

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

PLANNING AND ZONING ATTORNEY

Mary Norberg

AGENDA

TUESDAY, SEPTEMBER 13, 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

PUBLIC HEARINGS

ITEM-1

Planning and Zoning Board Recommendation on Ordinance No. 2022-08, to amend the Comprehensive Plan to add the Property Rights Element Amendment.

Janis Fleet, AICP - Land Use Administrator

CHAIR

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

REGULAR MEETING

ITEM-2

Additions/Deletions to Agenda

ITEM-3

Planning and Zoning Board Recommendation on Ordinance No. 2022-03, Future Land Use Map Amendment from Medium Density Residential to High Density Residential; Parcel ID No. 08-3N-24-2380-0063-00100; Property Owner – Wayne Bishop.

Janis Fleet, AICP - Land Use Administrator

- ITEM-4** Planning and Zoning Board Recommendation for Approval of the Preliminary Plat for Whisper Ridge PUD.
Janis Fleet, AICP - Land Use Administrator
- ITEM-5** Planning and Zoning Board to set date for Appeal No. 20220809.
Janis Fleet, AICP - Land Use Administrator
- ITEM-6** Planning and Zoning Board Election of New Board Chair to fill vacancy.
Janis Fleet, AICP - Land Use Administrator
- ITEM-7** Planning and Zoning Board approval of the Minutes from the August 9, 2022, Public Hearing and Regular Meeting.

ADDITIONAL COMMENTS

PUBLIC

BOARD MEMBERS

LAND USE ADMINISTRATOR

PLANNING AND ZONING ATTORNEY

ADJOURNMENT

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

TOWN COUNCIL MEETINGS

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

PLANNING & ZONING BOARD MEETINGS

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

MINUTES & TRANSCRIPTS

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

TOWN WEBSITE & YOUTUBE MEETING VIDEO

The Town's Website can be access at www.townofhilliard.com.
Live & recorded videos can be access at www.youtube.com search - Town of Hilliard, FL.

ADA NOTICE

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

APPEALS

Pursuant to the requirements of Section 286.0105, Florida 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 and Zoning Regular Meeting Meeting Date: September 13,2022

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

SUBJECT: Public Hearing on the Planning and Zoning Board Recommendation on Ordinance No. 2022-08, To Amend the Comprehensive Plan to Add the Property Rights Element Amendment

BACKGROUND: House Bill 59, which became law on July 1, 2021, amended Florida Statute 163.3184 by adding a requirement that local governments adopt a Property Rights Element with certain provisions into their Comprehensive Plan documents by the earlier of its adoption of its next proposed plan amendment or the date of its next scheduled Evaluation and Appraisal Report of the Comprehensive Plan. Town does not have to prepare the Evaluation and Appraisal Report until 2025 but has had a request to amend its Comprehensive Plan, therefore the Town needs to adopt a Property Right Element in order to amend its Comprehensive Plan. The attached Ordinance and Property Rights Element would satisfy the requirements of House Bill 59.

FINANCIAL IMPACT: None, other than paying the required advertising fees.

RECOMMENDATION: Staff recommends the Planning and Zoning Board recommend to the Town Council the adoption of Ordinance 2022-08 to amend Hilliard Comprehensive Plan to add a Property Rights Element.

Draft – Revised August 30, 2022

J. PROPERTY RIGHTS ELEMENT – GOALS, OBJECTIVES, AND POLICIES

GOAL J.1

To ensure that property rights are incorporated in decision-making within Town of Hilliard Town Council’s decisions.

OBJECTIVE J.1.1 - PROPERTY RIGHTS

The Town of Hilliard shall provide a framework for consideration of property rights in decision-making within the Town.

Policies

J.1.1.1 The following rights shall be considered in local decision-making:

- 1) The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
- 2) The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.;
- 3) The right of the property owner to privacy and to exclude others from the property to protect the owner’s possessions and property.
- 4) The right of a property owner to dispose of his or her property through sale or gift.



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Planning & Zoning Board Regular Meeting Meeting Date: September 13, 2022

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

SUBJECT: Planning and Zoning Board Recommendation on Ordinance No. 2022-03
 Future Land Use Map Amendment from Medium Density Residential to High
 Density Residential;
 Property Owner – Wayne Bishop
 Parcel ID No. 08-3N-24-2380-0063-00100

BACKGROUND:

Mr. Wayne Bishop has submitted application for a Small-Scale Future Land Map amendment for the property with the Parcel ID # 08-3N-24-2380-0063-00100 from Medium Density Residential to High Density Residential. The parcel is 3.18 acres and is located north of West Seventh Street and east of Oxford Street.

Attached is the analysis of the requested amendment.

A Public Hearing on the Future Land Use Map amendment was held on July 12, 2022. A motion was made to recommend approval of the Ordinance to amend the Future Land Use for the property from Medium Density Residential to High Density Residential. The vote was a tie with 2 aye votes and 2 nay votes. After the vote, a motion was made to table the item to the August 9th Planning and Zoning Board meeting. On August 8, 2022, the applicant requested a deferral to the September meeting. The Planning and Zoning Board accepted Mr. Bishop's request and deferred action on the Future Land Use Map amendment to the September meeting.

FINANCIAL IMPACT:

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

RECOMMENDATION:

Staff recommends the Planning and Zoning Board recommend to the Town Council the adoption of Ordinance 2022-03 to amend the Future Land Use Map from Medium Density Residential to High Density Residential for the property with the Parcel ID # 08-3N-24-2380-0063-00100.



AGENDA ITEM REPORT

STAFF REPORT AND RECOMMENDATIONS FOR FLUM AMENDMENT #20220603

1. Owner / Applicant Information:
Wayne Bishop
15977 County Road 108
Hilliard, Florida 32046

2. Property Information
Parcel ID # Address: Oxford Street
Current Future Land Use Map Designation: Medium Density Residential (MDR)
Current Zoning: R-3
Proposed Future Land Use Map Designation: High Density Residential (HDR)
Acres: approximately 3.18 acres

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

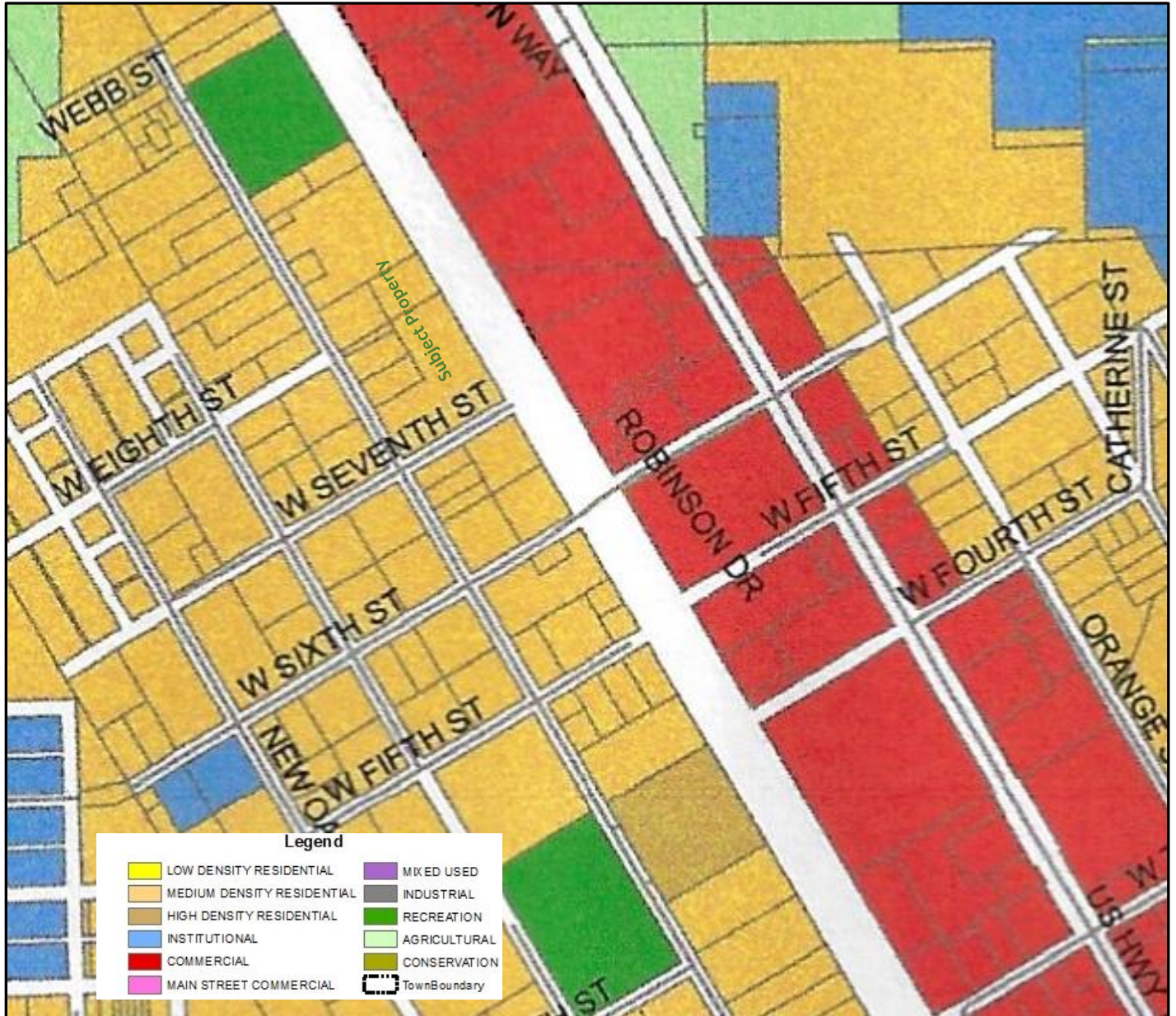
	Current FLUM	Current Zoning	Existing Use
North	Medium Density Residential (MDR)	R-3	Vacant
South	Medium Density Residential (MDR)	R-3	Single Family Residential
East	Commercial (COM)	C-1	Single Family Residential
West	Medium Density Residential (MDR)	R-3	Vacant

Parcel Map

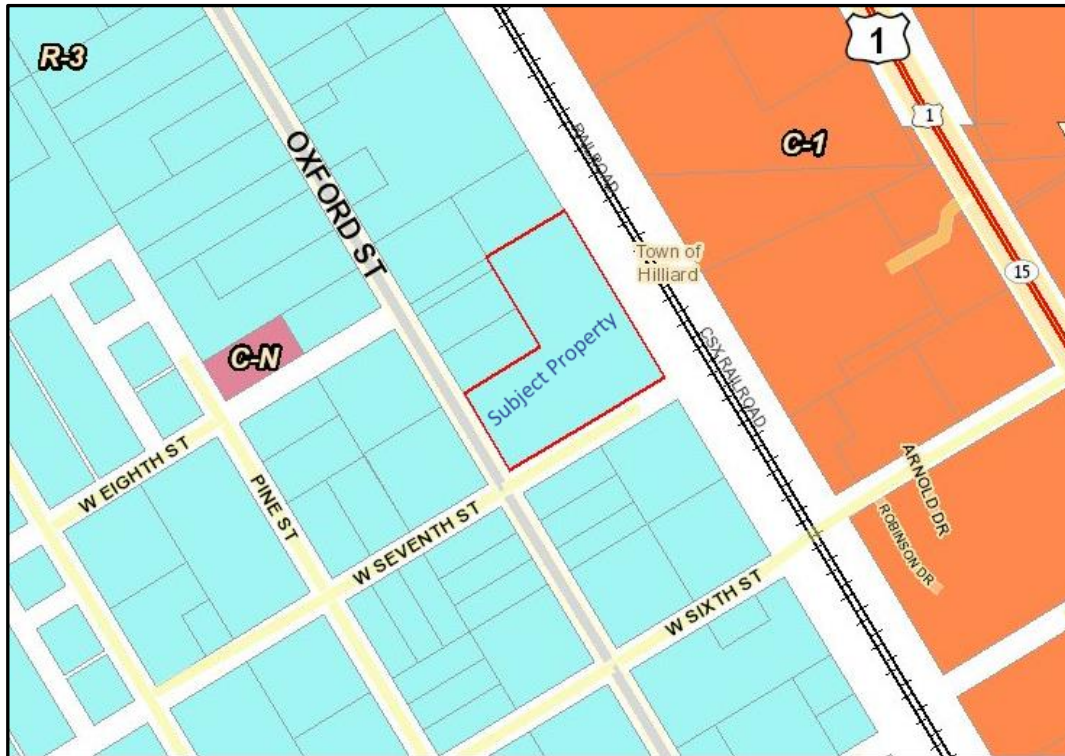
08-3N-24-2380-0063-0010



Future Land Use Map



Existing Zoning



Consistent with Comprehensive Plan Policies – The proposed Future Land Use Map amendment is consistent with the Goals, Objectives, and Policies of the Hilliard Comprehensive Plan. The increased density will not be incompatible with the surrounding development. It will create a buffer from the commercial development to the east of the subject property and the residential development west of the subject property.

Availability of Services – Water and sewer service have capacity to serve this development. Oxford Street and West Seventh Street provide access to the property,

Land Suitability – The soils for the property are suitable for development. There are no wetlands located on the site. The property is not in the 100 year flood zone.

ORDINANCE NO. 2022-03

AN ORDINANCE OF THE TOWN OF HILLIARD, FLORIDA, AMENDING THE HILLIARD COMPREHENSIVE PLAN, FUTURE LAND USE MAP DESIGNATION OF THAT CERTAIN PROPERTY CONSISTING OF 3.1 ACRES, MORE OR LESS LOCATED ON THE NORTHEAST CORNER OF WEST SEVENTH STREET AND OXFORD STREET, HILLIARD, FL, NASSAU COUNTY PARCEL #08-3N-24-2380-0063-0010, FROM MEDIUM DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of that parcel of land, consisting of 3.1 acres more or less located on the northeast corner of West Seventh Street and Oxford Street, Hilliard, Florida, Parcel #08-3N-24-2380-0063-0010, has applied for an amendment to the Future Land Use Map, Medium Density Residential to High Density Residential Designation; and

WHEREAS, the property in question is currently classified as Medium Density Residential; and

WHEREAS, the Planning & Zoning Board recommended approval of the future land use designation change from Medium Density Residential to High Density Residential, at their July 12, 2022, regular meeting; and

NOW THEREFORE, BE IT ENACTED BY THE TOWN OF HILLIARD, FLORIDA, THAT:

SECTION 1. PROPERTY INVOLVED. The property in question for this Future Land Use Map amendment consists of 3.1 acres more or less located on the northeast corner of West Seventh Street and Oxford Street, Hilliard, FL, Parcel #08-3N-24-2380-0063-0010, has applied for an amendment to the Future Land Use Map, Medium Density Residential to High Density Residential Designation.

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

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

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

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

John P. Beasley
Council President

ATTEST:

Lisa Purvis
Town Clerk

APPROVED:

Floyd L. Vanzant
Mayor

P&Z Publication: June 22, 2022
P&Z Public Hearing: July 12, 2022
TC 1st Publication:
TC 1st Public Hearing:
TC 2nd Publication:
TC 2nd Public Hearing:



FOR OFFICE USE ONLY

ITEM-3

P Z File # 20220603
 Application Fee: \$ 1000.00 pdl ck # 275 (A#)
 Filing Date: 20220603 Acceptance Date: 6/3/22
 Review Date: P & Z _____ TC _____

Small Scale Future Land Use Map Amendment Application

A. PROJECT

- Project Name: Oxford St
- Address of Subject Property: Oxford St + W 7TH St
- Parcel ID Number(s): 08-3N-24-2380-0063-0010
- Existing Use of Property: Vacant
- Future Land Use Map Designation: Medium Density
- Existing Zoning Designation: R-3
- Proposed Future Land Use Map Designation: High Density
- Acreage (must be 10 acres or less): 3.18

B. APPLICANT

- Applicant's Status Owner (title holder) Agent
- Name of Applicant(s) or Contact Person(s): Wayne Bishop Title: Owner
 Company (if applicable): _____
 Mailing address: 15977 CR 108
 City: Hilliard State: FL ZIP: 32046
 Telephone: (904) 483-6440 FAX: () _____ e-mail: WBCbuilder@gmail.com
- If the applicant is agent for the property owner*
 Name of Owner (title holder): _____
 Mailing address: _____
 City: _____ State: _____ ZIP: _____
 Telephone: () _____ FAX: () _____ e-mail: _____

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

C. ATTACHMENTS

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

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

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

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

[Handwritten Signature]

Signature of Applicant

David Bishop Jr Owner

Typed or printed name and title of applicant

June 3, 2022

Date

Signature of Co-applicant

Typed or printed name of co-applicant

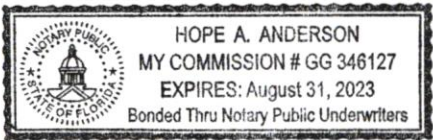
Date

State of Florida County of NASSAU

The foregoing application is acknowledged before me this 3 day of June, 2022 by DAVID

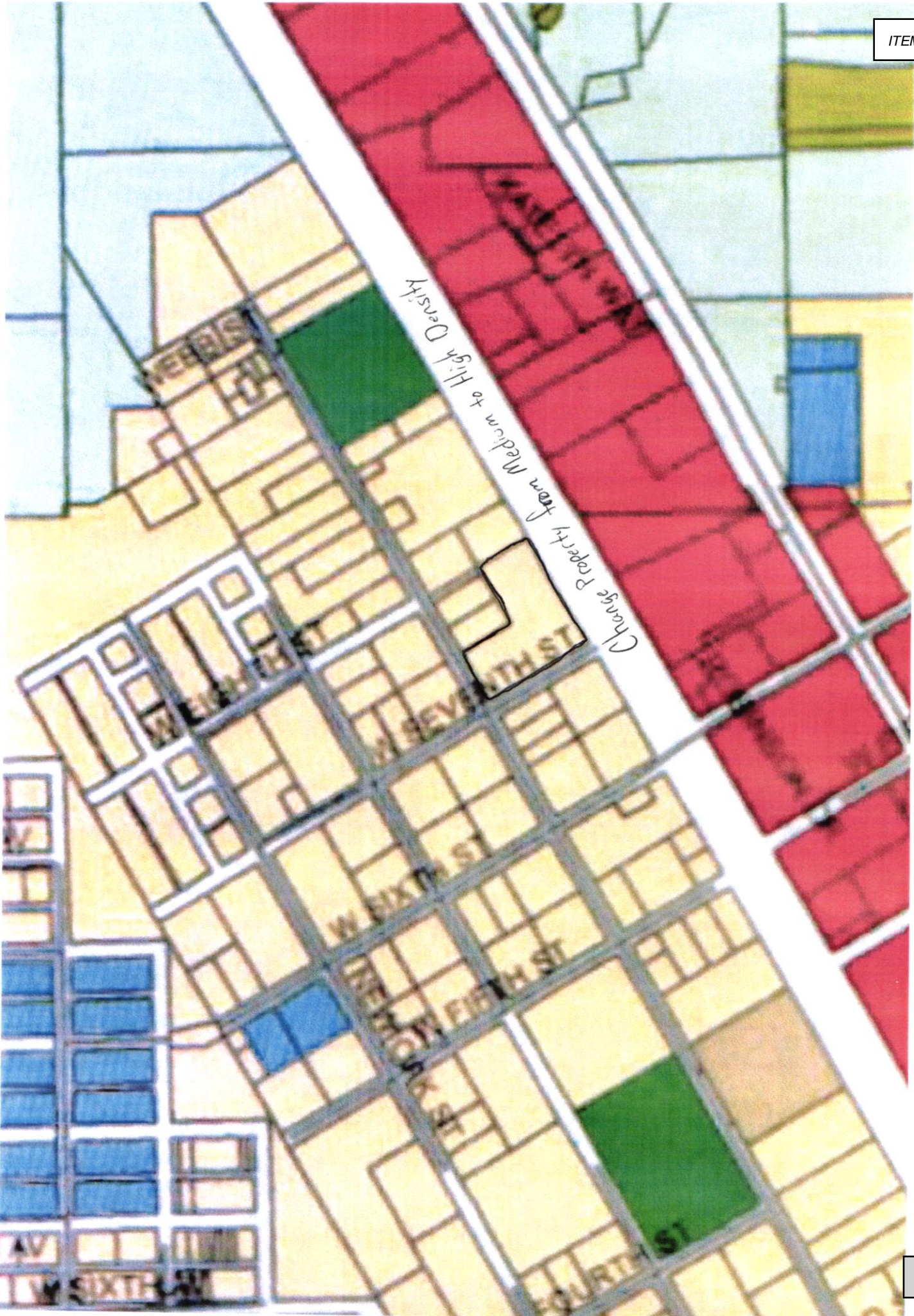
Bishop Jr, who is/are personally known to me, or who has/have produced DIVER License as identification.

NOTARY SEAL



[Handwritten Signature]

Signature of Notary Public, State of Florida



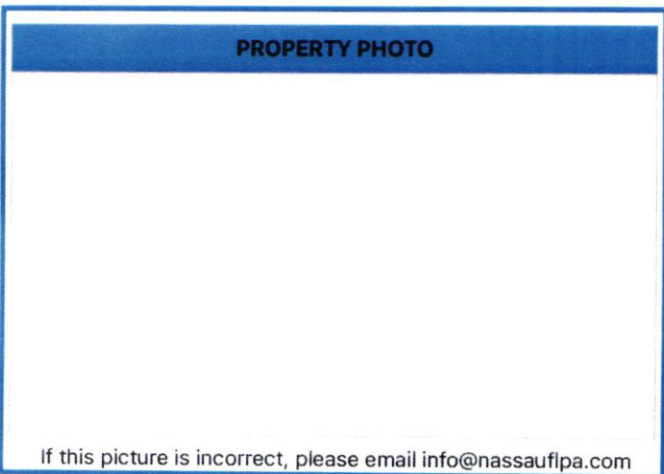
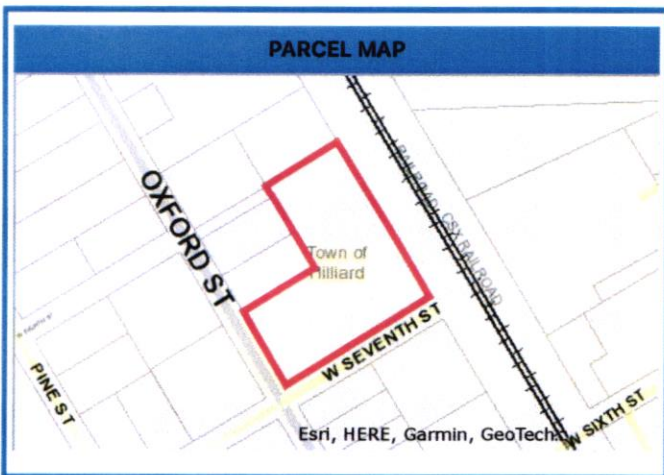
A. Michael Hickox, CFA
 Cert. Res. RD1941

NASSAU COUNTY
 PROPERTY APPRAISER

PROPERTY INFORMATION	
Parcel Number	08-3N-24-2380-0063-0010
Owner Name	BISHOP DAVID W JR & CALLIE KAY
Mailing Address	15977 CR 108
	HILLIARD, FL 32046
Location	OXFORD ST
Address	HILLIARD 32046
Tax District	HILLIARD
Milage	16.1525
Homestead	No
Property Usage	TIMBER 2-1 005401
Deed Acres	0
Short Legal	BLOCK 63 LOTS 1 2 4 & PT CLD R/W ORD 2007-03 IN OR 2556/1996

2021 Certified Values	
Land Value	\$38,160
(+) Improved Value	\$0
(=) Market Value	\$38,160
(-) Agricultural Classification	\$36,157
(-) SOH or Non-Hx* Capped Savings	\$0
(=) Assessed Value	\$2,003
(-) Homestead	\$0
(-) Additional Exemptions	\$0
(=) School Taxable Value	\$2,003
(-) Non-School HX & Other Exempt Value	\$0
(=) County Taxable Value	\$2,003

Note - *10% Cap does not apply to School Taxable Value



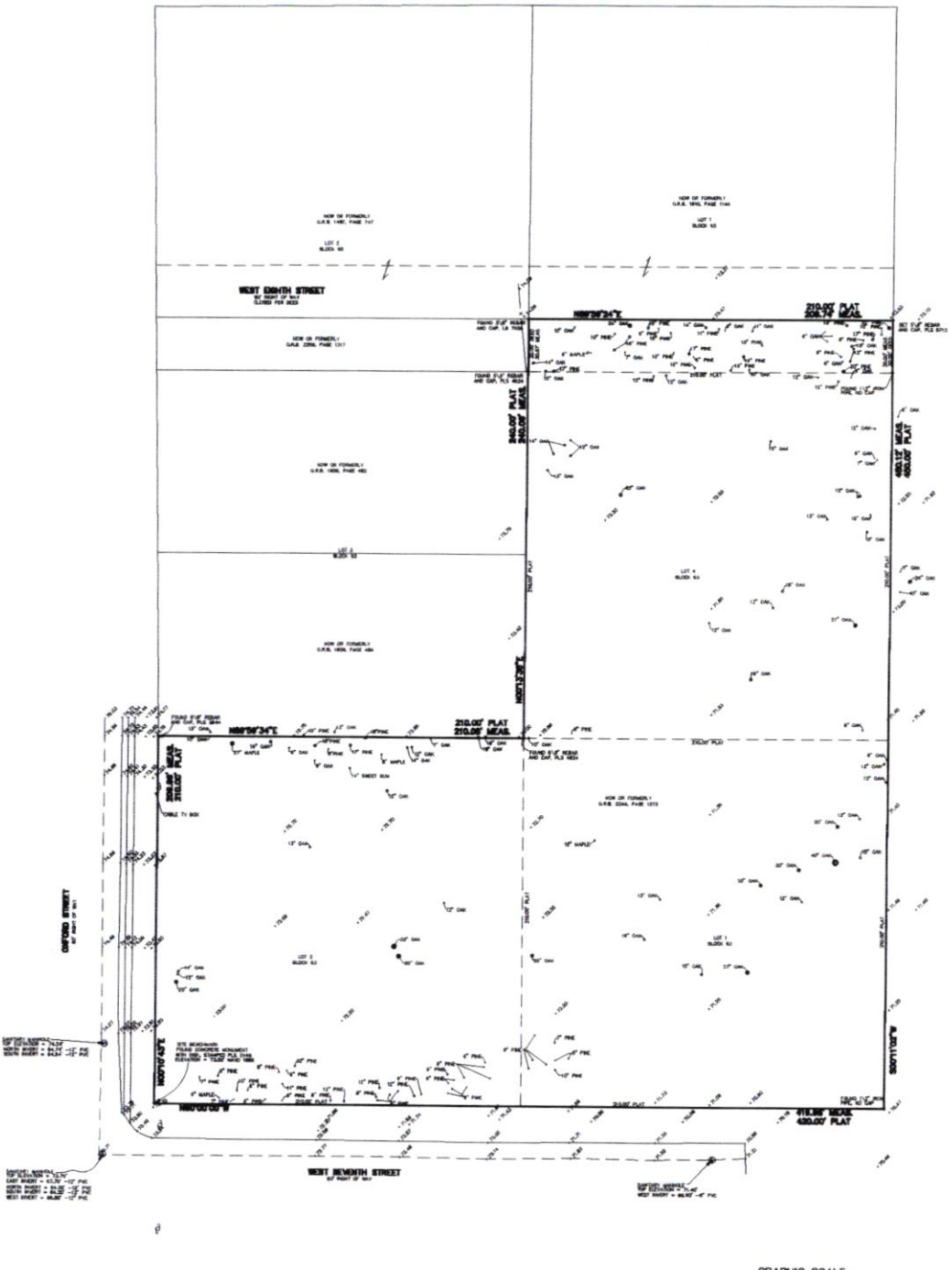




MAP OF BOUNDARY, TOPOGRAPHIC AND TREE SURVEY

ALL OF LOTS 1, 2 AND 4, BLOCK 63, INCLUDING THE SOUTHERLY 30 FOOT OF WEST EIGHTH STREET (CLOSED PER DEED), BEING NORTH OF THE NORTH LOT LINE OF SAID LOT 4, ACCORDING TO PLAT RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF NASSAU COUNTY, IN THE TOWN OF HILLIARD, NASSAU COUNTY, FLORIDA.

PREPARED FOR:
 DAVID WAYNE BISHOP JR.
 CALIEE KAY BISHOP
 FOR THE BENEFIT OF:
 PRIME SOUTH BANK
 MERIDIAN TITLE CORPORATION



SURVEY NOTES:

- 1) The "Target Survey" herein is to be carried with the "Survey Boundary" as shown on the attached plat.
- 2) Unimproved areas were not located or shown.
- 3) Utility lines shown were not identified by the office of the Surveyor.
- 4) Bearings listed as "S 00° 00' 00" W" are for the boundary line of the lot of West Seventh Street, [unclear].
- 5) The accuracy of this survey was not determined by the Surveyor.
- 6) The accuracy of this survey was not determined by the Surveyor.
- 7) The accuracy of this survey was not determined by the Surveyor.
- 8) The accuracy of this survey was not determined by the Surveyor.
- 9) The accuracy of this survey was not determined by the Surveyor.
- 10) The accuracy of this survey was not determined by the Surveyor.



NO.	DESCRIPTION	DATE	BY
1	Original Survey	11/15/11	DWB
2	Revised Survey	11/15/11	DWB
3	Final Survey	11/15/11	DWB

THE INFORMATION SHOWN HEREON BEING THE RESULT OF A SURVEY MADE BY THE SURVEYOR, IN ACCORDANCE WITH THE STATUTES OF THE STATE OF FLORIDA, AND THE SURVEYOR'S OATH AND AFFIDAVIT, IS HEREBY CERTIFIED TO BE TRUE AND CORRECT.

GLASS LAND SURVEYING, LLC

DAVID WAYNE BISHOP JR.
 CALIEE KAY BISHOP
 SURVEYORS

ALSO FRANKLIN GLASS
 FLORIDA REGISTERED SURVEYOR
 MAPPER CERTIFICATE NO. 6712

GLASS LAND SURVEYING, LLC
 2388A CRESCENT PALM COURT, FORT WASHINGTON, FLORIDA 32034
 (904) 281-0128 • CELL (904) 270-0316
 LICENSE NUMBER: 18-1328

Statement of Proposed Change:

Requesting to change from Medium Density to High Density for Multifamily Dwelling Units

AFTER RECORDING RETURN TO:
Meridian Title Corporation
405 S. Second Street
Elkhart, IN 46516
File No. 21-49353

This document prepared by:
Heather Mayer, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 08-3N-24-2380-0063-0010

WARRANTY DEED

STATE OF FLORIDA
COUNTY OF NASSAU

THIS DEED made and entered into on this 19 day of April, 2022, by and between **First Coast, Inc.**, located at 96235 Glenwood Road, Yulee, FL 32097 hereinafter referred to as Grantor(s) and **David W. Bishop Jr. and Callie Kay Bishop, husband and wife**, residing at 15977 County Road 108, Hilliard, FL 32046, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of One Hundred Forty Five Thousand and 00/100 Dollars (\$145,000.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Nassau County, Florida:

Lots One (1), Two (2) and Four (4) of Block Sixty-three (63), Town of Hilliard, Nassau County, Florida.

And 210' X 30' of Eighth Street from the West Right of Way line of Oxford Street to the railroad property line adjoining

Prior instrument reference: Book 2244, Page 1373, Recorded: 12/20/2018

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto the heirs, administrators, successors or assigns, of the Grantee, forever in fee simple.


GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any;

that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.


This is not the homestead property of the Grantor or his/her spouse.

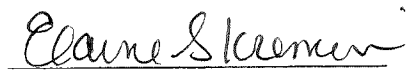
IN WITNESS WHEREOF, the said Grantor(s) has/have hereunto set his/her/their hand(s) and seal(s) on this 19 day of April, 2022.

First Coast, Inc.


NAME: Robert E. Moneyhan
TITLE: President

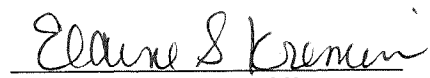
Signed, sealed and delivered in the presence of:
Witnesses:


Signature
Print Name: Nicole Beams


Signature
Print Name: Elaine G. Kremin

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me by means of physical presence or on-line notarization, this 19 day of April, 2022 by Robert E. Moneyhan as President of **First Coast, Inc.** He/She/They is/are personally known to me or who has produced Driver's License (type of identification) as identification.


Signature of Notary Public
Print Name: Elaine G. Kremin
My commission expires: 01/29/2023

ELAINE G. KREMIN
Notary Public, State of Florida
My Comm. Expires 01/29/2023
Commission No. GG284605

Janis Fleet

From: Wayne Bishop <wbcbuilder@gmail.com>
Sent: Monday, August 8, 2022 1:41 PM
To: Janis Fleet
Subject: Planning/Zoning Meeting 8/9

Mrs. Fleet,

Unfortunately I am not able to attend tomorrow's meeting. I request this to be tabled to the following meeting when I can be there to answer any questions or concerns.

Thank you,

Wayne Bishop
Wayne Bishop Construction inc.
904-483-6440



AGENDA ITEM REPORT TOWN OF HILLIARD, FLORIDA

TO: Planning and Zoning Regular Meeting Meeting Date: September 13,2022

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

SUBJECT: Planning and Zoning Board Recommendation for Approval of the Preliminary Plat for Whisper Ridge PUD

BACKGROUND: Ed Kassik on behalf of LGI Homes has submitted the preliminary plat for the Whisper Ridge PUD. The preliminary plat is in incompliance with the site plan for the adopted Whisper Ridge PUD. The engineering plans for the development have been approved by the Town Engineers.

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

RECOMMENDATION: Recommend to the Town Council the approval of the preliminary plat.



Town of Hilliard Subdivision Application

FOR OFFICE USE ONLY	ITEM-4
File # _____	
Application Fee: _____	
Filing Date: _____ Acceptance Date: _____	

Major Subdivision – Over 5 Lots

Preliminary Plat Final Plat

Minor Subdivision - 3 to 5 Lot

Preliminary Plat Final Plat

A. PROJECT

1. Project Name: Whisper Ridge
2. Address of Subject Property: Southeast corner of Kings Ferry Road and Old Pine Ridge Road
3. Parcel ID Number(s): 04-3N-24-0000-0006-0010 and 04-3N-0000-0004-0100
4. Existing Use of Property: Agricultural
5. Future Land Use Map Designation: PUD
6. Zoning Designation: PUD
7. Acreage: 26.24

B. APPLICANT

1. Applicant's Status Owner (title holder) Agent
2. Name of Applicant(s) or Contact Person(s): Ed Kassik Title: Land Development Manager
 Company (if applicable): LGI Homes - Florida, LLC
 Mailing address: 17425 Bridge Hill Ct Suite 101
 City: Tampa State: Florida ZIP: 33647
 Telephone: (407) 452-7871 FAX: () e-mail: ed.kassik@lgihomes.com
3. If the applicant is agent for the property owner*:
 Name of Owner (title holder): LGI Homes - Florida, LLC Brian Martin (authorized signatory)
 Company (if applicable): LGI Homes - Florida, LLC
 Mailing address: 17425 Bridge Hill Ct Suite 101
 City: Tampa State: Florida ZIP: 33647
 Telephone: (813) 204-9074 FAX: () e-mail: brian.martin@lgihomes.com

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

C. ATTACHMENTS

ITEM-4

PRELIMINARY PLAT ATTACHMENTS (One copy: 24" X 36" with 3" left margin and ½" top, bottom, and right margins, one copy reduced to no greater than 11 x 17, plus one copy in PDF format)

1. Plans, including but not limited to:
 - a. Scale: at least 1" = 200'.
 - b. Proposed Name of Subdivision.
 - c. Name, address, and telephone number of the subdivider and agent of the subdivider.
 - d. Name, address, telephone number and registration number of the surveyor or engineer.
 - e. Date of boundary survey, north arrow, graphic scale, date of plat drawing, and space for revision dates. f. Vicinity map.
 - g. Total acreage of lots and total number of lots.
 - h. Legal description of property to be subdivided.
 - i. Names of owners of adjoining land with their approximate acreage or, if developed, names of abutting subdivisions.
 - j. Preliminary layout including streets and easements with dimensions, lot lines with approximate dimensions, land to be reserved or dedicated for public or common uses, and any land to be used for purposes other than single-family dwellings.
 - k. Block letters and lot numbers, lot lines, and scaled dimensions.
 - l. Zoning district boundaries on abutting properties.
 - m. Proposed method of water supply, sewage disposal, and drainage, and electric service.
 - n. Minimum building setback lines as required by the Land Development Regulations.
 - o. Natural features, including lakes, marshes or swamps, water courses, wooded areas, and land subject to the 100year flood as defined by FEMA official flood maps.
 - p. Surface drainage and direction of flow and method of disposition and retention indicated. q. Tree survey.
2. Existing and/or proposed covenants and restrictions.
3. Stormwater management plan - including the following:
 - a. Existing contours at one (1) foot intervals.
 - b. Proposed finished floor elevation of each building site.
 - c. Existing and proposed stormwater management facilities with size and grades.
 - d. Proposed orderly disposal of surface water runoff.
 - e. Centerline elevations along adjacent streets.
4. Legal description with tax parcel number.
5. Warranty Deed or other proof of ownership.
6. Proof of payment of taxes.
7. Permit or Letter of Exemption from the St. Johns River Water Management District.
8. Concurrency Application

Fee.

- a. Major Subdivision – More than 5 lots: \$500 plus \$20 per lot
- i. Minor Subdivision – 3 to 5 lots: \$300

ITEM-4

No application shall be accepted for processing until the required application fee and a \$1,000 refundable deposit for consultant reviews is paid by the applicant. Any fees necessary for technical review or additional reviews of the application by a consultant will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any action of any kind on the development application.

All 9 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.

Within twelve (12) months of the approval of the Subdivision Preliminary Plat, Construction Plans must be reviewed

Within six (6) months of the approval of Construction Plans, the applicant must submit an application for Final Plat for review.

FINAL PLAT ATTACHMENTS - ATTACHMENTS (One copy: 24" X 36" with 3" left margin and ½" top, bottom, and right margins, one copy reduced to no greater than 11 x 17, plus one copy in PDF format)

1. A copy of this original application must accompany the submission.
2. Plans, to include but not limited to:
 - a. Name of subdivision shall be shown in bold legible letters, as stated in Chapter 177, Florida Statutes. The name of the subdivision shall be shown on each sheet included and shall have legible lettering of the same size and type including the words "section," "unit," "replat," "amended," etc.
 - b. Name and address of subdivider.
 - c. North arrow, graphic scale, and date of plat drawing.
 - d. Vicinity map.
 - e. Exact boundary line of the tract, determined by a field survey, giving distances to the nearest one-hundredth foot and angles to the nearest minute, shall be balanced and closed with an apparent error of closure not to exceed one in 5,000.
 - f. Legal description of the property to be subdivided.
 - g. Names of owners of adjoining lands with their approximate acreage or, if developed, names of abutting subdivisions.
 - h. Location of streams, lakes and swamps, and land subject to the 100-year flood as defined by the Federal Emergency Management Agency, official flood maps.
 - i. Bearing and distance to permanent points on the nearest existing street lines of bench marks or other permanent monuments (not less than three (3)) shall be accurately described on the plat.
 - j. Municipal lines shall be accurately tied to the lines of the subdivision by distance and angles when such lines traverse or are reasonably close to the subdivision.
 - k. The closest land lot corner shall be accurately tied to the lines of the subdivision by distance and angles.
 - l. Location, dimensions, and purposes of any land reserved or dedicated for public use.
 - m. Exact locations, width, and names of all streets within and immediately adjoining the proposed subdivision.
 - n. Street right-of-way lines must show deflection angles of intersection, radii, and lines of tangents.
 - o. Lot lines, dimensions, and bearings must be shown to the nearest one hundredth (1/100) foot.
 - p. Lots must be numbered in numerical order and blocks lettered alphabetically.
 - q. Accurate location and description of monuments and markers.

- r. Minimum building front yard setback lines as required by the Land Development Regulations as determined by the property's zoning.
 - s. Reference to recorded subdivision plats of adjoining platted land shall be shown by recorded names, plat book, and page number.
 - t. Covenants and restrictions notice in accordance with Chapter 177.091(28), Florida Statutes.
 - u. Dedication to the public by the owners of the land involved of all streets, drainage easements, and other rights-of-way however designated and shown on the plat for perpetual use for public purposes, including vehicular access rights where required. If the property is encumbered by a mortgage, the owner of the mortgage shall join in the dedication or in some other manner subordinate the mortgagee's interest to the dedication of public right-of-way.
 - v. Certification that all payable taxes have been paid and all tax sales against the land redeemed.
 - w. Title certification as required by Chapter 177, Florida Statutes.
3. Legal description with tax parcel number.
 4. Warranty Deed or other proof of ownership.
 5. Proof of payment of taxes.
 6. Permit or Letter of Exemption from the St. Johns River Water Management District or the Florida Department of Environmental Regulations.
 7. Fee.
 - a. Major Subdivision – More than 5 lots: \$500 plus \$20 per lot
 - b. Minor Subdivision – 3 to 5 lots: \$300

No application shall be accepted for processing until the required application fee and a \$1,000 refundable deposit is paid by the applicant. Any fees necessary for technical review or additional reviews of the application by a consultant will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any action of any kind on the development application.

All 7 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:

Brian Martin
Signature of Applicant

Signature of Co-applicant

Brian Martin
Typed or printed name and title of applicant

Typed or printed name of co-applicant

6/30/22
Date

Date

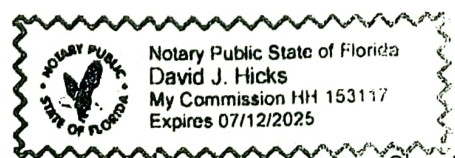
State of Florida County of Hillsborough

The foregoing application is acknowledged before me this 30th day of June, 2022, by Brian

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

as identification.

NOTARY SEAL



David J. Hicks
Signature of Notary Public

Signature of Notary Public, State of Florida

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

OWNER'S AUTHORIZATION FOR AGENT
PLANNING DEPARTMENT

TOWN OF HILLIARD, FLORIDA

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

Agent Authorization Form

I/We Brian Martin, VP of Land Development and Acquisition 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 Whisper Ridge final plat submittal
(Type of Application)

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

[Signature]
(Signature of Owner)

Brian Martin
(Print Name of Owner)

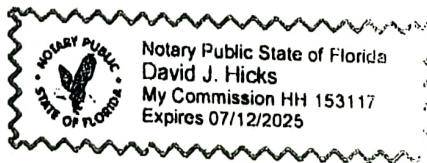
(Signature of Owner)

(Print Name of Owner)

State of Florida
} ss
Nassau County

Sworn to and subscribed before me on this 30th day of June, 2022,
by Brian Martin
(Name of Person Making Statement)

[Signature]
Signature of Notary Public
State of Florida



David J. Hicks
Print, type or stamp commissioned name
of Notary Public

My Commission Expires: 07/12/2025

Individual making statement is personally known or _____ produced identification.

Type of identification produced: Drivers License

WHISPER RIDGE

A PART OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 24 EAST, TOWN OF HILLIARD,
NASSAU COUNTY, FLORIDA

OFFICIAL RECORDS BOOK ____ PAGE ____

SHEET 1 OF 3 SHEETS
SEE SHEET 2 FOR GENERAL NOTES

CAPTION

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 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, 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.

CONTAINING 23.44 ACRES, MORE OR LESS

PARCEL IDENTIFICATION NUMBER: 04-3N-24-0000-0006-0010

PARCEL 2

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.

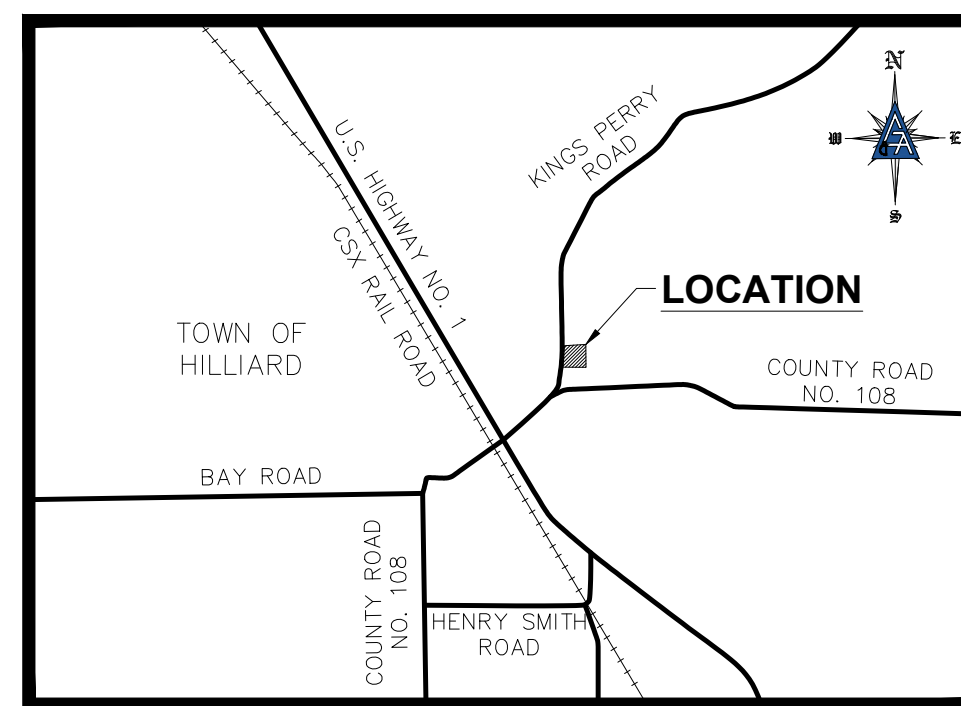
AND MORE FULLY DESCRIBED AS FOLLOWS:

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:

BEING AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF KINGS FERRY ROAD (COUNTY ROAD NO. 115-A) (A 100 FOOT RIGHT OF WAY) WITH THE SOUTHERLY RIGHT OF WAY LINE OF OLD PINERIDGE ROAD (A 60 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", 116.90 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 2.80 ACRES, MORE OR LESS.

PARCEL IDENTIFICATION NUMBER: 04-3N-24-0000-0004-0100



VICINITY MAP

NOT TO SCALE

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT LGI HOMES - FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY ("OWNER") IS THE SIMPLE OWNER OF THE LANDS DESCRIBED IN THIS CAPTION HEREON KNOWN AS WHISPER RIDGE, HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS.

ALL EASEMENTS, RIGHTS OF WAY (WHISPER WAY, WHIPPOORWILL COURT, AND WARDIER LANE), AND PUBLIC AREAS SHOWN ON THIS PLAT ARE DEDICATED TO THE TOWN OF HILLIARD FOR THE USES AND PURPOSES THEREON STATED. NOTHING HEREIN SHALL BE CONSTRUED AS CREATING AN OBLIGATION UPON TOWN OF HILLIARD, FLORIDA TO PERFORM ANY ACT OF CONSTRUCTION WITHIN SUCH DEDICATED AREAS.

TRACT A (LIFT STATION), TRACTS B, G, H, AND I (OPEN SPACES), TRACT C, F (RECREATION), AND TRACT E (STORM WATER MANAGEMENT FACILITY AND DRAINAGE, ACCESS AND MAINTENANCE EASEMENT), TRACT J (VEGETATED BUFFER) ARE HEREBY RETAINED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS; PROVIDED, HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID TRACTS TO ANY ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAXING UNIT, COMMUNITY DEVELOPMENT DISTRICT, OR OTHER SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

TRACT D IS FOR CONSERVATION AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS.

THOSE EASEMENTS DESIGNATED AS OKEEFENOKEE RURAL POWER COOPERATIVE (OREMC-E EASEMENT) ARE HEREBY IRREVOCABLY DEDICATED TO OKEEFENOKEE RURAL POWER COOPERATIVE, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM. ADDITIONAL UTILITY EASEMENTS MAY BE GRANTED TO OKEEFENOKEE RURAL POWER COOPERATIVE OVER ADDITIONAL PORTIONS OF THE PLAT AS NEEDED, THE RIGHTS RESERVED HEREBY FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF ELECTRICAL SERVICE.

ALL UTILITY EASEMENTS SHOWN ON THIS PLAT SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES IN THE MANNER AND SUBJECT TO THE PROVISIONS OF CHAPTER 177, PART 1, SECTION 177.0091 (28) OF THE FLORIDA STATUTES. HOWEVER, ONLY CABLE TELEVISION SERVICE PROVIDERS SPECIFICALLY AUTHORIZED BY THE UNDERSIGNED OWNERS, THEIR SUCCESSORS AND ASSIGNS, TO SERVE THE LANDS SHOWN ON THIS PLAT, SHALL HAVE THE BENEFIT OF SAID CABLE TELEVISION SERVICE EASEMENTS.

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICE; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THE SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

IN WITNESS WHEREOF, THE "OWNER" HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS DULY ELECTED OFFICERS, ACTING BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.

WITNESS

OWNER: BRIAN MARTIN

PRINTED NAME

BY:

BRIAN MARTIN, VP OF LAND DEVELOPMENT AND ACQUISITION
LGI HOMES - FLORIDA, LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS

PRINTED NAME

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTARIZATION BEFORE ME THIS _____ DAY OF _____, 2022, BY _____ ON BEHALF OF LGI HOMES - FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HE BEING KNOWN TO ME DID NOT TAKE AN OATH.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES _____

PRINT NAME

COMMISSION NUMBER _____

SURVEYOR'S CERTIFICATE:

KNOW ALL YE MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA AS A PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THE ABOVE PLAT WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF PART 1, CHAPTER 177 FLORIDA STATUTES.

SIGNED AND SEALED THIS _____ DAY OF _____, 2022 A.D.

JOHN S. THOMAS
PROFESSIONAL SURVEYOR & MAPPER, LICENSE NUMBER 6223
GHOTTO & ASSOCIATES, INC.

COUNTY HEALTH CERTIFICATE:

THIS IS TO CERTIFY THAT I HAVE REVIEWED THE ABOVE PLAT THIS _____ DAY OF _____, ANNO DOMINI 2022, AND THESE LOTS ARE APPROVED TO BE PLACED ON APPROVED PUBLIC WATER AND APPROVED PUBLIC SEWAGE SYSTEMS.

BY _____

COUNTY HEALTH DEPARTMENT

MAYOR CERTIFICATION:

THIS IS TO CERTIFY THAT THIS THAT THE ABOVE PLAT BEEN EXAMINED AND APPROVED BY THE MAYOR OF TOWN OF HILLIARD, FLORIDA. THIS _____ DAY OF _____, ANNO DOMINI 2022.

TOWN OF HILLIARD MAYOR

TOWN CLERK CERTIFICATION:

THIS IS TO CERTIFY THAT THIS THAT THE ABOVE PLAT BEEN EXAMINED AND APPROVED BY THE TOWN CLERK OF TOWN OF HILLIARD, FLORIDA. THIS _____ DAY OF _____, ANNO DOMINI 2022.

TOWN OF HILLIARD CLERK

TOWN ENGINEER CERTIFICATION:

THIS IS TO CERTIFY THAT THIS THAT THE ABOVE PLAT BEEN EXAMINED AND APPROVED BY THE TOWN ENGINEER OF TOWN OF HILLIARD, FLORIDA.

THIS _____ DAY OF _____, ANNO DOMINI 2022.

TOWN OF HILLIARD ENGINEER

CERTIFICATE OF APPROVAL BY TOWN ATTORNEY:

APPROVED FOR THE RECORDS, THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE TOWN OF HILLIARD ATTORNEY, THIS _____ DAY OF _____, ANNO DOMINI 2022.

TOWN OF HILLIARD ATTORNEY

COUNTY TAX COLLECTOR CERTIFICATE:

TAX IDENTIFICATION NUMBER: 04-3N-24-0000-0006-0010 (PARCEL 1), 04-3N-24-0000-0004-0100 (PARCEL 2)

I, THE UNDERSIGNED, DO HEREBY AFFIRM THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO UNPAID REAL PROPERTY TAXES APPLICATION TO THE LANDS SUBJECT TO THIS PLAT:

SIGNED THIS _____ DAY OF _____, ANNO DOMINI 2022.

TAX COLLECTOR
NASSAU COUNTY, FLORIDA

CERTIFICATE OF THE CLERK:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED AND THAT IT COMPLIES IN FORM WITH THE PLATTING REQUIREMENTS SET FORTH IN PART 1 OF CHAPTER 177 OF THE FLORIDA STATUTES, AND IS RECORDED IN MAP BOOK _____ PAGE(S) _____ OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA ON THIS _____ DAY OF _____, ANNO DOMINI 2022.

CLERK OF COURTS NASSAU COUNTY, FLORIDA

CERTIFICATION OF REVIEW BY COUNTY EMPLOYED/CONTRACTED SURVEYOR AND MAPPER

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHARTER 177, F.S., AND THAT I AM EMPLOYED BY OR UNDER CONTRACT TO THE APPROPRIATE LOCAL GOVERNING BODY AND ACTING HERETO AS AN AGENT THEREOF. THIS LIMITED CERTIFICATION AS TO FACIAL CONFORMITY WITH THE REQUIREMENTS OF CHARTER 177, F.S., IS NOT INTENDED TO BE AND SHOULD NOT BE CONSTRUED AS A CERTIFICATION OF THE ACCURACY OR QUALITY OF THE SURVEYING / MAPPING REFLECTED ON THIS PLAT.

BY _____ DAY _____

PRINT NAME _____
FLORIDA REGISTRATION NO. : _____

PREPARED BY

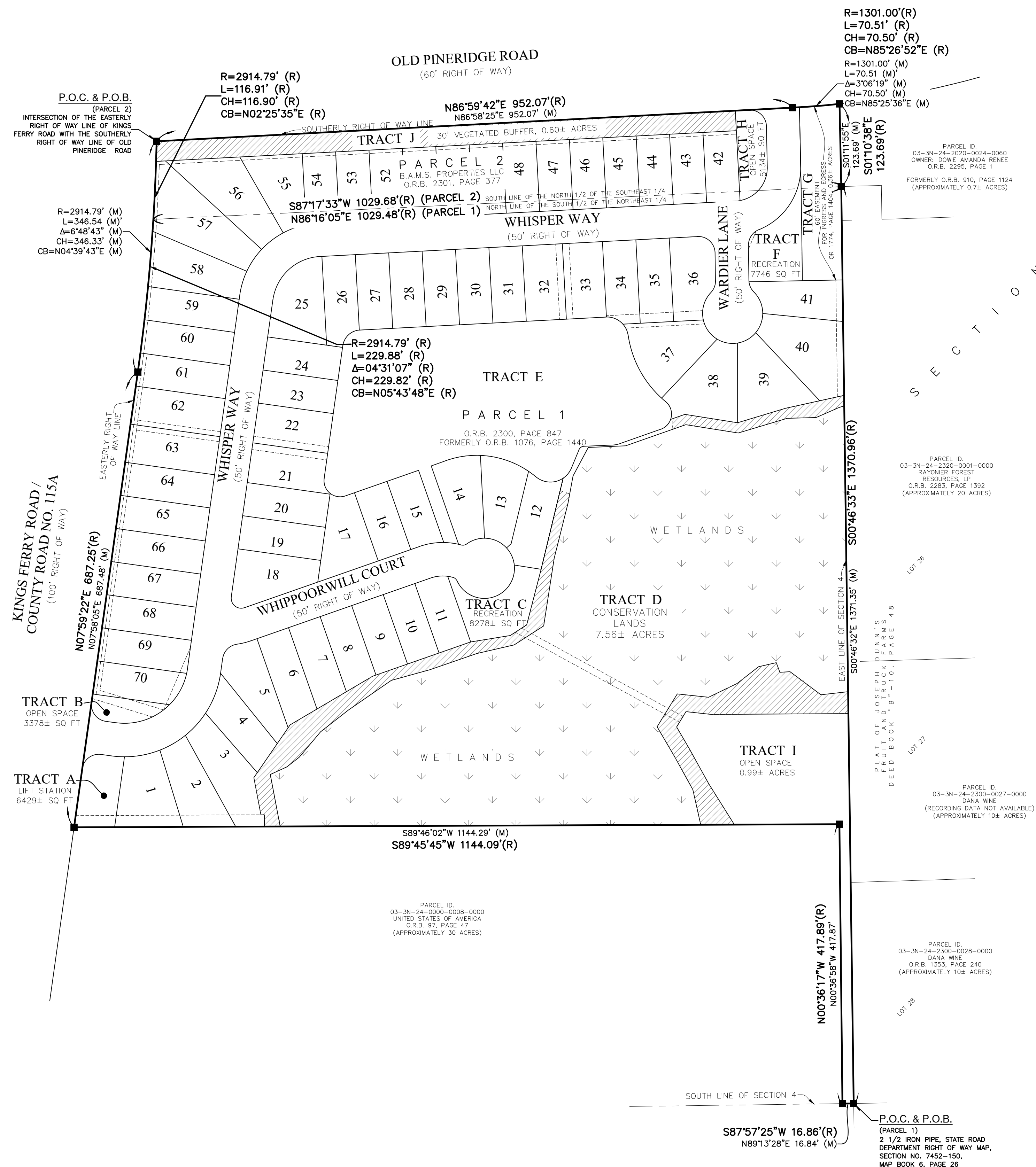
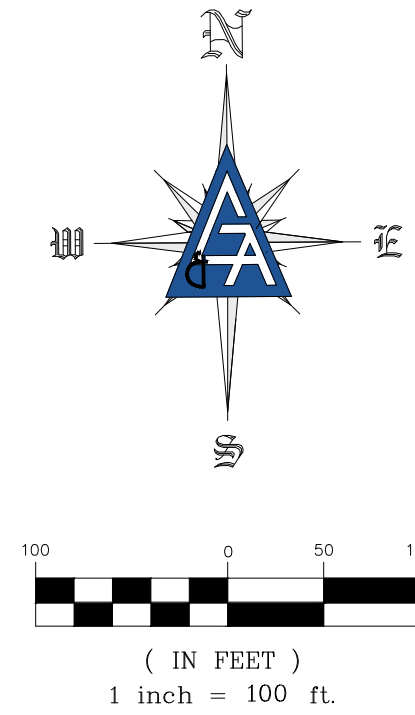
SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION No. LB 7908

2426 PHILIPS HIGHWAY
JACKSONVILLE, FLORIDA 32207
(904) 886-0071
www.SAM.biz (904) 886-7174 FAX

PROPERTY IDENTIFICATION NUMBER (PIN) PARCEL 1: 04-3N-24-0000-0006-0010
PROPERTY IDENTIFICATION NUMBER (PIN) PARCEL 2: 04-3N-24-0000-0004-0100

WHISPER RIDGE

A PART OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 24 EAST, TOWN OF HILLIARD,
NASSAU COUNTY, FLORIDA



LEGEND:

- = SET 4"x4" CONCRETE MONUMENT STAMPED "LB 6508", UNLESS OTHERWISE NOTED
- = SET NAIL & DISK STAMPED "LB 6508"
- ⋯ = WETLAND AREA
- ▨ = WETLAND SETBACK
- P.C. = POINT OF CURVATURE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.R.C. = POINT OF REVERSE CURVATURE
- P.C.P. = PERMANENT CONTROL POINT
- P.T. = POINT OF TANGENCY
- CL.I. = CENTERLINE INTERSECTION
- CH = CURVE NUMBER
- CC# = CENTERLINE CURVE NUMBER
- RC# = RIGHT OF WAY CURVE NUMBER
- FPLE = FLORIDA POWER & LIGHT EASEMENT
- OREMC-E = OKEFENOKE RURAL ELECTRIC MEMBERSHIP COOPERATIVE EASEMENT
- O.R.B. = OFFICIAL RECORDS BOOK
- PG. = PAGE
- ESMT. = EASEMENT
- R.P. = RADIUS POINT
- ℄ = CENTERLINE
- ± = MORE OR LESS
- R = ARC RADIUS
- L = ARC LENGTH
- Δ = ARC CENTRAL ANGLE (DELTA)
- CH = ARC CHORD LENGTH
- CB = ARCH CHORD BEARING
- SQ.FT. = SQUARE FEET
- UDE = UTILITY DRAINAGE EASEMENT
- ID. = IDENTIFICATION
- (M) = MEASURED
- (R) = RECORD

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, U.S. SURVEY FOOT, (NAD '83, 2011 ADJUSTMENT) AND ARE REFERENCED TO THE SOUTHERLY RIGHT OF WAY LINE OF OLD PINERIDGE ROAD, HAVING BEARING OF NORTH 86°58'25" EAST.
2. COORDINATES ARE GPS DERIVED. COORDINATE DATUM: STATE PLANE VALUES REFERENCE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, U.S. SURVEY FOOT, (NAD '83, 2011 ADJUSTMENT).
3. THE CURRENT ZONING FOR THE LANDS SHOWN ON THIS PLAT AS OF THE DATE OF RECORDING IS PLANNED UNIT DEVELOPMENT (PUD) PER ORDINANCE NO. 2012-02.
4. BUILDING RESTRICTION SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CURRENT COUNTY ZONING ORDINANCE AND CURRENTLY ARE AS FOLLOWS:
BUILDING RESTRICTION LINE (B.R.L.):
FRONT LINES: TWENTY (20) FEET
SIDE LINES: FIVE (5) FEET
REAR LINES: FIFTEEN (15) FEET
MAXIMUM BUILDING HEIGHT: THIRTY-FIVE (35) FEET
REFER TO WHISPER RIDGE PUD FOR ADDITIONAL SETBACK CONDITIONS.
5. ACCORDING TO THE STORM SURGE MAP PROVIDED ON THE NASSAU COUNTY GIS, AS OF NOVEMBER 23, 2021, THIS PROPERTY IS NOT SUBJECT TO STORM SURGE INUNDATION DURING A CATEGORY 1, 2, 3, 4, OR 5 HURRICANE.
6. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHICAL FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
7. BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
8. THE TABULATED CURVE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES THAT APPEAR ON THAT SHEET.
9. LAKES AND TOPS OF BANK SHOWN HEREON AREA FOR PICTORIAL PURPOSES ONLY AND DO NOT REPRESENT ACTUAL "AS-BUILT" SITUATIONS. THEY AREA BASED ON THE ENGINEERING PLANS FOR THIS PLAT.
10. BY GRAPHICAL PLOTTING ONLY, THIS PROPERTY LIES WITHIN THE FOLLOWING FLOOD ZONE: ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12089C 0135F, EFFECTIVE DECEMBER 17, 2010.
11. CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLAND LINES AS DEPICTED ON THIS PLAT, WITHOUT THE WRITTEN APPROVAL OF THE CITY OF ST. AUGUSTINE AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT, AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA, TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF WORK. THIS WETLANDS JURISDICTIONAL LINE MAY BE SUPERSEDED AND REFINED FROM TIME TO TIME BY APPROPRIATE GOVERNMENT AGENCIES.
12. "OREMC-E" DENOTES OKEFENOKE RURAL ELECTRIC MEMBERSHIP COOPERATIVE (OREMC) EASEMENT. OREMC WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPED THE USE OF SAID EASEMENTS BY OREMC. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY OREMC AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.
13. UPLAND BUFFERS ARE TO REMAIN NATURALLY VEGETATED AND UNDISTURBED.
14. TOTAL NUMBER OF LOTS: 70 LOTS, 10 TRACTS.
15. TOTAL ACREAGE: 26.35± ACRES.
16. THE LANDS SHOWN HEREON AREA SUBJECT TO THE FOLLOWING RECORDINGS (NUMBERS SHOWN BELOW DIRECTLY CORRESPOND TO THOSE IN ALLIANT NATIONAL TITLE INSURANCE COMPANY, POLICY NUMBER: 2321313, OWNER'S POLICY OF TITLE INSURANCE, POLICY EFFECTIVE DATE: NOVEMBER 3, 2021 AT 2:52 PM):
6. INGRESS AND EGRESS AND UTILITY EASEMENT AS CONTAINED IN THAT CERTAIN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 2420, PAGE 106, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA. (SHOWN HEREON)

KEY MAP
SCALE 1" = 100'

PROPERTY IDENTIFICATION NUMBER (PIN) PARCEL 1: 04-3N-24-0000-0006-0010
PROPERTY IDENTIFICATION NUMBER (PIN) PARCEL 2: 04-3N-24-0000-0004-0100

PREPARED BY
SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION No. LB 7908
2426 PHILIPS HIGHWAY
JACKSONVILLE, FLORIDA 32207
(904) 886-0071
www.SAM.biz (904) 886-7174 FAX

WHISPER RIDGE

A PART OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 24 EAST, TOWN OF HILLIARD, NASSAU COUNTY, FLORIDA

OLD PINERIDGE ROAD
(60' RIGHT OF WAY)

R=1301.00'(M)
L=70.51'(R)
L=70.51'(R)
CH=70.50'(M)
CB=N85°25'36"E (M)

R=1301.00'(R)
L=70.51'(R)
L=70.51'(R)
CH=70.50'(R)
CB=N85°26'52"E (R)

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N86°58'25"E	50.82'
L2	N86°58'25"E	14.63'

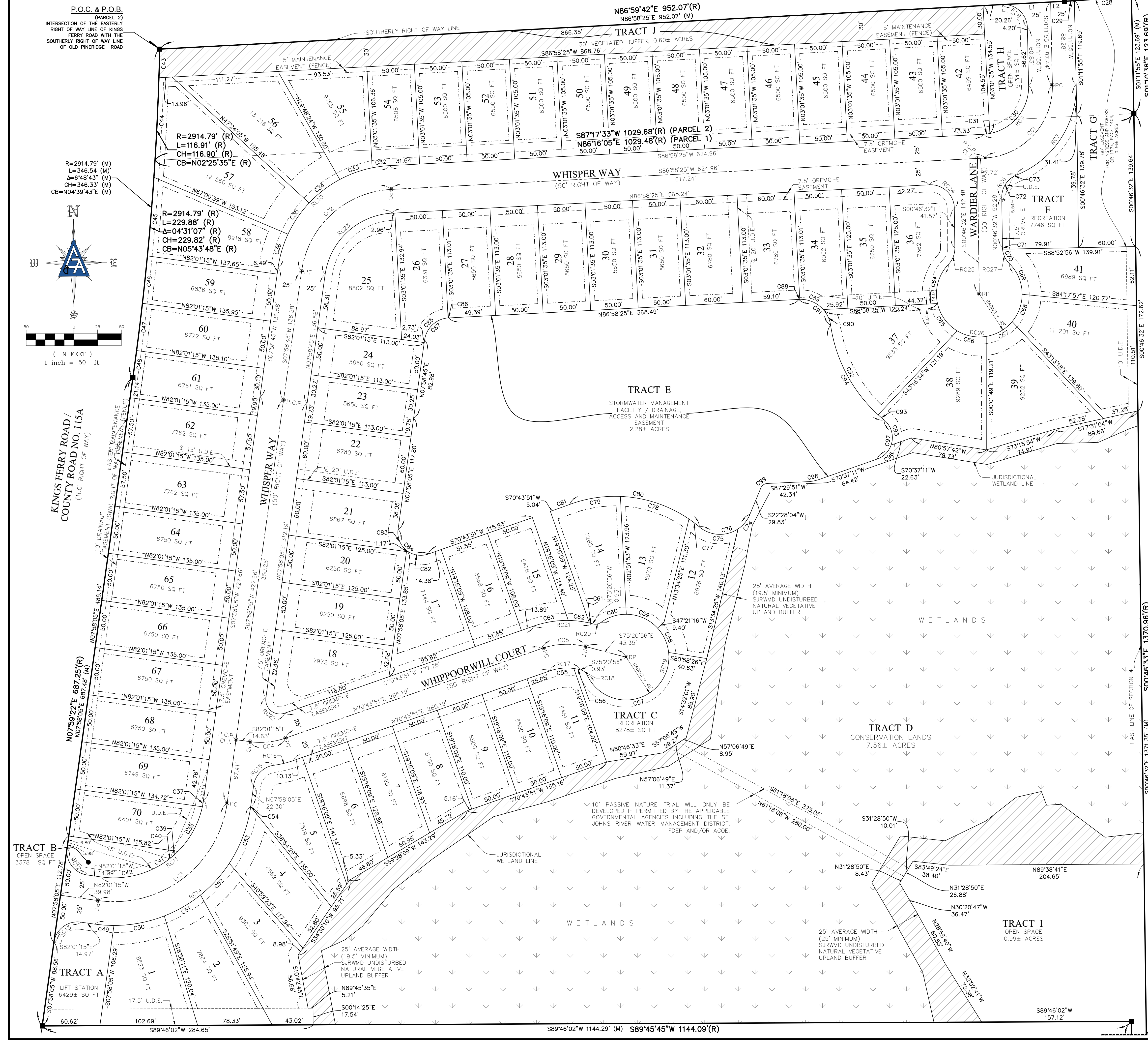
CURVE TABLE					CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE	CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C28	60.12'	1301.00'	2°38'52"	N85°11'52"E	60.12'	C78	76.83'	138.00'	3°15'53"	N71°44'35"W	75.84'
C29	10.39'	1301.00'	0°27'27"	N86°45'02"E	10.39'	C79	54.23'	138.00'	22°31'01"	S81°02'59"W	53.88'
C30	70.25'	50.00'	80°30'12"	N3°03'11"E	64.61'	C80	144.65'	138.00'	60°03'25"	N80°10'49"W	138.12'
C31	6.69'	50.00'	7°40'08"	N83°08'21"E	6.69'	C81	16.60'	1012.00'	0°56'23"	N70°15'40"E	16.60'
C32	18.43'	125.00'	8°26'53"	S82°44'59"W	18.41'	C82	23.98'	24.00'	57°14'13"	S80°39'02"E	22.99'
C33	36.25'	125.00'	16°37'04"	S70°13'00"W	36.13'	C83	25.13'	24.00'	60°00'00"	S20°15'55"E	24.00'
C34	40.79'	125.00'	18°41'44"	S52°33'36"W	40.61'	C84	49.11'	24.00'	117°14'13"	S50°39'02"E	40.98'
C35	39.73'	125.00'	18°12'43"	S34°06'22"W	39.57'	C85	36.61'	27.00'	77°41'35"	S46°49'33"W	33.87'
C36	37.13'	125.00'	17°01'16"	S16°29'23"W	37.00'	C86	6.61'	27.00'	1°18'05"	S86°19'22"W	0.61'
C37	7.25'	95.00'	4°22'23"	N10°09'16"E	7.25'	C87	37.23'	27.00'	78°59'40"	S47°28'35"W	34.35'
C38	54.18'	95.00'	32°40'41"	N28°40'48"E	53.45'	C88	9.90'	32.00'	1°36'17"	S87°46'34"W	0.90'
C39	11.06'	95.00'	6°40'22"	N48°21'19"E	11.06'	C89	27.77'	32.00'	49°42'47"	N66°33'54"W	26.90'
C40	0.64'	95.00'	0°23'04"	N51°53'02"E	0.64'	C90	18.64'	32.00'	33°22'41"	N25°01'10"W	18.38'
C41	19.92'	95.00'	12°00'55"	N58°05'01"E	19.89'	C91	47.30'	32.00'	84°41'45"	N50°40'42"W	43.11'
C42	56.19'	95.00'	33°53'17"	N81°02'07"E	55.37'	C92	108.49'	158.00'	39°20'34"	S28°00'06"E	106.37'
C43	30.10'	2914.79'	0°35'30"	N1°33'06"E	30.10'	C93	8.12'	158.00'	2°56'39"	S49°08'43"E	8.12'
C44	104.69'	2914.79'	2°03'29"	N2°52'35"E	104.69'	C94	116.61'	158.00'	42°17'13"	S29°28'26"E	113.98'
C45	82.85'	2914.79'	1°37'43"	N4°43'11"E	82.85'	C95	29.29'	24.00'	69°55'09"	N15°39'28"W	27.50'
C46	50.03'	2914.79'	0°59'00"	N6°01'33"E	50.03'	C96	21.50'	24.00'	51°19'04"	N44°57'39"E	20.78'
C47	50.01'	2914.79'	0°58'59"	N7°00'32"E	50.01'	C97	50.78'	24.00'	121°14'13"	N10°00'04"E	41.83'
C48	28.86'	2914.79'	0°34'02"	N7°47'03"E	28.86'	C98	12.37'	42.00'	16°52'40"	N79°03'31"E	12.33'
C49	20.09'	145.00'	7°56'21"	S85°59'28"E	20.08'	C99	9.08'	8.00'	65°01'47"	S54°58'57"W	8.60'
C50	54.16'	145.00'	21°24'01"	N79°20'23"E	53.84'	CC1	115.42'	75.00'	88°10'20"	N42°53'15"E	104.36'
C51	44.19'	145.00'	17°27'45"	N59°54'30"E	44.02'	CC2	137.87'	100.00'	78°59'40"	S47°28'35"W	127.21'
C52	45.09'	145.00'	17°48'56"	N42°16'10"E	44.90'	CC3	188.52'	120.00'	90°00'40"	N52°58'25"E	169.72'
C53	64.17'	145.00'	25°21'16"	N20°41'04"E	63.64'	CC4	38.05'	80.00'	27°14'54"	N84°21'18"E	37.69'
C54	0.10'	145.00'	0°02'21"	N7°59'15"E	0.10'	CC5	47.36'	80.00'	33°55'13"	S87°41'28"W	46.67'
C55	25.89'	55.00'	26°58'24"	S84°13'03"W	25.65'	RC6	30.01'	25.00'	68°47'14"	S33°37'05"W	28.24'
C56	6.67'	55.00'	6°56'49"	N78°49'20"W	6.66'	RC7	120.79'	100.00'	69°12'37"	N33°24'24"E	113.58'
C57	126.76'	45.00'	161°24'05"	N74°25'45"E	88.82'	RC8	40.07'	25.00'	91°49'40"	N47°06'45"W	35.91'
C58	28.57'	45.00'	36°22'27"	N24°27'31"W	28.09'	RC9	76.94'	50.00'	88°10'20"	N42°53'15"E	69.57'
C59	36.89'	45.00'	46°57'48"	N66°07'39"W	35.86'	RC10	172.34'	125.00'	78°59'40"	S47°28'35"W	159.01'
C60	28.45'	45.00'	36°13'07"	S72°16'54"W	27.97'	RC11	149.24'	95.00'	90°00'40"	N52°58'25"E	134.36'
C61	2.97'	105.00'	1°37'08"	N76°09'30"W	2.97'	RC12	39.27'	25.00'	89°59'20"	S37°01'35"E	35.35'
C62	22.33'	105.00'	12°11'13"	N8°03'40"W	22.29'	RC13	39.27'	25.00'	90°00'40"	S52°58'24"W	35.36'
C63	36.86'	105.00'	20°06'52"	S80°47'17"W	36.67'	RC14	227.79'	145.00'	90°00'40"	N52°58'25"E	205.08'
C64	44.23'	45.00'	56°19'05"	S15°28'34"W	42.47'	RC15	32.38'	25.00'	74°13'13"	S45°04'41"W	30.17'
C65	36.37'	45.00'	46°18'47"	S35°50'22"E	35.39'	RC16	21.00'	105.00'	11°27'26"	N76°27'34"E	20.96'
C66	31.71'	45.00'	40°22'31"	S79°11'01"E	31.06'	RC17	32.56'	55.00'	33°55'13"	S87°41'28"W	32.09'
C67	32.01'	45.00'	40°45'34"	N60°14'56"E	31.34'	RC18	8.81'	10.00'	50°28'44"	N50°06'34"W	8.53'
C68	31.15'	45.00'	39°39'26"	N20°02'26"E	30.53'	RC19	220.66'	45.00'	280°57'27"	N14°39'04"E	57.27'
C69	35.66'	45.00'	45°24'27"	N22°29'30"W	34.74'	RC20	8.81'	10.00'	50°28'44"	N79°24'42"E	8.53'
C70	17.26'	25.00'	39°33'40"	S25°24'53"E	16.92'	RC21	62.16'	105.00'	33°55'13"	S87°41'28"W	61.26'
C71	2.12'	25.00'	4°51'31"	S3°12'17"E	2.12'	RC22	30.84'	14.88'	118°43'59"	S50°39'02"E	25.61'
C72	25.42'	25.00'	58°16'01"	S28°21'29"W	24.34'	RC23	103.40'	75.00'	78°59'40"	S47°28'35"W	95.41'
C73	4.59'	25.00'	10°31'13"	S62°45'06"W	4.58'	RC24	40.25'	25.00'	92°15'03"	N46°54'03"W	36.04'
C74	19.93'	34.00'	33°35'36"	N39°15'52"E	19.65'	RC25	19.38'	25.00'	44°24'39"	N21°25'48"E	18.90'
C75	43.79'	34.00'	73°47'13"	S87°02'44"E	40.82'	RC26	211.14'	45.00'	268°49'50"	N89°13'12"E	64.29'
C76	63.72'	34.00'	107°22'49"	N76°09'28"E	54.80'	RC27	19.38'	25.00'	44°25'12"	S22°59'08"E	18.90'
C77	13.59'	138.00'	5°38'31"	N52°58'23"W	13.58'						

- LEGEND:**
- = SET 4"x4" CONCRETE MONUMENT STAMPED "LB 6508", UNLESS OTHERWISE NOTED
 - = SET NAIL & DISK STAMPED "LB 6508"
 - = WETLAND AREA
 - ▨ = WETLAND SETBACK
 - P.C. = POINT OF CURVATURE
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - P.R.C. = POINT OF REVERSE CURVATURE
 - P.C.P. = PERMANENT CONTROL POINT
 - C.L.I. = CENTERLINE INTERSECTION
 - P.T. = POINT OF TANGENCY
 - CB = CURVE BEARING
 - CC# = CENTERLINE CURVE NUMBER
 - RC# = RIGHT OF WAY CURVE NUMBER
 - FPLE = FLORIDA POWER & LIGHT EASEMENT
 - O.R.B. = OFFICIAL RECORDS BOOK
 - PG. = PAGE
 - ESMT. = EASEMENT
 - R.P. = RADIUS POINT
 - ± = CENTERLINE
 - ± = PLUS OR MINUS
 - R = ARC RADIUS
 - L = ARC LENGTH
 - Δ = ARC CENTRAL ANGLE (DELTA)
 - CH = ARC CHORD LENGTH
 - CB = ARCH CHORD BEARING
 - SQ FT = SQUARE FEET
 - UDE = UTILITY DRAINAGE EASEMENT
 - ID. = IDENTIFICATION

PREPARED BY
SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION No. LB 7908
2426 PHILIPS HIGHWAY
JACKSONVILLE, FLORIDA 32207
(904) 886-0071
www.SAM.biz (904) 886-7174 FAX

PROPERTY IDENTIFICATION NUMBER (PIN):
PARCEL 1: 04-3N-24-0000-0006-0010
PARCEL 2: 04-3N-24-0000-0004-0100

SEE SHEET 2 (KEY MAP) OF 3 FOR P.O.B. (PARCEL 1)



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 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 McCleskey
Witness Name: Sharon Ashley McCleskey

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



AGENDA ITEM REPORT TOWN OF HILLIARD, FLORIDA

TO: Planning and Zoning Regular Meeting Meeting Date: September 13,2022

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

SUBJECT: Planning and Zoning Board to Set a Date for the Appeal #20220809

BACKGROUND: On August 9, 2022, Ms. Tobi Welton submitted a Site Clearing/Site Work application to construct a single-family dwelling unit on 0 Siren Lane. The Land Use Administrator stated that a 60 ft. access to Henry Smith Road was required in order for the property to meet the requirements of Section 62-347 and 62-342 of the Town Code. On August 24th, Ms. Welton submitted an application to appeal the decision on the Land Use Administrator. According to Section 62-95 of the Town Code, the Planning and Zoning Board shall set the date for the hearing of the appeal.

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

RECOMMENDATION: Set a date for the appeal that allows time for the required public notice. The earliest date to meet the public notice requirement would be the November 8th Planning and Zoning Board meeting.



AGENDA ITEM REPORT TOWN OF HILLIARD, FLORIDA

TO: Planning and Zoning Regular Meeting Meeting Date: September 13,2022

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

SUBJECT: Planning and Zoning Board of Election of Board Chair

BACKGROUND: Dallis Hunter resigned his position on the Planning and Zoning Board, effective August 1, 2022. Mr. Hunter was serving as Chair of the Planning and Zoning Board at the time of his resignation. Currently there is no Chair of the Planning and Zoning Board. Mr. Frey, Vice Chair of the Planning and Zoning Board has been acting Chair of the Board.

FINANCIAL IMPACT: None.

RECOMMENDATION: Elect a Chair of the Planning and Zoning Board.

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

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

PLANNING AND ZONING ATTORNEY

Mary Norberg

MINUTES

TUESDAY, AUGUST 09, 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

PRESENT

Vice Chair Harold "Skip" Frey
Planning and Zoning Board Member Charles A. Reed
Planning and Zoning Board Member Wendy Prather

ABSENT

Planning and Zoning Board Member Josetta Lawson

Vice Chair Frey reads Item-5 and states Mr. Bishop requested the item be moved to the September 13, 2022, Planning and Zoning Board meeting.

Motion is made to defer Item-5 to the September 13, 2022, Planning and Zoning Board Meeting.

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

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

PUBLIC HEARINGS

ITEM-1 Planning & Zoning Board approval to grant Variance No. 20220628 to Reduce the Minimum Lot Width and Minimum Lot Area for Parcel ID No. 08-3N-24-2380-0170-0080, for Bobby Franklin applicant on behalf of B.Y. Franklin, property owner.

Janis Fleet, AICP - Land Use Administrator

Disclosure of Ex Parte Communication
None

Open Public Hearing

Land Use Administrator Janis Fleet reads the staff report and states the staff is recommending denial based on the Town Code.

Call for Public Comment

Applicant Bobby Franklin speaks regarding his request.

Joe Hoewischer, 27112 Minnesota Street, Hilliard, states he wants four lots but Bobby Franklin has a house on both sides with three lots in the middle so the Town should allow Mr. Franklin the variance. He further states Mr. Franklin told him that if he was not allowed to build, Mr. Franklin would sell a lot so Mr. Hoewischer would have four lots.

Close Public Hearing on Variance No. 20220628 at 7:16 p.m.

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

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

REGULAR MEETING - Planning & Zoning Board Action

Following discussion by the Planning and Zoning Board, motion is made to recommend approval of Variance No. 20220628 based on the Finding of Fact that the Variance complies with the requirements Section 62-183 of the Town Code.

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

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

ITEM-2 Planning & Zoning Board approval to grant a Special Exception No. 20220630 to allow a RV Park at 3714 Raven Road, Parcel ID No. 17-3N-24-2020-0057-0000, for Brad Wester, applicant and Hilliard, LLC. property owner.

Janis Fleet, AICP - Land Use Administrator

Disclosure of Ex Parte Communication
None

Open Public Hearing

Land Use Administrator Janis Fleet reads the staff report and states the staff is recommending approval with certain conditions.

Call for Public Comment

Property Owner Greg Simmons explains that since it has been over a year since the original Special Exception was granted that he is now ready to move forward with the project and therefore has resubmitted a new site plan.

Henry Vorpe, 4201 Baymeadows Road, Jacksonville, states he is the engineer on the project and explains what all that the project will consist of.

Steve Covington, 31553 Pine Street, Hilliard, states he is against the RV Park but is glad the trailers are gone.

Michael Ross, PO Box 1661, Hilliard, states he is against the RV Park and would rather have a tiny home community instead.

Joe Hoewischer, 27112 Minnesota Street, Hilliard, states he is against the RV Park but is glad the trailers are gone. He states again he does not want a RV Park in the Town limits.

Property Owner Greg Simmons states the RV Park provides an opportunity for the Town and speaks about the amenities that will be at the RV Park. He further states that the RV Park will be kept up.

Close Public Hearing on Special Exception No. 20220630 at 7:40 p.m.

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

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

REGULAR MEETING - Planning & Zoning Board Action

Planning and Zoning Board Member Prather asks how this will impact the Town utilities infrastructure.

Henry Vorpe, 4201 Baymeadows Road, Jacksonville, explains that a RV Park is governed under rules that will require that they have sufficient infrastructure.

Land Use Administrator Janis Fleet states they will have to have concurrency for the development.

Planning and Zoning Board Vice Chair Frey asks that a Traffic Study be

added as a condition.

Motion is made for Planning and Zoning Board to approve Special Exception No. 20220630 that the request meets the requirements of Section 62-157 of the Town Code. The motion includes compliance with the conditions in the staff report, plus the additional condition of requiring a Traffic Study being done for the project.

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

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

ITEM-3

Planning and Zoning Board Recommendation on Ordinance No. 2022-05, Rezoning from R-2 to R-3; Parcel ID No. 08-3N-24-2380-0182-0010; Property Owner – Conner Development Group, Inc., Applicant Tracey Connor
Janis Fleet, AICP - Land Use Administrator

Disclosure of Ex Parte Communication
None

Land Use Administrator Janis Fleet reads the staff report recommending the Board recommend to the Town Council the adoption of Ordinance No. 2022-05 to rezone from R-2 to R-3.

Open Public Hearing

Tracey Conner, 171641 Hodges Road, Hilliard, explains that she would like to build five versus four homes on the property and states that she is requesting the Zoning change to construct the 5 homes.

Call for Public Comment

No Public Comment.

Close Public Hearing on Rezoning Application No. 20220608 at 7:57 p.m.

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

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

REGULAR MEETING - Planning & Zoning Board Action

Planning and Zoning Board Member Prather asks if the rezoning will allow Ms. Conner to meet setback requirements.

Tracey Conner, 171641 Hodges Road, Hilliard, answers yes.

Planning and Zoning Board Member Reed asks what size houses Ms. Conner is going to build.

Tracey Conner, 171641 Hodges Road, Hilliard, responds that the dwelling units would be 1,200 sq ft to 1,500 sq ft in size with either hardy board or vinyl siding.

Motion made to recommend to the Town Council the adoption of Ordinance No. 2022-05 to rezone from R-2 to R-3.

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

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

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

Developer Marcus Holley states that he was on the July 12, 2022, Planning & Zoning Board agenda and was supposed to be moved to tonight’s agenda, and since he was not, he asked to be added to the agenda for tonight.

Land Use Administrator Fleet asks Mr. Holley to call her so she can explain.

Developer Marcus Holley agrees to do so.

REGULAR MEETING

ITEM-4 Additions/Deletions to Agenda

No additions or deletions to the agenda.

ITEM-5 Planning and Zoning Board Recommendation on Ordinance No. 2022-03 Future Land Use Map Amendment from Medium Density Residential to High Density Residential for Parcel ID No. 08-3N-24-2380-0063-0010; Property Owner – Wayne Bishop
Janis Fleet, AICP - Land Use Administrator

Item deferred to the September 13, 2022, agenda.

ITEM-6 Planning & Zoning Board approval of Site Clearing/Site Work Application #20220714 for Parcel ID No. 08-3N-24-2440-0002-0000; Property Owner – Walter and Brook Doser
Janis Fleet, AICP - Land Use Administrator

Land Use Administrator Janis Fleet reads staff report.

Motion is made to approve applicant with conditions.

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

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

- ITEM-7 Planning and Zoning Board Recommendation for a New Board Member to Replace Dallis Hunter
Janis Fleet, AICP - Land Use Administrator

Planning and Zoning Vice Chair Frey states he would like to recommend Lee Anne Wollitz to replace Dallis Hunter on the Board.

Motion is made to recommend to the Town Council Lee Anne Wollitz to fill vacant seat on Planning and Zoning Board.

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

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

- ITEM-8 Planning and Zoning Board approval of the Minutes from the July 12, 2022, Public Hearing and Regular Meeting.

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

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

ADDITIONAL COMMENTS

PUBLIC

Michael Ross, PO Box 1661, Hilliard, asks about mobile homes and where they are allowed.

Planning and Zoning Board Member Prather states that mobile homes are currently allowed in the R-4, zoning district which is located between the high school and elementary school. They are also currently allowed in the RMH zoning districts that is located on Pine Street. Zoning Board Member Prather further states that she wants Mr. Ross to stay involved.

BOARD MEMBERS

No comment from the Board.

LAND USE ADMINISTRATOR

Land Use Administrator Fleet states the Planning and Zoning Board will miss having

Dallis Hunter. She also states a Property Rights Element needs to be added to the Comprehensive Plan to comply with changes in State Statutes. A Public Hearing and discussion of the Property Rights Element will be on the next agenda.

PLANNING AND ZONING ATTORNEY

No comment.

ADJOURNMENT

Motion to adjourn at 8:17 p.m.

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

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

Approved this 13th day of September 2022, by the Hilliard Planning & Zoning Board, Hilliard, Florida.

Skip Frey, Vice Chair
Hilliard Planning & Zoning Board