this 18th day of May, 2022, by Ed Kassik

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

NOTARY SEAL



Signature of Notary Public, State of Florida



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

Town of Hilliard Zoning Board

LGI Homes – Florida, LLC proposes to adjust the undisturbed buffer along Old Pine Ridge Road from 5' as required in the approved plans and approved PUD Ordinance to 30'. The reason for this proposed change is because once the property was staked out, there would have been no vegetation left in the required undisturbed area because of the existing ditch along Old Pineridge road.

We propose to increase the buffer to 30' thus leaving more of an undisturbed visual buffer as well as saving some large trees. The proposed buffer would become a tract on the final plat and maintenance of the buffer area would be the responsibility of the HOA.

The lot depth along Old Pineridge road would change from 130' depth to 105' depth. This change would still be within the approved PUD Ordinance of a minimum 5250sf lot size. The required fence along Old Pineridge road at the property boundary would be moved inward to the rear property line and would be better shielded visually from Old Pineridge road.

Thank you for your consideration

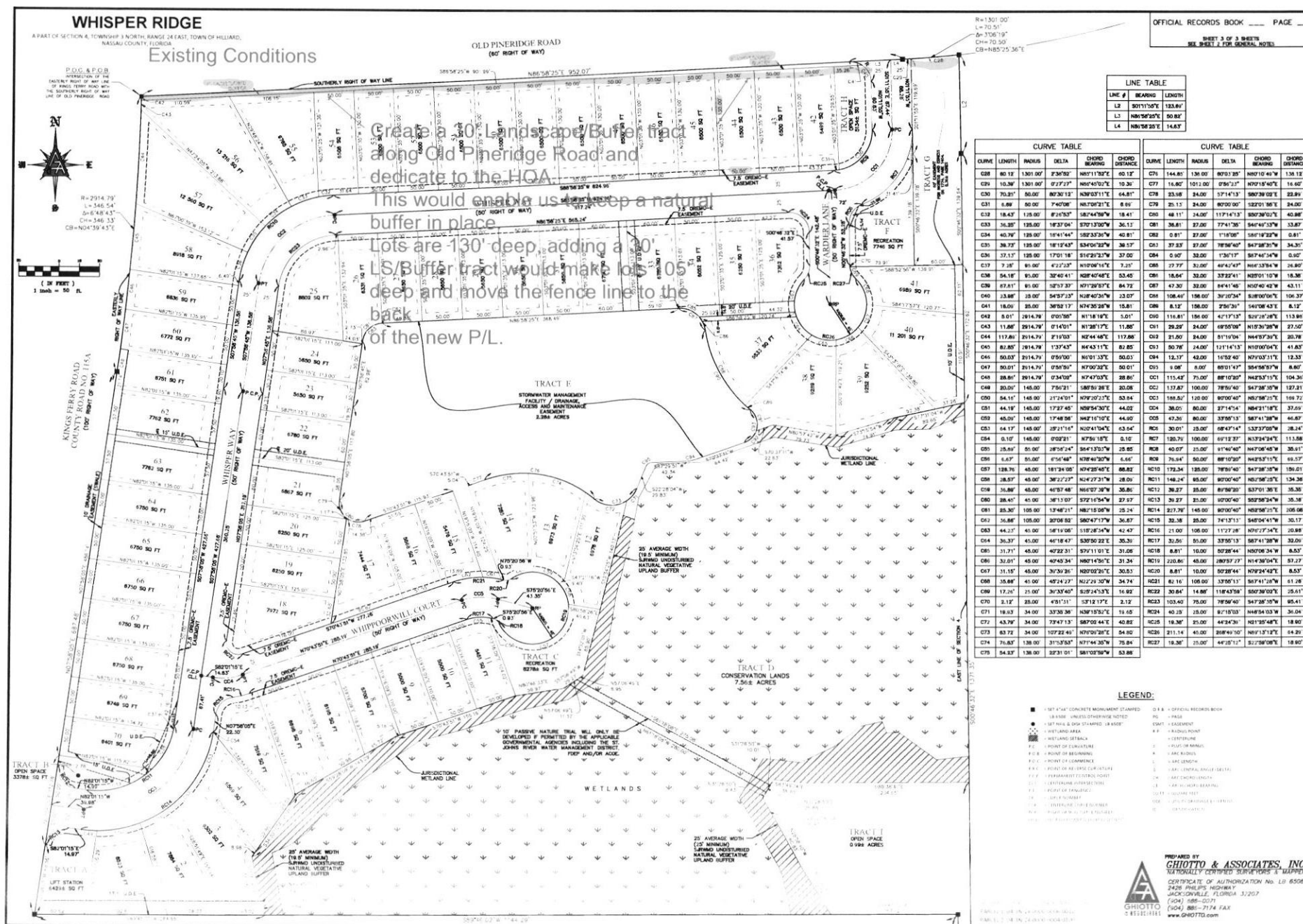
Sincerely



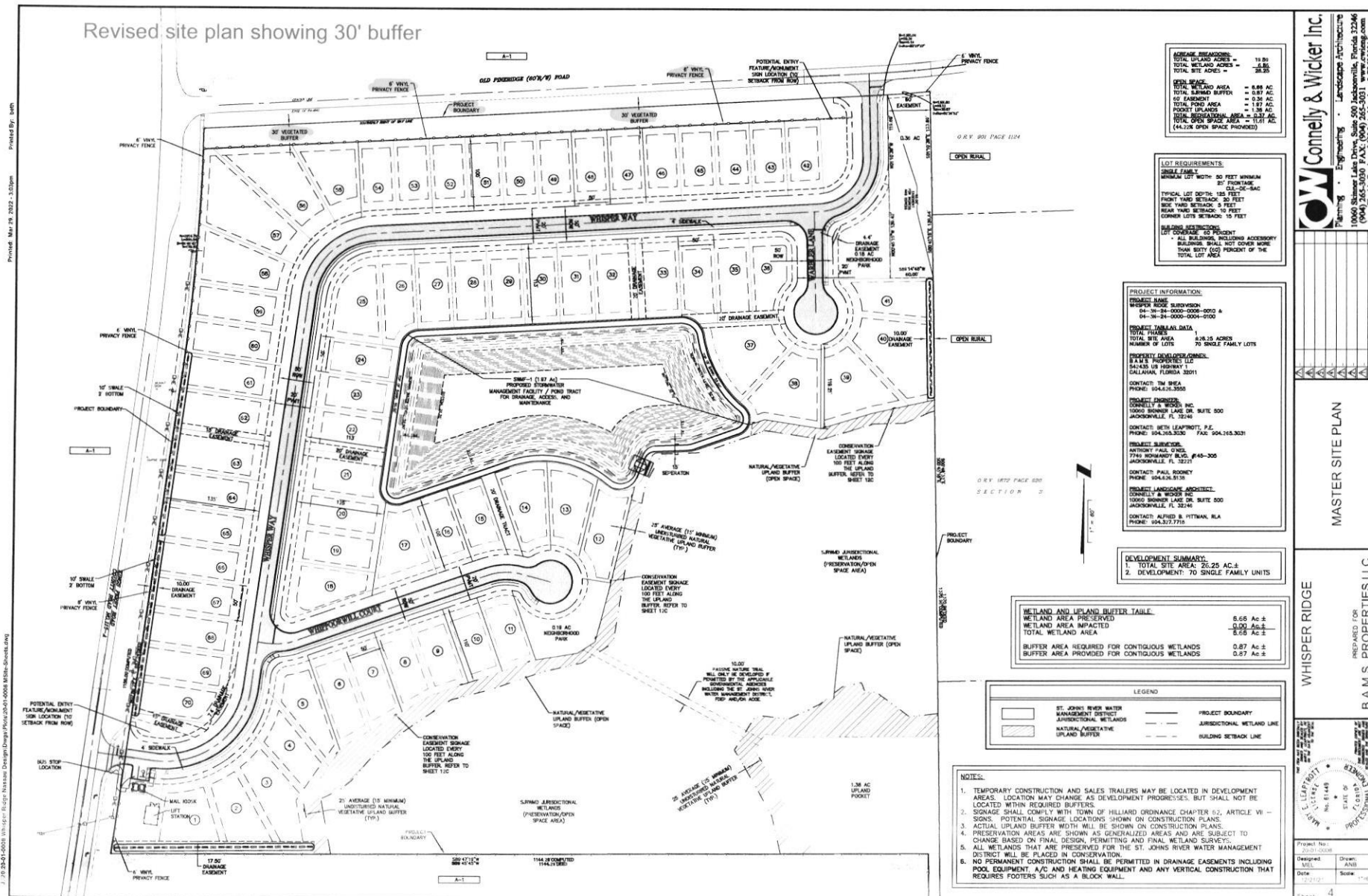
Ed Kassik

Land Development Manager

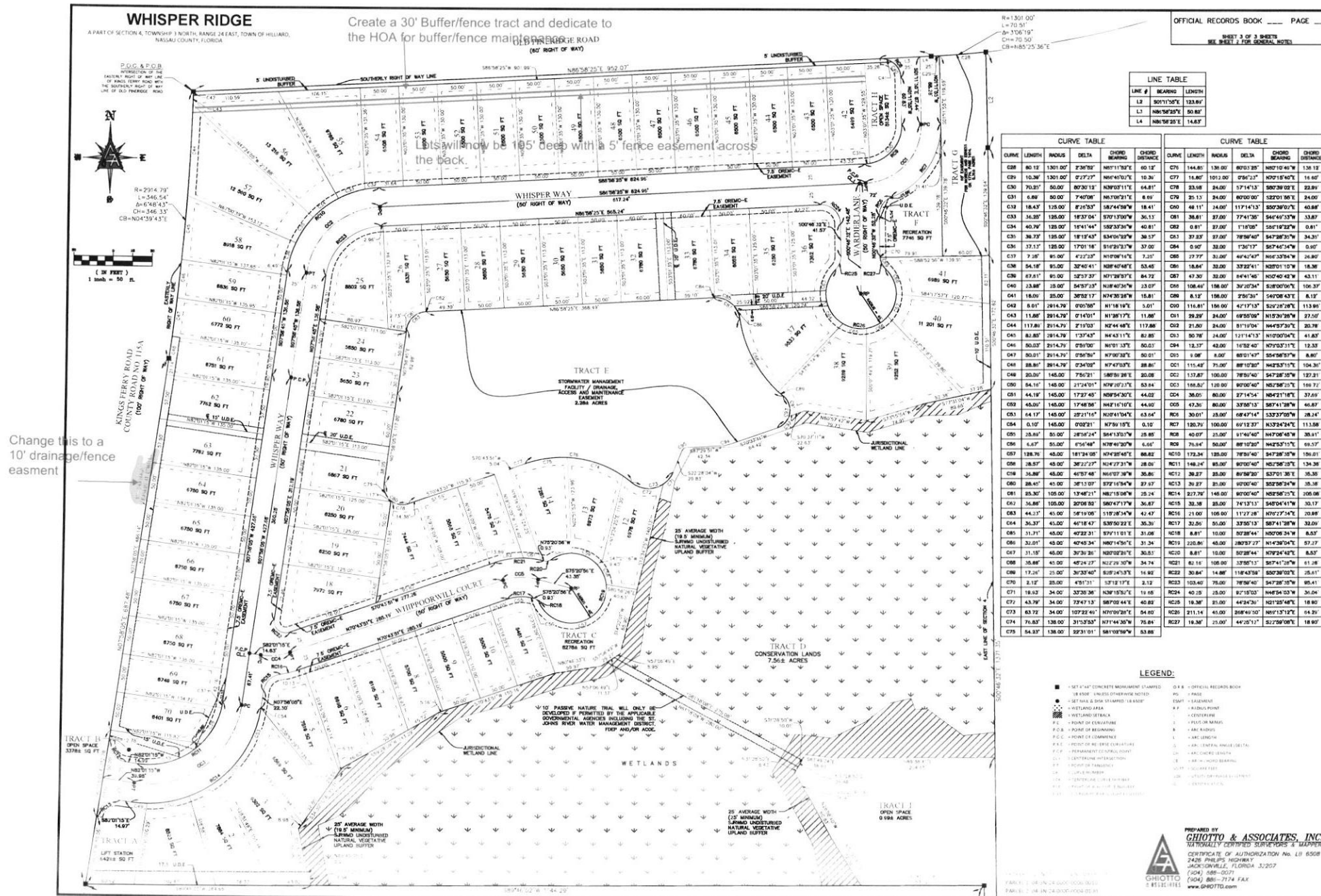
LGI Homes – Florida, LLC



Revised site plan showing 30' buffer







MAP SHOWING BOUNDARY SURVEY

PARCEL 1
ALL THAT CERTAIN TRACT OF LAND BEING A PORTION OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

POINT OF BEGINNING IS A 2 1/2 IRON PIPE AS SHOWN ON THE FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP, SECTION NO. 7452-150 AS RECORDED IN MAP BOOK 6, PAGE 26 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE PROCEED SOUTH 87°57'25" WEST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID SECTION 4, A DISTANCE OF 16.86 FEET; THENCE NORTH 00°38'17" WEST, ALONG THE WEST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 97, PAGE 47, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 417.89 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 89°45'45" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 1144.09 FEET TO A CONCRETE MONUMENT ON THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 115-A (FORMERLY STATE ROAD NO. 115-A) 100.00 FOOT RIGHT OF WAY; THENCE NORTH 07°59'22" EAST, ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD NO. 115-A, A DISTANCE OF 687.25 FEET TO A CONCRETE MONUMENT AND A POINT OF CURVE SAID CURVE BEING CONVEX TO THE NORTH WEST WITH A RADIUS OF 2914.79 FEET; A CENTRAL ANGLE OF 04°31'07" AND A CHORD BEARING OF NORTH 05°43'48" EAST AND A DISTANCE OF 329.82 FEET; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY AND CURVE AN ARC DISTANCE OF 229.88 FEET TO A CONCRETE MONUMENT; THENCE NORTH 87°16'05" EAST DEPARTING SAID RIGHT OF WAY LINE AND ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AS MONUMENTED AND OCCUPIED, A DISTANCE OF 1029.48 FEET TO AN OLD AXLE; THENCE SOUTH 00°04'51" EAST, ALONG THE EAST LINE OF SECTION 4, A DISTANCE OF 1370.86 FEET TO THE POINT OF BEGINNING BEING THE SAME LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1076, PAGE 1440, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

PARCEL 2
ALL THAT CERTAIN TRACT OF LAND BEING A PORTION OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF KINGS FERRY ROAD (COUNTY ROAD 115-A) 100.00 FOOT RIGHT OF WAY WITH THE SOUTHERLY RIGHT OF WAY LINE OF OLD PINERIDGE ROAD (A 60.00 FOOT RIGHT OF WAY); THENCE NORTH 88°59'42" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF OLD PINERIDGE ROAD, 952.07 FEET TO A POINT OF CURVE TO THE LEFT AND HAVING A RADIUS OF 1301.00 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE LEFT AN ARC DISTANCE OF 70.51 FEET TO ITS INTERSECTION WITH THE WESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 901, PAGE 1124, OF THE PUBLIC RECORDS OF SAID COUNTY AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 85°26'52" EAST, 70.50 FEET; THENCE SOUTH 01°10'38" EAST ALONG SAID WESTERLY LINE OF OFFICIAL RECORDS BOOK 901, PAGE 1124, 123.69 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1076, PAGE 1440, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 87°17'33" WEST, ALONG THE NORTH LINE OF SAID OFFICIAL RECORDS BOOK 1076, PAGE 1440, 1029.68 FEET TO ITS INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF KINGS FERRY ROAD (COUNTY ROAD NO. 115-A) SAID POINT BEING A POINT OF NON TANGENT CURVE TO THE LEFT AND HAVING A RADIUS OF 2914.79 FEET; THENCE NORTH ALONG SAID WESTERLY RIGHT OF WAY LINE OF KINGS FERRY ROAD AND SAID CURVE TO THE LEFT AN ARC DISTANCE OF 116.91 FEET SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 02°25'35" EAST, 116.90 FEET TO THE POINT OF BEGINNING.

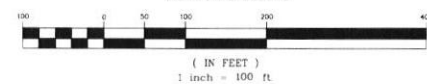
THIS PARCEL CONTAINS 2.80 ACRES MORE OR LESS.

60.00 FOOT EASEMENT FOR INGRESS AND EGRESS
ALL THAT CERTAIN TRACT OF LAND BEING A PORTION OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF KINGS FERRY ROAD (COUNTY ROAD 115-A) 100.00 FOOT RIGHT OF WAY WITH THE SOUTHERLY RIGHT OF WAY LINE OF OLD PINERIDGE ROAD (A 60.00 FOOT RIGHT OF WAY); THENCE NORTH 88°59'42" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF OLD PINERIDGE ROAD, 952.07 FEET TO A POINT OF CURVE TO THE LEFT AND HAVING A RADIUS OF 1301.00 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE LEFT AN ARC DISTANCE OF 10.38 FEET TO THE POINT OF BEGINNING SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 86°46'18" EAST, 10.38 FEET; THENCE CONTINUE ALONG AND AROUND SAID CURVE TO THE LEFT HAVING A RADIUS OF 1301.00 FEET AND SAID SOUTHERLY RIGHT OF WAY LINE OF OLD PINERIDGE ROAD AN ARC DISTANCE OF 60.12 FEET TO ITS INTERSECTION WITH THE WESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 901, PAGE 1124, OF THE PUBLIC RECORDS OF SAID COUNTY BEING AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 85°17'09" EAST, 60.12 FEET; THENCE SOUTH 01°10'38" EAST ALONG SAID WESTERLY LINE OF OFFICIAL RECORDS BOOK 901, PAGE 1124, AND THE EAST LINE OF SECTION 4, 121.69 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4; THENCE SOUTH 00°45'15" EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 4, 139.64 FEET; THENCE SOUTH 89°14'45" WEST, 60.00 FEET; THENCE NORTH 00°45'15" WEST 139.42 FEET TO AN ANGLE POINT; THENCE NORTH 01°10'38" EAST, 116.69 FEET TO THE POINT OF BEGINNING.

- NOTES:
1. BEARINGS SHOWN HEREON ARE ASSUMED.
2. BEARING OF N 07°59'22"E OF KINGS FERRY ROAD HELD FIXED
3. FIELD WORK 04-10-19

GRAPHIC SCALE



ANTHONY PAUL O'NEIL

10448 ST AUGUSTINE ROAD
JACKSONVILLE, FLORIDA 32257
PHONE: (904)-624-3399 MOBILE: (904)-505-0400

I HEREBY CERTIFY TO

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL AND SURVEYORS AND MAPPERS IN CHAPTER 94-17.000-17.003 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

FEMA FLOOD INSURANCE RATE INFORMATION PERTAINING TO LANDS SHOWN HEREON:
ZONE: ☐ PANEL: ☐ DATE: ☐ COUNTY, FLORIDA

P.O.B. - POINT OF BEGINNING P.O.T. - POINT OF TANGENCY P.O.C. - POINT OF CURVATURE P.O.I. - POINT OF INTERSECTION P.O.E. - POINT OF EGRESS P.O.A. - POINT OF ANGLE P.O.C. - POINT OF CURVATURE P.O.I. - POINT OF INTERSECTION P.O.E. - POINT OF EGRESS P.O.A. - POINT OF ANGLE	P.O.B. - POINT OF BEGINNING P.O.T. - POINT OF TANGENCY P.O.C. - POINT OF CURVATURE P.O.I. - POINT OF INTERSECTION P.O.E. - POINT OF EGRESS P.O.A. - POINT OF ANGLE	P.O.B. - POINT OF BEGINNING P.O.T. - POINT OF TANGENCY P.O.C. - POINT OF CURVATURE P.O.I. - POINT OF INTERSECTION P.O.E. - POINT OF EGRESS P.O.A. - POINT OF ANGLE	P.O.B. - POINT OF BEGINNING P.O.T. - POINT OF TANGENCY P.O.C. - POINT OF CURVATURE P.O.I. - POINT OF INTERSECTION P.O.E. - POINT OF EGRESS P.O.A. - POINT OF ANGLE	P.O.B. - POINT OF BEGINNING P.O.T. - POINT OF TANGENCY P.O.C. - POINT OF CURVATURE P.O.I. - POINT OF INTERSECTION P.O.E. - POINT OF EGRESS P.O.A. - POINT OF ANGLE	P.O.B. - POINT OF BEGINNING P.O.T. - POINT OF TANGENCY P.O.C. - POINT OF CURVATURE P.O.I. - POINT OF INTERSECTION P.O.E. - POINT OF EGRESS P.O.A. - POINT OF ANGLE
---	---	---	---	---	---

**OWNER'S AUTHORIZATION FOR AGENT
PLANNING DEPARTMENT**

TOWN OF HILLIARD, FLORIDA

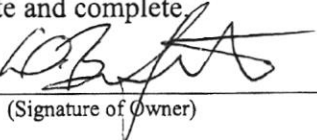
**EACH AND EVERY OWNER SHOWN ON THE PROOF OF
OWNERSHIP MUST SIGN AN AUTHORIZATION FORM**

Agent Authorization Form

I/We LGI Homes - Florida, LLC
(Print Name of Property Owner)

hereby authorize Ed Kassik
(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 of Owner)

Brian Martin Officer
(Print Name of Owner)

(Signature of Owner)

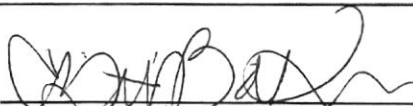
(Print Name of Owner)

State of Florida

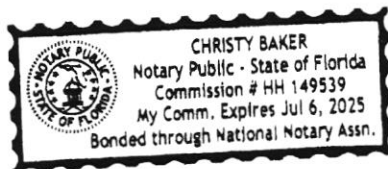
} ss

Nassau County

Sworn to and subscribed before me on this 17 day of May, 2022,
by Brian Martin
(Name of Person Making Statement)



Signature of Notary Public
State of Florida



Print, type or stamp commissioned name
of Notary Public

My Commission Expires: Jul 6, 2025

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

Type of identification produced: _____

Prepared by and return to:
 Jelissa Velez
 Empower Title, LLC
 1533 Dale Mabry Highway, Suite 101
 Lutz, FL 33548

File Number: 2191729EFL

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 20th day of October, 2021, between B.A.M.S. Properties LLC, A Florida Limited Liability Company whose post office address is 542435 US Hwy 1, Callahan, FL 32011, grantor, and LGI Homes - Florida, LLC A Florida limited liability company whose post office address is 1450 Lake Robbins Drive, Ste 430, The Woodlands, TX 77380, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the Nassau County, Florida, to-wit:

ALL THAT CERTAIN TRACT OF LAND BEING A PORTION OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

POINT OF BEGINNING IS A 2 1/2 IRON PIPE AS SHOWN ON THE FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP, SECTION NO.7452-150 AS RECORDED IN MAP BOOK 6, PAGE 26 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE PROCEED SOUTH 87°57'25"WEST, ALONG THE SOUTH LINE OF SAID SECTION 4, A DISTANCE OF 16.86 FEET; THENCE NORTH 00°36'17"WEST, ALONG THE WEST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 97, PAGE 47, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 417.89 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 89°45'45"WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 1144.09 FEET TO A CONCRETE MONUMENT ON THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 115-A (FORMERLY STATE ROAD NO. 115-A)(A 100.00 FOOT PUBLIC RIGHT OF WAY); THENCE NORTH 07°59'22"EAST, ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD NO.115-A, A DISTANCE OF 687.25 FEET TO A CONCRETE MONUMENT AND A POINT OF CURVE SAID CURVE BEING CONCAVE TO THE NORTHWEST WITH A RADIUS OF 2914.79 FEET, A CENTRAL ANGLE OF 04°31'07" AND A CHORD BEARING OF NORTH 05°43'48"EAST AND A DISTANCE OF 229.82 FEET; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY AND CURVE AN ARC DISTANCE OF 229.88 FEET TO A CONCRETE MONUMENT; THENCE NORTH 87°16'05' EAST DEPARTING SAID RIGHT OF WAY LINE AND ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 AS MONUMENTED AND OCCUPIED, A DISTANCE OF 1029.48 FEET TO AN OLD AXLE; THENCE SOUTH 00°46'33"EAST, ALONG THE EAST LINE OF SECTION 4, A DISTANCE OF 1370.96 FEET TO THE POINT OF BEGINNING.

AND

THAT PORTION OF THE NORTH ONE-HALF (N 1/2) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA, BEING BOUNDED AS FOLLOWS:

ON THE NORTH: BY THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD PINE RIDGE ROAD AS NOW LAID OUT AND IN USE.

ON THE EAST: BY THE EAST LINE OF THE NORTH ONE-HALF (N 1/2) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA.

ON THE SOUTH: BY THE SOUTH LINE OF THE NORTH ONE-HALF (N 1/2) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA.

ON THE WEST: BY THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD C-115-A (KINGS FERRY ROAD A 100 FOOT RIGHT-OF-WAY) AS NOW LAID OUT AND IN USE.

and more fully described as follows:

ALL THAT CERTAIN TRACT OF LAND BEING A PORTION OF SECTION 4, TOWNSHIP 3

NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGIN AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF KINGS FERRY ROAD (COUNTY ROAD 115-A) (A 100.00 FOOT RIGHT OF WAY) WITH THE SOUTHERLY RIGHT OF WAY LINE OF OLD PINERIDGE ROAD (A 60.00 FOOT RIGHT OF WAY); THENCE NORTH 86°59'42"EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF OLD PINERIDGE ROAD, 952.07 FEET TO A POINT OF CURVE TO THE LEFT AND HAVING A RADIUS OF 1301.00 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE LEFT AN ARC DISTANCE OF 70.51 FEET TO ITS INTERSECTION WITH THE WESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 901, PAGE 1124, OF THE PUBLIC RECORDS OF SAID COUNTY AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 85°26'52"EAST, 70.50 FEET; THENCE SOUTH 01°10'38"EAST ALONG SAID WESTERLY LINE OF OFFICIAL RECORDS BOOK 901, PAGE 1124, 123.69 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1076, PAGE 1440, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 87°17'33"WEST, ALONG THE NORTH LINE OF SAID OFFICIAL RECORDS BOOK 1076, PAGE 1440, 1029.68 FEET TO ITS INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF KINGS FERRY ROAD (COUNTY ROAD NO. 115-A) SAID POINT BEING A POINT OF NON TANGENT CURVE TO THE LEFT AND HAVING A RADIUS OF 2914.79 FEET; THENCE NORTH ALONG SAID WESTERLY RIGHT OF WAY LINE OF KINGS FERRY ROAD AND SAID CURVE TO THE LEFT AN ARC DISTANCE OF 116.91 FEET SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 02°25'35"EAST, 116.90 FEET TO THE POINT OF BEGINNING.

Parcel Identification Number: 04-3N-24-0000-0006-0010; 04-3N-24-0000-0004-0100

Said property is not the homestead of the Grantor(s) under the Laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Sharon Ashley McCaskey
 Witness Name: Sharon Ashley McCaskey

Karen A. Schoolcraft
 Witness Name: Karen A. Schoolcraft

B.A.M.S. Properties LLC, a Florida limited liability company

By: G&H Land and Timber Investments, LLC, a Florida limited liability company, Its Manager

Shari T. Graham Manager of G&H Land and Timber Investments LLC
 By: Shari T. Graham, Manager of G&H Land and Timber Investments, LLC

STATE OF Florida

COUNTY OF NASSAU

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19th day of October, 2021, by Shari T. Graham as Manager of G & H Land and Timber Investments, LLC, as Manager for B.A.M.S. Properties LLC, a Florida Limited Liability Company who: ☒ is personally known to me or ☐ produced _____ as identification.

Karen A. Schoolcraft

Notary Public (Signature)

Print Name: _____

My Commission Expires: _____

Stamp/Seal: _____



Karen A. Schoolcraft
 Notary Public
 State of Florida
 Comm# HH036984
 Expires 9/14/2024

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

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

ADMINISTRATIVE STAFF

Janis Fleet, AICP
Land Use Administrator

TOWN ATTORNEY

Mary Norberg

MINUTES

TUESDAY, MAY 10, 2022, 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

CHAIR To call on members of the audience wishing to address the Council on matters not on the Agenda.

No public wish to address the Board.

REGULAR MEETING

ITEM-1 Additions/Deletions to Agenda

No additions or deletions to the agenda.

ITEM-2 Planning & Zoning Board approval to grant Variance No. 20220309-01 to Reduce the Minimum Lot Width and Minimum Lot Area for Parcel ID No. 08-3N-24-2380-0159-0200, for Christopher Goodin/Coastland Land Group, LLC, applicant and CCRC Woodlands, property owner.

Janis Fleet, AICP - Land Use Administrator

Land Use Administrator Janis Fleet received an email from the applicant requesting to defer action to the June 14, 2022, agenda.

Following Planning & Zoning Board Discussion, motion is made to defer decision, per the applicant's request, to the June 14, 2022, Regular Meeting.

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

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

- ITEM-3 Planning & Zoning Board approval to grant Variance No. 20220309-02 to Reduce the Minimum Lot Width and Minimum Lot Area for Parcel ID No. 08-3N-24-2380-0178-0180, for Christopher Goodin/Coastland Land Group, LLC, applicant and CCRC Woodlands, property owner.
Janis Fleet, AICP - Land Use Administrator

Land Use Administrator Janis Fleet received an email from the applicant requesting to defer action to the June 14, 2022, agenda.

Motion is made to defer decision, per the applicant's request, to the June 14, 2022, Regular Meeting.

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

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

- ITEM-4 Planning & Zoning Board approval of Site Clearing/Site Work Application #20220415
Property Owner – Scott E. Jones
Parcel ID No. 08-3N-24-2380-0125-0160
Janis Fleet, AICP - Land Use Administrator

Land Use Administrator, Janis Fleet, reads her Agenda Item Report and gives her recommendation with the conditions for the approval.

Vice Chair Frey adds condition that Mr. Jones clean up the spoils off the Town of Hilliard Right of Ways.

Scott Jones, 44613 Pinebreeze Blvd., Callahan, FL states he must work in the Right of Way to complete the project, but he will clean it up this week.

Following Planning & Zoning Board Discussion, motion is made to approve the Site Clearing/Site Work Application #20220415 with all conditions in the staff recommendation and the added condition to clean up the spoils from Town's Right of Way.

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

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

ITEM-5 Planning and Zoning Board approval of the Minutes from the April 12, 2022, Public Hearing and Regular Meeting.

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

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

ADDITIONAL COMMENTS

PUBLIC

No public wish to address the Board.

BOARD MEMBERS

Planning & Zoning Member Prather asks if the ongoing problem like what Mr. Goodin is requesting in the R2 Zoning has been addressed in the amendment recommendations.

Land Use Administrator Fleet states that the R2 Zoning proposed recommendation is to allow lot width minimum to be 75 feet and lot size minimum to be 9,000 sf., which meets the land use requirements.

Planning & Zoning Vice Chair Frey states that he hopes not to see any more code violations from Mr. Jones in the future.

LAND USE ADMINISTRATOR

Land Use Administrator Fleet states at the last Council meeting a Joint Workshop to go over the Land Development Regulations recommendations was set, and she would like for the Board to attend so that they can explain what changes are being proposed. The workshop will be held on May 24, 2022, at 6:00 p.m.

TOWN ATTORNEY

No comment.

ADJOURNMENT

Motion to adjourn at 7:17 p.m.

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

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

Approved this 14th day of June 2022, by the Hilliard Planning & Zoning Board, Hilliard, Florida.

Dallis Hunter, Chair
Hilliard Planning & Zoning Board