

HILLIARD PLANNING AND ZONING BOARD MEETING

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

BOARD MEMBERS

Wendy Prather, Chair
Charles Reed, Vice Chair
Josetta Lawson
Harold "Skip" Frey
Dallis Hunter

ADMINISTRATIVE STAFF

Janis Fleet, AICP
Land Use Administrator

TOWN ATTORNEY

Christian Waugh

AGENDA

TUESDAY, OCTOBER 12, 2021, 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.

PUBLIC HEARINGS

ITEM-1

PUD Rezoning No. 20210809 - Rezoning A-1 to PUD
Rezoning Parcel ID No.'s 15-3N-2320-0019-0000, 15-3N-24-2320-0020-0000,
15-3N-24-2320-0021-0000, 22-3N-24-2320-0025-0000 & 22-3N-24-2320-0041-
0000, from A-1 Agricultural to PUD Planned Unit Development to create the
Greenbrier PUD.

Applicant: Rodgers Towers, P.A. and National Land Partners II, LLC, authorized
agents for Hilliard Equity Resources, Property Owner.

Disclosure of Ex Parte Communication

Open Public Hearing

Call for Public Comment

Close Public Hearing on PUD Rezoning No. 20210809

REGULAR MEETING - Planning & Zoning Board Action

ITEM-2

Special Exception No. 20210831 - Replace Mobile Home 3737 Webb Street.
Parcel ID No. 05-3N-2340-0014-0040

Applicant: Erika Romero, Timberline Construction Group, authorized agents for
Letashia Brown, Property Owner.

Disclosure of Ex Parte Communication
Open Public Hearing
Call for Public Comment
Close Public Hearing on Special Exception No. 20210831

REGULAR MEETING - Planning & Zoning Board Action

REGULAR MEETING

ITEM-3 Additions/Deletions to Agenda

ITEM-4 Planning & Zoning Board approval of the Minutes from the September 14, 2021,
Regular Meeting.

ITEM-5 Planning and Zoning Board Approval of Site Clearing/Site Work Application
#20210813
Property Owner – Carey and Dawn Carter
Parcel ID No. 17-3N-24-2020-0027-0000
Janis Fleet, AICP - Land Use Administrator

ITEM-6 Planning and Zoning Board Recommendation for the Minor Subdivision
Application #20210908
Property Owner - Mr. William Pokorski
Parcel ID No. 08-3N-24-2380-0084-0010
Janis Fleet, AICP - Land Use Administrator

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

PUBLIC PARTICIPATION

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

EXPARTE COMMUNICATIONS

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

2021 HOLIDAYS

TOWN HALL OFFICES CLOSED

1. Martin Luther King, Jr. Day	Monday, January 18, 2021
2. Memorial Day	Monday, May 31, 2021
3. Independence Day Monday	Monday, July 5, 2021
4. Labor Day	Monday, September 6, 2021
5. Veterans Day	Thursday, November 11, 2021
6. Thanksgiving Day	Thursday, November 25, 2021
7. Friday after Thanksgiving Day	Friday, November 26, 2021
8. Christmas Eve	Thursday, December 23, 2021
9. Christmas Day	Friday, December 24, 2021
10. New Year's Eve	Thursday, December 30, 2021
11. New Year's Day	Friday, December 31, 2021



AGENDA ITEM REPORT TOWN OF HILLIARD, FLORIDA

TO: Planning & Zoning Board Regular Meeting Meeting Date: October 12, 2021
 FROM: *Janis Fleet, AICP - Land Use Administrator*
 SUBJECT: Planning and Zoning Board Recommendation on PUD Rezoning No. 20210809

INFORMATION:

APPLICANT/AGENT:

Brian Patton
 National Land Partners II, LLC
 665 Simond Road
 Williamstown, MA 01267

Courtney Gaver
 Rogers Towers, P.A.
 100 Whetstone Place, Suite 200
 St. Augustine, FL 32086

OWNER:

Hilliard Equity Resources, LLC
 8691 Commonwealth Avenue
 Jacksonville, FL 32220

PROPERTY LOCATION:

West of U.S. 301 (U.S. Highway 1/State Road No. 5) to the South of the Intersection with Henry Smith Road, and West of Old Dixie Highway/Kings Road.

PARCEL NUMBER:

15-3N-24-2320-0019-0000
 15-3N-24-2320-0020-0000
 15-3N-24-2320-0021-0000
 22-3N-24-2320-0025-0000
 22-3N-24-2320-0041-0000

CURRENT ZONING:

A-1, Agricultural

FUTURE LAND USE DESIGNATION:

Mixed Use

BACKGROUND:

The subject property has a Future Land Use map designation ("FLUM") of Mixed Use and Conservation. The Mixed-Use portion of the site includes approximately 126.7 acres (126.04 uplands plus 0.66 acres of wetland impacts) and the Conservation portion of the site is approximately 34.55 acres. The Mixed Use FLUM designation seeks to promote a combination of residential and commercial development and allows for up to 12 dwelling units per acre and a maximum intensity of 50 percent of lot/parcel coverage for commercial uses. The Property meets the requirements of the Mixed-Use District FLUM designation by promoting a diversity of land uses including residential, commercial and office. As designed the project includes approximately 54.46 acres of residential lots (43% of the Mixed-Use area), 25.19 acres of non-residential uses (20% of the Mixed-Use area), with the remaining portion of the Mixed-Use lands being a combination of open space and shared infrastructure. The Greenbrier PUD will be developed based on the site plan and written description included in the application. The site plan and written description are attachments to the ordinance rezoning the property and any change in the written description or site plan, will require a PUD-to-PUD rezoning.

The purpose of this application is to reinstate and amend the maximum development approvals which the Town approved in 2004 under the Greenbrier Planned Unit Development (PUD Conditions dated September 14, 2004) in Ordinance No. 2004-15 (the "Original PUD"). The PUD text revises and expands upon the Original PUD to incorporate site-specific regulations to address development and topographic conditions and transitioning land uses.

The Site Plan shows the locations of the proposed uses within the Property. The project would allow for densities and intensities within the parameters of the Mixed Use FLUM district within the 126.04 developable acres, for a maximum of 350 single-family residential units and a maximum of 70,000 square feet of commercial uses. The permitted uses in the commercial uses included in the written description of the PUD. The Applicant has taken steps to preserve a majority of the wetlands on-site.

The PUD will be a planned community with a Homeowners Association (HOA) that will be responsible for the maintenance and control of all landscaping, recreation, and stormwater retention areas within this development. The Greenbrier PUD proposes the following lot requirements:

A. Lot Requirements:

Commercial Development Standards:

- a. Setbacks: Setbacks shall be measured per the LDR and shall be as follows:
 - 1) Front Yard: 10 feet; Lots having a second frontage shall have a setback of 10 feet for the second frontage.
 - 2) Rear Yard: 5 feet
 - 3) Side Yard: 10 feet

- 4) All structures shall have a minimum separation of 20 feet, as measured from the furthest projection on the structure to the furthest projection of any other structure.
- b. Building height: Buildings shall not exceed 35 feet in height.
- c. Maximum impervious surface ratio: 75 percent.
- d. Maximum lot coverage by buildings: 50 percent of the overall commercial Parcels (not to include parking or drainage facilities)

Single-Family Development Standards:

The Property will contain a maximum of 350 single-family dwelling units, subject to the final engineering.

a. Minimum Lot Area	5,500 square feet
b. Minimum Lot Width	50 feet at front building line 35 feet frontage on cul-de-sac
c. Maximum Lot Coverage	All buildings including accessory buildings Shall not cover more than 35% of the total lot area.
d. Minimum Front Yard	20 feet*
e. Minimum Side Yard	5 feet, Corner Lots, 10 feet*
f. Minimum Rear Yard	10 feet
g. Maximum Height	35 feet from established grade

The development will be constructed in one phase over a 15-year period. Construction shall commence within five years of PUD Ordinance approval.

The developer will extend water and sewer to serve the PUD and construct paved streets with curbs and gutters to be dedicated and accepted by the Town. Streetlights will be installed by the developer and 6 ft. wide sidewalk on one side of all streets in the development.

STAFF COMMENTS:

Consistency with Comprehensive Plan

The Future Land Use Map (FLUM) designation for the property is Mixed Use. Lands designated in the Mixed Use FLUM category are those used for a planned development with a combination of residential and commercial development that promote walkable communities. This category allows up to 70% residential and 30% commercial land uses. The residential land uses can up to 12 dwelling units per acre. The commercial land uses primarily consist of retail and service establishments, such as business and professional offices, hotels and restaurants. Commercial land uses will be permitted at an intensity of use up to 50 percent of lot coverage not to include parking or drainage facilities.

The density of the residential property will 6.4 dwelling units per acre, less than the 12 dwelling units per acre allowed the FLUM category. The lot coverage for the commercial is 50%, consistent with the Mixed Use FLUM category. The acreage of the residential and commercial development is consistent with the 70% residential/30% commercial requirements of the Mixed Use FLUM. The planned community, constructed with paved roads, public water, public sewer, and drainage is consistent with the goals, objectives, and policies of the Hilliard Comprehensive Plan.

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

RECOMMENDATION: Staff recommends that the Planning and Zoning Board recommend to the Town Council the rezoning of parcels #15-3N-24-2320-0019-0000; 15-3N-24-2320-0020-0000; 15-3N-24-2320-0021-0000; 22-3N-24-2320-0025-0000; and 22-3N-24-2320-0041-0000, from A-1, Agricultural to PUD, Planned Unit Development to create the Greenbrier PUD. The proposed rezoning provides for orderly growth and use of the subject property. The rezoning will be consistent with the goals, objectives and policies of the Comprehensive Plan. Staff recommends approval of the PUD rezoning with the following conditions:

1. The Developer shall work with the Town, Nassau County and Florida Department of Transportation to mitigate traffic impact of the development.
2. The Developer shall provide the Town with copies of Permitting Applications, Approved Permits for this development.

ORDINANCE NO. 2021-09

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF HILLIARD, FLORIDA, REZONING THE PROPERTY LOCATED ON THE WEST SIDE OF U.S. 301 (U.S. HIGHWAY 1/STATE ROAD NO. 5) TO THE SOUTH OF THE INTERSECTION WITH HENRY SMITH ROAD, AND WEST OF OLD DIXIE HIGHWAY/KINGS ROAD, DESCRIBED IN ATTACHMENT “A”, LEGAL DESCRIPTION FROM A-1, AGRICULTURAL TO PUD, PLANNED UNIT DEVELOPMENT, SPECIFICALLY DESCRIBED IN ATTACHMENT “B” WRITTEN DESCRIPTION, AND ATTACHMENT “C” SITE PLAN; PROVIDING FOR SEVERABILITY, REPEALER, AND SETTING AN EFFECTIVE DATE.

WHEREAS, the property described below is currently designated as A-1, Agricultural, and

WHEREAS, the owner has requested to rezone the property described below to PUD, Planned Unit Development; and

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

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

SECTION 1. The property described in Attachment “A”, Legal Description is hereby rezoned from A-1, Agricultural, to PUD, Planned Unit Development:

- Parcel Nos.: #15-3N-24-2320-0019-0000
- #15-3N-24-2320-0020-0000
- #15-3N-24-2320-0021-0000
- #22-3N-24-2320-0025-0000
- #22-3N-24-2320-0041-0000

SECTION 2. Severability. The various parts, sections and clauses of this Ordinance are hereby declared severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby.

SECTION 3. Repealed. Any Ordinances or parts thereof in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

Section 4. Effective Date. This Ordinance shall become effective upon passage.

Adopted this _____ day of _____, 2021, by the Hilliard
Town Council, Hilliard, Florida.

John P. Beasley
Council President

ATTEST:

Lisa Purvis
Town Clerk

APPROVED:

Floyd L. Vanzant
Mayor

P&Z Publication: September 22, 2021
P&Z Public Hearing: October 12, 2021
TC 1st Publication: October 27, 2021
TC 1st Public Hearing: November 18, 2021
TC 2nd Publication: December 1, 2021
TC 2nd Public Hearing: January 6, 2022

ATTACHMENT "A"

LEGAL DESCRIPTION

A PART OF SECTION 15 AND 22, TOWNSHIP 3 NORTH, RANGE 24 EAST, ALSO BEING A PART OF LOTS 19 THROUGH 33 AND LOT 41 AND 42, OF THE PLAT OF JOSEPH R. DUNNS FRUIT AND TRUCK FARMS, DEED BOOK B-10, PAGE 48, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF THOSE LANDS, AS DESCRIBED IN OFFICIAL RECORDS BOOK 1499, PAGE 1567, OF SAID PUBLIC RECORDS SAID POINT LYING ON THE EASTERLY RIGHT OF WAY LINE OF HENRY SMITH ROAD (AN 80.00 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 87°39'23" EAST, ALONG THE NORTHERLY LINE OF SAID LANDS AND ALONG THE NORTHERLY LINE OF SAID LOT 21, A DISTANCE OF 290.39 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTHERLY LINE OF LOT 21, NORTH 87°39'23" EAST, A DISTANCE OF 85.71 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF A 33.00 FOOT WIDE AT&T EASEMENT, AS RECORDED IN DEED BOOK 161, PAGE 141, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 46°44'38" EAST ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 204.23 FEET TO AN ANGLE POINT IN SAID EASEMENT LINE; THENCE SOUTH 51°40'39" EAST CONTINUING ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 443.23 FEET; THENCE NORTH 87°37'19" EAST LEAVING SAID NORTHEASTERLY LINE, A DISTANCE OF 448.48 FEET; THENCE SOUTH 01°08'07" EAST, A DISTANCE OF 240.90 FEET; TO THE NORTHWEST CORNER OF SAID LOT 19; THENCE NORTH 89°23'00" EAST, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 707.97 FEET TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY No. 1, STATE ROAD No. 5 (A 150.00 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 52°21'44" EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 1003.50 FEET; THENCE SOUTH 00°48'01" EAST, LEAVING SAID SOUTHWESTERLY RIGHT OF WAY LINE AND ALONG THE EASTERLY LINE OF A PORTION OF LOT 20 AND THE EASTERLY LINE OF SAID LOTS 25 THROUGH 33, A DISTANCE OF 3027.16 FEET; THENCE SOUTH 89°07'00" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 33, A DISTANCE OF 1346.53 FEET; THENCE NORTH 01°36'17" WEST ALONG THE WESTERLY LINE OF SAID LOTS 33, 32, 31, 30, 29, 28 AND 27, A DISTANCE OF 2310.07 FEET TO THE POINT ON THE SOUTHERLY LINE OF LOT 42; THENCE SOUTH 89°06'58" WEST ALONG SAID SOUTHERLY LINE OF LOT 42, A DISTANCE OF 1236.89 FEET; THENCE NORTH 01°35'16" WEST, ALONG THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 660.02 FEET TO A POINT AT THE NORTHEAST CORNER OF SAID SECTION 21; THENCE SOUTH 89°37'27" WEST ALONG THE SOUTHERLY LINE OF SECTION 15, A DISTANCE OF 194.14 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE NORTH 02°09'17" WEST ALONG THE WEST LINE OF SAID SECTION 15, A DISTANCE OF 331.25 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF HENRY SMITH ROAD (AN 80 FOOT RIGHT OF WAY AS NOW ESTABLISHED);

THENCE IN A NORTHEASTERLY DIRECTION ALONG AND AROUND AN ARC OF A CURVE (CONCAVE WESTERLY AND HAVING A RADIUS OF 561.62 FEET) A DISTANCE OF 213.52 FEET, (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 08°14'29" EAST, 212.23 FEET) TO A POINT OF TANGENCY; THENCE NORTH 02°01'26" WEST CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 510.06 FEET TO A POINT AT THE SOUTHWEST CORNER OF SAID LANDS RECORDED IN OFFICIAL RECORDS BOOK 1499, PAGE 1567, SAID POINT BEING THE CUSP OF A CURVE, THENCE IN A SOUTHEASTERLY DIRECTION ALONG AND AROUND AN ARC OF A CURVE (CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET) A DISTANCE OF 39.24 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 47°22'06" EAST, 35.34 FEET) TO A POINT OF TANGENCY; THENCE NORTH 87°47'15" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 265.90 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 02°08'54" WEST ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 300.84 FEET TO THE POINT OF BEGINNING.

ATTACHMENT “B”

WRITTEN DESCRIPTION

I. PROJECT DESCRIPTION

This application is for the Greenbrier Planned Unit Development (“PUD”) and is submitted by National Land Partners II, LLC, a Delaware limited liability company (“Applicant”), the contract purchaser of the property as described herein. The Greenbrier PUD proposes to rezone approximately 161.25 acres located at the Town’s southwest boundary, from A-1 to PUD to develop a maximum of 350 single-family residential units with related amenities and a maximum of 70,000 square feet of commercial uses. All references herein to the Applicant shall include the Applicant’s successors and assigns.

The property, as more particularly described in the legal description, is located west of U.S. 301 (U.S. Highway 1/State Road No. 5) to the south of the intersection with Henry Smith Road, and west of Old Dixie Highway/Kings Road. The Property has Real Estate Identification Nos. 15-3N-24-2320-0019-0000; 15-3N-24-2320-0020-0000; 15-3N-24-2320-0021-0000; 22-3N-24-2320-0025-0000; and 22-3N-24-2320-0041-0000.

The Property has a Future Land Use map designation (“FLUM”) of Mixed Use and Conservation. The Mixed Use portion of the site includes approximately 126.7 acres (126.04 uplands plus 0.66 acres of wetland impacts) and the Conservation portion of the site is approximately 34.55 acres. The Mixed Use FLUM designation seeks to promote a combination of residential and commercial development, and allows for up to 12 dwelling units per acre and a maximum intensity of 50 percent of lot/parcel coverage for commercial uses. The Property meets the requirements of the Mixed Use District FLUM designation by promoting a diversity of land uses including residential, commercial and office. As designed the project includes approximately 54.46 acres of residential lots (43% of the Mixed Use area), 25.19 acres of non-residential uses (20% of the Mixed Use area), with the remaining portion of the Mixed Use lands being a combination of open space and shared infrastructure.

The purpose of this application is to reinstate and amend the maximum development approvals which the Town approved in 2004 under the Greenbrier Planned Unit Development (PUD Conditions dated September 14, 2004) in Ordinance No. 2004-15 (the “Original PUD”). The PUD text revises and expands upon the Original PUD to incorporate site-specific regulations to address development and topographic conditions and transitioning land uses.

A preliminary conceptual site plan indicating the general layout of the site as outlined in the “Conceptual Site Plan”. The Site Plan is conceptual only and may be subject to change due to site characteristics, design and engineering factors. The Site Plan shows the locations of the proposed uses within the Property. The project would allow for densities and intensities within the parameters of the Mixed Use FLUM district within the 126.04 developable acres, for a maximum of 350 single-family residential units and a maximum of 70,000 square feet of commercial uses. The Applicant has taken steps to preserve a majority of the wetlands on-site.

The project will provide public benefits including (i) providing family and active adult housing for Town residents, (ii) provision of 70,000 square feet of commercial space, (iii) extending the water distribution and sanitary sewer systems which will improve fire flows and safety in adjoining neighborhoods, (iv) preservation of 34.55 acres of wetlands, (v) creation of jobs for Town residents with commercial development, (vi) provision of housing where people who work at businesses located within the Property can live, (vii) provision of multi-purpose parks, open to the public, and (viii) property taxes and other revenues generated which shall pay for public services for new residents.

The Applicant has or will be filing a companion application for vacation, abandonment or closing of a variable, platted right-of-way, which road bisects the Property and has never been open since the May 14, 1909 recordation of the Plat of Joseph R. Dunns Fruit and Truck Farms Plat, recorded in Deed Book B-10, Page 48 of the Nassau County Public Records.

II. USES AND RESTRICTIONS

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

Within the Residential area and Tract “1” as depicted on the Site Plan, all Residential Uses as defined within the Zoning and Land Development Regulations (hereafter, “LDR” or the “Code”), allowing for residential dwellings and related recreational amenities and facilities. In addition, all typical residential accessory and ancillary uses will be allowed as outlined in the LDR and provided herein. Temporary construction/sales trailers may be utilized and placed on the Property until completion of the development. Model homes may be constructed within the development. Upon approval of the construction plans for the infrastructure improvements within the PUD, the Applicant may seek and obtain building permits for the construction of up to five (5) model homes within the residential portion of the PUD. The model homes may be constructed during construction of related infrastructure and may include real estate services, sales activities, administration, and construction offices within the model homes. Associated parking for the model homes and sales offices may be located within the driveway or adjacent to the model homes.

Within the “Commercial” tract as depicted on the Site Plan, non-residential uses may include those uses permitted as a principal use and by use by exception within the Main Street Commercial (MSC)¹ and Commercial General (C-1) designation of the LDR, as follows:

- Bank and financial institutions;
- Bowling Alley;
- Churches;
- Commercial recreation facilities;
- Community Center;
- Convenience stores;
- Day nurseries and kindergartens;
- Delicatessen, bake shop;

¹ As of the date of this PUD Written Description, the Town is in the process of revising its LDR to replace its Neighborhood Commercial (C-N) designation with the MSC rezoning. In the event the Town fails to enact such change, the Applicant shall have the right to include neighborhood-type commercial uses as detailed in this text.

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

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

C. Accessory Uses: Accessory uses and structures will be allowed as prescribed in the LDR, provided such uses and structures are of the nature customarily incidental and clearly subordinate to the permitted or principal use of a residential structure. Such standard residential accessory uses allowed within the building area of the lots, include, without limitation, decks, patios, pools, pool enclosures, storage shed, garages, workshops, and guest houses. Accessory uses will be subject to the same setbacks as the residence. Air conditioning units and pool equipment shall not be considered structures and may be included within the setback line without violating the setback requirements. Driveways may be allowed within the front and side yard setbacks. Accessory uses such as customary home occupations, pets, and yard sales will be allowed as per the requirements for residential districts stipulated within the LDR and in accordance with any applicable neighborhood covenants and restrictions.

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

III. DESIGN GUIDELINES

A. Lot Requirements:

Commercial Development Standards:

- a. Setbacks: Setbacks shall be measured per the LDR and shall be as follows:
 - 1) Front Yard: 10 feet; Lots having a second frontage shall have a setback of 10 feet for the second frontage.
 - 2) Rear Yard: 5 feet
 - 3) Side Yard: 10 feet
 - 4) All structures shall have a minimum separation of 20 feet, as measured from the furthest projection on the structure to the furthest projection of any other structure.
- b. Building height: Buildings shall not exceed 35 feet in height.
- c. Maximum impervious surface ratio: 75 percent.
- d. Maximum lot coverage by buildings: 50 percent of the overall commercial Parcels (not to include parking or drainage facilities)

Single-Family Development Standards:

The Property will contain a maximum of 350 single-family dwelling units, subject to the final engineering.

- | | | |
|----|-----------------------------------|--|
| a. | Minimum Lot Area | 5,500 square feet |
| b. | Minimum Lot Width | 50 feet at front building line
35 feet frontage on cul-de-sac |
| c. | Maximum Lot Coverage
buildings | All buildings including accessory

Shall not cover more than 35% of the total
lot area. |
| d. | Minimum Front Yard | 20 feet* |
| e. | Minimum Side Yard | 5 feet, Corner Lots, 10 feet* |
| f. | Minimum Rear Yard | 10 feet |
- *For double-frontage or through lots, the front yard shall be deemed as that part of the lot with the front of the house facing forward. For the purposes of corner lots the portion of the yard with the face of the

house shall be deemed the front yard, with the second yard being deemed a side yard.

- g. Maximum Height 35 feet from established grade

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

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

B. Ingress, Egress and Circulation:

- a) **Parking Requirements:** Two (2) parking spaces per residential unit will be provided through a garage for each single-family unit with a driveway paved to the roadway. The PUD shall comply with applicable off-street parking and loading requirements of the LDRs. Individual commercial parcels may share parking with other facilities pursuant to shared parking agreements, provided the uses sharing the parking areas do not result in a lack of required parking.
- b) **Vehicular Access/Interconnectivity:** The Site Plan depicts preliminary vehicular circulation system and shows all points of connection with public rights-of-way. Access to the Property will be provided via three (3) entrances: one off of Henry Smith Road, and two off of U.S. 301 (U.S. Highway 1/State Road No. 5) as depicted on the Site Plan. The internal streets shall be designed and constructed with a minimum 50’ right-of-way, curb and gutter, potable water and sanitary sewer treatment and collection systems and maintenance thereof shall be dedicated or granted to the Town of Hilliard in accordance with the Town’s standards for acceptance and dedication. The Applicant will coordinate with Nassau County and the Florida Department of Transportation (“FDOT”) for roadway improvements of Henry Smith Road and U.S. Highway 301 as provided in subsection (c) below.
- c) **Traffic Study:** Prior to or in conjunction with the initial submittal of subdivision construction plans (single-family residential) or application for building permits (non-residential) within the site, a

traffic study shall be conducted by a professional traffic engineer and submitted subject to the review and approval of Nassau County Engineering Services (the “Traffic Study”) and subject to the review and comment of the Florida Department of Transportation (“FDOT”). The Traffic Study shall be comprehensive and shall evaluate the impact of the PUD through buildout and evaluate individual thresholds or phases of development in the PUD. A methodology meeting shall be held with the Town of Hilliard Land Use and Zoning Administrator, Nassau County Traffic Engineer, and FDOT prior to commencement of the study. The applicant shall be responsible for roadway improvements as identified in the Traffic Study and as required by Nassau County and FDOT based upon the Traffic Study. Additionally, this condition shall not preclude the applicant from seeking mobility or impact fee credits for improvements which meet applicable Nassau County Code or LDR provisions for credits. The Traffic Study shall specifically include a signal warrant analysis at the intersection of Henry Smith Road and U.S. Highway 301. If warranted, the Applicant will be responsible for the cost of design, materials and installation of signalization at the intersection on a proportionate share basis, based on the project traffic generated by the PUD at project buildout.

- d) **Pedestrian Access & Streetlights:** Pedestrian circulation will be provided via sidewalks that are a minimum width of six (6) feet. Sidewalk will be located on one side of all internal rights-of-ways within the project, which locations are depicted on the Site Plan. In addition, sidewalks will be located on one side of the entrance roadways depicted as Entrance 1 and Entrance 3 on the Site Plan to provide pedestrian interconnectivity between the commercial and residential areas of the project. All pedestrian accessible routes shall meet the requirements of the LDR, Florida Accessibility Code for Building Construction (“FACBC”) and Americans Disability Act Accessibility Guidelines (“ADAAG”) established by Florida law and 28 CFR Part 36. Sidewalks abutting residential lots will be installed by builders as they construct homes. Common area sidewalks located along any parks, ponds and open space will be constructed during the roadway construction phase. Streetlights will be purchased and installed at the Applicant’s expense along all streets as approved by the Town of Hilliard’s Engineering Department. Electrical services and maintenance of the streetlights shall be the responsibility of the Town once the Town accepts dedication of the streets.

C. Signs and Entry: Greenbrier will have an entry feature and related community identification signage at the main entry along U.S. 301 with a potential secondary entrance feature at the Henry Smith Road entrance. All project signage will comply with applicable provisions of the Town Signage Code. Exact sign locations will be depicted on construction plans. The Applicant shall be permitted to erect temporary on-site construction and real estate signage on the Property, in conformance with the Code. Because construction of the Project may be phased, the Applicant shall

be permitted to place temporary signage within portions of the Property in which construction is underway to direct tenants, customers and other visitors to other areas of the Property that are in operation.

D. Landscaping: Landscaping for the Project will be designed to establish a high-quality environment that provides for visibility, safety and low maintenance. The landscape will be designed to enhance the site and to coordinate with the proposed architecture. The design of the landscaping shall provide a pleasant appearance from the adjacent roadways, and special emphasis will be placed on screening service areas and parking fields from internal roadways. Landscaping will be consistent with typical plantings found in Nassau County.

A landscaped entrance will be constructed at all entrances to the development. The landscaped entrancing will be designed to be aesthetically compatible with each other so as to result in a uniform aesthetically pleasing appearance. Compatibility of design shall be achieved by the repetition of certain plant varieties and other landscape materials.

Commercial Requirements: Within the Commercial Tract of Greenbrier (as depicted on the Site Plan), the parking areas will be landscaped at a minimum of five (5) percent of vehicle use area, utilizing parking islands and greenspace interspersed throughout the parking fields. Terminal islands will be a minimum of 12 feet in width and internal islands being a minimum of eight (8) feet wide and containing at least one (1) tree. Spacing of internal islands may be a maximum of 130 feet or 14 spaces. Continuous landscaping will be provided along the perimeter of the Commercial Tract to provide screening of parking and service areas. Trees will be a mixture of canopy and non-canopy trees intermingled throughout the Commercial Tract, with a minimum of 70 percent of proposed trees being canopy trees. A minimum of 30 percent non-canopy trees will be utilized where appropriate to accommodate views and lighting.

Residential Requirements: Within the residential areas, trees will be provided on each single-family lot by the builder(s) as they construct the homes. Trees will be planted within the front yard of each single-family unit, outside the right-of-way and any utility easements, at a minimum 2-inch caliper and spaced appropriately to avoid any conflicts with the homesite and utilities.

In order to emphasize water conservation, plantings will be selected from the St. Johns River Water Management District’s Florida Waterwise plant database as appropriate to the local climate. Landscaping shall be in conformance with all LDR provisions.

E. Recreation and Open Space: The design of the PUD incorporates common open space, as well as varied active and passive recreation opportunities, meeting and exceeding the standards of the LDR. Open space and common areas will exceed the 20% open space requirement of LDR Section 62-316(b). The preliminary Site Plan provides approximately 39% of open space which is comprised of preserved onsite wetlands, the upland buffer, pond area, and recreation areas. The Applicant intends to dedicate all recreation areas to the homeowners’ association for active and passive recreation uses. Active recreation uses may include, at the developer’s and/or homeowners’ association’s sole discretion, a playground, dog park, open sports field area, walking trails, community garden, and similar uses.

F. Utilities:

- a) **Potable Water/Sanitary Sewer:** Existing water lines are located within Henry Smith Road and U.S. 301 rights-of-way. These mains will be looped throughout the subdivision to reinforce the Town system. Waste water shall consist of an internal master pump station complete with a standby emergency generator. There will be a sanitary force main installed that will convey wastewater directly to the Town treatment facility located at 37261 Rugby Drive. This work will be installed by the Applicant and no public funds shall be needed for the provision of new infrastructure. The aforesaid infrastructure improvements will also greatly enhance the Town's ability to serve areas located within the southside of the Town boundaries.
- b) **Electrical Utilities:** All electrical and telephone lines will be installed underground on the site. Electrical power will be provided by Okefenokee Rural Electric Membership.
- c) **Fire Protection:** The Applicant will install fire hydrants in accordance with the LDR.
- d) **Solid Waste:** Solid waste will be handled by the licensed franchisee in the area.

G. Wetlands/Environmental: The Property contains approximately 35.21 acres of jurisdictional wetlands as depicted on the Site Plan, of which approximately 34.55 acres will be retained to preserve and enhance the natural attributes of the Property. An estimated 0.66 acres of wetlands will be impacted to provide connection between the eastern and western portion of the site. Such required impacts will be in accordance with the St. Johns River Water Management District ("SJRWMD") and FDEP requirements. Appropriate buffers will be provided as required by the LDR and SJRWMD requirements.

There are no Significant Natural Communities Habitat on the proposed site and no listed species were observed at this time. As there may be a potential for gopher tortoise habitat in the future, any gopher tortoise burrows which may become active prior to construction, will be relocated in accordance with Florida Fish and Wildlife Conservation Commission ("FWC") requirements.

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

I. Homeowners' Association Restrictions: The Applicant shall establish a not-for-profit homeowners' association for the residential portion of the PUD prior to the sale of any lots. Membership shall be mandatory for all residential property owners. The homeowners' association shall own and be responsible to manage and maintain all residential common areas, open spaces, recreational areas, and enforce the covenants and restrictions of the community to be recorded in the Public Records of Nassau County, Florida. The covenants and restrictions shall notify all property

owners that they are living in a Planned Unit Development and shall run with the land in order to protect both present and future property owners within the development.

IV. ADDITIONAL CONDITIONS

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

2. Silvicultural practices may continue in areas of the Property where constructed has not commenced (except in upland buffers or preserved wetland areas) and so long as no requirements set forth herein or on the Site Plan are compromised. Silvicultural operations would be subject to any applicable provisions of the Code.



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

PUD Rezoning Application

A. PROJECT

1. Project Name: Greenbrier Planned Unit Development
2. Address of Subject Property: 550901 US Hwy 1; Portions of US Hwy 1, Pudgys PL and Old Dixie Hwy
3. Parcel ID Number(s): 15-3N-24-2320-0019-0000; 15-3N-24-2320-0020-0000; 15-3N-24-2320-0021-0000; 22-3N-24-2320-0025-0000; and 22-3N-24-2320-0041-0000
4. Existing Use of Property: Timber
5. Future Land Use Map Designation: Mixed Use; Conservation
6. Existing Zoning Designation: A-1
7. Proposed Zoning Designation: PUD
8. Acreage: 161.5

B. APPLICANT

1. Applicant's Status Owner (title holder) Agent
2. Name of Applicant(s) or Contact Person(s): Brian Patten Title: Founder, CEO
 Company (if applicable): National Land Partners II, LLC
 Mailing address: 665 Simonds Road
 City: Williamstown State: Massachusetts ZIP: 01267
 Telephone: (904) 583-9922 FAX: () e-mail: brian@freeholdllc.com
3. If the applicant is agent for the property owner*
 Name of Owner (titleholder): Hilliard Equity Resources LLC
 Mailing address: 8691 Commonwealth Avenue
 City: Jacksonville State: Florida ZIP: 32220
 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 zoning change and zoning designations on surrounding properties
2. A current aerial map (Maybe obtained from the Nassau County Property Appraiser.)
3. Plat of the property (Maybe obtained from the Nassau County Property Appraiser.)
4. Legal description with tax parcel number.
5. Boundary survey
6. Warranty Deed or the other proof of ownership
7. Site Plan
8. Written Description
9. Binding Letter
10. Fee.
 - a. \$2,500 plus \$20 per acre

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

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

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

Alan L. Murray

Signature of Applicant
ALAN L. MURRAY, Vice President
AMERICAN LAND PARTNERS, INC.

Typed or printed name and title of applicant
MANAGER of AMERICAN LAND PARTNERS II, LLC
8/5/2021

Date

Signature of Co-applicant

Typed or printed name of co-applicant

Date

State of Massachusetts County of Berkshire

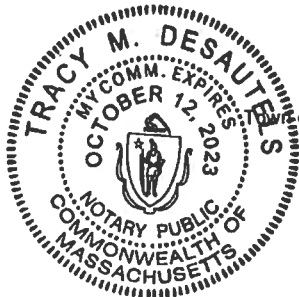
The foregoing application is acknowledged before me this 5th day of August, 2021 by Alan L.

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

NOTARY SEAL

Tracy M. Desautels

Signature of Notary Public, State of Massachusetts



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

ATTACHMENT 1**Statement of Proposed Change**

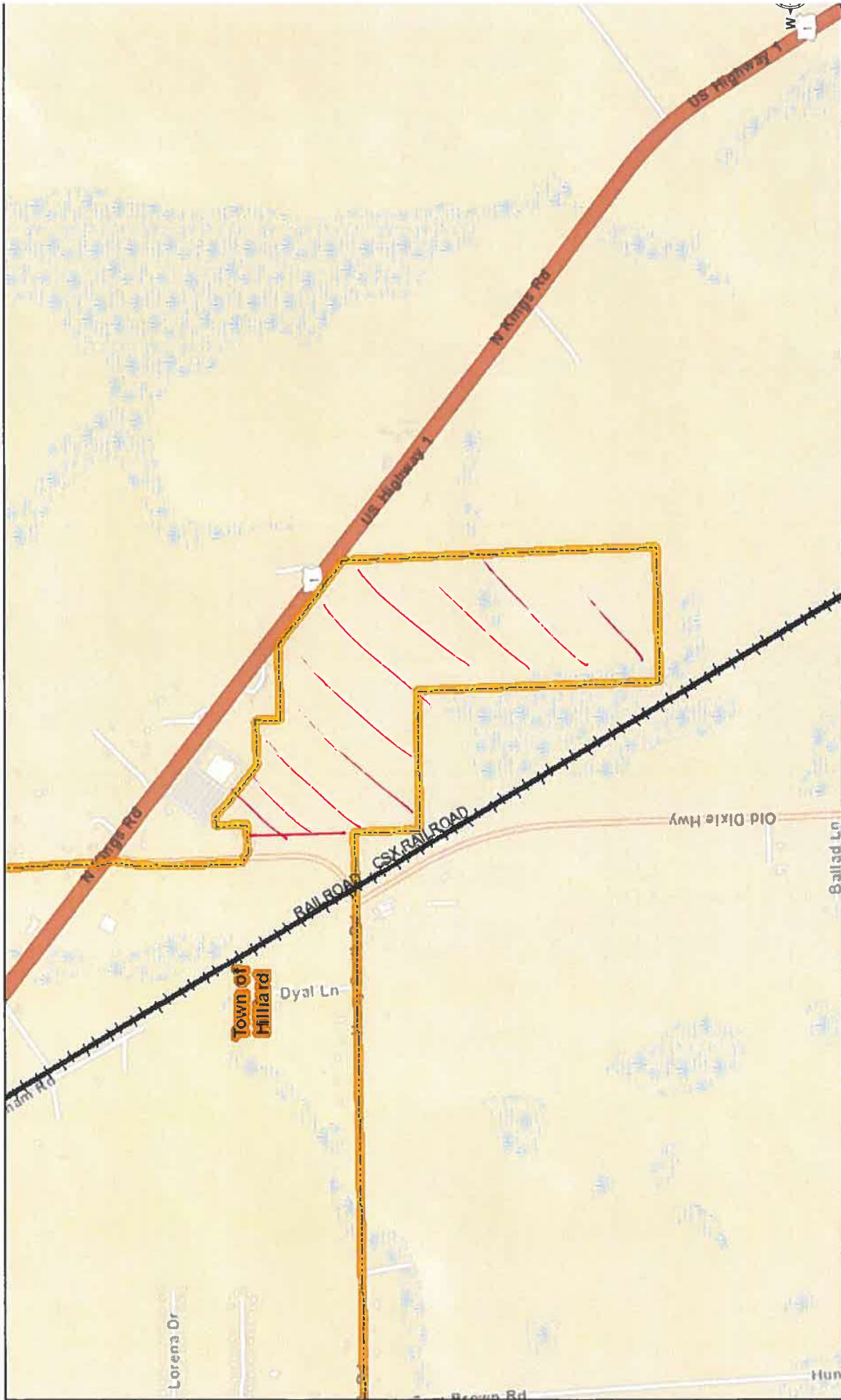
This application is for the Greenbrier Planned Unit Development (“PUD”) for 161.25 acres located at the Town’s southwest boundary. The Applicant proposes to rezone the Property from A-1 to PUD and reinstate and amend the maximum development approvals which the Town approved in 2004 under the Greenbrier Planned Unit Development (PUD Conditions dated September 14, 2004) in Ordinance No. 2004-15 (the “Original PUD”). The Applicant is proposing the PUD allow for a maximum of 350 single-family residential units and a maximum of 150,000 square feet of commercial uses.

ATTACHMENT 2

Aerial Map

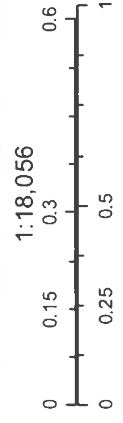
8

GoMaps



August 6, 2021

- Municipal Boundary**
- Town of Hilliard
 - City of Fernandina Beach
 - Town of Callahan



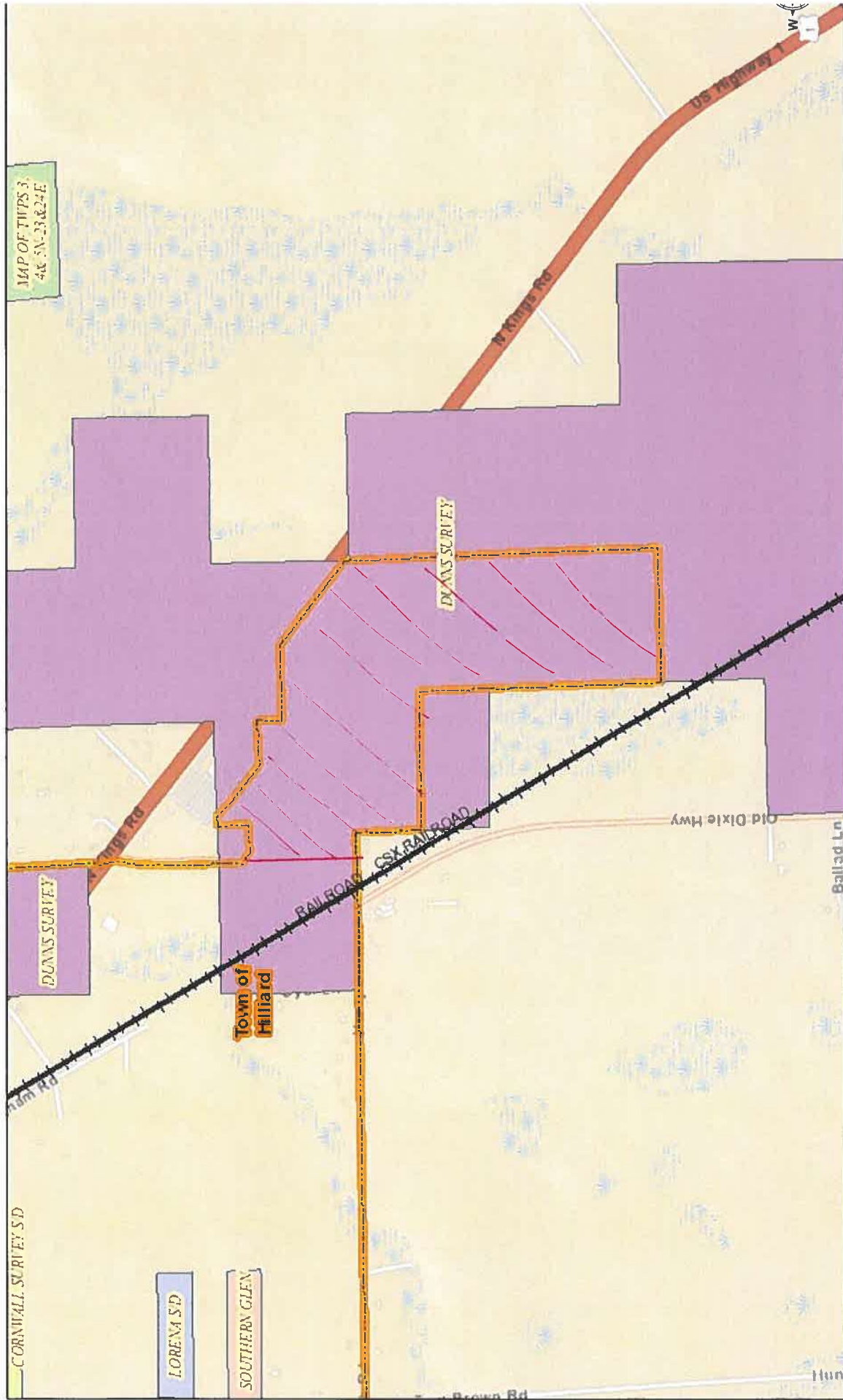
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), OpenStreetMap contributors, and the GIS User Community

ITEM-1

ATTACHMENT 3


Plat Map

GoMaps



August 6, 2021

Municipal Boundary

 Town of Hilliard

 City of Fernandina Beach

 Town of Callahan

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), OpenStreetMap contributors, and the GIS User Community

ITEM-1

ATTACHMENT 4

Legal Description

LEGAL DESCRIPTION
(SURVEYOR'S DESCRIPTION)

A PART OF SECTION 15 AND 22, TOWNSHIP 3 NORTH, RANGE 24 EAST, ALSO BEING A PART OF LOTS 19 THROUGH 33 AND LOT 41 AND 42, OF THE PLAT OF JOSEPH R. DUNNS FRUIT AND TRUCK FARMS, DEED BOOK B-10, PAGE 48, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF THOSE LANDS, AS DESCRIBED IN OFFICIAL RECORDS BOOK 1499, PAGE 1567, OF SAID PUBLIC RECORDS SAID POINT LYING ON THE EASTERLY RIGHT OF WAY LINE OF HENRY SMITH ROAD (AN 80.00 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 87°39'23" EAST, ALONG THE NORTHERLY LINE OF SAID LANDS AND ALONG THE NORTHERLY LINE OF SAID LOT 21, A DISTANCE OF 290.39 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTHERLY LINE OF LOT 21, NORTH 87°39'23" EAST, A DISTANCE OF 85.71 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF A 33.00 FOOT WIDE AT&T EASEMENT, AS RECORDED IN DEED BOOK 161, PAGE 141, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 46°44'38" EAST ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 204.23 FEET TO AN ANGLE POINT IN SAID EASEMENT LINE; THENCE SOUTH 51°40'39" EAST CONTINUING ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 443.23 FEET; THENCE NORTH 87°37'19" EAST LEAVING SAID NORTHEASTERLY LINE, A DISTANCE OF 448.48 FEET; THENCE SOUTH 01°08'07" EAST, A DISTANCE OF 240.90 FEET; TO THE NORTHWEST CORNER OF SAID LOT 19; THENCE NORTH 89°23'00" EAST, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 707.97 FEET TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY No. 1, STATE ROAD No. 5 (A 150.00 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 52°21'44" EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 1003.50 FEET; THENCE

SOUTH 00°48'01" EAST, LEAVING SAID SOUTHWESTERLY RIGHT OF WAY LINE AND ALONG THE EASTERLY LINE OF SAID LOTS 20 THROUGH 33, A DISTANCE OF 3027.16 FEET; THENCE SOUTH 89°07'00" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 33, A DISTANCE OF 1346.53 FEET; THENCE NORTH 01°36'17" WEST ALONG THE WESTERLY LINE OF SAID LOTS 33, 32, 31, 30, 29, 28 AND 27, A DISTANCE OF 2310.07 FEET TO THE POINT ON THE SOUTHERLY LINE OF LOT 42; THENCE SOUTH 89°06'58" WEST ALONG SAID SOUTHERLY LINE OF LOT 42, A DISTANCE OF 1236.89 FEET; THENCE NORTH 01°35'16" WEST, ALONG THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 660.02 FEET TO A POINT AT THE NORTHEAST CORNER OF SAID SECTION 21; THENCE SOUTH 89°37'27" WEST ALONG THE SOUTHERLY LINE OF SAID SECTION 21, A DISTANCE OF 194.14 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE NORTH 02°09'17" WEST ALONG THE WEST LINE OF SAID SECTION 15, A DISTANCE OF 331.25 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF HENRY SMITH ROAD (AN 80 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE IN A NORTHEASTERLY DIRECTION ALONG AND AROUND AN ARC OF A CURVE (CONCAVE WESTERLY AND HAVING A RADIUS OF 562.61 FEET) A DISTANCE OF 213.52 FEET, (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 08°14'29" EAST, 212.23 FEET) TO A POINT OF TANGENCY; THENCE NORTH 02°01'26" WEST CONTINUING ALONG SAID EASTERLY RIGHT OF LINE, A DISTANCE OF 510.06 FEET TO A POINT AT THE SOUTHWEST CORNER OF SAID LANDS RECORDED IN OFFICIAL RECORDS BOOK 1499, PAGE 1567, SAID POINT BEING THE CUSP OF A CURVE, THENCE IN A SOUTHEASTERLY DIRECTION ALONG AND AROUND AN ARC OF A CURVE (CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET) A DISTANCE OF 39.24 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 47°22'06" EAST, 35.34 FEET) TO A POINT OF TANGENCY; THENCE NORTH 87°47'15" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 265.90 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 02°08'54" WEST ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 300.84 FEET TO THE POINT OF BEGINNING.

CONTAINING: 7,024,175 SQUARE FEET / 161.25 ACRES MORE OR LESS.

Real Estate Identification Nos. 15-3N-24-2320-0019-0000; 15-3N-24-2320-0020-0000; 15-3N-24-2320-0021-0000; 15-3N-24-2320-0025-0000; and 15-3N-24-2320-0041-0000

ATTACHMENT 5

Boundary Survey

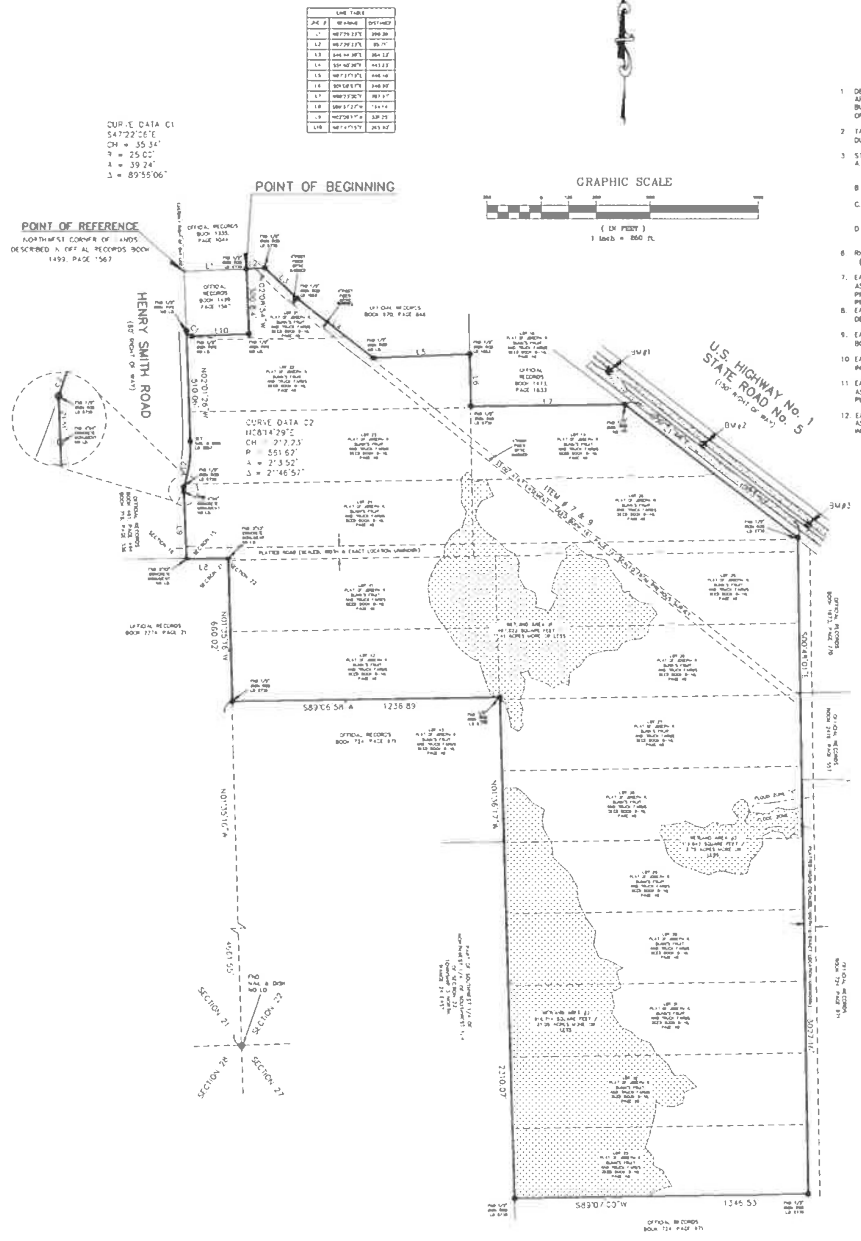
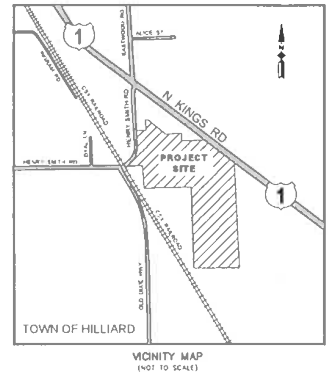
MAP SHOWING BOUNDARY, TOPOGRAPHIC & JURISDICTIONAL WETLAND SURVEY OF

(SURVEYOR'S DESCRIPTION)

A PART OF SECTION 15 AND 22, TOWNSHIP 3 NORTH, RANGE 24 EAST, ALSO BEING A PART OF LOTS 18 THROUGH 33 AND LOT 41 AND 42, OF THE PLAT OF JOSEPH R. DUVALS FRUIT AND TRUCK FARMS, DEED BOOK 8110, PAGE 48, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF THOSE LANDS, AS DESCRIBED IN OFFICIAL RECORDS BOOK 1499, PAGE 1567, OF SAID PUBLIC RECORDS SAID POINT LYING ON THE EASTERN FRONT OF WAY LINE OF HENRY SMITH ROAD (AN 80.00 FOOT FRONT OF WAY IS NOW ESTABLISHED), THENCE NORTH 87°39'27" EAST, A DISTANCE OF 83.73 FEET TO A POINT ON THE NORTH-EASTERN FRONT OF WAY LINE OF A 3300 FOOT WIDE (84.18 FEET BEARING) AS RECORDED IN DEED BOOK 1811, PAGE 141, OF THE PUBLIC RECORDS OF SAID COUNTY, THENCE SOUTH 44°43'38" EAST, LEAVING SAID NORTH-EASTERN LINE, A DISTANCE OF 204.33 FEET TO AN ANGLE POINT ON SAID EASEMENT LINE, THENCE SOUTH 51°47'37" EAST CONTINUING ALONG SAID NORTH-EASTERN LINE, A DISTANCE OF 443.23 FEET, THENCE NORTH 87°39'27" EAST LEAVING SAID NORTH-EASTERN LINE, A DISTANCE OF 418.48 FEET, THENCE SOUTH 01°50'20" EAST, A DISTANCE OF 340.80 FEET, TO THE NORTHWEST CORNER OF SAID LOT 18, THENCE NORTH 89°27'00" EAST, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 707.91 FEET TO ITS INTERSECTION WITH THE SOUTH-WESTERN FRONT OF WAY LINE OF U.S. HIGHWAY NO. 5 (A 150.00 FOOT FRONT OF WAY IS NOW ESTABLISHED), THENCE SOUTH 82°29'47" EAST, ALONG SAID SOUTH-WESTERN FRONT OF WAY LINE, A DISTANCE OF 1003.50 FEET, THENCE SOUTH 80°40'01" EAST, LEAVING SAID SOUTH-WESTERN FRONT OF WAY LINE AND ALONG THE EASTERN LINE OF SAID LOTS 20 THROUGH 33, A DISTANCE OF 3029.14 FEET, THENCE SOUTH 89°07'00" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 33, A DISTANCE OF 1346.53 FEET, THENCE NORTH 04°31'17" WEST ALONG THE WESTERLY LINE OF SAID LOTS 13, 32, 31, 30, 29, 28 AND 27, A DISTANCE OF 2310.07 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 42, THENCE SOUTH 89°58'50" WEST ALONG SAID SOUTHERLY LINE OF LOT 42, A DISTANCE OF 1236.89 FEET, THENCE NORTH 01°35'11" WEST, ALONG THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 840.02 FEET TO A POINT AT THE NORTHWEST CORNER OF SAID SECTION 21, THENCE SOUTH 89°37'17" WEST ALONG THE SOUTHERLY LINE OF SAID SECTION 21, A DISTANCE OF 1841.18 FEET TO THE SOUTH-WEST CORNER OF SAID SECTION 15, THENCE NORTH 02°09'17" WEST ALONG THE WEST LINE OF SAID SECTION 15, A DISTANCE OF 331.25 FEET TO A POINT ON THE EASTERN FRONT OF WAY LINE OF HENRY SMITH ROAD (AN 80.00 FOOT FRONT OF WAY IS NOW ESTABLISHED), THENCE IN A NORTH-EASTERN DIRECTION ALONG AND AROUND AN ARC OF A CURVE (CONCAVE WESTERLY) HAVING A RADIUS OF 943.81 FEET, A DISTANCE OF 2132.52 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 08°24'29" EAST, 212.22 FEET) TO A POINT OF TANGENCY, THENCE NORTH 02°09'17" WEST CONTINUING ALONG SAID EASTERN FRONT OF WAY LINE, A DISTANCE OF 310.80 FEET TO A POINT AT THE SOUTH-WEST CORNER OF SAID LANDS RECORDED IN OFFICIAL RECORDS BOOK 1499, PAGE 1567, SAID POINT BEING THE CURVE OF A CURVE, THENCE IN A SOUTH-EASTERN DIRECTION ALONG AND AROUND AN ARC OF A CURVE (CONCAVE NORTH-EASTERN) HAVING A RADIUS OF 35.00 FEET, A DISTANCE OF 38.24 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 87°20'08" EAST, 35.34 FEET) TO A POINT OF TANGENCY, THENCE NORTH 87°47'15" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 185.00 FEET TO THE SOUTH-EAST CORNER THEREOF, THENCE NORTH 02°09'17" WEST ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 300.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 7,024,375 SQUARE FEET / 161.25 ACRES MORE OR LESS



—HORIZONTAL AND VERTICAL CONTROL (BENCHMARKS)—

NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	2305387.4240	373783.7210	53.96	N&E BENCH 18 3557
2	2305049.9700	374219.7125	55.14	5/8" BENCH 400 LB 3857
3	2305481.4560	374634.7280	51.52	5/8" BENCH 400 LB 3857

—HORIZONTAL AND VERTICAL CONTROL (BENCH MARKS)—

NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
GP22	2301712.800C	374753.210"	59.80	HARD SHO" (NO CH. OR CH.)
GP23	2304229.9520	374228.8125"	59.53	HARD SHO"
GP24	2304910.413C	373354.5260"	61.41	HARD SHO"
GP25	2305596.5230	372577.2620"	64.42	5/8" CORR. W/IN 2-4" H. PARKING LOT
GP26	2305315.917C	371942.9742"	64.16	HARD SHO"
GP27	2305275.8260	371877.0350"	64.34	EMERSON B.M., & BSH NO 10

SITE PLAN

SCHEDULE B SECTION II EXCEPTIONS
FIDELITY NATIONAL TITLE INSURANCE COMPANY
 COMMITMENT ORDER NO. 020189, EFFECTIVE DATE: MARCH 24, 2021 @ 5:00 P.M.

- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED PRIOR TO THE DATE OF THE PUBLIC RECORDS OF ATTACHING SURVEY TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INTEREST ACQUIRES FOR VALUE OF RECORDS THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS FORM (NOT A SURVEY MATTER).
- TAXES AND ASSESSMENTS FOR THE YEAR 2021 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE (NOT A SURVEY MATTER).
- STANDARD EXCEPTIONS:
 - ANY ENCUMBRANCE, EMBARRASSMENT, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND (AFFECTS AS SHOWN).
 - RIGHTS OF OR RIGHT TO A LEASE, FOR SERVICES, LABOR, OR MATERIALS, HEREON OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS (NOT A SURVEY MATTER).
 - TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS (NOT A SURVEY MATTER).
- RIGHTS OF WAY AS SHOWN UPON MAP OR PLAT AS RECORDED IN DEED BOOK 8110, PAGE 48 (AFFECTS AS SHOWN).
- EASEMENT DATED JANUARY 22, 1948 IN FAVOR OF AMERICAN TELEPHONE & TELEGRAPH COMPANY, AS RECORDED IN DEED BOOK 1461, PAGE 443 (AFFECTS AS SHOWN BY PHYSICAL EVIDENCE AND PREVIOUS SURVEYS, SAID NOT PROBABLE AND DEED IS LEGAL EASEMENT SCALED FROM PREVIOUS SURVEYS SURVEY).
- EASEMENT DATED APRIL 30, 1927 IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, AS RECORDED IN DEED BOOK 87, PAGE 299 (DOES NOT AFFECT).
- EASEMENT IN FAVOR OF AMERICAN TELEPHONE & TELEGRAPH COMPANY, AS RECORDED IN DEED BOOK 180, PAGE 119 (EFFECTS LOT 20 SECTION 15, NOT PROBABLE).
- EASEMENT DATED APRIL 30, 1927 IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, AS RECORDED IN DEED BOOK 87, PAGE 455 (AFFECTS PROPERTY, BLANKET IN NATURE).
- EASEMENT DATED OCTOBER 15, 1948 IN FAVOR OF AMERICAN TELEPHONE & TELEGRAPH COMPANY, AS RECORDED IN DEED BOOK 145, PAGE 447 (AFFECTS 21, 22, 23, 26, AND 27 BUT ARE NOT PLOTTABLE TO SHOW LOCATION IT APPEARS THAT IT DOES NOT AFFECT 28 & 24).
- EASEMENT DATED FEBRUARY 7, 1941 IN FAVOR OF AMERICAN TELEPHONE & TELEGRAPH COMPANY, AS RECORDED IN DEED BOOK 122, PAGE 325 (AFFECTS PROPERTY AS PER LOTS 41, 42 AND 33 IN SECTION 22, NOT PLOTTABLE AND NO PHYSICAL EVIDENCE).

END OF SCHEDULE B SECTION II

- GENERAL SURVEY NOTES:**
- THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR ORDINANCES OF THE STATE OF FLORIDA.
 - THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 52°24'41" EAST, AS SHOWN HEREON.
 - THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT ORDER NO. 020189, EFFECTIVE DATE OF MARCH 24, 2021 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPROPRIATE FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN FIELD CHECKED ON OTHERS, NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
 - SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "A-1" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), 2415000 W/424246N, NAD 83, DATUM 2011, WITH A DATE OF REVISION OF 12/21/2010, FOR CONFORMANCE WITH 170002E, IN CLAY COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
 - THE PROPERTY HAS BEEN ACCESS TO U.S. HIGHWAY NO. 5 (STATE ROAD NO. 5), A DESIGNATED PUBLIC STREET (SR HIGHWAY).
 - THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
 - THERE ARE NO PROPOSED CHANGES IN STREET FRONT OF WAY LINES, THERE IS NO OBSERVED EVIDENCE OF REPAIR STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
 - THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SOIL OR SAND BARRIERS, SANDPILE.
 - FIELD NOTE: THE UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE-GROUND EVIDENCE AND EXISTING DRAWINGS AS PROVIDED. THE SURVEYOR WOULD WISH TO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN CORRESPOND TO ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN, AND THAT THE UTILITIES ARE IN THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
 - SCHEMATIC INFORMATION HEREON, TAKEN FROM A BOUNDARY SURVEY PRODUCED BY BRN, INC. WITH A FIELD DATE OF 11/29/2004 AND SCALED DATE OF 12/10/2004, SHOWS THE RIGHT OF WAY AND EASEMENT LINES OF THE PLAT OF JOSEPH R. DUVALS FRUIT AND TRUCK FARMS WERE SCALED FROM SAID BOUNDARY SURVEY WITH 1/4" SCALE IN DEED BOOK 151, PAGE 141 OF THE PUBLIC RECORDS OF NASSAU COUNTY.
 - SEVERAL ITEMS IN THE B-1 SCHEDULE OF THE TITLE COMMITMENT WERE EITHER RELEASABLE OR NOT PLOTTABLE.

SURVEYORS CERTIFICATE
 CERTIFY TO: _____ TITLE INSURANCE COMPANY / _____

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 UNKNOWN STANDARD DETAIL FIELD MANUAL FOR ALLIANCE SURVEYING, L.L.C. SURVEYS, CONTROL ESTABLISHED AND CONTROLLED BY ALLIANCE SURVEYING, L.L.C. 2, 3, 4, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, AND 17 OF THE SURVEY.

THIS SURVEY WAS MADE ON THE GROUND ON MAY 20, 2021 AND COMPLETELY SHOWS THE AREA OF THE SUBJECT PROPERTY, AND NOT OTHER ADJACENT OR NEARBY (UNCONTROLLED LAND) SURVEYS OR NO. 2547

ALL AMERICAN SURVEYORS OF FLORIDA, INC.
 LICENSE NO. 12781, DATE 08/28/2018, EXPIRES 08/28/2021
 LICENSE NO. 12781, DATE 08/28/2018, EXPIRES 08/28/2021

THIS IS TO CERTIFY THAT THE ABOVE LINES WERE SURVEYED UNDER MY PERSONAL SUPERVISION AND DIRECTION, THAT THE LINES WERE CORRECTLY LOCATED, SHOWN AND PLOTTED ON THIS MAP OR PLAT, AND THAT I AM A LICENSED SURVEYOR OF FLORIDA. I AM NOT PROVIDING THIS MAP OR PLAT TO ANY OTHER PARTY WITHOUT MY WRITTEN CONSENT. I AM NOT PROVIDING THIS MAP OR PLAT TO ANY OTHER PARTY WITHOUT MY WRITTEN CONSENT. I AM NOT PROVIDING THIS MAP OR PLAT TO ANY OTHER PARTY WITHOUT MY WRITTEN CONSENT.

ALL AMERICAN SURVEYORS OF FLORIDA, INC.
 1000 N. W. 10th St., Suite 1000
 Ft. Lauderdale, FL 33304
 (954) 561-1111
 www.allamericansurveyors.com

ATTACHMENT 6

Proof of Ownership / Owner's Authorization

Agent Authorization Affidavit – Property Owner

Date: 3/19/21

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

Re: Agent Authorization for Greenbrier PUD Application
Parcel ID Nos.: 15-3N-24-2320-0019-0000
15-3N-24-2320-0020-0000
15-3N-24-2320-0021-0000
15-3N-24-2320-0025-0000
15-3N-24-2320-0041-0000

To Whom It May Concern:

You are hereby advised that the undersigned is the owner of the above referenced property. Said owner hereby authorizes and empowers Rogers Towers, P.A. and National Land Partners II, LLC to act as agent to file application(s) for a Planned Unit Development rezoning for the above-referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

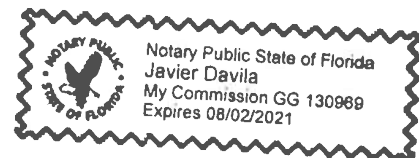
HILLIARD EQUITY RESOURCES, LLC

By: [Signature]
Name: Wyllie Hodges
Its: MGR

STATE OF FLA.
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me by means of (check one) physical presence or online notarization, this 19th day of MARCH, 2021, by Wyllie Hodges, as MGR. of Hilliard Equity Resources, LLC, a Florida limited liability company, on behalf of the company. H/She (check one) is personally known to me or has produced a valid driver's license as identification.

[Signature] (SEAL)
Notary Public, State and county of the aforesaid
Name: Javier Davila
My Commission Expires: 8/2/21
My Commission Number is: 66130969



INSTR # 200427226

OR BK 01251 PGS 0161-0163
RECORDED 08/05/2004 02:33:10 PM
J. M. OXLEY JR
CLERK OF CIRCUIT COURT
NASSAU COUNTY, FLORIDA
RECORDING FEES 27.00

PREPARED BY:
RECORD AND RETURN TO:
NASSAU TITLE COMPANY
542435 U.S. HWY 1
CALLAHAN, FL 32011

rec 27.00

Warranty Deed

This Warranty Deed made this 6th day of July, 2004 by R.B. Lloyd, LLC whose address is 31349 Magic Hollow Road Hilliard, Florida 32046 , hereinafter called the grantor, to Hilliard Equity Resources, LLC, whose address is 8691 commonwealth Ave. Jacksonville, Fl. 32220 hereafter called Grantee.

(Wherever 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 corporation.)

NO Documentary Stamp tax due as this is a conveyance from agent to principle pursuant to Florida Administration Rule 12b-4.014(5)

WITNESSETH:

That the Grantor, for and in consideration of the sum of 10 and no/100(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, lying and being in Nassau County, Florida viz."

A part of Section 15 and 22, Township 3 North, Range 24 East, also being a part of Lots 19 through 33 and Lots 41 and 42, of the Plat of Joseph R. Dunns Fruit and Truck Farms, Deed Book B-10, page 48, of the public records of Nassau County, Florida, being more particularly described as follows:

For a point of reference, commence at the Northwest corner of those lands, as described in Official Records Book 908 page 1752, of said public records said point lying on the Easterly right of way line of Henry Smith Road (an 80.00 foot right of way as now established); thence North 87 degrees 14 minutes 36 seconds East, along the Northerly line of said lands and along the Northerly line of said Lot 21, a distance of 291.20 feet to the Point of Beginning; thence continue along said Northerly line of Lot 21, North 87 degrees 14 minutes 36 seconds East, a distance of 85.72 feet to a point on the Northeasterly right-of-way line of a 33.00 foot wide AT&T Easement, as recorded in Deed Book 161 page 141, of the public records of said county; thence South 47 degrees 08 minutes 09 seconds East along said Northeasterly line, a distance of 204.23 feet to an angle point in said Easement line, thence South 52 degrees 03 minutes 51 seconds East continuing along said Northeasterly line, a distance

of 443.28 feet, thence North 87 degrees 14 minutes 36 seconds East, leaving said Northeasterly line, a distance of 448.45 feet; thence South 01 degrees 32 minutes 24 seconds East, a distance of 270.30 feet; thence North 89 degrees 05 minutes 07 seconds East, along a line to its intersection with the Southwesterly right-of-way line of U.S. Highway No. 1, State Road No. 5 (a 150.00 foot right-of-way as now established) a distance of 746.50 feet; thence South 52 degrees 45 minutes 00 seconds East, along said Southwesterly right-of-way line, a distance of 920.66 feet; thence South 00 degrees 47 minutes 16 seconds East, leaving said Southwesterly right of way line and along the Easterly line of said Lots 20 through 33, a distance of 3065.64 feet; thence South 89 degrees 05 minutes 07 seconds West along the Southerly line of said Lot 33, a distance of 1407.06 feet; thence North 00 degrees 54 minutes 53 seconds West, along the Westerly line of said Lots 33, 32, 31, 30, 29, 28 and 27, a distance of 2310.00 feet to point on the Southerly line of Lot 42; thence South 89 degrees 05 minutes 07 seconds West, along said Southerly line of Lot 42, a distance of 1185.91 feet; thence North 00 degrees 47 minutes 16 seconds West, along the West line of said Section 22, a distance of 661.33 feet to a point at the Southwest corner of said Section 15; thence North 02 degrees 32 minutes 15 seconds West along the West line of said Section 15, a distance of 331.30 feet to a point on the Easterly right-of-way line of said Henry Smith Road, said point lying on a curve concave Westerly, having a radius of 561.62 feet, thence Northerly, continuing along said Easterly right-of-way line of Henry Smith Road and along the arc of said curve, an arc distance of 213.78 feet, said arc being subtended by a chord bearing of North 08 degrees 18 minutes 14 seconds East and a chord distance of 212.49 feet to the point of tangency of said curve; thence North 02 degrees 36 minutes 08 seconds West, continuing along said Easterly right-of-way line, a distance of 510.25 feet to a point at the Southwest corner of said lands recorded in Official Records Book 908 page 1752, said point being the point of cusp of a curve, said curve being concave Northeasterly, having a radius of 25.00 feet; thence Southeasterly along the Southerly line of said lands and along the arc of said curve, an arc distance of 39.18 feet, said arc being subtended by a chord bearing of South 47 degrees 43 minutes 24 seconds East and a chord distance of 35.29 feet to the point of tangency of said curve; thence North 87 degrees 24 minutes 39 seconds East, continuing along said Southerly line, a distance of 265.94 feet to the Southeast corner thereof, thence North 02 degrees 32 minutes 59 seconds West, along the East line of said lands, a distance of 300.82 feet to the Point of Beginning..

Subject to taxes accruing subsequent to December 31, 2003.

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

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

To have and to hold the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against

the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2003.

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

Signed, sealed and delivered in our presence:

R.B. Lloyd ,LLC

[Handwritten Signature]

Witness Signature:

[Handwritten Signature]

Witness Signature:

R B Lloyd
R.B. Lloyd, Member

WB Dairy Inc By [Signature] President
WB Dairy, Inc, Member

STATE OF Florida
COUNTY OF Nassau

The foregoing instrument was acknowledged before me this 6th Day of July, 2004 by Member R.B.Lloyd and Member WB Dairy Inc. who are personally known to me or has produced identification in the form of a drivers license.

Notary Public, State and County Aforesaid

Billie Dees



BILLIE M. DEES
MY COMMISSION # DD 305692
EXPIRES: March 31, 2008
Bonded Thru Budget Notary Services

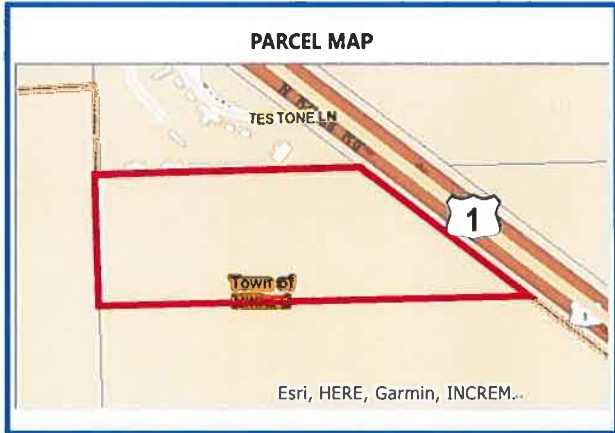
A. Michael Hickox, CFA
 Cert. Res. RD1941

NASSAU COUNTY
 PROPERTY APPRAISER

PROPERTY INFORMATION	
Parcel Number	15-3N-24-2320-0019-0000
Owner Name	HILLIARD EQUITY RESOURCES LLC
Mailing Address	8691 COMMONWEALTH AVE JACKSONVILLE, FL 32220
Location Address	550901 US HWY 1 HILLIARD 32046
Tax District	HILLIARD
Milage	16.1525
Homestead	No
Property Usage	TIMBER 2-2 005501
Deed Acres	6.76
Short Legal	LOT 19 (LESS R/W & EX S-1) PT OR 1251/161 DUNN SURVEY

2020 Final Values	
Land Value	\$54,080
(+) Improved Value	\$0
(=) Market Value	\$54,080
(-) Agricultural Classification	\$50,836
(-) SOH or Non-Hx* Capped Savings	\$0
(=) Assessed Value	\$3,244
(-) Homestead	\$0
(-) Additional Exemptions	\$0
(=) School Taxable Value	\$3,244
(-) Non-School HX & Other Exempt Value	\$0
(=) County Taxable Value	\$3,244

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



BUILDING INFORMATION									
Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built

MISCELLANEOUS INFORMATION			
Description	Dimensions L X W	Units	Year Built

SALES INFORMATION							
Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee

2004-08-05	1251 / 167	\$450,000	WD	U	N	LLOYD R B & WB DAIRY INC	RB LLOYD LLC
2004-08-05	1251 / 161	\$100	WD	U	N	LLOYD R B LLC	HILLIARD EQUITY RESOURCES LLC
2004-08-05	1251 / 159	\$185,000	WD	U	N	LLOYD R B	LLOYD R B & WB DAIRY INC
1997-01-03	781 / 519	\$250,100	WD	U	N	BOURDEAU BROTHERS REAL EST INC	LLOYD R B
1994-03-01	699 / 739	\$760,000	CT	U	N	CLERK OF COURT	BOURDEAU BROTHERS REAL EST
1972-01-01	120 / 693	\$60,000	TA	U	N		

ITEM-1

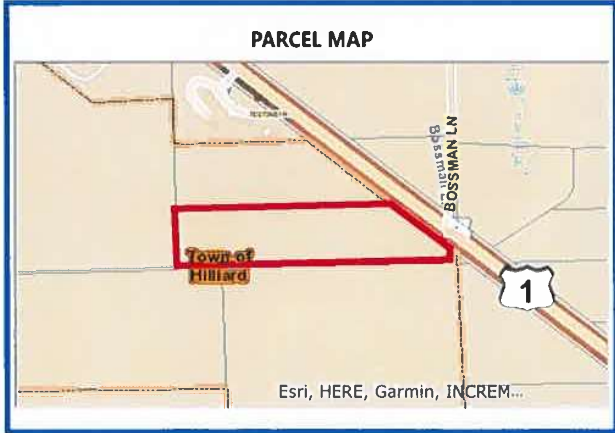
A. Michael Hickox, CFA
 Cert. Res. RD1941

NASSAU COUNTY
 PROPERTY APPRAISER

PROPERTY INFORMATION	
Parcel Number	15-3N-24-2320-0020-0000
Owner Name	HILLIARD EQUITY RESOURCES LLC
Mailing Address	8691 COMMONWEALTH AVE JACKSONVILLE, FL 32220
Location Address	US HWY 1 HILLIARD 32046
Tax District	HILLIARD
Milage	16.1525
Homestead	No
Property Usage	TIMBER 2-2 005501
Deed Acres	9.92
Short Legal	LOT 20 (LESS R/W & S-1) PT OR 1251/161 DUNN SURVEY

2020 Final Values	
Land Value	\$79,360
(+) Improved Value	\$0
(=) Market Value	\$79,360
(-) Agricultural Classification	\$74,687
(-) SOH or Non-Hx* Capped Savings	\$0
(=) Assessed Value	\$4,673
(-) Homestead	\$0
(-) Additional Exemptions	\$0
(=) School Taxable Value	\$4,673
(-) Non-School HX & Other Exempt Value	\$0
(=) County Taxable Value	\$4,673

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



BUILDING INFORMATION									
Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built

MISCELLANEOUS INFORMATION			
Description	Dimensions L X W	Units	Year Built

SALES INFORMATION							
Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee

2004-08-05	1251 / 167	\$450,000	WD	U	N	LLOYD R B & WB DAIRY INC	R B LLOYD LLC
2004-08-05	1251 / 161	\$100	WD	U	N	R B LLOYD LLC	HILLIARD EQUITY RESOURCES LLC
2004-08-05	1251 / 159	\$185,000	WD	U	N	LLOYD R B	LLOYD R B & WB DAIRY INC
1997-01-03	781 / 519	\$250,100	WD	U	N	BOURDEAU BROTHERS REAL EST INC	LLOYD R B
1994-03-01	699 / 739	\$736,000	CT	U	Y	CLERK OF COURT	BOURDEAU BROTHERS REAL EST
1972-01-01	120 / 693	\$60,000	TA	U	N		

ITEM-1

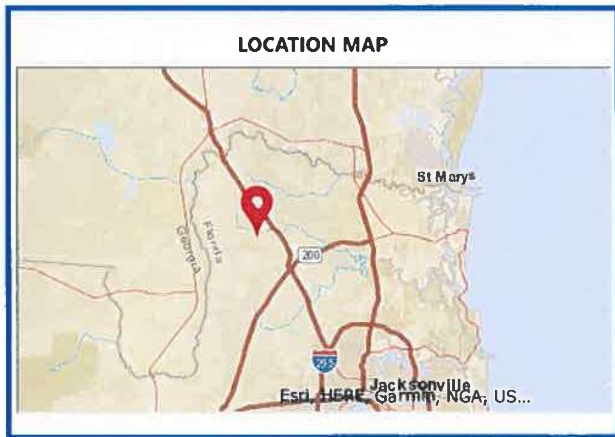
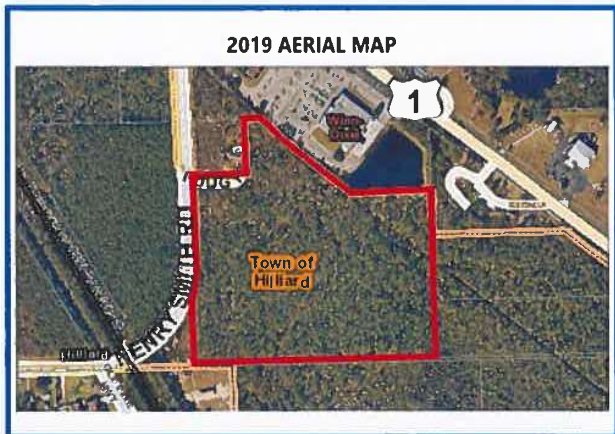
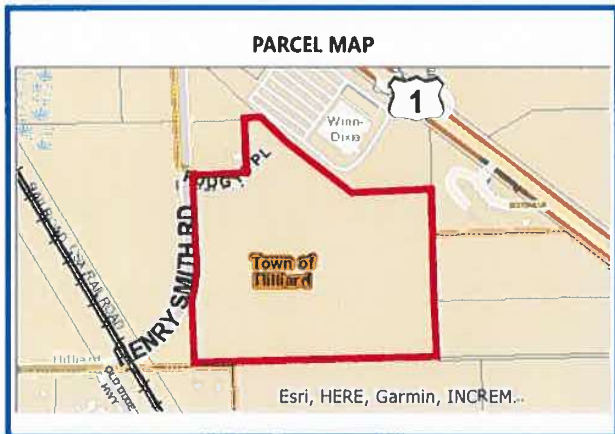
A. Michael Hickox, CFA
 Cert. Res. RD1941

NASSAU COUNTY
 PROPERTY APPRAISER

PROPERTY INFORMATION	
Parcel Number	15-3N-24-2320-0021-0000
Owner Name	HILLIARD EQUITY RESOURCES LLC
Mailing Address	8691 COMMONWEALTH AVE JACKSONVILLE, FL 32220
Location Address	PUDGYS PL HILLIARD 32046
Tax District	HILLIARD
Milage	16.1525
Homestead	No
Property Usage	TIMBER 2-2 005501
Deed Acres	31.18
Short Legal	LOTS 21 THRU 24 PT OR 1251/161 EX R/W IN OR 77/48

2020 Final Values	
Land Value	\$124,720
(+) Improved Value	\$0
(=) Market Value	\$124,720
(-) Agricultural Classification	\$112,229
(-) SOH or Non-Hx* Capped Savings	\$0
(=) Assessed Value	\$12,491
(-) Homestead	\$0
(-) Additional Exemptions	\$0
(=) School Taxable Value	\$12,491
(-) Non-School HX & Other Exempt Value	\$0
(=) County Taxable Value	\$12,491

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



BUILDING INFORMATION									
Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built

MISCELLANEOUS INFORMATION			
Description	Dimensions L X W	Units	Year Built

SALES INFORMATION							
Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee

ITEM-1

2004-08-05	1251 / 167	\$450,000	WD	U	N	LLOYD R B & WB DAIRY INC	R B LLOYD LLC
2004-08-05	1251 / 161	\$100	WD	U	N	R B LLOYD LLC	HILLIARD EQUITY RESOURCES LLC
2004-08-05	1251 / 159	\$185,000	WD	U	N	LLOYD R B	LLOYD R B & WB DAIRY INC
1997-01-03	781 / 519	\$250,100	WD	U	N	BOURDEAU BROTHERS REAL EST INC	LLOYD R B
1994-03-01	699 / 739	\$760,000	CT	U	Y	CLERK OF COURT	BOURDEAU BROTHERS REAL EST
1964-01-01	45 / 668	\$4,000	TA	U	N		

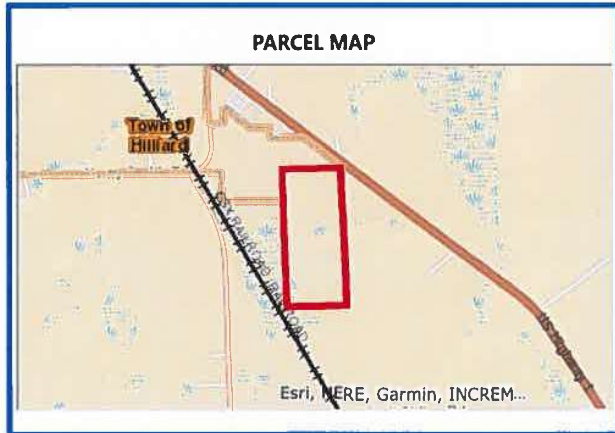
A. Michael Hickox, CFA
 Cert. Res. RD1941

NASSAU COUNTY
 PROPERTY APPRAISER

PROPERTY INFORMATION	
Parcel Number	22-3N-24-2320-0025-0000
Owner Name	HILLIARD EQUITY RESOURCES LLC
Mailing Address	8691 COMMONWEALTH AVE JACKSONVILLE, FL 32220
Location Address	US HWY 1 HILLIARD 32046
Tax District	HILLIARD
Milage	16.1525
Homestead	No
Property Usage	TIMBER 2-2 005501
Deed Acres	90.00
Short Legal	LOTS 25 THRU 33 PT OR 1251/161 DUNNS SURVEY

2020 Final Values	
Land Value	\$315,000
(+) Improved Value	\$0
(=) Market Value	\$315,000
(-) Agricultural Classification	\$282,082
(-) SOH or Non-Hx* Capped Savings	\$0
(=) Assessed Value	\$32,918
(-) Homestead	\$0
(-) Additional Exemptions	\$0
(-) School Taxable Value	\$32,918
(-) Non-School HX & Other Exempt Value	\$0
(=) County Taxable Value	\$32,918

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



BUILDING INFORMATION									
Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built

MISCELLANEOUS INFORMATION			
Description	Dimensions L X W	Units	Year Built

SALES INFORMATION							
Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee

2004-08-05	1251 / 167	\$450,000	WD	U	N	LLOYD R B & WB DAIRY INC	R B LLOYD LLC
2004-08-05	1251 / 161	\$100	WD	U	N	R B LLOYD LLC	HILLIARD EQUITY RESOURCES LLC
2004-08-05	1251 / 159	\$185,000	WD	U	N	LLOYD R B	LLOYD R B & WB DAIRY INC
1997-01-03	781 / 519	\$250,100	WD	U	N	BOURDEAU BROTHERS REAL EST INC	LLOYD R B
1994-03-01	699 / 739	\$760,000	CT	U	Y	CLERK OF COURT	BOURDEAU BROTHERS REAL EST
1972-01-01	120 / 693	\$60,000	TA	U	N		

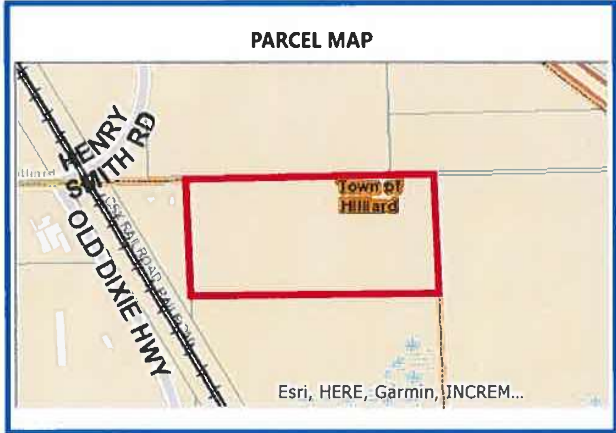
A. Michael Hickox, CFA
 Cert. Res. RD1941

NASSAU COUNTY
 PROPERTY APPRAISER

PROPERTY INFORMATION	
Parcel Number	22-3N-24-2320-0041-0000
Owner Name	HILLIARD EQUITY RESOURCES LLC
Mailing Address	8691 COMMONWEALTH AVE JACKSONVILLE, FL 32220
Location Address	OLD DIXIE HWY HILLIARD 32046
Tax District	HILLIARD
Milage	16.1525
Homestead	No
Property Usage	TIMBER 2-2 005501
Deed Acres	20.00
Short Legal	LOTS 41 & 42 PT OR 1251/161 DUNNS SURVEY

2020 Final Values	
Land Value	\$102,944
(+) Improved Value	\$0
(=) Market Value	\$102,944
(-) Agricultural Classification	\$95,206
(-) SOH or Non-Hx* Capped Savings	\$0
(=) Assessed Value	\$7,738
(-) Homestead	\$0
(-) Additional Exemptions	\$0
(=) School Taxable Value	\$7,738
(-) Non-School HX & Other Exempt Value	\$0
(=) County Taxable Value	\$7,738

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



BUILDING INFORMATION									
Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built

MISCELLANEOUS INFORMATION			
Description	Dimensions L X W	Units	Year Built

SALES INFORMATION							
Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee

2004-08-05	1251 / 167	\$450,000	WD	U	N	LLOYD R B & WB DAIRY INC	R B LLOYD LLC
2004-08-05	1251 / 161	\$100	WD	U	N	R B LLOYD LLC	HILLIARD EQUITY RESOURCES LLC
2004-08-05	1251 / 159	\$185,000	WD	U	N	LLOYD R B	LLOYD R B & WB DAIRY INC
1997-01-03	781 / 519	\$250,100	WD	U	N	BOURDEAU BROTHERS REAL EST INC	LLOYD R B
1994-03-01	699 / 739	\$760,000	CT	U	Y	CLERK OF COURT	BOURDEAU BROTHERS REAL EST
1964-01-01	45 / 668	\$2,000	TA	U	N		

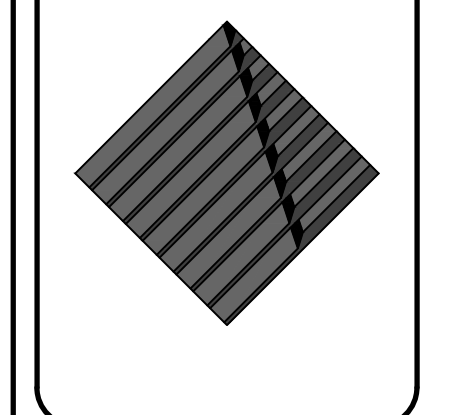
ITEM-1

ATTACHMENT 7

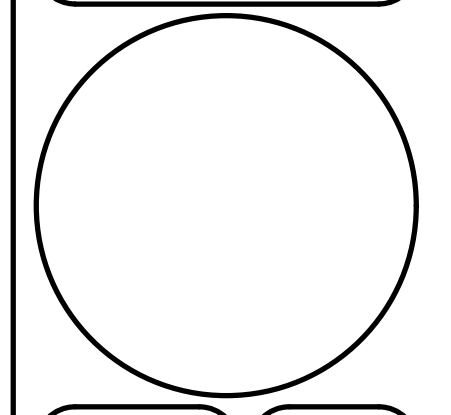
Site Plan

No.	Revisions	By

AVA ENGINEERS, INC.
 Commercial | Residential | Marine
 Florida Certificate No. 00008161
 4201 BANKHEADS RD. SUITE 3 | JACKSONVILLE, FLORIDA 32217
 Ph: (904) 730-3223 | Fx: (904) 730-3225
 Henry A. Vorphe, Jr., No. 491943



UNLESS THIS DRAWING BEARS THE IMPRESSED SEAL OF A FLORIDA REGISTERED ENGINEER, ACTING AS AN AUTHORIZED PROFESSIONAL SEAL, IT IS NOT VALID. THE STORMWATER SYSTEM AS SHOWN ON THESE PLANS HAS BEEN PREPARED IN ACCORDANCE WITH STANDARD DESIGN CRITERIA, RULES OR LAWS THAT ARE MAINTAINED BY THE STATE OF FLORIDA. THE ENGINEER DOES NOT HAVE BEEN USED TO OBTAIN THE FINAL DESIGN FOR SUCH STORMWATER FACILITIES. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION FOR RETENTION AND FULFILLMENT OF OBLIGATIONS.



GREENBRIER SUBDIVISION
OVERALL SITE PLAN
 FLORIDA
 NASSAU COUNTY

Date: 9/21
 Designer: HAV
 Job #: 21-019
 Drawn: CMW
 Scale:
 Sheet: 1 of 1

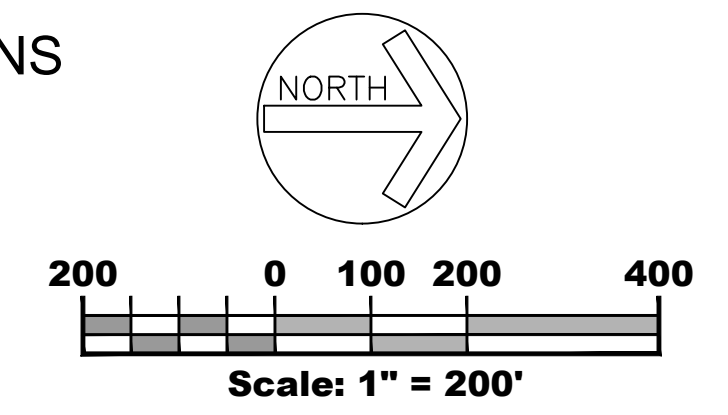
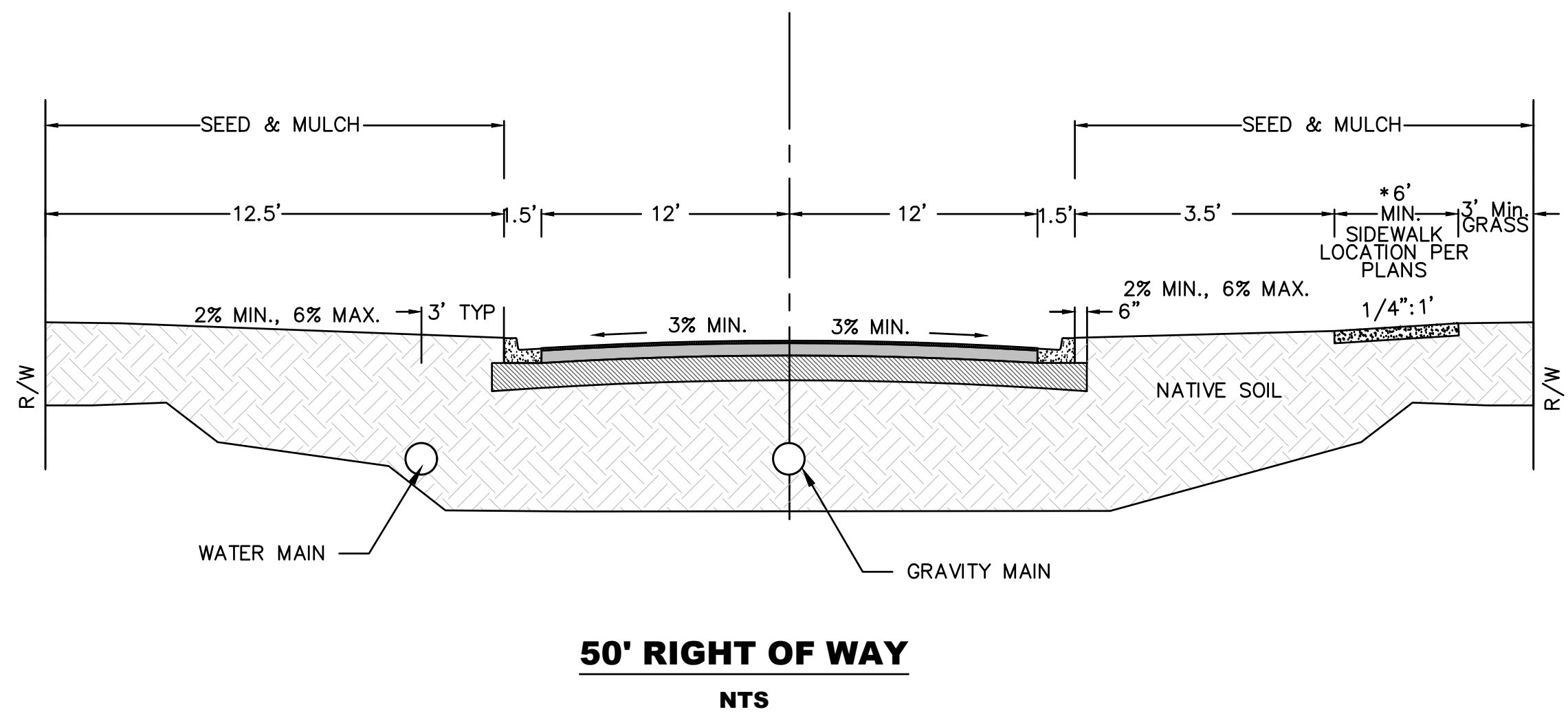
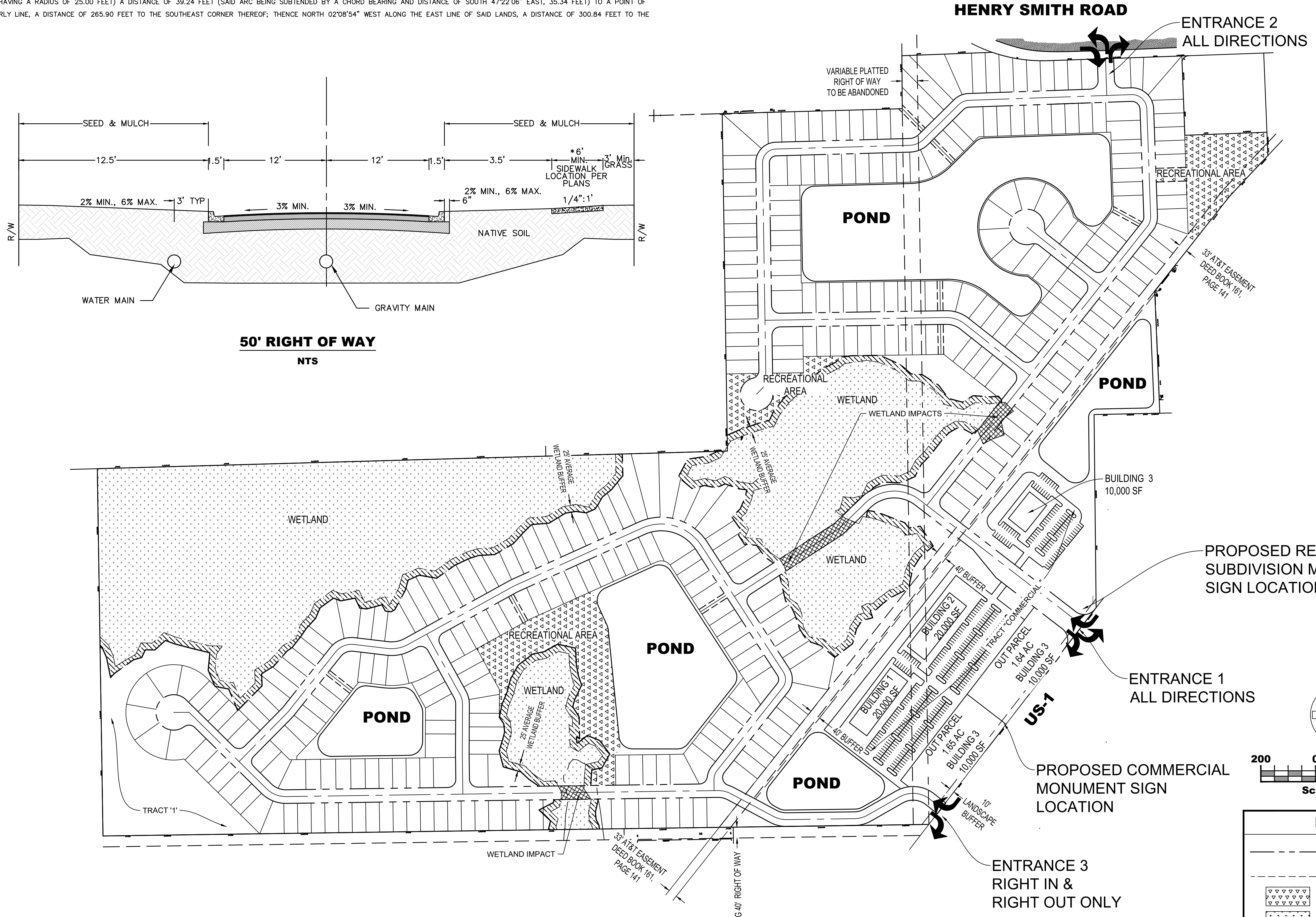
(SURVEYOR'S DESCRIPTION)

A PART OF SECTION 15 AND 22, TOWNSHIP 3 NORTH, RANGE 24 EAST, ALSO BEING A PART OF LOTS 19 THROUGH 33 AND LOT 41 AND 42, OF THE PLAT OF JOSEPH R. DUNNS FRUIT AND TRUCK FARMS, DEED BOOK B-10, PAGE 48, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF THOSE LANDS, AS DESCRIBED IN OFFICIAL RECORDS BOOK 1499, PAGE 1567, OF SAID PUBLIC RECORDS SAID POINT LYING ON THE EASTERLY RIGHT OF WAY LINE OF HENRY SMITH ROAD (AN 80.00 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 87°39'23" EAST, ALONG THE NORTHERLY LINE OF SAID LANDS AND ALONG THE NORTHERLY LINE OF SAID LOT 21, A DISTANCE OF 290.39 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTHERLY LINE OF LOT 21, NORTH 87°39'23" EAST, A DISTANCE OF 85.71 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF A 33.00 FOOT WIDE AT&T EASEMENT, AS RECORDED IN DEED BOOK 161, PAGE 141, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 46°44'38" EAST ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 204.23 FEET TO AN ANGLE POINT IN SAID EASEMENT LINE; THENCE SOUTH 51°40'39" EAST CONTINUING ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 443.23 FEET; THENCE NORTH 87°37'19" EAST LEAVING SAID NORTHEASTERLY LINE, A DISTANCE OF 448.48 FEET; THENCE SOUTH 01°08'07" EAST, A DISTANCE OF 240.90 FEET; TO THE NORTHWEST CORNER OF SAID LOT 19; THENCE NORTH 89°23'00" EAST, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 707.97 FEET TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, STATE ROAD NO. 5 (A 150.00 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 52°21'44" EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 1003.50 FEET; THENCE SOUTH 00°48'01" EAST, LEAVING SAID SOUTHWESTERLY RIGHT OF WAY LINE AND ALONG THE EASTERLY LINE OF A PORTION OF LOT 20 AND THE EASTERLY LINE OF SAID LOTS 25 THROUGH 33, A DISTANCE OF 3027.16 FEET; THENCE SOUTH 89°07'00" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 33, A DISTANCE OF 1346.53 FEET; THENCE NORTH 01°36'17" WEST ALONG THE WESTERLY LINE OF SAID LOTS 33, 32, 31, 30, 29, 28 AND 27, A DISTANCE OF 2310.07 FEET TO THE POINT ON THE SOUTHERLY LINE OF LOT 42; THENCE SOUTH 89°06'58" WEST ALONG SAID SOUTHERLY LINE OF LOT 42, A DISTANCE OF 1236.89 FEET; THENCE NORTH 01°35'16" WEST, ALONG THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 660.02 FEET TO A POINT AT THE NORTHEAST CORNER OF SAID SECTION 21; THENCE SOUTH 89°37'27" WEST ALONG THE SOUTHERLY LINE OF SECTION 15, A DISTANCE OF 194.14 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE NORTH 02°09'17" WEST ALONG THE WEST LINE OF SAID SECTION 15, A DISTANCE OF 331.25 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF HENRY SMITH ROAD (AN 80 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE IN A NORTHEASTERLY DIRECTION ALONG AND AROUND AN ARC OF A CURVE (CONCAVE WESTERLY AND HAVING A RADIUS OF 561.62 FEET) A DISTANCE OF 213.52 FEET, (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 08°14'29" EAST, 212.23 FEET) TO A POINT OF TANGENCY; THENCE NORTH 02°01'26" WEST CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 510.06 FEET TO A POINT AT THE SOUTHWEST CORNER OF SAID LANDS RECORDED IN OFFICIAL RECORDS BOOK 1499, PAGE 1567, SAID POINT BEING THE CUSP OF A CURVE, THENCE IN A SOUTHEASTERLY DIRECTION ALONG AND AROUND AN ARC OF A CURVE (CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET) A DISTANCE OF 39.24 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 47°22'06" EAST, 35.34 FEET) TO A POINT OF TANGENCY; THENCE NORTH 87°47'15" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 265.90 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 02°08'54" WEST ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 300.84 FEET TO THE POINT OF BEGINNING.

DATA SUMMARY

TOTAL SINGLE FAMILY UNITS	350
TOTAL COMMERCIAL BUILDING SQUARE FOOTAGE	70,000 SF
TOTAL TRACT 1 AREA	3.37 ac
TOTAL COMMERCIAL TRACT AREA	25.19 ac
TOTAL SITE AREA	161.25 ac
UPLAND AREA (BEFORE IMPACTS)	126.04
TOTAL WETLAND AREA	35.21 ac
WETLAND IMPACTS	0.66 ac
WETLANDS TO REMAIN	34.55 ac
POND AREA	19.87 ac (12%)
RECREATION AREA	5.58 ac
RIGHT OF WAY AREA	16.80 ac
TOTAL WETLAND LENGTH	10,269 ft
WETLAND BUFFER PROVIDED	208,704 sf (4.79 ac)
*Open Space	(34.55+5.58+4.79+19.87) = 64.79 ac (40.17%)



LEGEND

	BOUNDARY
	SETBACK
	RECREATIONAL AREA
	WETLAND
	WETLAND BUFFER
	WETLAND IMPACT

ATTACHMENT 8

Written Description

**Greenbrier Planned Unit Development
PUD Written Description
August 9, 2021
Revised September 20, 2021**

I. PROJECT DESCRIPTION

This application is for the Greenbrier Planned Unit Development (“PUD”) and is submitted by National Land Partners II, LLC, a Delaware limited liability company (“Applicant”), the contract purchaser of the property as described herein. The Greenbrier PUD proposes to rezone approximately 161.25 acres located at the Town’s southwest boundary, from A-1 to PUD to develop a maximum of 350 single-family residential units with related amenities and a maximum of 70,000 square feet of commercial uses. All references herein to the Applicant shall include the Applicant’s successors and assigns.

The property, as more particularly described in **Exhibit “A”** attached hereto (the “Property”), is located west of U.S. 301 (U.S. Highway 1/State Road No. 5) to the south of the intersection with Henry Smith Road, and west of Old Dixie Highway/Kings Road. The Property has Real Estate Identification Nos. 15-3N-24-2320-0019-0000; 15-3N-24-2320-0020-0000; 15-3N-24-2320-0021-0000; 22-3N-24-2320-0025-0000; and 22-3N-24-2320-0041-0000.

The Property has a Future Land Use map designation (“FLUM”) of Mixed Use and Conservation. The Mixed Use portion of the site includes approximately 126.7 acres (126.04 uplands plus 0.66 acres of wetland impacts) and the Conservation portion of the site is approximately 34.55 acres. The Mixed Use FLUM designation seeks to promote a combination of residential and commercial development, and allows for up to 12 dwelling units per acre and a maximum intensity of 50 percent of lot/parcel coverage for commercial uses. The Property meets the requirements of the Mixed Use District FLUM designation by promoting a diversity of land uses including residential, commercial and office. As designed the project includes approximately 54.46 acres of residential lots (43% of the Mixed Use area), 25.19 acres of non-residential uses (20% of the Mixed Use area), with the remaining portion of the Mixed Use lands being a combination of open space and shared infrastructure.

The purpose of this application is to reinstate and amend the maximum development approvals which the Town approved in 2004 under the Greenbrier Planned Unit Development (PUD Conditions dated September 14, 2004) in Ordinance No. 2004-15 (the “Original PUD”). The PUD text revises and expands upon the Original PUD to incorporate site-specific regulations to address development and topographic conditions and transitioning land uses.

A preliminary conceptual site plan indicating the general layout of the site is attached to the PUD as **Exhibit “B”** (the “Conceptual Site Plan”). The Site Plan is conceptual only and may be subject to change due to site characteristics, design and engineering factors. The Site Plan shows the locations of the proposed uses within the Property. The project would allow for densities and intensities within the parameters of the Mixed Use FLUM district within the 126.04 developable

acres, for a maximum of 350 single-family residential units and a maximum of 70,000 square feet of commercial uses. The Applicant has taken steps to preserve a majority of the wetlands on-site.

The project will provide public benefits including (i) providing family and active adult housing for Town residents, (ii) provision of 70,000 square feet of commercial space, (iii) extending the water distribution and sanitary sewer systems which will improve fire flows and safety in adjoining neighborhoods, (iv) preservation of 34.55 acres of wetlands, (v) creation of jobs for Town residents with commercial development, (vi) provision of housing where people who work at businesses located within the Property can live, (vii) provision of multi-purpose parks, open to the public, and (viii) property taxes and other revenues generated which shall pay for public services for new residents.

The Applicant has or will be filing a companion application for vacation, abandonment or closing of a variable, platted right-of-way, which road bisects the Property and has never been open since the May 14, 1909 recordation of the Plat of Joseph R. Dunns Fruit and Truck Farms Plat, recorded in Deed Book B-10, Page 48 of the Nassau County Public Records.

II. USES AND RESTRICTIONS

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

Within the Residential area and Tract “1” as depicted on the Site Plan, all Residential Uses as defined within the Zoning and Land Development Regulations (hereafter, “LDR” or the “Code”), allowing for residential dwellings and related recreational amenities and facilities. In addition, all typical residential accessory and ancillary uses will be allowed as outlined in the LDR and provided herein. Temporary construction/sales trailers may be utilized and placed on the Property until completion of the development. Model homes may be constructed within the development. Upon approval of the construction plans for the infrastructure improvements within the PUD, the Applicant may seek and obtain building permits for the construction of up to five (5) model homes within the residential portion of the PUD. The model homes may be constructed during construction of related infrastructure and may include real estate services, sales activities, administration, and construction offices within the model homes. Associated parking for the model homes and sales offices may be located within the driveway or adjacent to the model homes.

Within the “Commercial” tract as depicted on the Site Plan, non-residential uses may include those uses permitted as a principal use and by use by exception within the Main Street Commercial (MSC)¹ and Commercial General (C-1) designation of the LDR, as follows:

- Bank and financial institutions;
- Bowling Alley;
- Churches;
- Commercial recreation facilities;

¹ As of the date of this PUD Written Description, the Town is in the process of revising its LDR to replace its Neighborhood Commercial (C-N) designation with the MSC rezoning. In the event the Town fails to enact such change, the Applicant shall have the right to include neighborhood-type commercial uses as detailed in this text.

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

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

C. Accessory Uses: Accessory uses and structures will be allowed as prescribed in the LDR, provided such uses and structures are of the nature customarily incidental and clearly subordinate to the permitted or principal use of a residential structure. Such standard residential accessory uses allowed within the building area of the lots, include, without limitation, decks, patios, pools, pool enclosures, storage shed, garages, workshops, and guest houses. Accessory uses will be subject to the same setbacks as the residence. Air conditioning units and pool equipment shall not be considered structures and may be included within the setback line without violating the setback requirements. Driveways may be allowed within the front and side yard

setbacks. Accessory uses such as customary home occupations, pets, and yard sales will be allowed as per the requirements for residential districts stipulated within the LDR and in accordance with any applicable neighborhood covenants and restrictions.

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

III. DESIGN GUIDELINES

A. Lot Requirements:

Commercial Development Standards:

- a. Setbacks: Setbacks shall be measured per the LDR and shall be as follows:
 - 1) Front Yard: 10 feet; Lots having a second frontage shall have a setback of 10 feet for the second frontage.
 - 2) Rear Yard: 5 feet
 - 3) Side Yard: 10 feet
 - 4) All structures shall have a minimum separation of 20 feet, as measured from the furthest projection on the structure to the furthest projection of any other structure.
- b. Building height: Buildings shall not exceed 35 feet in height.
- c. Maximum impervious surface ratio: 75 percent.
- d. Maximum lot coverage by buildings: 50 percent of the overall commercial Parcels (not to include parking or drainage facilities)

Single-Family Development Standards:

The Property will contain a maximum of 350 single-family dwelling units, subject to the final engineering.

- | | |
|-------------------------|--|
| a. Minimum Lot Area | 5,500 square feet |
| b. Minimum Lot Width | 50 feet at front building line
35 feet frontage on cul-de-sac |
| c. Maximum Lot Coverage | All buildings including accessory buildings
Shall not cover more than 35% of the total
lot area. |
| d. Minimum Front Yard | 20 feet* |

- e. Minimum Side Yard 5 feet, Corner Lots, 10 feet*
- f. Minimum Rear Yard 10 feet
 *For double-frontage or through lots, the front yard shall be deemed as that part of the lot with the front of the house facing forward. For the purposes of corner lots the portion of the yard with the face of the house shall be deemed the front yard, with the second yard being deemed a side yard.

- g. Maximum Height 35 feet from established grade

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

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

B. Ingress, Egress and Circulation:

- a) **Parking Requirements:** Two (2) parking spaces per residential unit will be provided through a garage for each single-family unit with a driveway paved to the roadway. The PUD shall comply with applicable off-street parking and loading requirements of the LDRs. Individual commercial parcels may share parking with other facilities pursuant to shared parking agreements, provided the uses sharing the parking areas do not result in a lack of required parking.

- b) **Vehicular Access/Interconnectivity:** The Site Plan depicts preliminary vehicular circulation system and shows all points of connection with public rights-of-way. Access to the Property will be provided via three (3) entrances: one off of Henry Smith Road, and two off of U.S. 301 (U.S. Highway 1/State Road No. 5) as depicted on the Site Plan. The internal streets shall be designed and constructed with a minimum 50’ right-of-way, curb and gutter, potable water and sanitary sewer treatment and collection systems and maintenance thereof shall be dedicated or granted to the Town

of Hilliard in accordance with the Town's standards for acceptance and dedication. The Applicant will coordinate with Nassau County and the Florida Department of Transportation ("FDOT") for roadway improvements of Henry Smith Road and U.S. Highway 301 as provided in subsection (c) below.

- c) **Traffic Study:** Prior to or in conjunction with the initial submittal of subdivision construction plans (single-family residential) or application for building permits (non-residential) within the site, a traffic study shall be conducted by a professional traffic engineer and submitted subject to the review and approval of Nassau County Engineering Services (the "Traffic Study") and subject to the review and comment of the Florida Department of Transportation ("FDOT"). The Traffic Study shall be comprehensive and shall evaluate the impact of the PUD through buildout and evaluate individual thresholds or phases of development in the PUD. A methodology meeting shall be held with the Town of Hilliard Land Use and Zoning Administrator, Nassau County Traffic Engineer, and FDOT prior to commencement of the study. The applicant shall be responsible for roadway improvements as identified in the Traffic Study and as required by Nassau County and FDOT based upon the Traffic Study. Additionally, this condition shall not preclude the applicant from seeking mobility or impact fee credits for improvements which meet applicable Nassau County Code or LDR provisions for credits. The Traffic Study shall specifically include a signal warrant analysis at the intersection of Henry Smith Road and U.S. Highway 301. If warranted, the Applicant will be responsible for the cost of design, materials and installation of signalization at the intersection on a proportionate share basis, based on the project traffic generated by the PUD at project buildout.
- d) **Pedestrian Access & Streetlights:** Pedestrian circulation will be provided via sidewalks that are a minimum width of six (6) feet. Sidewalk will be located on one side of all internal rights-of-ways within the project, which locations are depicted on the Site Plan. In addition, sidewalks will be located on one side of the entrance roadways depicted as Entrance 1 and Entrance 3 on the Site Plan to provide pedestrian interconnectivity between the commercial and residential areas of the project. All pedestrian accessible routes shall meet the requirements of the LDR, Florida Accessibility Code for Building Construction ("FACBC") and Americans Disability Act Accessibility Guidelines ("ADAAG") established by Florida law and 28 CFR Part 36. Sidewalks abutting residential lots will be installed by builders as they construct homes. Common area sidewalks located along any parks, ponds and open space will be constructed during the roadway construction phase. Streetlights will

be purchased and installed at the Applicant’s expense along all streets as approved by the Town of Hilliard’s Engineering Department. Electrical services and maintenance of the streetlights shall be the responsibility of the Town once the Town accepts dedication of the streets.

C. Signs and Entry: Greenbrier will have an entry feature and related community identification signage at the main entry along U.S. 301 with a potential secondary entrance feature at the Henry Smith Road entrance. All project signage will comply with applicable provisions of the Town Signage Code. Exact sign locations will be depicted on construction plans. The Applicant shall be permitted to erect temporary on-site construction and real estate signage on the Property, in conformance with the Code. Because construction of the Project may be phased, the Applicant shall be permitted to place temporary signage within portions of the Property in which construction is underway to direct tenants, customers and other visitors to other areas of the Property that are in operation.

D. Landscaping: Landscaping for the Project will be designed to establish a high-quality environment that provides for visibility, safety and low maintenance. The landscape will be designed to enhance the site and to coordinate with the proposed architecture. The design of the landscaping shall provide a pleasant appearance from the adjacent roadways, and special emphasis will be placed on screening service areas and parking fields from internal roadways. Landscaping will be consistent with typical plantings found in Nassau County.

A landscaped entrance will be constructed at all entrances to the development. The landscaped entrancing will be designed to be aesthetically compatible with each other so as to result in a uniform aesthetically pleasing appearance. Compatibility of design shall be achieved by the repetition of certain plant varieties and other landscape materials.

Commercial Requirements: Within the Commercial Tract of Greenbrier (as depicted on the Site Plan), the parking areas will be landscaped at a minimum of five (5) percent of vehicle use area, utilizing parking islands and greenspace interspersed throughout the parking fields. Terminal islands will be a minimum of 12 feet in width and internal islands being a minimum of eight (8) feet wide and containing at least one (1) tree. Spacing of internal islands may be a maximum of 130 feet or 14 spaces. Continuous landscaping will be provided along the perimeter of the Commercial Tract to provide screening of parking and service areas. Trees will be a mixture of canopy and non-canopy trees intermingled throughout the Commercial Tract, with a minimum of 70 percent of proposed trees being canopy trees. A minimum of 30 percent non-canopy trees will be utilized where appropriate to accommodate views and lighting.

Residential Requirements: Within the residential areas, trees will be provided on each single-family lot by the builder(s) as they construct the homes. Trees will be planted within the front yard of each single-family unit, outside the right-of-way and any utility easements, at a minimum 2-inch caliper and spaced appropriately to avoid any conflicts with the homesite and utilities.

In order to emphasize water conservation, plantings will be selected from the St. Johns River Water Management District's Florida Waterwise plant database as appropriate to the local climate. Landscaping shall be in conformance with all LDR provisions.

E. Recreation and Open Space: The design of the PUD incorporates common open space, as well as varied active and passive recreation opportunities, meeting and exceeding the standards of the LDR. Open space and common areas will exceed the 20% open space requirement of LDR Section 62-316(b). The preliminary Site Plan provides approximately 39% of open space which is comprised of preserved onsite wetlands, the upland buffer, pond area, and recreation areas. The Applicant intends to dedicate all recreation areas to the homeowners' association for active and passive recreation uses. Active recreation uses may include, at the developer's and/or homeowners' association's sole discretion, a playground, dog park, open sports field area, walking trails, community garden, and similar uses.

F. Utilities:

- a) **Potable Water/Sanitary Sewer:** Existing water lines are located within Henry Smith Road and U.S. 301 rights-of-way. These mains will be looped throughout the subdivision to reinforce the Town system. Waste water shall consist of an internal master pump station complete with a standby emergency generator. There will be a sanitary force main installed that will convey wastewater directly to the Town treatment facility located at 37261 Rugby Drive. This work will be installed by the Applicant and no public funds shall be needed for the provision of new infrastructure. The aforesaid infrastructure improvements will also greatly enhance the Town's ability to serve areas located within the southside of the Town boundaries.
- b) **Electrical Utilities:** All electrical and telephone lines will be installed underground on the site. Electrical power will be provided by Okefenokee Rural Electric Membership.
- c) **Fire Protection:** The Applicant will install fire hydrants in accordance with the LDR.
- d) **Solid Waste:** Solid waste will be handled by the licensed franchisee in the area.

G. Wetlands/Environmental: The Property contains approximately 35.21 acres of jurisdictional wetlands as depicted on the Site Plan, of which approximately 34.55 acres will be retained to preserve and enhance the natural attributes of the Property. An estimated 0.66 acres of wetlands will be impacted to provide connection between the eastern and western portion of the site. Such required impacts will be in accordance with the St. Johns River Water Management District ("SJRWMD") and FDEP requirements. Appropriate buffers will be provided as required by the LDR and SJRWMD requirements.

There are no Significant Natural Communities Habitat on the proposed site and no listed species were observed at this time. As there may be a potential for gopher tortoise habitat in the future, any gopher tortoise burrows which may become active prior to construction, will be relocated in accordance with Florida Fish and Wildlife Conservation Commission (“FWC”) requirements.

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

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

IV. ADDITIONAL CONDITIONS

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

2. Silvicultural practices may continue in areas of the Property where constructed has not commenced (except in upland buffers or preserved wetland areas) and so long as no requirements set forth herein or on the Site Plan are compromised. Silvicultural operations would be subject to any applicable provisions of the Code.

ATTACHMENT 9

Binding Letter

Binding Letter

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

Re: Greenbrier PUD Application
Parcel ID Nos.: 15-3N-24-2320-0019-0000
15-3N-24-2320-0020-0000
15-3N-24-2320-0021-0000
15-3N-24-2320-0025-0000
15-3N-24-2320-0041-0000

Ladies and Gentlemen:

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

This the 3 day of 19, 2021.

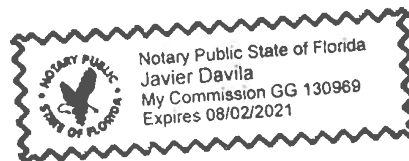
HILLIARD EQUITY RESOURCES, LLC

By: [Signature]
Name: Wyllie Hodges
Its: 11/24/2012

STATE OF FLA.
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me by means of (check one) physical presence or online notarization, this 19th day of MARCH, 2021, by Wyllie Hodges, as MGR. of Hilliard Equity Resources, LLC, a Florida limited liability company, on behalf of the company. H/She (check one) is personally known to me or has produced a valid driver's license as identification.

[Signature] (SEAL)
Notary Public, State and county of the aforesaid
Name: JAVIER DAVILA
My Commission Expires: 8/2/21
My Commission Number is: CG 130969



ADDITIONAL ATTACHMENTS

- 1. Listed Wildlife and Habitat Assessment**
- 2. Greenbrier PUD Traffic Study (April 2021)**
- 3. School Impact Analysis Form**

**Solutions-Based Thinking**

10475 Fortune Parkway, Suite 201 | Jacksonville, FL 32256 | Telephone 904-288-8631 | www.lg2es.com

May 27, 2021

Mr. Brian Patten

Via email: bpatten@nationallandpartners.com

**RE: Listed Wildlife and Habitat Assessment
Greenbriar Subdivision**

Parcel Identification Numbers: 15-3N-24-2320-0021-0000, 15-3N-24-2320-0019-0000, 15-3N-24-2320-0020-0000, 22-3N-24-2320-0041-0000, and 22-3N-24-2320-0025-0000

Nassau County, Florida

Dear Mr. Patten:

Pursuant to your request, LG² Environmental Solutions, Inc. (LG²ES) has conducted a listed wildlife species and habitat assessment of the above-referenced property. The purpose of the assessment was to determine the potential presence and extent of wildlife species listed by the Florida Fish and Wildlife Conservation Commission (FWC) and U.S. Fish and Wildlife Service (USFWS). Additionally, the presence and extent of jurisdictional wetlands were assessed. Please find a report of our findings attached.

If you have any questions or require additional information, please feel free to contact me.

Sincerely,

LG² Environmental Solutions, Inc.

A handwritten signature in black ink, appearing to read 'Pete Johnson', is written over a light gray rectangular background.

Pete Johnson

Project Manager

Attachment 1 – Listed Wildlife and Habitat Assessment Report

LISTED WILDLIFE & HABITAT ASSESSMENT REPORT

**Greenbriar Subdivision
Parcel Identification Numbers:**
15-3N-24-2320-0021-0000
15-3N-24-2320-0020-0000
22-3N-24-2320-0025-0000
15-3N-24-2320-0019-0000
22-3N-24-2320-0041-0000
Nassau County, Florida

Prepared for:

Mr. Brian Patten
Via email: bpatten@nationallandpartners.com

Prepared by:



LG² Environmental Solutions, Inc.
10475 Fortune Parkway, Suite 201
Jacksonville, Florida 32256
(904) 363-1686
www.lg2es.com

May 27, 2021

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1.0 INTRODUCTION

On May 5 and 7, 2021, LG² Environmental Solutions, Inc. (LG²ES) conducted a listed wildlife and habitat assessment of the subject property in Nassau County, Florida. The purpose of the assessment was to determine the potential presence and extent of wildlife species, and their associated habitats, listed as endangered, threatened, or Species of Special Concern (SSC) by the Florida Fish and Wildlife Conservation Commission (FWC) and endangered or threatened by U.S. Fish and Wildlife Service (USFWS). Additionally, on-site habitat types, including jurisdictional wetlands, were examined and their extents mapped.

The subject property is in Township 3 North, Range 24 East, Sections 15, 16, and 22 on the U.S. Geological Survey (USGS) 7.5-minute *Hilliard* Topographic Quadrangle map (Appendix A: Figure 1). The subject property is bordered to the north by commercial development, to the northeast by Highway US-1, to the east, south, and west by undeveloped land and Henry Smith Road (Appendix A: Figure 2).

2.0 METHODOLOGY

Prior to the site assessment, aerial orthophoto satellite images, USGS topographic maps, and U.S. Department of Agriculture (USDA) soil survey maps were reviewed for the potential presence of onsite listed wildlife habitats. The soil survey for Nassau County was reviewed to help evaluate suitable habitat for sensitive species depending on substrate requirements (USDA 1987). Databases from the Florida Fish and Wildlife Conservation Commission (FWC 2021), Florida Natural Areas Inventory Biodiversity Matrix (FNAI 2021), bald eagle (*Haliaeetus leucocephalus*) nest locator (FWC 2021), and USFWS Information for Planning and Consultation (IPaC) Endangered Species List (USFWS 2021) were accessed, as well as the USACE Jacksonville District USFWS Wood Stork Programmatic Key (USFWS 2008) and Eastern Indigo Snake Programmatic Effect Determination Key (USFWS 2013), in order to determine the potential for sensitive wildlife species and their suitable habitats.

During the subject property assessment, meandering pedestrian transects were conducted through accessible areas of each vegetative community. Within each transect, data collection included, but was not limited to, plant species, wildlife species, weather conditions, time of assessment, and anthropogenic activity. Vegetative communities were identified according to the Florida Land Use, Cover and Forms Classification System (FLUCFCS) (FDOT 2018). These methods are consistent with recognized FWC survey guidelines for a general wildlife assessment.

3.0 DATABASE REVIEW OF SITE CONDITIONS

3.1 USDA Soil Survey

The *Soil Survey of Nassau County* (USDA-NRCS 1987) reported three soil types on the subject property. The soil types are described below and depicted on the attached Appendix A: Figure 3.

Kingsferry fine sand (24) – This soil series consists of very poorly drained soils and has a parent material of sandy marine deposits. The water table is usually near the surface. Slopes range from 0 to 2 percent.

Boulogne fine sand (36) – This soil series consists of poorly drained soils and has a parent material of sandy marine deposits. The water table is usually 6 to 18 inches below ground surface. Slopes range from 0 to 2 percent.

Evergreen-Leon mucks, depressional (39) – This soil series consists of very poorly drained soils and has a parent material of organic material over sandy marine deposits. The water table is usually at the surface. Slopes range from 0 to 2 percent.

4.0 SITE VISIT SUMMARY

On May 5 and 7, 2021, LG²ES biologists conducted a site visit to assess the onsite habitats with emphasis on the presence of listed wildlife species. The location of natural resource issues of concern, and occurrences, were recorded using a hand-held global positioning system (GPS) unit for later use in generating report graphics and recommendations. The observed vegetative communities are described in Section 4.1. The weather conditions during the site visit were reported as clear skies with an average high temperature of 90°F and average low temperature of 60°F. These conditions, considering the time of day, the season, and the scope of the inspection, may have influenced the wildlife species observed. The presence of specific wildlife species was determined audibly and visually, by evidence of tracks, scat, nests, burrows, and/or dens. Observed wildlife species were recorded and are described in Section 4.2.

4.1 Observed Vegetative Communities

During the site assessment, LG²ES biologists conducted a series of pedestrian transects throughout the subject property to categorize the on-site vegetative communities in accordance with FLUCFCS criteria. The vegetative communities observed onsite are described below and are depicted on the attached Appendix A: Figure 4.

Uplands

Pine Flatwoods (FLUCFCS 411) – This vegetative community consisted primarily of slash pine (*Pinus elliottii*), saw palmetto (*Serenoa repens*), gallberry (*Ilex glabra*), rusty lyonia (*Lyonia ferruginea*), bracken fern (*Pteridium aquilinum*), tarflower (*Bejeria racemosa*), and greenbriar (*Smilax rotundifolia*).

Wetlands

Cypress (FLUCFCS 621) – This vegetative community consisted primarily of pond cypress (*Taxodium ascendens*), St. John's wort (*Hypericum fasciculatum*), Virginia chain fern (*Woodwardia virginica*), hooded pitcherplant (*Sarracenia minor*), and sphagnum moss (*Sphagnum* spp.).

Hydric Pine Flatwoods (FLUCFCS 625) – This vegetative community consisted primarily of slash pine, pond pine (*Pinus serrotina*), bushy bluestem (*Andropogon glomeratus*), hooded pitcherplant, gallberry, large-leaved gallberry (*Ilex coriacea*), fetterbush (*Lyonia lucida*), saw palmetto, wiregrass (*Aristida stricta* var.

beyrichiana), beaksedges (*Rhynchospora* spp.), pipewort (*Eriocaulon decangulare*), fragrant pogonia (*Cleistesiospis oricamporum*) and sphagnum moss.

Wetland Scrub (FLUCFCS 631) – This vegetative community consisted primarily of slash pine, pond pine (*Pinus serotina*), gallberry (*Ilex glabra*), large gallberry, fetterbush, myrtle leaf holly (*Ilex myrtifolia*), red maple (*Acer rubrum*), swamp bay (*Persea palustris*), black gum (*Nyssa sylvatica* and *N. biflora*), water oak (*Quercus nigra*), Virginia chain fern, Florida dropseed (*Sporobolus floridanus*), sphagnum moss and hooded pitcherplants (*Sarracenia minor*).

4.2 Wildlife

During the site reconnaissance, LG²ES biologists conducted meandering pedestrian transects and stationary observations to survey the onsite habitat types, with emphasis on those areas with vegetative assemblages, hydrology, and/or soils potentially indicative for the presence of listed wildlife species identified in the desktop review. The scope of this effort was a presence/absence survey for listed wildlife species and the supporting habitats identified for each species. Formal, species-specific, surveys were not within the scope of this site assessment but can be conducted to satisfy any future permitting requirements. Observed wildlife and potentially occurring listed species are detailed in the following sections. The wildlife species observed during the site assessment are listed below in Table 1.

Table 1
Observed Wildlife Species

Common Name	Taxonomic Name	Observation	*Listing Status
American Crow	<i>Corvus brachyrhynchos</i>	Auditory	None
Black vulture	<i>Coragyps atratus</i>	Visual	None
Blue jay	<i>Cyanocitta cristata</i>	Visual / Auditory	None
Blue-grey gnatcatcher	<i>Poliophtila caerulea</i>	Visual	None
Bobcat	<i>Lynx rufus</i>	Hairball	None
Brown anole	<i>Anolis sagrei</i>	Visual	None
Carolina wren	<i>Thryothorus ludovicianus</i>	Visual / Auditory	None
Common yellowthroat	<i>Geothlypis trichas</i>	Visual / Auditory	None
Crayfish	<i>Procambarus spp.</i>	Chimneys	None
Downy woodpecker	<i>Dryobates pubescens</i>	Visual	None
Eastern towhee	<i>Pipilo erythrophthalmus</i>	Auditory	None
Great crested flycatcher	<i>Myiarchus crinitus</i>	Visual / Auditory	None
Grey catbird	<i>Dumetella carolinensis</i>	Auditory	None
Hooded warbler	<i>Setophaga citrina</i>	Visual / Auditory	None
Mourning dove	<i>Zenaida macroura</i>	Auditory	None
Northern cardinal	<i>Cardinalis cardinalis</i>	Visual / Auditory	None
Pine warbler	<i>Setophaga pinus</i>	Visual	None
Prairie warbler	<i>Setophaga discolor</i>	Auditory	None
Red-bellied woodpecker	<i>Melanerpes carolinus</i>	Visual	None
Swallow-tailed kite	<i>Elanoides forficatus</i>	Visual	None
Tufted titmouse	<i>Baeolophus bicolor</i>	Visual / Auditory	None
Turkey vulture	<i>Cathartes aura</i>	Visual	None
White-eyed vireo	<i>Vireo griseus</i>	Auditory	None
White-tailed deer	<i>Odocoileus virginianus</i>	Tracks	None
Wild hog	<i>Sus scrofa</i>	Tracks	None

4.2.1 Sensitive Species and Supporting Habitats

Sensitive species are those species listed by FWC and/or USFWS as federally Endangered (FE), State of Florida and federally Threatened (ST and FT), and State of Florida SSC. Prior to conducting the site assessment, LG²ES biologists reviewed online databases including, but not limited to, FNAI biodiversity matrix, FWC Bald Eagle Nest data, and USFWS IPaC resource list, for known occurrences of listed species and potential suitable habitats within the subject property.

The FNAI biodiversity matrix listed zero “documented”, one “likely” and two “potential” threatened or endangered wildlife species expected to inhabit the surrounding area. The IPaC listed six additional federally

listed wildlife species. The threatened and/or endangered wildlife species mentioned in both reports are detailed in Table 2 and are attached as Appendix B.

Table 2
FNAI Biodiversity Matrix Listed Wildlife Species

Result	Common Name	Taxonomic Name	Observed On-site	*Listing Status
Likely	Eastern indigo snake	<i>Drymarchon couperi</i>	No	FT
Potential	Gopher tortoise	<i>Gopherus polyphemus</i>	No	C/ST
Potential	Red-cockaded woodpecker	<i>Picoides borealis</i>	No	FE

USFWS IPaC Endangered Species List

Result	Common Name	Taxonomic Name	Observed On-site	*Listing Status
Potential	Wood stork	<i>Mycteria americana</i>	No	FT
Potential	Loggerhead sea turtle	<i>Caretta caretta</i>	No	FT
Potential	Green sea turtle	<i>Chelonia mydas</i>	No	FE
Potential	Leatherback sea turtle	<i>Dermochelys coriacea</i>	No	FE
Potential	Hawksbill sea turtle	<i>Eretmochelys imbricata</i>	No	FE
Potential	Eastern black rail	<i>Laterallus jamaicensis</i> ssp. <i>Jamaicensis</i>	No	FT

*Federally designated endangered (FE); Federally designated threatened (FT); State designated threatened (ST); Federal Candidate Species (C).

State and federally listed wildlife species that occurred, or could potentially occur, within the subject property are discussed below. The aquatic dependent wildlife species mentioned in both reports are omitted from the following discussion because the proposed project site does not contain habitats which could sustain these species. Wildlife species listed in both FNAI and IPaC reports, but no longer classified as threatened or endangered by FWC and/or USFWS, were omitted from the above tables and are not included in the discussion below because these species are no longer regulated by State or federal management guidelines.

Wood Stork

The wood stork is listed as threatened by the federal Endangered Species Act (ESA) and as federally designated Threatened by Florida’s Endangered and Threatened Species Rule. They are large wading birds with a long, heavy curved bill and long legs. This species is identified by the scaly appearance of their head due to its lack of feathers. According to the USFWS, wood storks prefer to forage in ponds and marshes with little or no canopy but have been observed in forested wetlands with canopies of less than 20%. Suitable foraging habitat (SFH) for wood storks includes, but is not limited to, freshwater marshes, cypress depressions, swamp sloughs and tidal creeks and pools.

For counties in Northeast Florida, USFWS designated a 13-mile core foraging area (CFA) buffer around active nesting wood stork colonies to protect wood stork SFH. The subject property is approximately 24 miles from the nearest wood stork nesting colony and is outside of the wood stork CFA (Appendix A: Figure 5).

Wood storks were not observed on the subject property during the site assessment. If USACE/FDEP 404 CWA permitting is required for this project, no further wood stork coordination should be required because the project is located outside the USFWS designated 13-mile CFA. At the time of this assessment, the proposed project is not likely to adversely affect this species.

Gopher Tortoise

The gopher tortoise is classified as a state-threatened species and is protected by Florida's Endangered and Threatened Species Rule. The gopher tortoise is a moderate-sized, terrestrial turtle averaging 9 to 11-inches in length. The species is identified by its stumpy, elephantine hind feet and flattened; shovel-like forelimbs adapted for digging. The shell is oblong and generally tan, brown, or gray in coloration. They prefer upland habitats with open canopy and well drained soils.

Gopher tortoises and/or their burrows were not observed during the site assessment. The soils and vegetation within the upland habitats were poorly suited to support gopher tortoises, due to high water tables and dense, fire-suppressed vegetation. If any gopher tortoises and/or their burrows are later found within the subject property and are proposed to be impacted, FWC regulations require a 100 percent gopher tortoise burrow survey and subsequent relocation efforts be performed by an authorized gopher tortoise agent. At the time of this assessment, the proposed project is not likely to adversely affect this species.

Eastern Indigo Snake

The eastern indigo snake is listed as threatened by the federal ESA and as federally designated Threatened by Florida's Endangered and Threatened Species Rule. They are a non-venomous, bluish-black colored snake that can reach lengths of 8-feet. Eastern indigo snakes inhabit a mosaic of habitats including sandhills, pine flatwoods, hardwood forests, moist hammocks, and areas that surround cypress swamps. Especially in their northern range, eastern indigo snakes are closely associated with gopher tortoise whose burrows provide shelter from winter cold and summer heat.

The eastern indigo snake was not observed during the site assessment. The subject property did contain suitable habitat which could sustain eastern indigo snakes. The USFWS Eastern Indigo Snake Programmatic Key was used to identify potential impacts to eastern indigo snakes and whether further consultation with USFWS would be required. Per the Key, projects impacting more than 25-acres of eastern indigo snake habitat results in a "may affect" determination. At the time of this assessment, the proposed project is not likely to adversely affect this species, because the habitat is sub-optimal due to fire suppression, lack of gopher tortoise burrows and silvicultural land practices on-site and surrounding lands.

Red-cockaded Woodpecker

The red-cockaded woodpecker is listed as Endangered by the ESA and as federally designated Endangered by Florida's Endangered and Threatened Species Rule. Red-cockaded woodpeckers are about the size of a common cardinal, with a back that is barred with black and white horizontal stripes and a black cap and nape that encircle large white check patches. Red-cockaded woodpeckers prefer mature pine forests especially longleaf pines.

Red-cockaded woodpeckers were not observed onsite during the site assessment and the subject property did not contain suitable habitat to support this species. It is unlikely that this species would occur onsite. At the time of this assessment, the proposed project is not likely to adversely affect this species.

Bald Eagle

Although the bald eagle is no longer protected under the ESA, it is still afforded protection under the Bald and Gold Eagle Protection Act (BGEPA) and the Migratory Bird Treaty Act (MBTA). In addition to the federal law, the state of Florida protects eagles under the State Eagle Rule (Rule 68A-16.002, F.A.C.).

The bald eagle is a large-bodied raptor. Bald eagles typically nest in forested areas adjacent to large bodies of water, staying away from heavily developed areas when possible. Bald eagles are tolerant of human activity when feeding, and may congregate around fish processing plants, dumps, and below dams where fish concentrate. For perching, bald eagles prefer tall, mature coniferous or deciduous trees that afford a wide view of the surroundings.

Bald eagles and/or their nests were not observed during the site assessment. LG²ES searched the FWC eagle nest locator database for documented bald eagle nests within the proximity of the property. The search results identified no known bald eagle nests within five miles of the subject property (FWC 2021).

The accuracy of the FWC eagle nest database search is not 100%. If an eagle's nest is established onsite in the future, current FWC, FWS and/or County protection protocols will need to be followed. At the time of this assessment, the proposed project is not likely to adversely affect this species.

5.0 CONCLUSION AND SUMMARY

The Greenbriar Subdivision Property was evaluated for the purpose of assessing on-site habitats and vegetative communities and to identify and document the presence of any state or federally protected wildlife species occurring on-site. During the listed wildlife site assessment, LG²ES biologists conducted meandering pedestrian transects and stationary observation posts throughout each on-site habitat type to observe the potential presence of listed wildlife species.

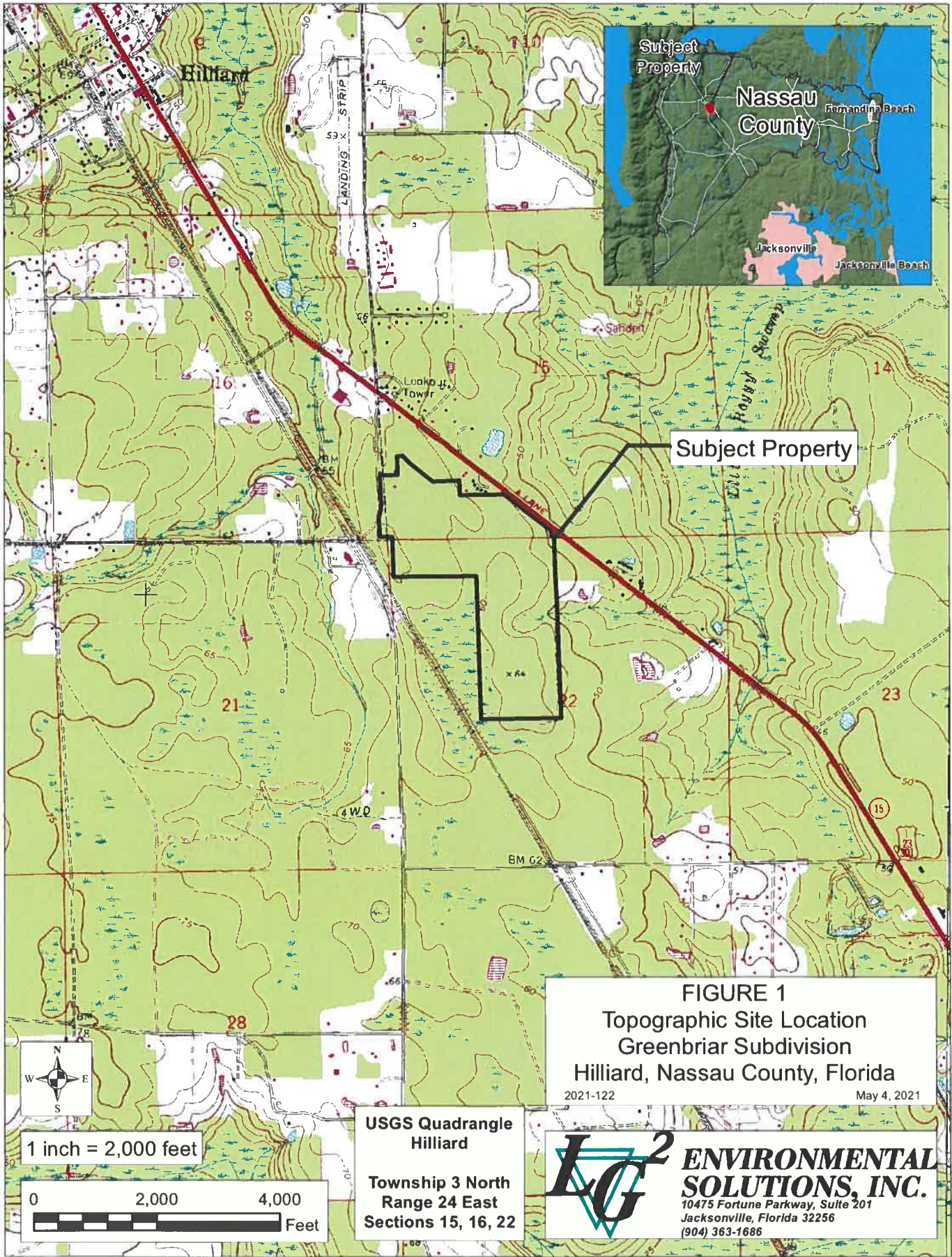
LG²ES documented no state or federally listed wildlife species utilizing the property during the on-site assessment. If a USACE, SJRWMD, FDEP and/or local government permits are required for the project,

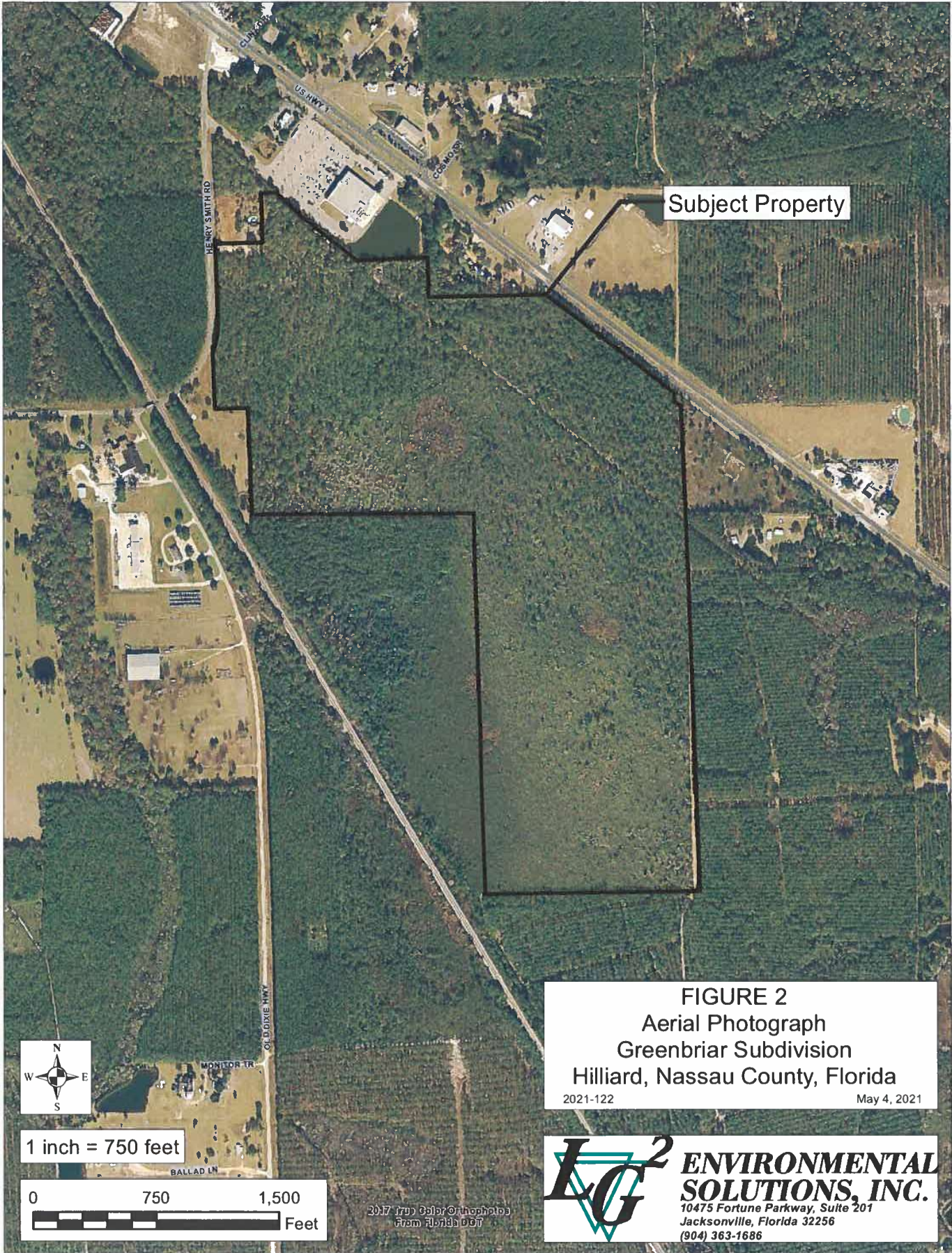
USFWS and/or FWC may be notified and allowed to comment on listed species with the potential to occur on the subject property. During this comment period, additional information may be requested from the applicant to document whether the project proposes to impact any potentially occurring listed wildlife species. This request for additional information may take the form of informal correspondence or formal consultation. The species that are more likely to trigger a request for additional information will depend on the nature of the work being proposed and may include, but are not limited to, the eastern indigo snake, gopher tortoise and wood stork. If state or federal permits are not required, USFWS and/or FWC consultations regarding listed wildlife species will be at the discretion of the applicant.

6.0 REFERENCES

- Army Corps of Engineers, Jacksonville District (USACE) & U.S. Fish & Wildlife Service, Jacksonville Ecological Services Field Office (USFWS) September 2013. Wood Stork Key for Central and North Peninsular Florida. Accessed online at: https://www.fws.gov/northflorida/WoodStorks/Documents/20080900_JAXESO_WOST_Key.pdf
- Florida Department of Transportation. Florida Land Use Cover and Forms Classification System (FLUCFCS) Final Report: 1999
- Florida Fish & Wildlife Conservation Commission (FWC) 2021. Wildlife Technology Services in the Division of Habitat and Species Conservation, Eagles Nest Locator by County, updated 2018. Accessed online at: <https://publictemp.myfwc.com/FWRI/EagleNests/nestlocator.aspx>
- Florida Fish & Wildlife Conservation Commission (FWC) 2020. Florida's Endangered Species, Threatened Species, or Species of Special Concern, updated January 2020 online at <http://www.myfwc.com/media/1515251/threatened-endangered-species.pdf>
- Florida Fish and Wildlife Conservation Commission (FWC). 2020 "Species Profiles" website. Accessed online at <http://myfwc.com/wildlifehabitats/profiles/>
- Florida Natural Areas Inventory (FNAI). 2021. Biodiversity Matrix Search. Accessed online at: <http://fnai.org/biointro.cfm>
- United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS) 1987. Accessed online at: <https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>
- United States Department of the Interior, Fish and Wildlife Service, Eastern Indigo Snake Programmatic Effect Determination Key, updated 2010; online at https://www.fws.gov/northflorida/indigosnakes/20130813_ltr_Update_addendum_2010_COE_Programmatic_EIS_Key.pdf
- United States Fish & Wildlife Service (USFWS) 2021. Threatened & Endangered Species System (TESS); listings by state and territory as of December 2020; online at <https://ecos.fws.gov/ecp0/reports/ad-hoc-species-report>

Appendix A
Figures 1-5

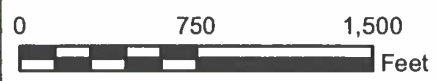




Subject Property

FIGURE 2
Aerial Photograph
Greenbriar Subdivision
Hilliard, Nassau County, Florida
 2021-122 May 4, 2021

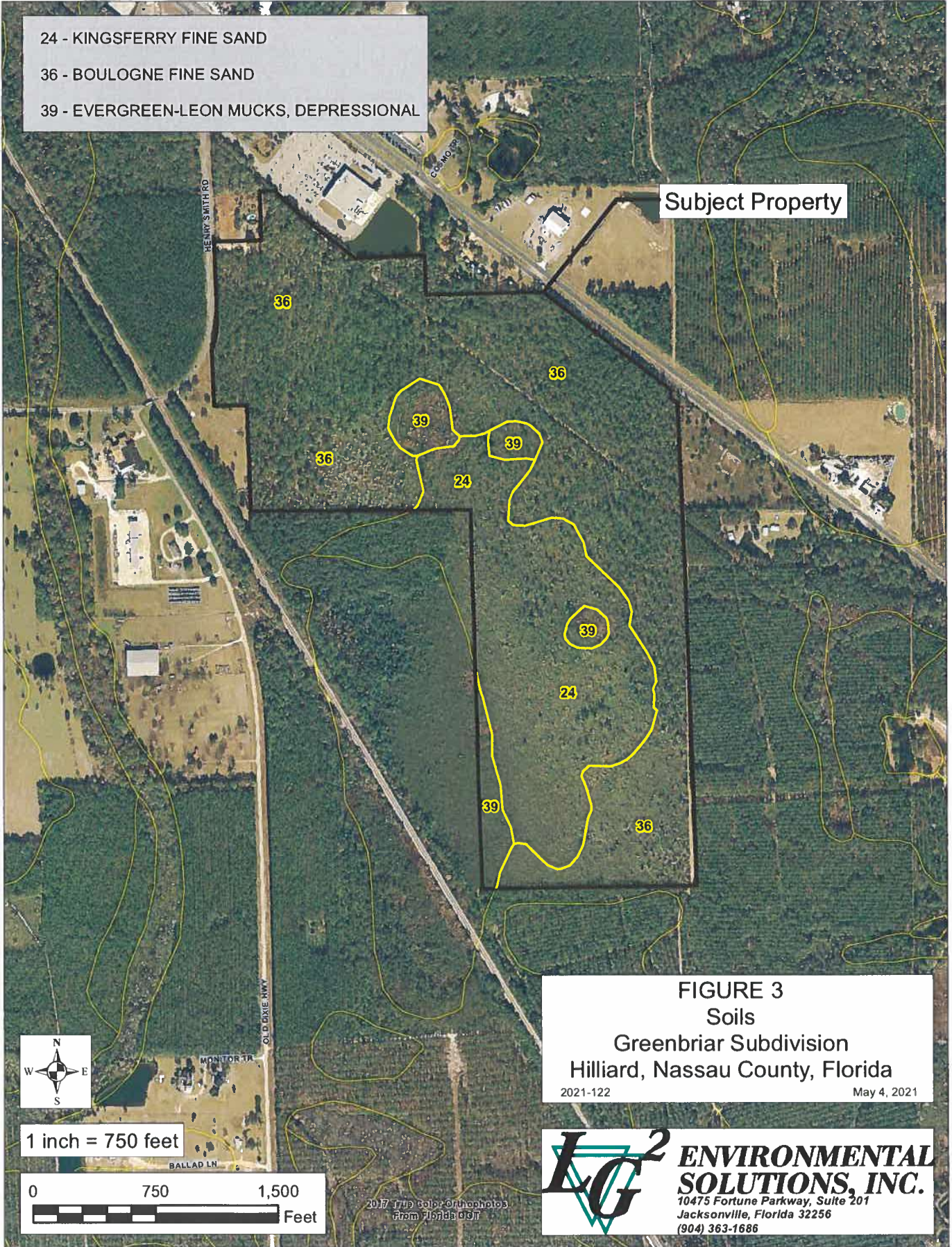
1 inch = 750 feet



2017 True Color Orthophotos from Florida DOT

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 10475 Fortune Parkway, Suite 201
 Jacksonville, Florida 32256
 (904) 363-1686

- 24 - KINGSFERRY FINE SAND
- 36 - BOULOGNE FINE SAND
- 39 - EVERGREEN-LEON MUCKS, DEPRESSIONAL



Subject Property

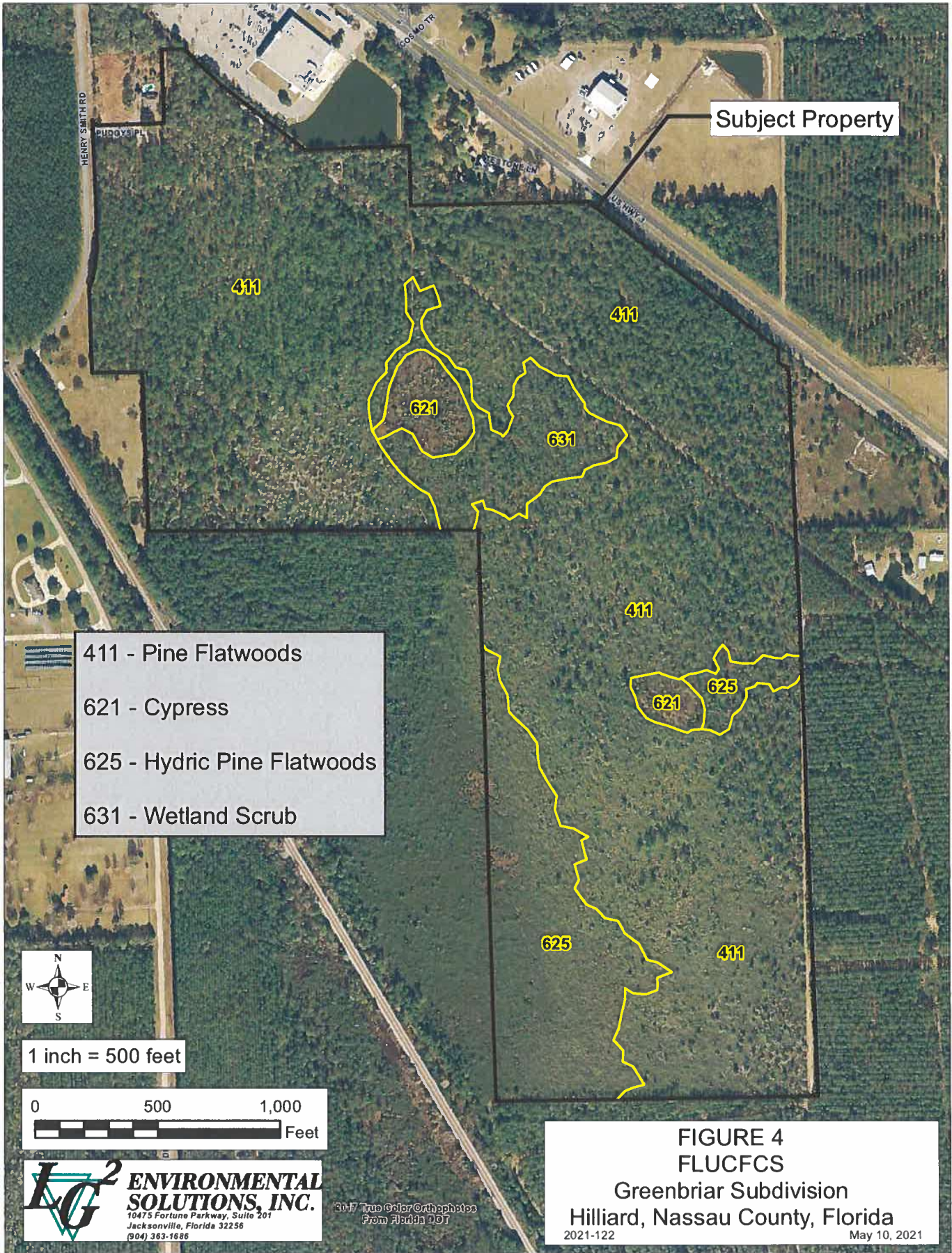
FIGURE 3
Soils
Greenbriar Subdivision
Hilliard, Nassau County, Florida
 2021-122 May 4, 2021



1 inch = 750 feet



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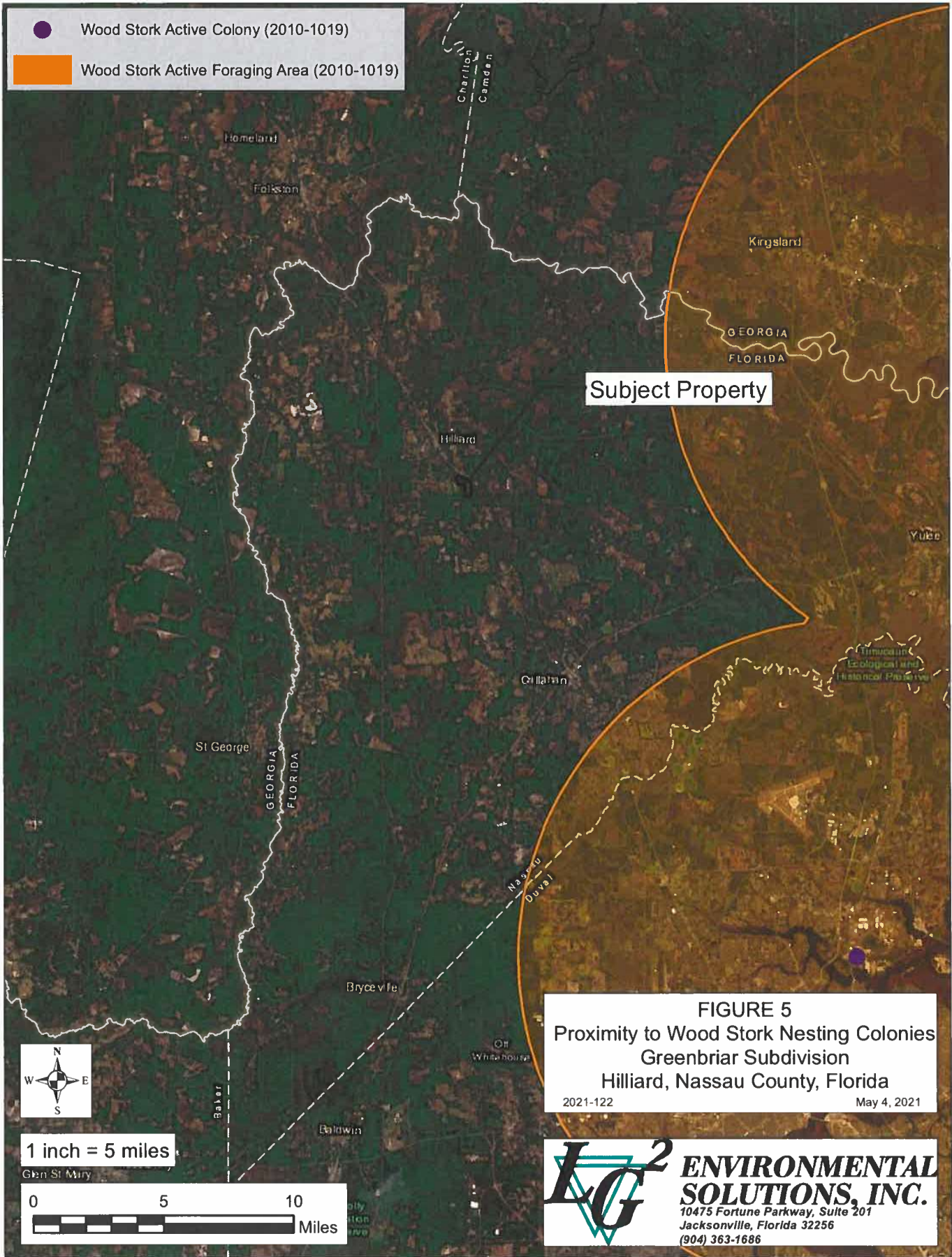


- 411 - Pine Flatwoods
- 621 - Cypress
- 625 - Hydric Pine Flatwoods
- 631 - Wetland Scrub

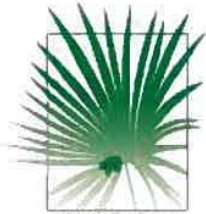
FIGURE 4
FLUCFCS
 Greenbriar Subdivision
 Hilliard, Nassau County, Florida
 2021-122 May 10, 2021

IG² ENVIRONMENTAL SOLUTIONS, INC.
 10475 Fortune Parkway, Suite 201
 Jacksonville, Florida 32256
 (904) 363-1686

2017 True Color Orthophoto
 From Florida DOT



Appendix B
FNAI Biodiversity Matrix Report
IPaC Endangered Species List



FLORIDA
Natural Areas
INVENTORY

1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
850-224-8207
850-681-9364 fax
www.fnai.org

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

UNOFFICIAL REPORT

Created 5/3/2021

(Contact the FNAI Data Services Coordinator at 850.224.8207 or
kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 4 Matrix Units: 34874 , 34875 , 35202 , 35203

<p>Hilliard Hilliard Airpark Hilliard Road</p>	<p>Descriptions</p> <p>DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.</p> <p>DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.</p> <p>LIKELY - The species or community is <i>known</i> to occur in this vicinity, and is considered likely within this Matrix Unit because:</p> <ol style="list-style-type: none"> 1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; <i>or</i> 2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit. <p>POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.</p>
--	--

Matrix Unit ID: 34874

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

1 **Likely** Element Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Mesic flatwoods</i>	G4	S4	N	N

Matrix Unit ID: 34875

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

3 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S3	LT	FT
<i>Mesic flatwoods</i>	G4	S4	N	N
<i>Sandhill upland lake</i>	G3	S2	N	N

Matrix Unit ID: 35202

0 Documented Elements Found

0 Documented-Historic Elements Found

1 Likely Element Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Mesic flatwoods</i>	G4	S4	N	N

Matrix Unit ID: 35203

0 Documented Elements Found

0 Documented-Historic Elements Found

2 Likely Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Mesic flatwoods</i>	G4	S4	N	N
<i>Sandhill</i>	G3	S2	N	N

Matrix Unit IDs: 34874 , 34875 , 35202 , 35203

21 Potential Elements Common to Any of the 4 Matrix Units

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Balduina atropurpurea Purple Honeycomb-head	G2	S1	N	E
Calopogon multiflorus Many-flowered Grass-pink	G2G3	S2S3	N	T
Coreopsis integrifolia Ciliate-leaf Tickseed	G1G2	S1	N	E
Corynorhinus rafinesquii Rafinesque's Big-eared Bat	G3G4	S2	N	N
Ctenium floridanum Florida Toothache Grass	G2	S2	N	E
Drymarchon couperi Eastern Indigo Snake	G3	S3	LT	FT
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST
Hartwrightia floridana Hartwrightia	G2	S2	N	T
Heterodon simus Southern Hognose Snake	G2	S2	N	N
Linum westii West's Flax	G1	S1	N	E
Matelea floridana Florida Spiny-pod	G2	S2	N	E
Mustela frenata olivacea Southeastern Weasel	G5T4	S3?	N	N
Neovison vison lutensis Atlantic Salt Marsh Mink	G5T3	S3	N	N
Notophthalmus perstriatus	G2G3	S2	C	N

Striped Newt				
<i>Peucaea aestivalis</i>				
Bachman's Sparrow	G3	S3	N	N
<i>Picoides borealis</i>				
Red-cockaded Woodpecker	G3	S2	LE	FE
<i>Pycnanthemum floridanum</i>				
Florida Mountain-mint	G3	S3	N	T
<i>Rudbeckia nitida</i>				
St. John's Blackeyed Susan	G3	S2	N	E
<i>Sideroxylon alachuense</i>				
Silver Buckthorn	G1	S1	N	E
<i>Uvularia floridana</i>				
Florida Merrybells	G3	S1	N	E
<i>Verbesina heterophylla</i>				
Variable-leaf Crownbeard	G2	S2	N	E

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a [Standard Data Request](#) option for those needing certifiable data.

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Nassau County, Florida



Local office

North Florida Ecological Services Field Office

☎ (904) 731-3336

📠 (904) 731-3045

7915 Baymeadows Way, Suite 200
Jacksonville, FL 32256-7517

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species¹ and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries²).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

1. Species listed under the [Endangered Species Act](#) are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information. IPaC only shows species that are regulated by USFWS (see FAQ).
2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Birds

NAME

STATUS

Eastern Black Rail	<i>Laterallus jamaicensis ssp. jamaicensis</i>	Threatened
Wherever found		
No critical habitat has been designated for this species.		
https://ecos.fws.gov/ecp/species/10477		
Red-cockaded Woodpecker	<i>Picoides borealis</i>	Endangered
Wherever found		
No critical habitat has been designated for this species.		
https://ecos.fws.gov/ecp/species/7614		
Wood Stork	<i>Mycteria americana</i>	Threatened
No critical habitat has been designated for this species.		
https://ecos.fws.gov/ecp/species/8477		

Reptiles

NAME	STATUS
Eastern Indigo Snake	Threatened
<i>Drymarchon corais couperi</i>	
Wherever found	
No critical habitat has been designated for this species.	
https://ecos.fws.gov/ecp/species/646	
Gopher Tortoise	Candidate
<i>Gopherus polyphemus</i>	
No critical habitat has been designated for this species.	
https://ecos.fws.gov/ecp/species/6994	
Green Sea Turtle	Threatened
<i>Chelonia mydas</i>	
There is final critical habitat for this species. The location of the critical habitat is not available.	
https://ecos.fws.gov/ecp/species/6199	
Hawksbill Sea Turtle	Endangered
<i>Eretmochelys imbricata</i>	
Wherever found	
There is final critical habitat for this species. The location of the critical habitat is not available.	
https://ecos.fws.gov/ecp/species/3656	
Leatherback Sea Turtle	Endangered
<i>Dermochelys coriacea</i>	
Wherever found	
There is final critical habitat for this species. The location of the critical habitat is not available.	
https://ecos.fws.gov/ecp/species/1493	
Loggerhead Sea Turtle	Threatened
<i>Caretta caretta</i>	
There is final critical habitat for this species. The location of the critical habitat is not available.	
https://ecos.fws.gov/ecp/species/1110	

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern <http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php>
- Measures for avoiding and minimizing impacts to birds <http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php>
- Nationwide conservation measures for birds <http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf>

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern](#) (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME

5/3/2021

IPaC: Explore Location resources

BREEDING SEASON (IF A BREEDING SEASON IS INDICATED FOR A BIRD ON YOUR LIST, THE BIRD MAY BREED IN YOUR PROJECT AREA SOMETIME WITHIN THE TIMEFRAME SPECIFIED, WHICH IS A VERY LIBERAL ESTIMATE OF THE DATES INSIDE WHICH THE BIRD BREEDS ACROSS ITS ENTIRE RANGE. "BREEDS ELSEWHERE" INDICATES THAT THE BIRD DOES NOT LIKELY BREED IN YOUR PROJECT AREA.)

Bachman's Sparrow *Aimophila aestivalis*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/6177>

Breeds May 1 to Sep 30

Common Ground-dove *Columbina passerina exigua*

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Breeds Feb 1 to Dec 31

Kentucky Warbler *Oporornis formosus*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Breeds Apr 20 to Aug 20

Prothonotary Warbler *Protonotaria citrea*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Breeds Apr 1 to Jul 31

Red-headed Woodpecker *Melanerpes erythrocephalus*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Breeds May 10 to Sep 10

Swallow-tailed Kite *Elanoides forficatus*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/8938>

Breeds Mar 10 to Jun 30

Wood Thrush *Hylocichla mustelina*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Breeds May 10 to Aug 31

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (—)

A week is marked as having no data if there were no survey events for that week.

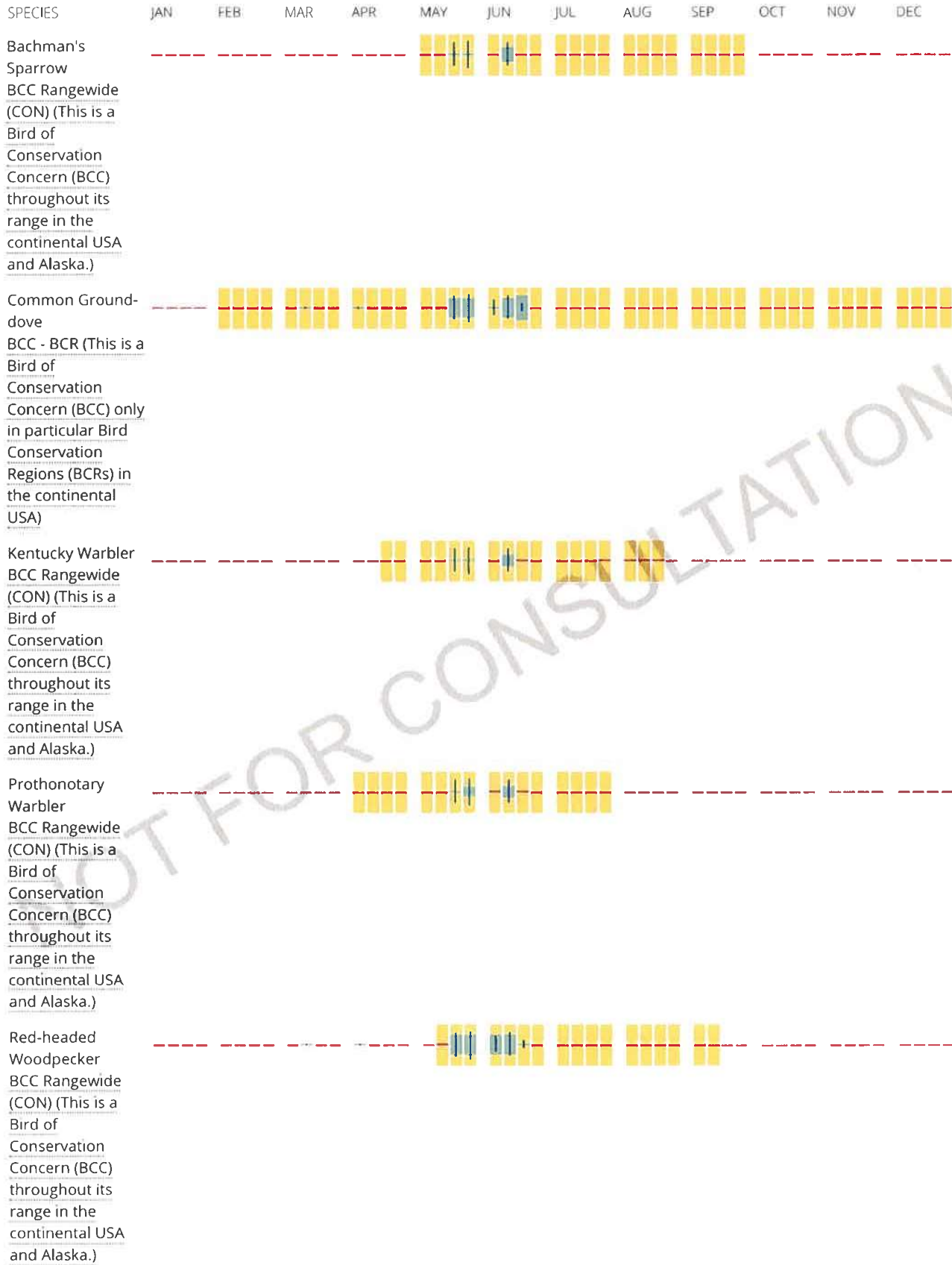
Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

■ probability of presence ■ breeding season | survey effort — no data

5/3/2021

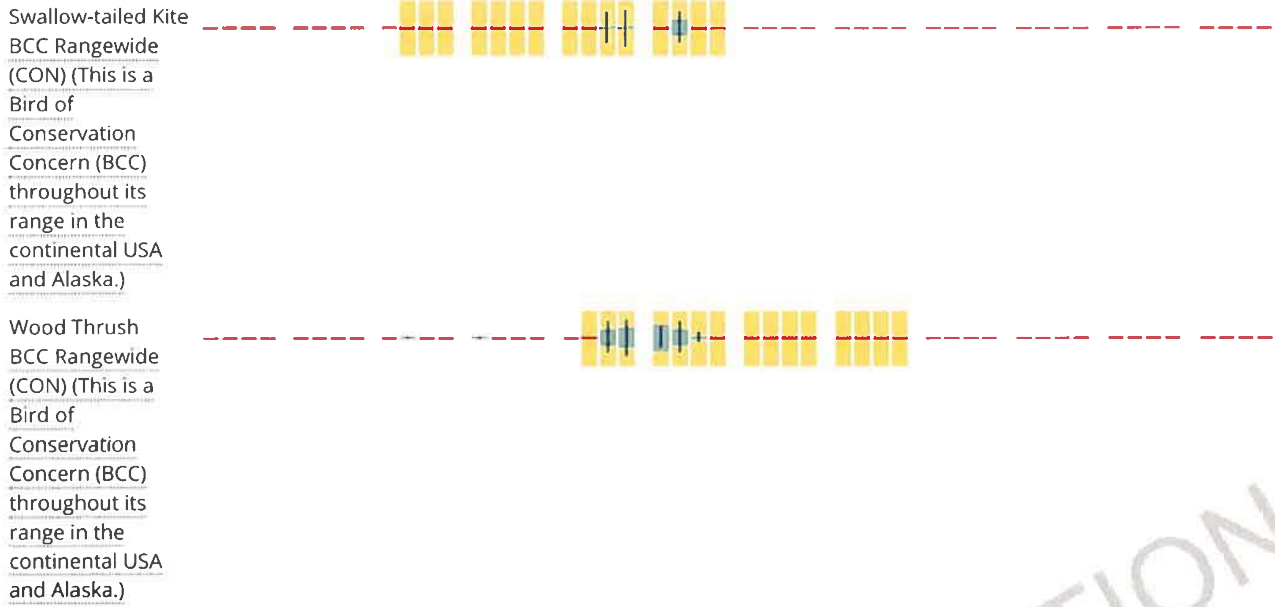
IPaC: Explore Location resources



NOT FOR CONSULTATION

5/3/2021

IPaC: Explore Location resources



Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures or permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [AKN Phenology Tool](#).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: [The Cornell Lab of Ornithology All About Birds Bird Guide](#), or (if you are unsuccessful in locating the bird of interest there), the [Cornell Lab of Ornithology Neotropical Birds guide](#). If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting

point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS AT THIS LOCATION.

Fish hatcheries

THERE ARE NO FISH HATCHERIES AT THIS LOCATION.

Wetlands in the National Wetlands Inventory

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

This location overlaps the following wetlands:

FRESHWATER FORESTED/SHRUB WETLAND

[PSS3B](#)

[PFO7B](#)

[PFO4/1C](#)

[PFO1C](#)

RIVERINE

[R5UBH](#)

A full description for each wetland code can be found at the [National Wetlands Inventory website](#)

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

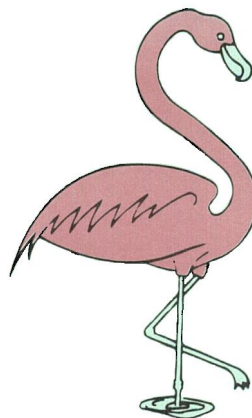
Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

GREENBRIER PUD TRAFFIC STUDY

NASSAU COUNTY, FLORIDA

September 2021



BUCKHOLZ TRAFFIC



**BUCKHOLZ TRAFFIC
3585 KORI ROAD
JACKSONVILLE, FLORIDA 32257
(904) 886-2171 jwbuckholz@aol.com**

September 30, 2021

Mr. Brian Patten
National Land Partners, LLC
665 Simonds Road
Williamstown, MA 01267

Re: Greenbrier PUD Traffic Study

Dear Mr. Patten:

Attached is the requested traffic study, which includes a directional median opening at the Main Site Drive. If there are any questions or comments regarding this study, please contact me.

Sincerely,

Jeffrey W. Buckholz, P.E., PTOE
Principal

This item has been digitally signed and sealed by Jeffrey W. Buckholz, P.E. on 9/30/21. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

GREENBRIER PUD TRAFFIC STUDY

INTRODUCTION

The proposed development is expected to consist of 350 single family homes and 70,000 sf of retail space (see Appendix A). The development will be located on the west side of US 301 on the south end of Hilliard, Florida. Full build-out of the site is expected to occur in 2026.

Access to the site will be provided via one full access driveway on Henry Smith Road, one dual-directional median opening on US 301, and one right-in-right-out only driveway on US 301. The full median opening currently serving the First Assembly of God church will be modified to become the northern portion of the dual directional median opening serving the new development with an exclusive southbound mainline left turn lane added to serve Church traffic. A new northbound exclusive left turn lane will be added to service site traffic inbound. US 301 (US 1, SR 15) is a four lane divided rural principal arterial with a posted speed limit of 65 mph in the vicinity of the site and an FDOT access management classification of 3. Henry Smith Road is an undivided two lane rural major collector with a 45 mph posted speed limit. Figure 1 shows the site location and surrounding road network and also provides the intersection lane configuration and traffic control at nearby intersections of interest.

EXISTING TRAFFIC VOLUMES

Buckholz Traffic personnel conducted weekday AM peak period and PM peak period turning movement counts at intersections of interest along US 301 and Henry Smith Road, including the US 301/Henry Smith Road/Eastwood Road intersection and the Henry Smith Road/CR 115 intersection. These counts, which were collected at 15-minute intervals, are provided in Appendix B with the peak hour volumes summarized in Figures 2 and 3.

Appendix C provides daily traffic volumes from the FDOT annual traffic counting program for two counting stations near the site. The current Average Daily Traffic (ADT) on the portion of US 301 in the vicinity of the site is about 13,000 vehicles per day and the current ADT on Henry Smith Road near the site is about 2000 vehicles per day. Also included in Appendix C are the FDOT seasonal adjustment factors for Nassau County.

TRIP GENERATION OF SITE TRAFFIC

Trip generation calculations were carried out using the 10th edition of ITE's Trip Generation Manual and referencing land use codes 210 (Single Family Housing) and 820 (Shopping Center). Tables 1 and 2 contain the daily, AM peak hour, and PM peak hour trip generation calculations. Tables 3 and 4 provide the internal trip capture calculations for weekday AM and PM peak hour traffic while Table 5 and 6 summarize the trip generation calculations for the peak hours. During an average weekday in 2026 the development is expected to generate 429 **external** trips (174 entering and 255 exiting) during the AM peak hour and 725 **external** trips (397 entering and 328 exiting) during the PM peak hour.

BUCKHOLZ TRAFFIC

GREENBRIER PUD TRAFFIC STUDY

DISTRIBUTION AND ASSIGNMENT OF SITE TRAFFIC

Peak hour trips were directionally distributed based on the results of a 2025 ABM NERPM model run. A new zonal centroid was added to the 2025 model at the location of the site and a centroid connector was installed to both US 301 and Henry Smith Road. The new zone was loaded with 128 commercial employees and 350 single family dwelling units. The weekday AM and PM peak hour model results are provided in Appendix D with the corresponding model trip distribution percentages summarized in Figures 4 and 5. The resulting weekday peak hour site traffic assignments are contained in Figures 6 and 7.

FUTURE TRAFFIC VOLUMES

The expected 2026 weekday AM and PM peak hour background (No Build) traffic volumes and total (Build) traffic volumes at the existing US 301/Henry Smith Road/Eastwood Road intersection and at the future US 301/Site Drive intersections are graphically depicted in Figures 8 through 13. The 2026 background traffic volumes were obtained by multiplying the existing traffic volumes by the appropriate FDOT seasonal adjustment factor and then by a corresponding growth factor of 1.14 (2.7% growth for 5 years, see Table C-1 in Appendix C).

The expected 2026 weekday AM and PM peak hour background (No Build) traffic volumes and total (Build) traffic volumes at the existing Henry Smith Road/CR 115 intersection and at the future Henry Smith Road/Site Drive intersection are graphically depicted in Figures 14 through 17. The 2026 background traffic volumes were obtained by multiplying the existing traffic volumes by the appropriate FDOT seasonal adjustment factor and then by a corresponding growth factor of 1.03 (0.6% growth for 5 years, see Table C-2 in Appendix C).

The 2026 total (Build) traffic volumes were obtained by adding the traffic generated by the new development to the 2026 background traffic volumes.

TURN LANE ANALYSIS

Using 2026 Build traffic volumes a formal analysis was made to determine if an exclusive right turn lane is warranted on either US 301 or Henry Smith Road at the Site Drives. The methodology contained in NCHRP Report 279 was used to conduct this analysis. As is indicated in Figures 18 and 19, right turn volumes will not be high enough on Henry Smith Road to warrant an exclusive right turn lane but will be high enough on US 301 at the Main Site Drive. These results are supported by NCHRP Report 420.

Figure 20 indicates that an exclusive right turn lane is not warranted on US 301 at the South Site Drive. This result is supported by NCHRP Report 420 for the weekday AM peak hour but not for the weekday PM peak hour.

BUCKHOLZ TRAFFIC

GREENBRIER PUD TRAFFIC STUDY

Using 2026 Build traffic volumes a formal analysis was also conducted to determine if a left turn lane is warranted on Henry Smith Road at the Site Drive. The methodology contained in a paper written by M.D. Harmelink entitled: "Volume Warrants for Left Turn Storage Lanes at Unsignalized Grade Intersections" was used to conduct this evaluation. The results indicate that traffic volumes will not be high enough to warrant an exclusive left turn lane at this location. The supporting analysis is provided in Figures 21 and 22.

UNSIGNALIZED INTERSECTION CAPACITY ANALYSIS

Weekday AM and PM peak hour intersection capacity analyses were performed for the existing US 301/Henry Smith Road/Eastwood Road intersection, the existing Henry Smith Road/CR 115 intersection, the future US 301/Main Site Drive intersection, the future US 301/South Site Drive intersection, and the future Henry Smith Road/Site Drive intersection using the two-way stop control methodology contained in chapter 20 of the Sixth Edition of the Highway Capacity Manual. Appendix E contains the capacity analysis calculations with the capacity results summarized in Tables 7 through 9. To expedite traffic operations, two egress lanes are recommended for the site driveway at Henry Smith Road and for the main site driveway on US 301.

A review of Table 7 indicates that, under 2026 Build conditions, all minor movements at the Henry Smith Road/Site Drive intersection are expected to operate at level of service B or better during both weekday peak hours with minimal queueing and a volume-to-capacity ratio of well less than one. At the US 301/South Site Drive intersection the minor movement is expected to operate at level of service B during both weekday peak hours with minimal queueing and a volume-to-capacity ratio of well less than one. At the US 301/Main Site Drive intersection all minor movements are also expected to operate at level of service B or better during both weekday peak hours.

A review of Table 8 indicates that all minor movements at the US 301/Henry Smith Road/Eastwood Road intersection currently operate at level of service C or better with minimal queueing and a volume-to-capacity ratio of less than one. Under 2026 Build conditions, the eastbound side street level of service is expected to fall to F during both weekday peak hours with extensive queueing and a volume-to-capacity ratio just under one. The westbound side street level of service is expected to fall to E during the weekday PM peak hour with moderate queueing. It should be noted that the side street approaches at this intersection are slightly staggered which will result in actual levels of service that are slightly worse than calculated.

A review of Table 9 reveals that all minor movements at the Henry Smith Road/CR 115 intersection currently operate at level of service A with minimal queueing and a volume-to-capacity ratio of well less than one. This excellent operation is expected to continue under 2026 Build conditions.

GREENBRIER PUD TRAFFIC STUDY

SIGNAL WARRANT ANALYSIS

Using the 2021 existing hourly approach volumes from our turning movement counts the three major numerical signal warrants were evaluated at the US 301/Henry Smith Road/Eastwood Road intersection as shown in Table 10. The analysis is based on the standards and guidelines found in the 2009 edition of the Manual on Uniform Traffic Control Devices. The 70% reduction applies to this intersection since the posted speed on US 301 is greater than 35 mph.

Table 10 contains the analysis results for warrant 1 - condition A (Minimum Vehicular Volume), warrant 1 - condition B (Interruption of Continuous Traffic), and warrant 1 - conditions A-B combined (Combination of Warrants). The intersection does not currently meet any of the warrants although it is very close to meeting Warrant 1B. This result is supported by observations of the intersection which reveal that neither queuing nor delay is currently excessive during peak periods. Table 11 repeats the analysis assuming the addition of a second lane on each side street approach. This is a reasonable improvement that would undoubtedly be required by the Florida Department of Transportation (FDOT) before considering the signalization of the intersection. With the lane additions, all of the major numerical warrants are far from being met.

Table 12 carries out the warrant analysis using expected 2026 hourly approach volumes with the development in place and with the additional side street approach lanes added. As is shown in Tables 13 and 14, 2026 weekday hourly volumes for exiting development traffic on Henry Smith Road at US 301 are calculated by applying typical hourly percentages to the daily residential and retail exiting trip generation for the Greenbriar PUD development. This site traffic is added to the existing eastbound side street traffic to obtain total side street approach traffic for use in the warrant analysis. Expected 2026 main street traffic on US 301 is calculated by factoring up the existing hourly traffic volumes to 2026 using the previously developed growth factor of 1.14. The intersection is expected to meet all three of the major numerical warrants under 2026 Build conditions. Reconstruction of the US 301/Henry Smith Road/Eastwood Road intersection to eliminate the existing side street stagger would be appropriate prior to any signalization to allow for efficient phasing of the new traffic signal.

MAINLINE CAPACITY ANALYSIS

Table 15 provides a weekday peak-hour traffic level of service evaluation for roadway links near the site. The percent of roadway capacity in comparison to the desired level of service is calculated for the existing condition and for the future Build condition. Hourly two-way traffic capacity data for the desired level of service was obtained from Nassau County's 2030 Comprehensive Plan. All roadway segments currently operate well under capacity (the volume ceiling) for their desired level of service and are expected to continue to operate well under in the future with the development in place.

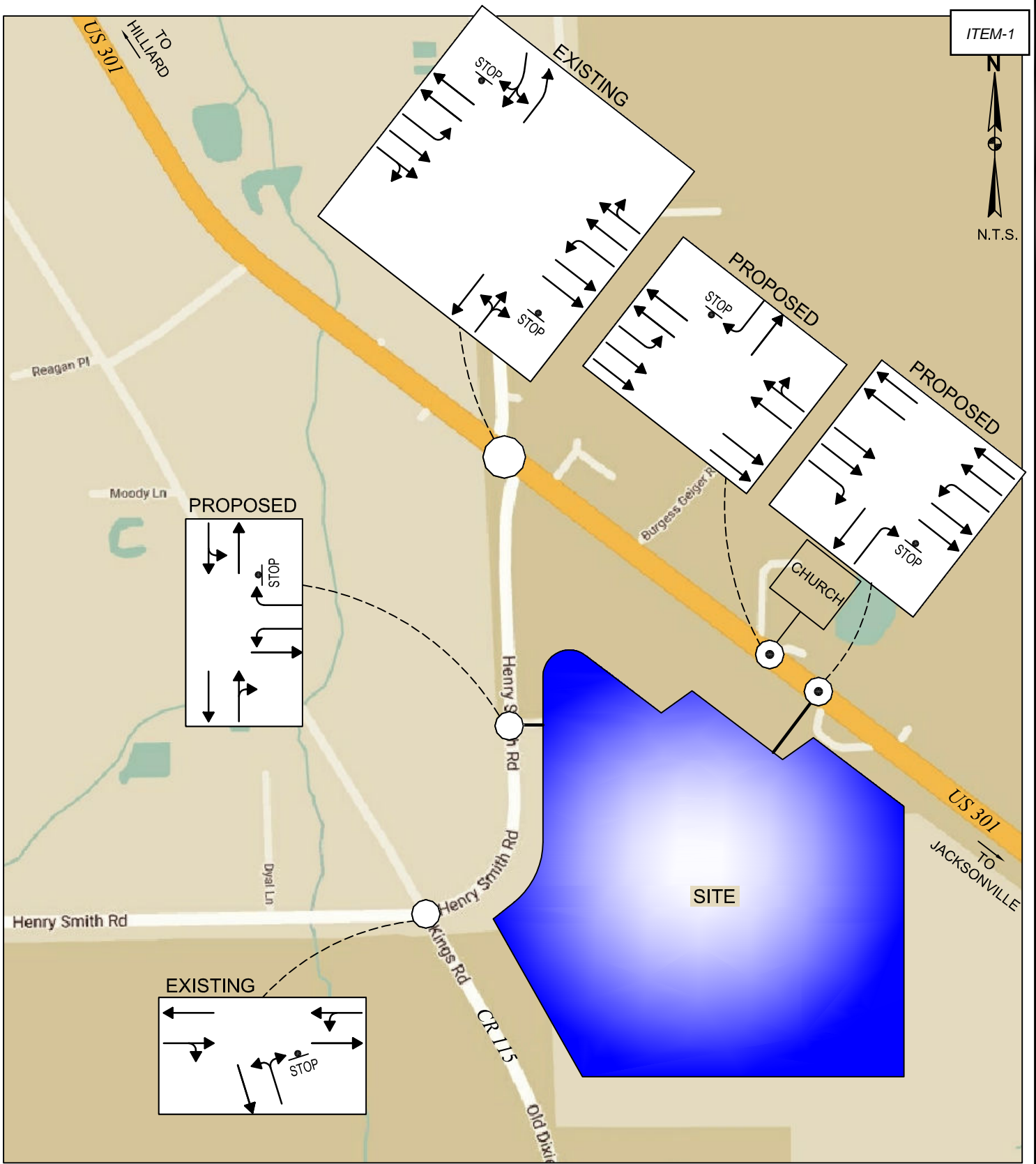
GREENBRIER PUD TRAFFIC STUDY**US 301 ACCESS MANAGEMENT EVALUATION**

The posted speed limit on US 301 along the site frontage is 65 mph and the minimum connection spacing for access management class 3 is 660 feet. The two site driveways will be separated by about 850 and will therefore meet this criterion. There are no other substantive driveways located within 1000 feet of the proposed site drives to either the north or south.

The current median opening spacing along the stretch of US 301 fronting the site does not meet FDOT access management guidelines. A 2640 foot spacing is required for full median openings on a class 3 facility whereas just 1800 feet is provided between the Church median opening and the next opening to the south and only 900 feet is provided between the Church median opening and the next median opening to the north.

The recommended directional median opening spacing is 1320 feet and converting the Church median to a directional opening and combining it with the new Main Site Drive directional median opening to form a large dual directional median opening will result in a median opening spacing that meets this criterion to the south and comes close to meeting it to the north.

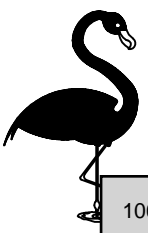
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- = FULL ACCESS
- = DIRECTIONAL MEDIAN OPENING

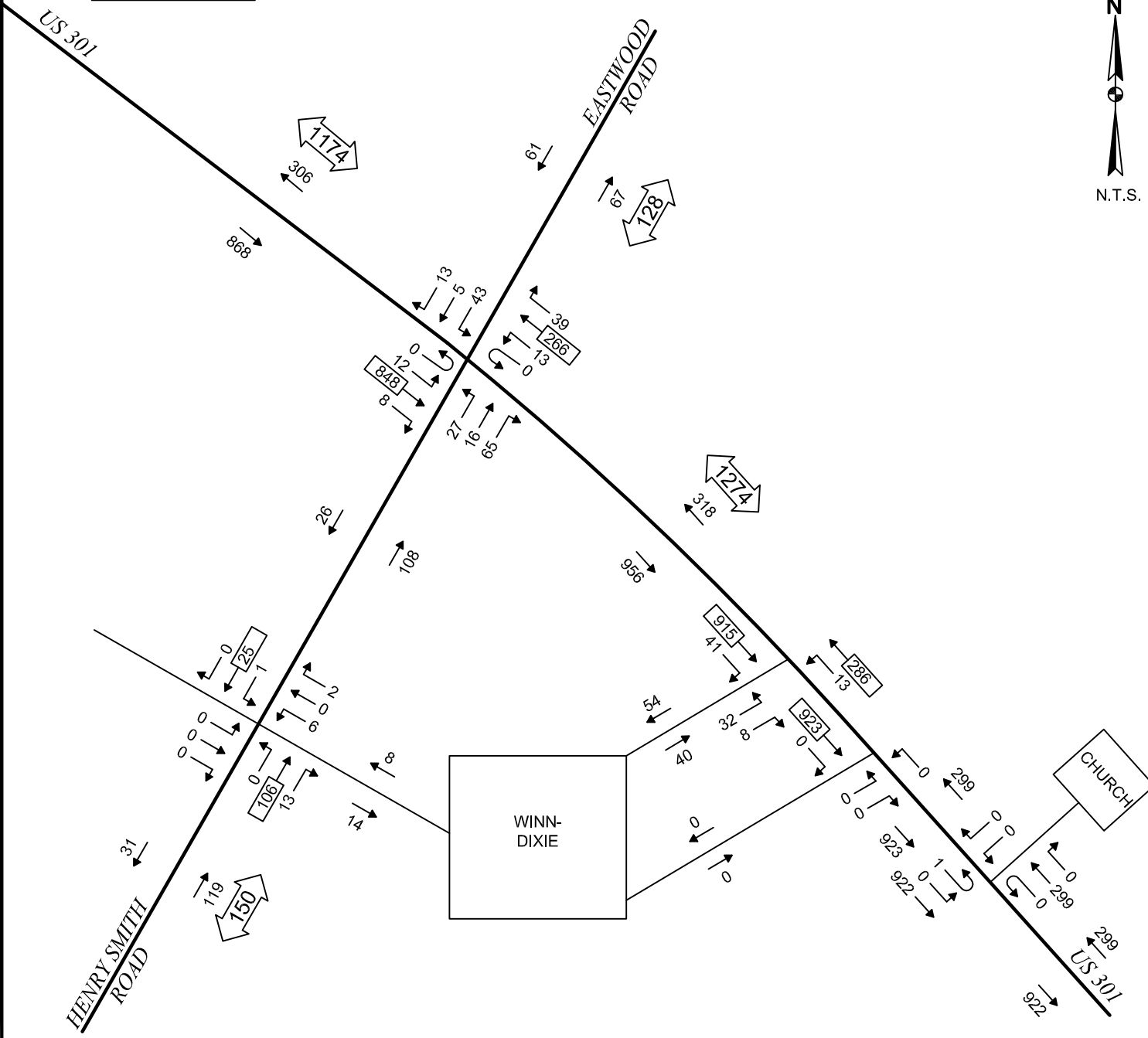
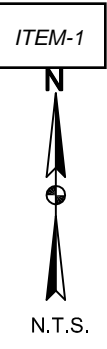
Buckholz Traffic

FIGURE 1
SITE LOCATION



106

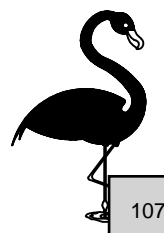
7:00-8:00 AM



xxxx = CALCULATED VALUE

Buckholz Traffic

FIGURE 2A
 TRAFFIC COUNTS
 WEEKDAY AM PEAK HOUR



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7:00-8:00 AM

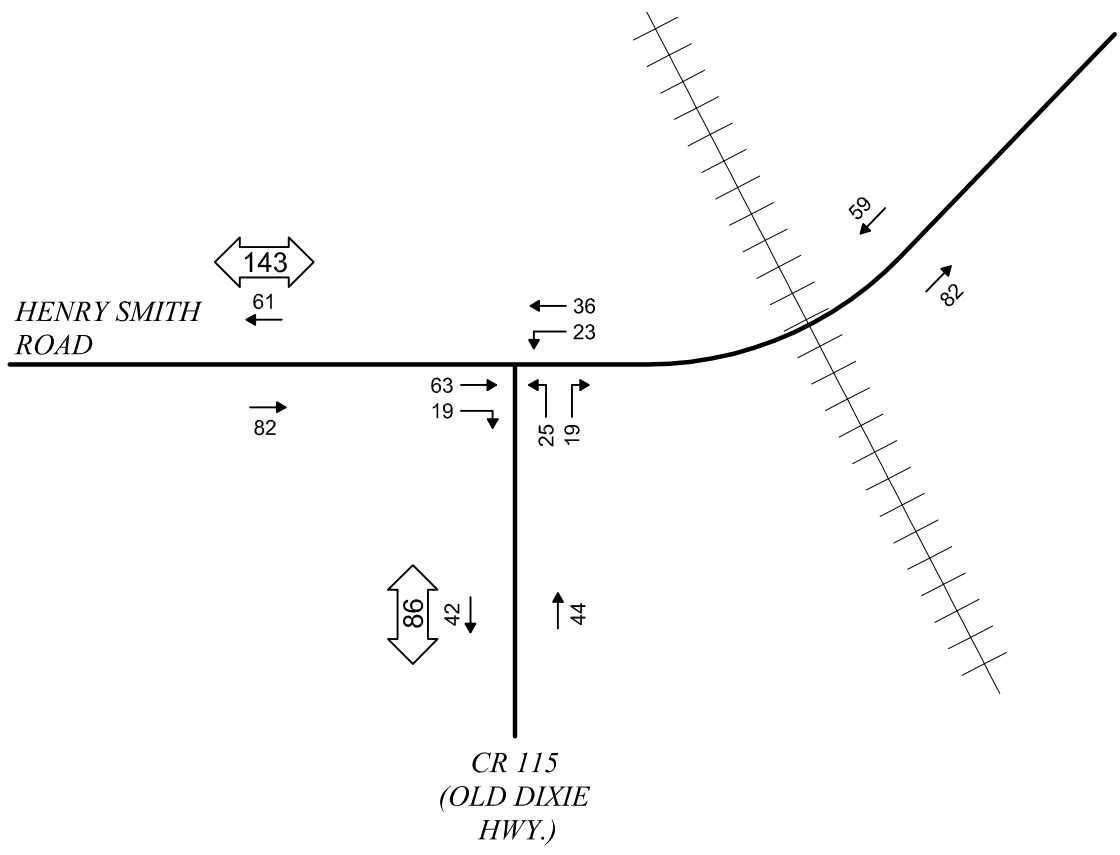
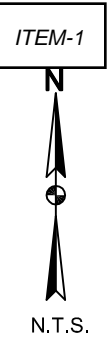
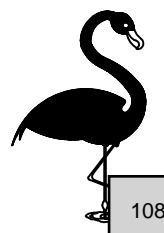


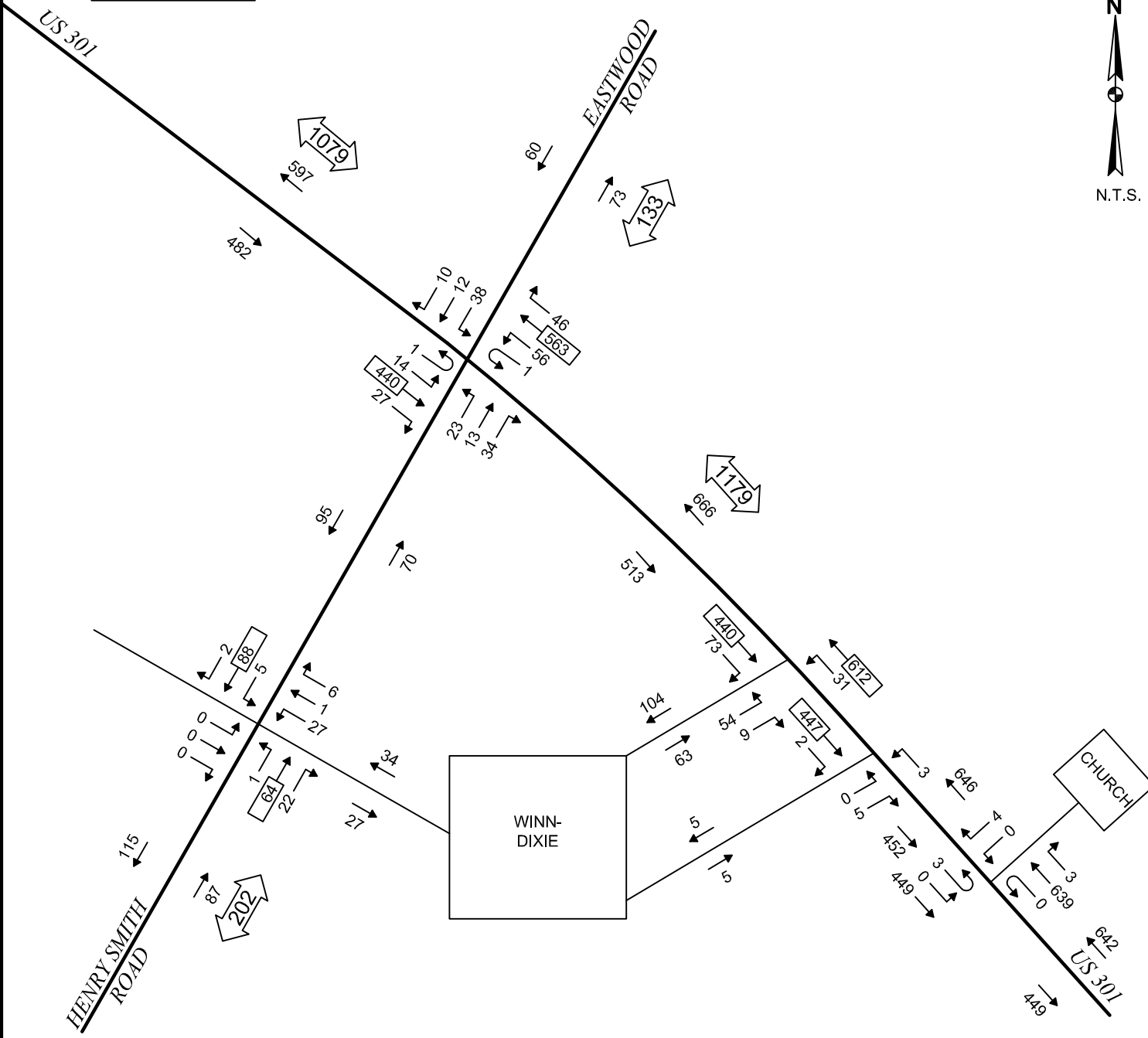
FIGURE 2B
 TRAFFIC COUNTS
 WEEKDAY AM PEAK HOUR



M:\2021\21-1681\CAD2\FIG_02B.dwg Date: 09-07-21 T: 16:44 By: AVDelacruz

4:15-5:15 PM

ITEM-1



xxxx = CALCULATED VALUE

Buckholz Traffic

FIGURE 3A

TRAFFIC COUNTS

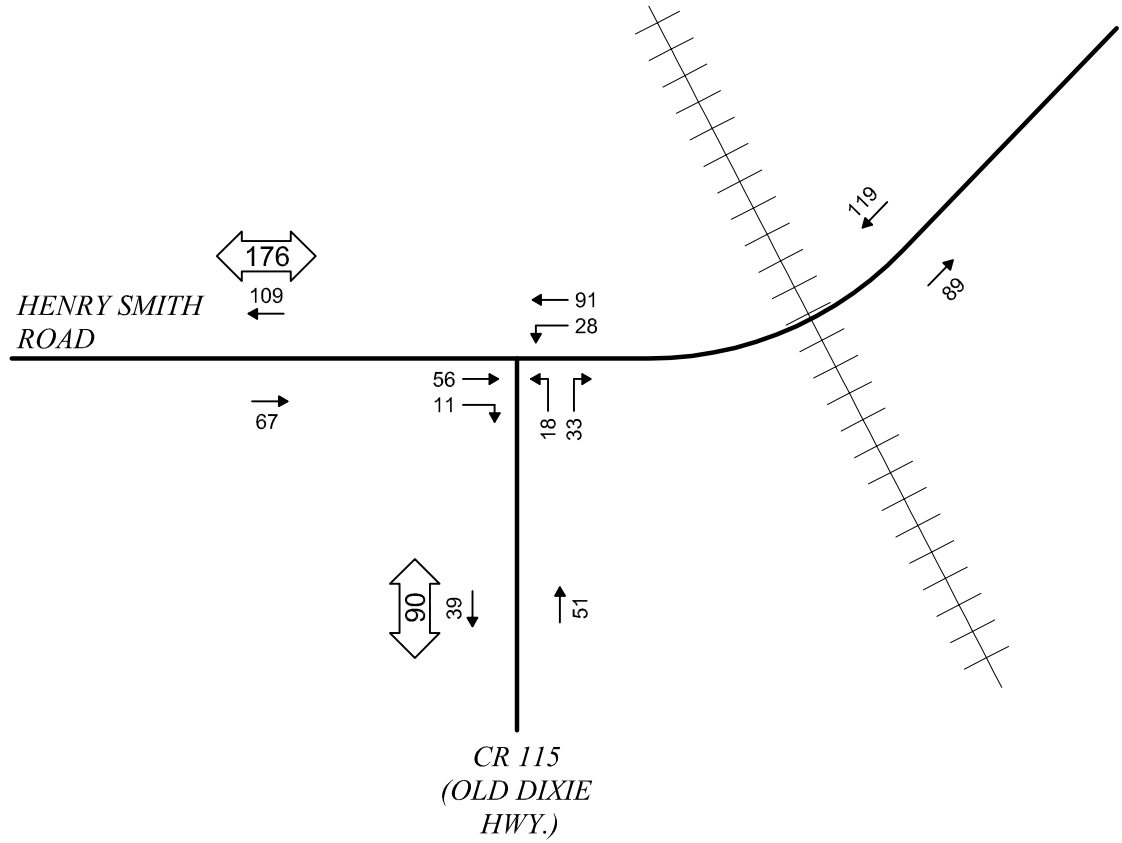
WEEKDAY PM PEAK HOUR



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4:30-5:30 PM

ITEM-1



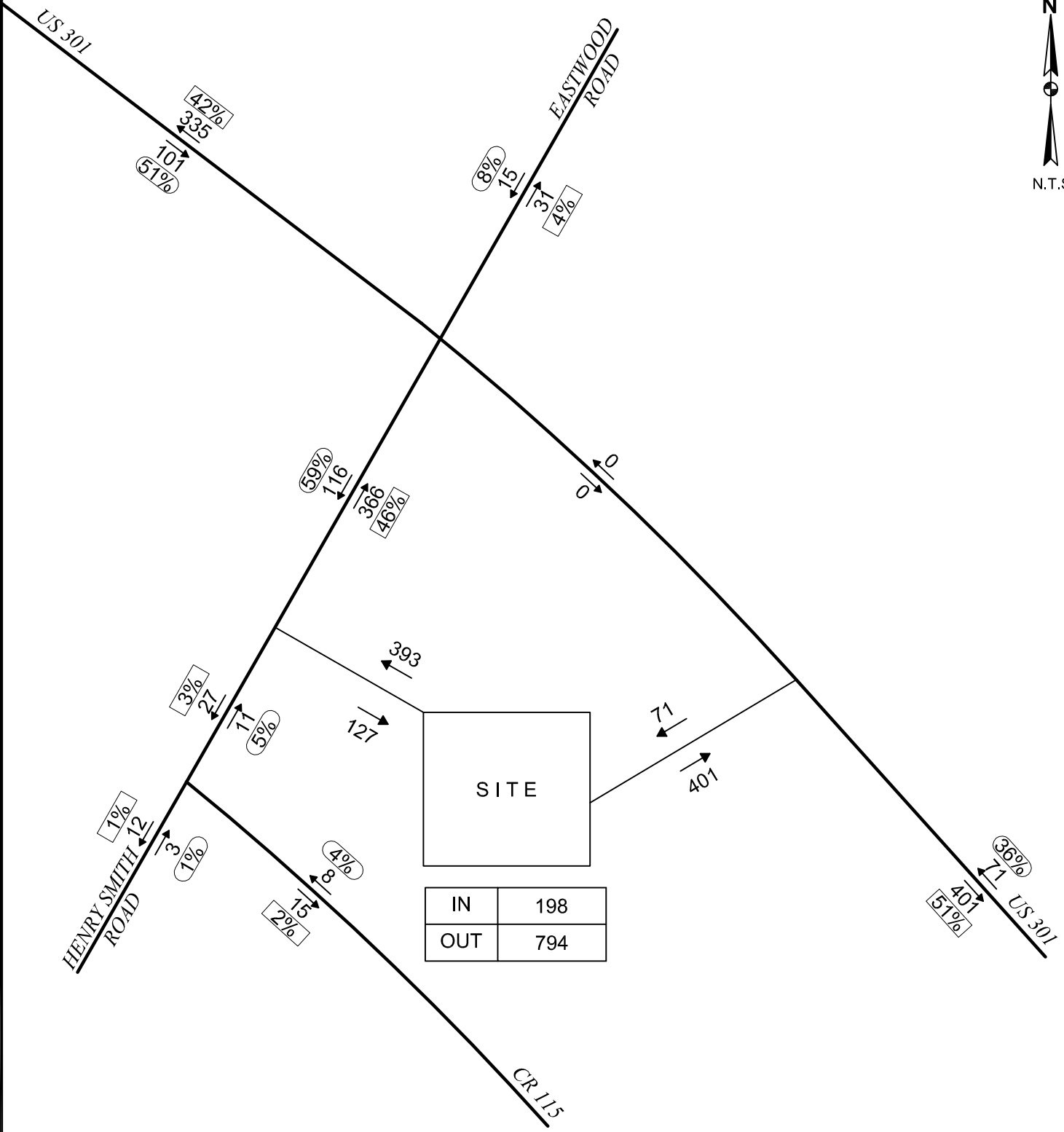
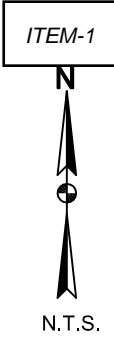
Buckholz Traffic

FIGURE 3B

TRAFFIC COUNTS

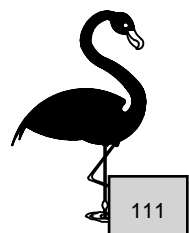
WEEKDAY PM PEAK HOUR

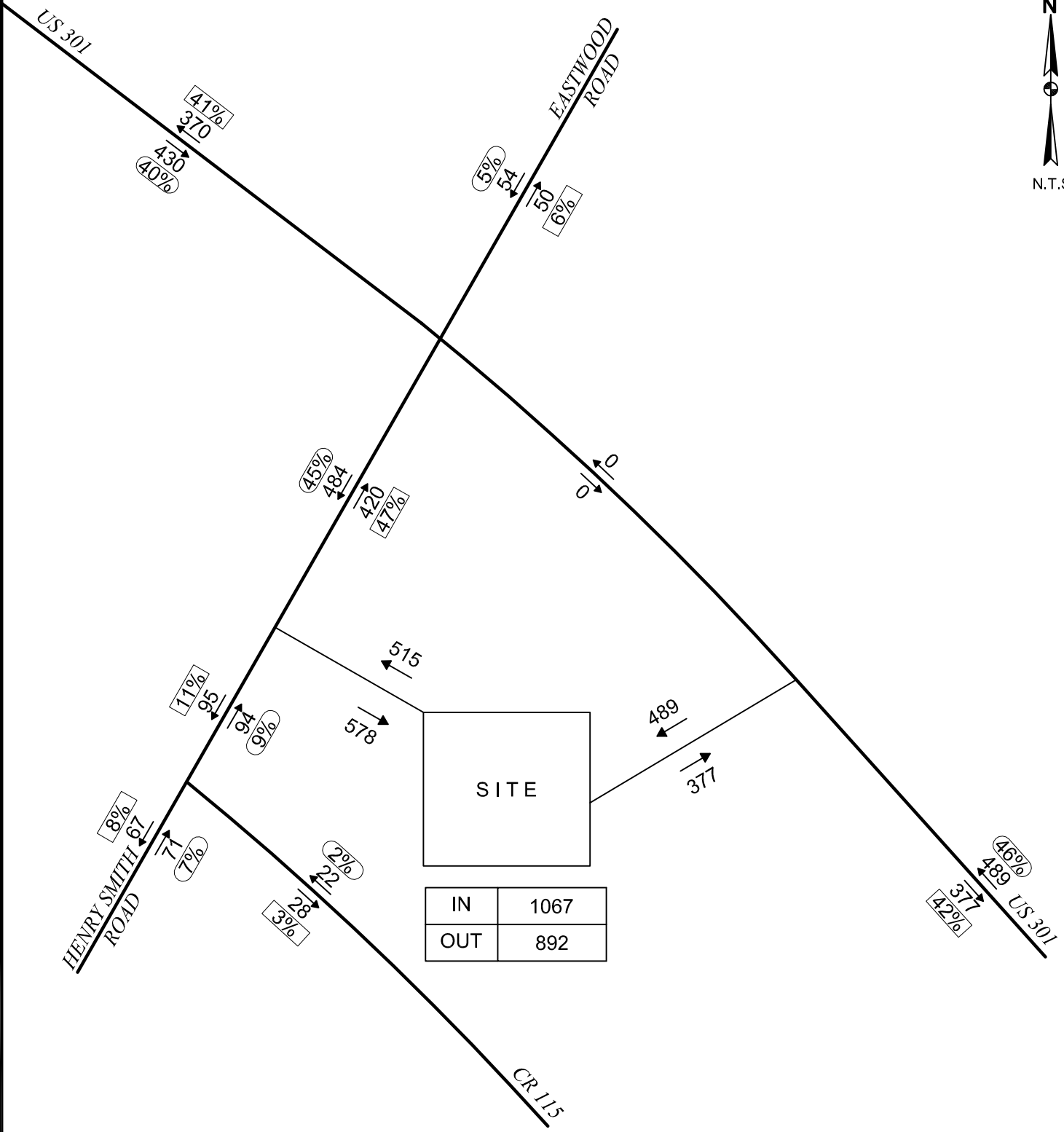
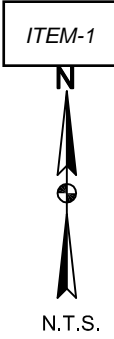




Buckholz Traffic

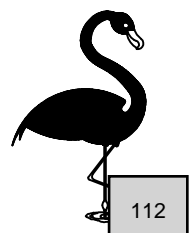
FIGURE 4
 NERPM TRIP
 DISTRIBUTION
 WEEKDAY AM PEAK



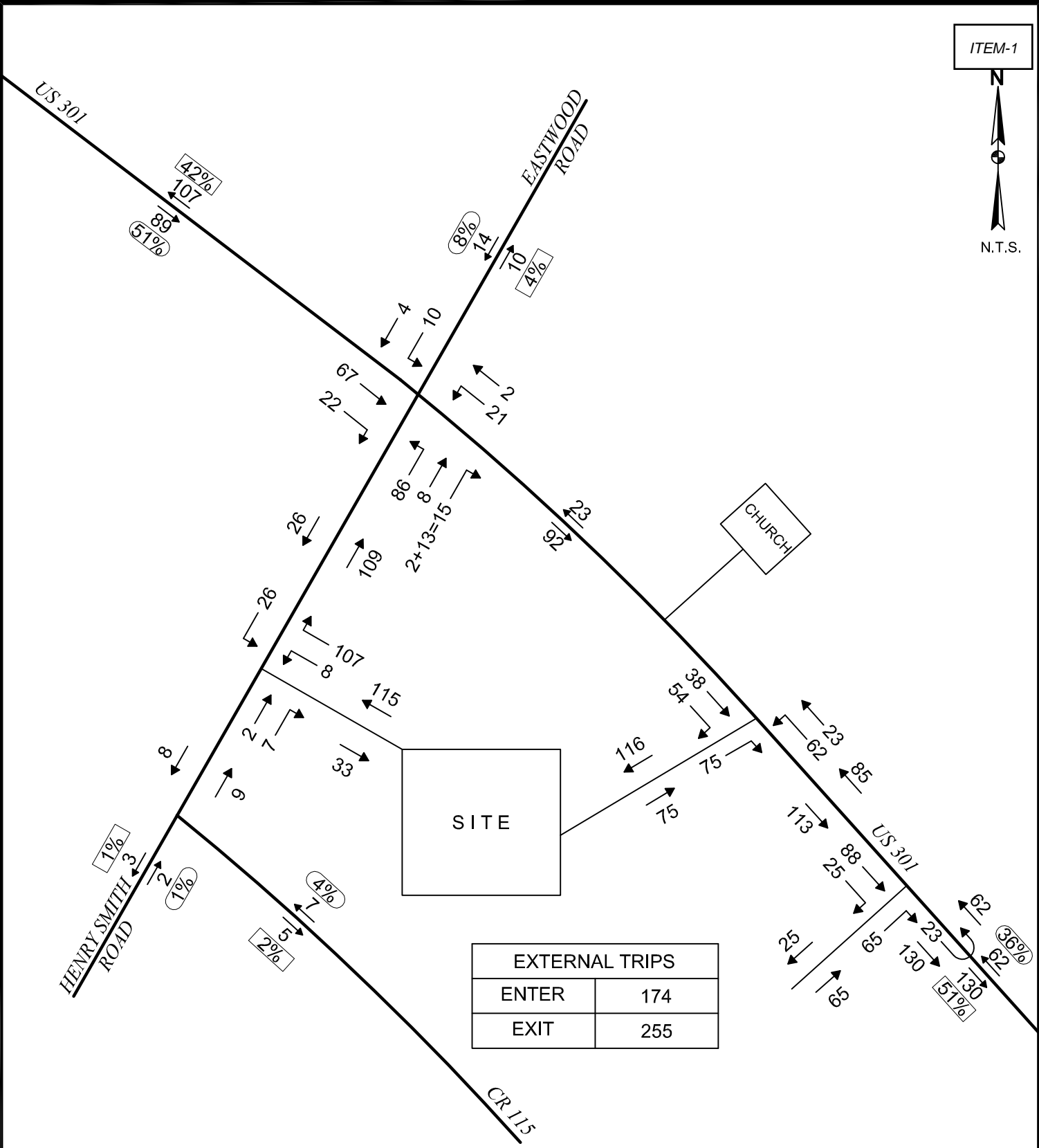
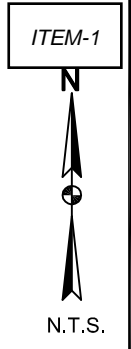


Buckholz Traffic

FIGURE 5
 NERPM TRIP DISTRIBUTION
 WEEKDAY PM PEAK

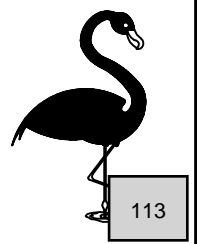


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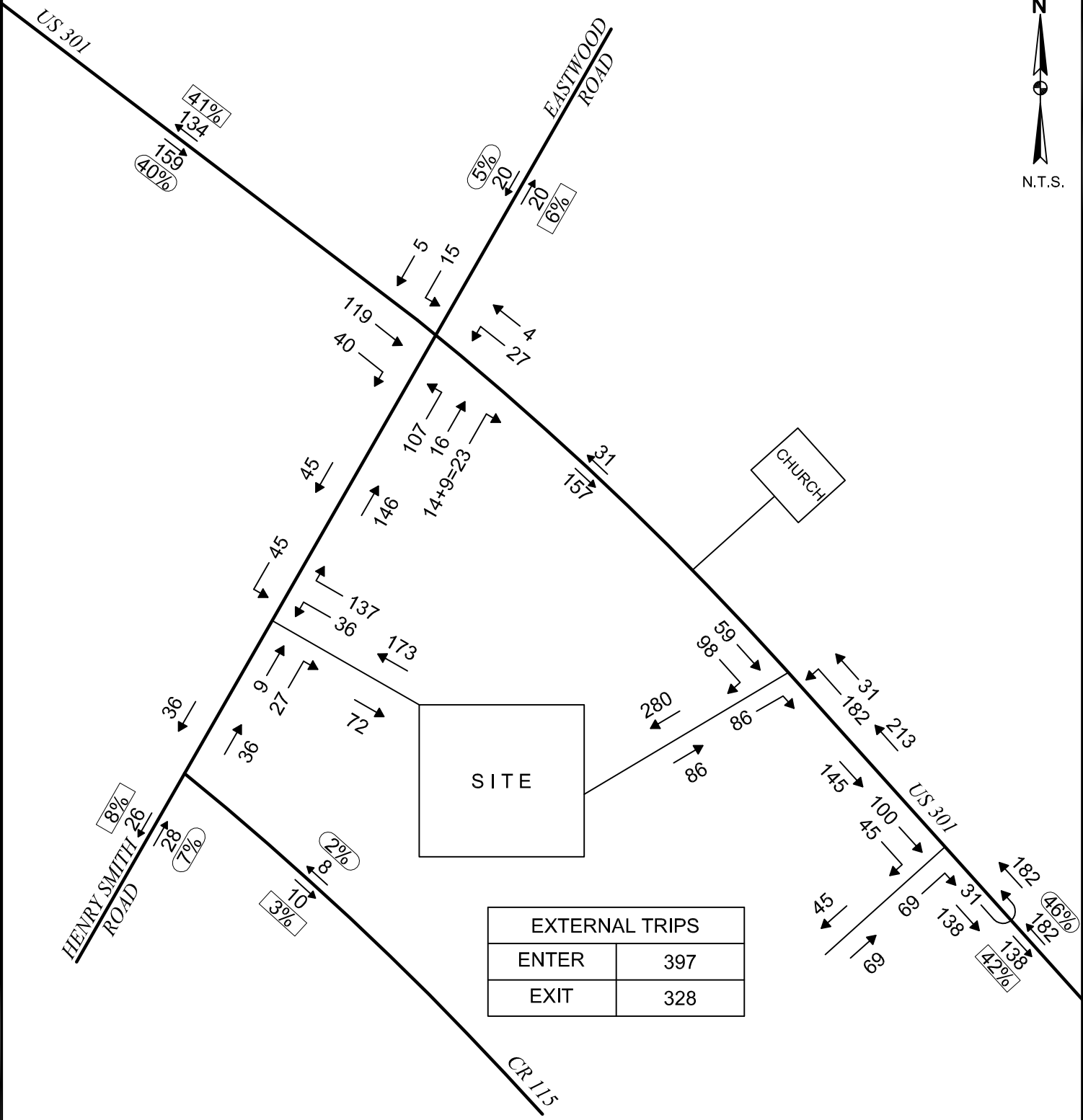
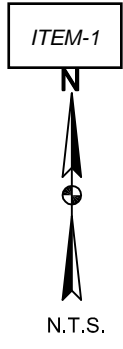


Buckholz Traffic

FIGURE 6
 SITE TRAFFIC ASSIGNMENT
 WEEKDAY AM PEAK HOUR



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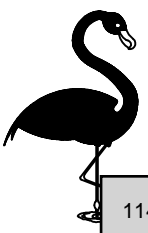


EXTERNAL TRIPS	
ENTER	397
EXIT	328

Buckholz Traffic

FIGURE 7

SITE TRAFFIC ASSIGNMENT



WEEKDAY PM PEAK HOUR

114

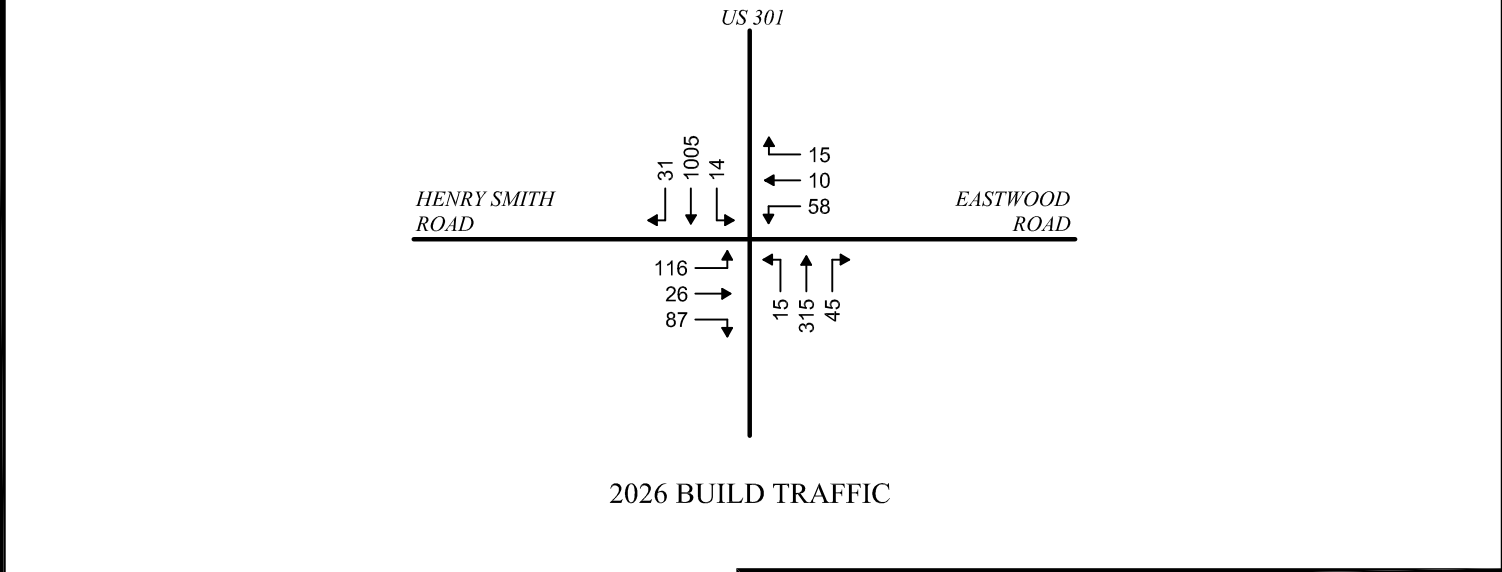
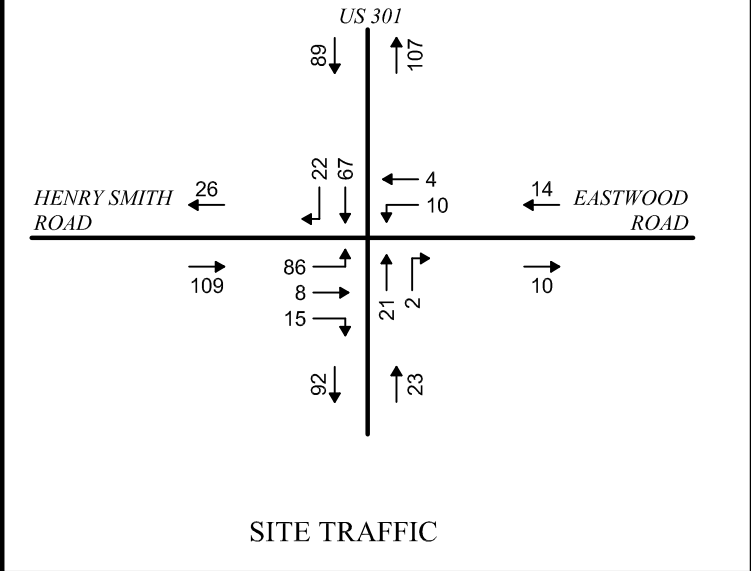
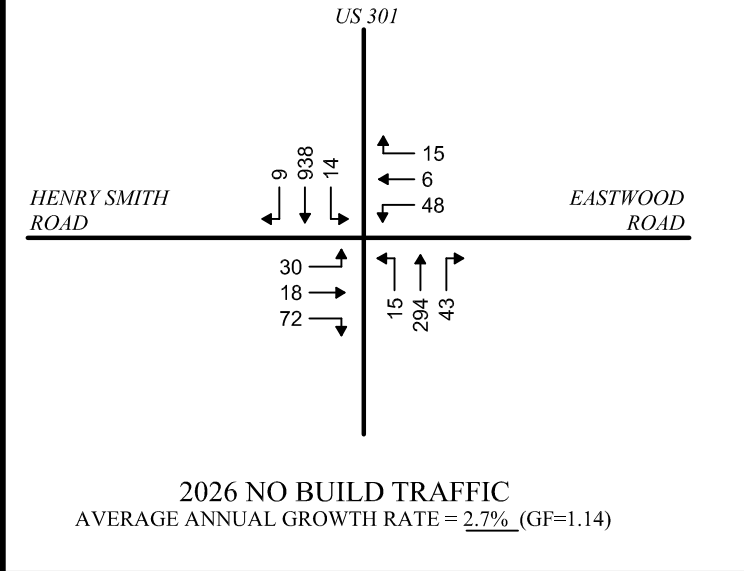
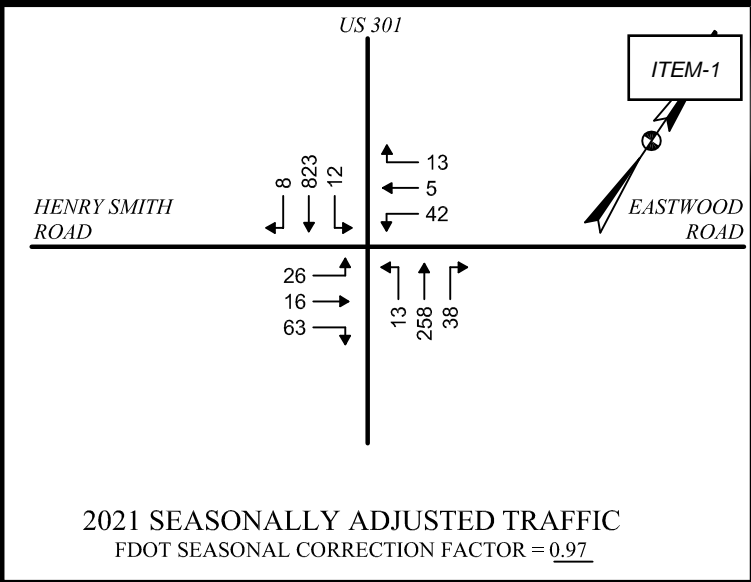
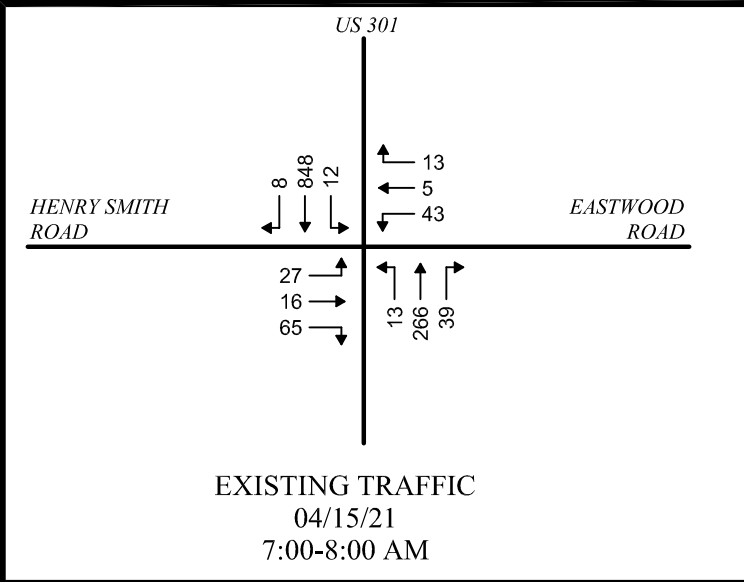
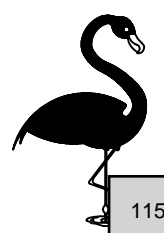


FIGURE 8
2026 BUILD TRAFFIC
US 301 / EASTWOOD ROAD

WEEKDAY AM PEAK HOUR



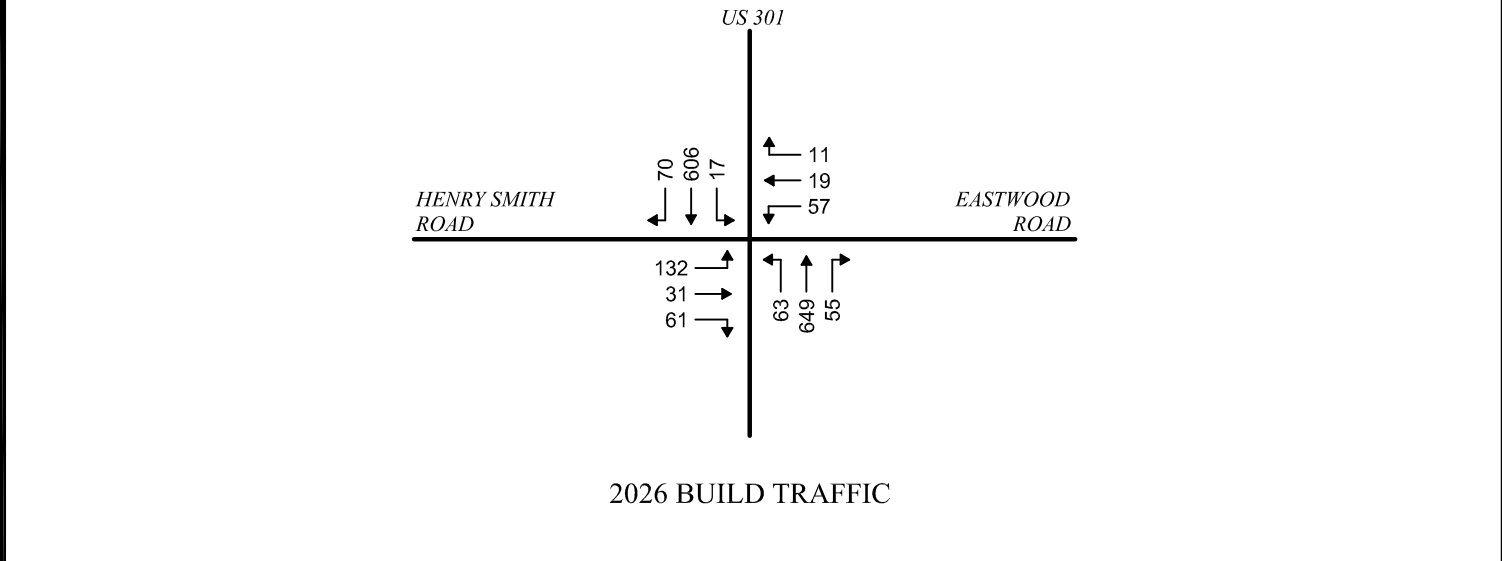
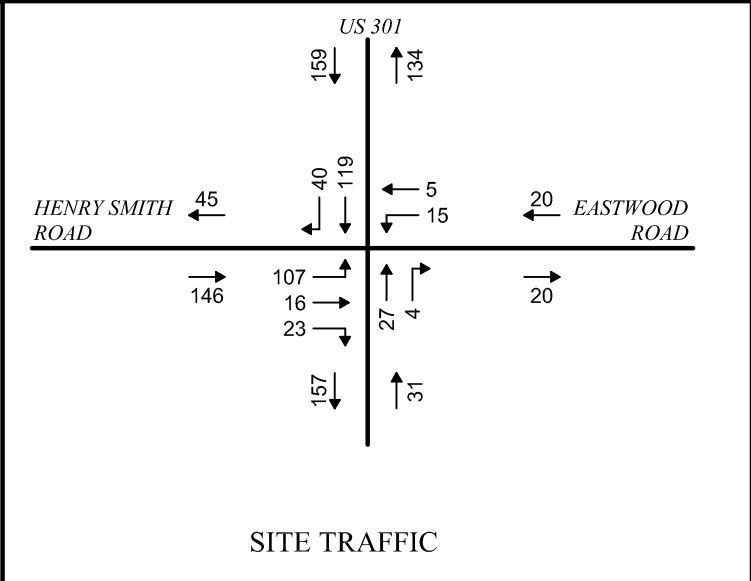
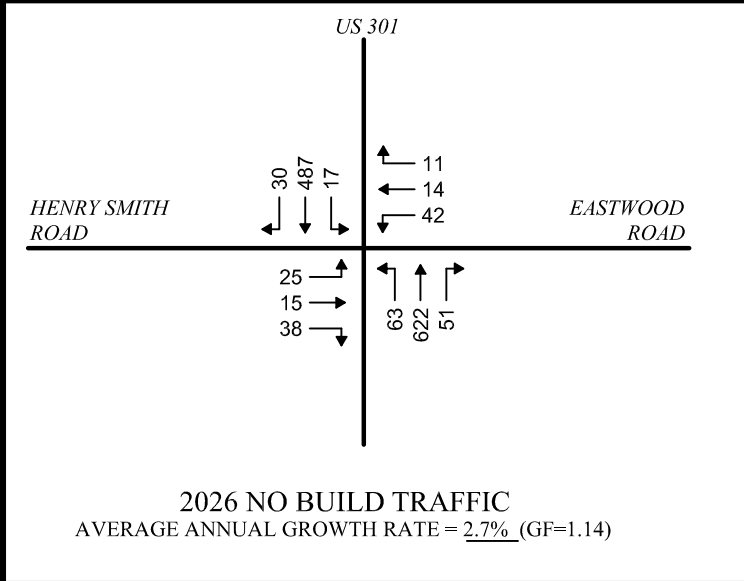
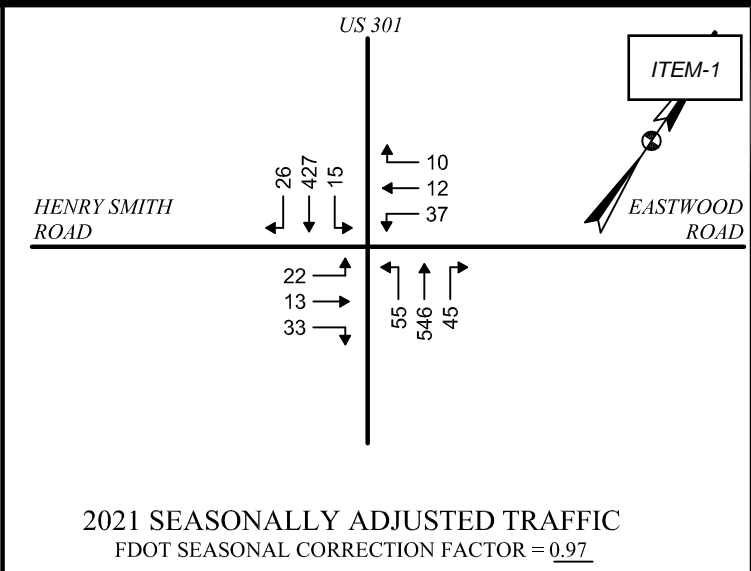
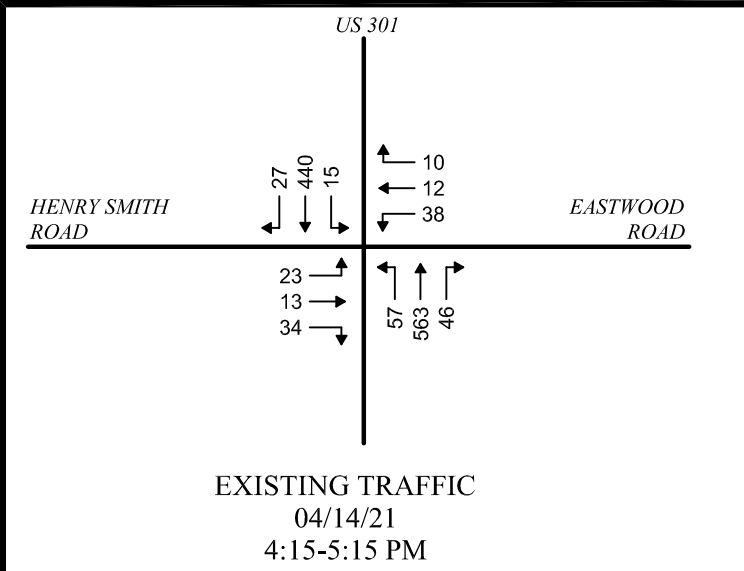
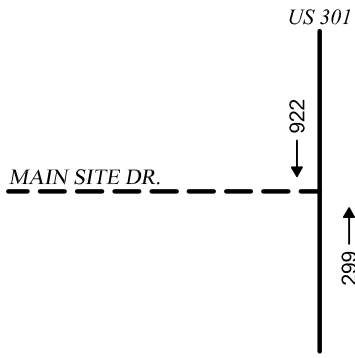


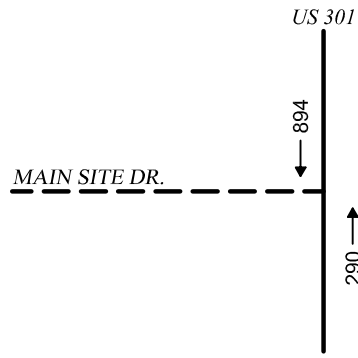
FIGURE 9
2026 BUILD TRAFFIC
US 301 / EASTWOOD ROAD
WEEKDAY PM PEAK HOUR

Buckholz Traffic

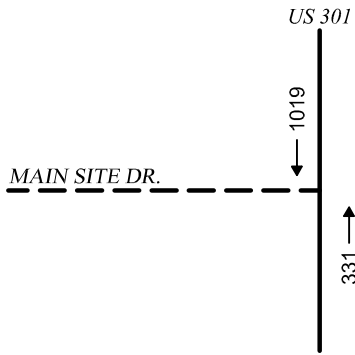
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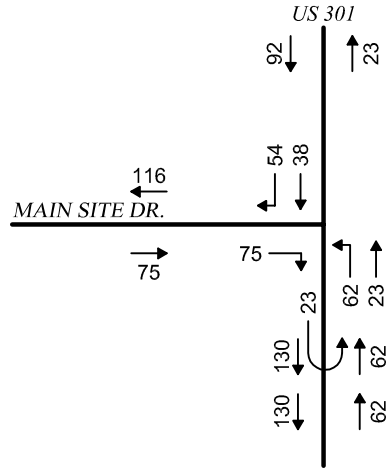
EXISTING TRAFFIC
04/15/21
7:00-8:00 AM



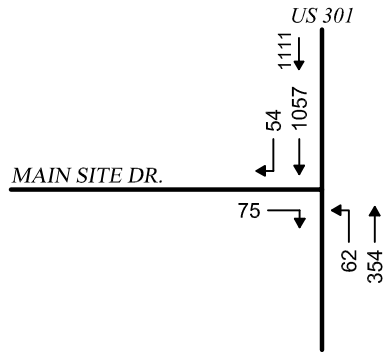
2021 SEASONALLY ADJUSTED TRAFFIC
FDOT SEASONAL CORRECTION FACTOR = 0.97



2026 NO BUILD TRAFFIC
AVERAGE ANNUAL GROWTH RATE = 2.7% (GF=1.14)



SITE TRAFFIC



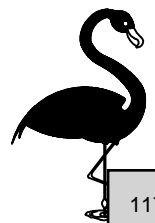
2026 BUILD TRAFFIC

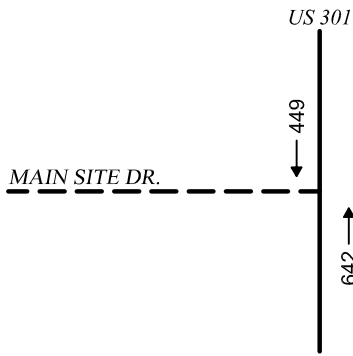
Buckholz Traffic

FIGURE 10

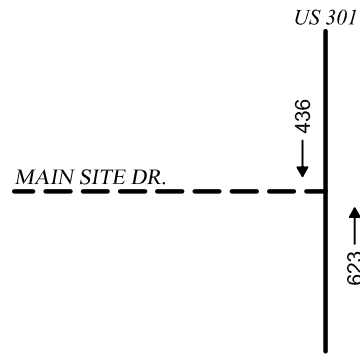
2026 BUILD TRAFFIC
US 301 / MAIN SITE DRIVE

WEEKDAY AM PEAK HOUR

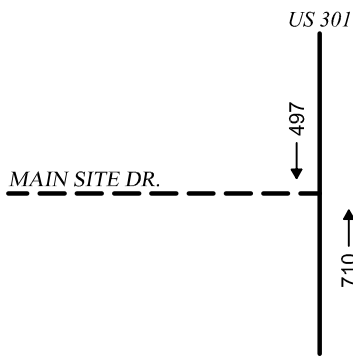




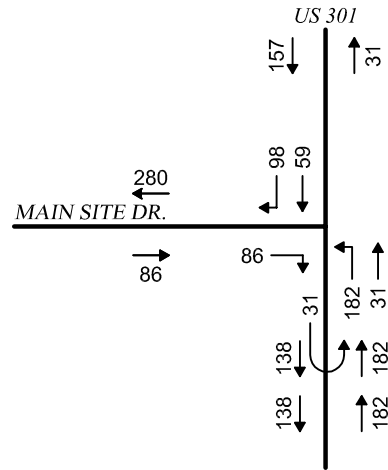
EXISTING TRAFFIC
04/14/21
4:15-5:15 PM



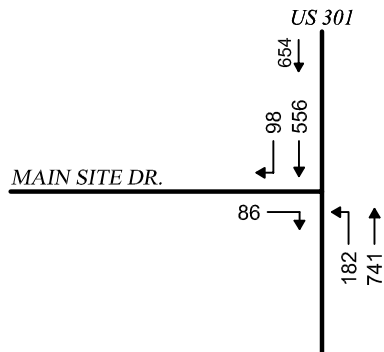
2021 SEASONALLY ADJUSTED TRAFFIC
FDOT SEASONAL CORRECTION FACTOR = 0.97



2026 NO BUILD TRAFFIC
AVERAGE ANNUAL GROWTH RATE = 2.7% (GF=1.14)



SITE TRAFFIC



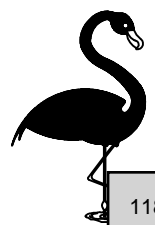
2026 BUILD TRAFFIC

Buckholz Traffic

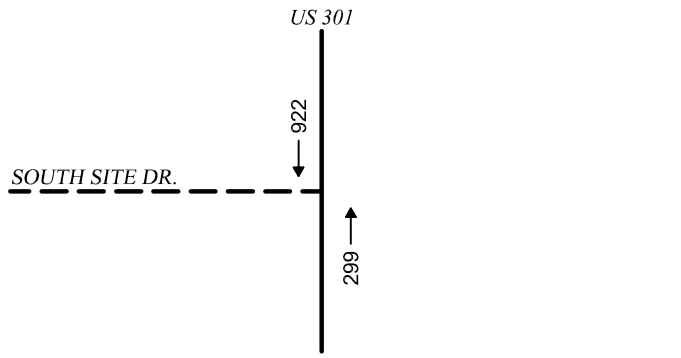
FIGURE 11

2026 BUILD TRAFFIC
US 301 / MAIN SITE DRIVE

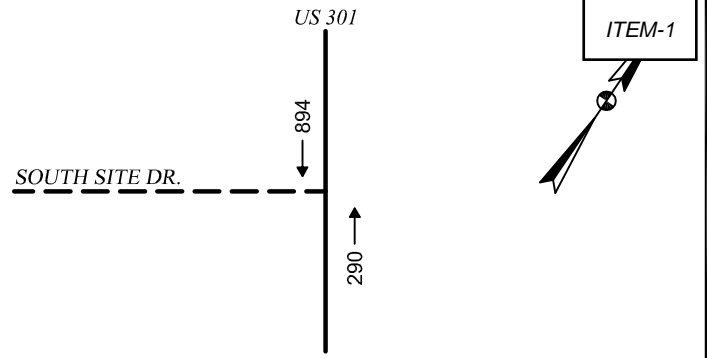
WEEKDAY PM PEAK HOUR



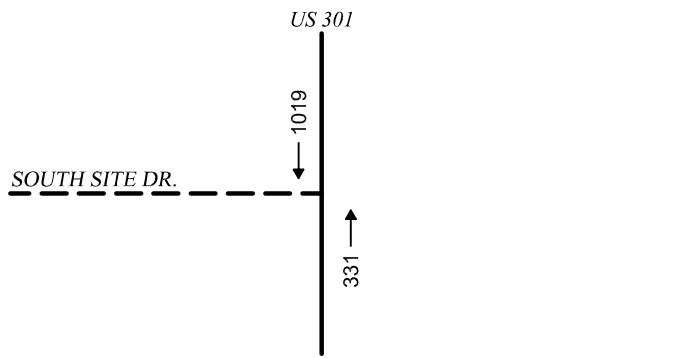
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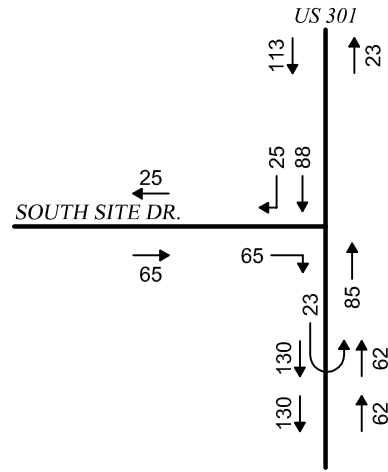
EXISTING TRAFFIC
04/15/21
7:00-8:00 AM



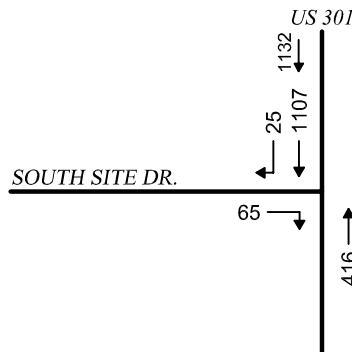
2021 SEASONALLY ADJUSTED TRAFFIC
FDOT SEASONAL CORRECTION FACTOR = 0.97



2026 NO BUILD TRAFFIC
AVERAGE ANNUAL GROWTH RATE = 2.7% (GF=1.14)



SITE TRAFFIC



2026 BUILD TRAFFIC

Buckholz Traffic

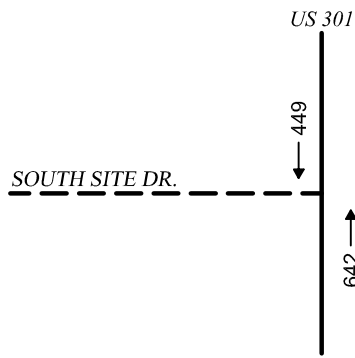
FIGURE 12

2026 BUILD TRAFFIC
US 301 / SOUTH SITE DRIVE

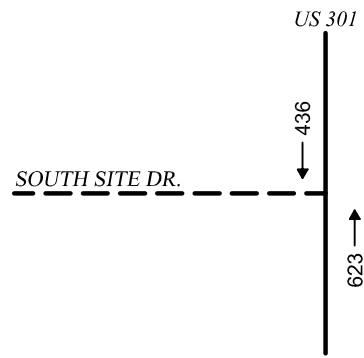
WEEKDAY AM PEAK HOUR



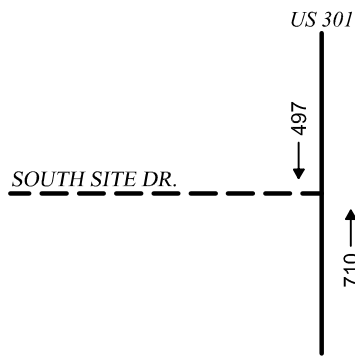
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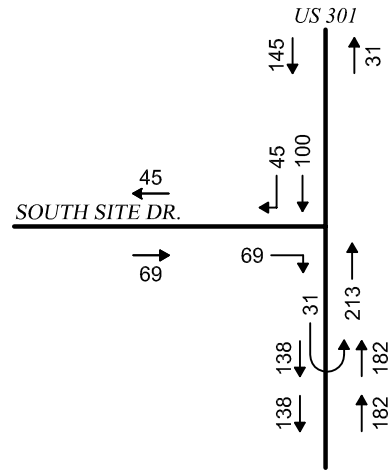
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04/14/21
4:15-5:15 PM



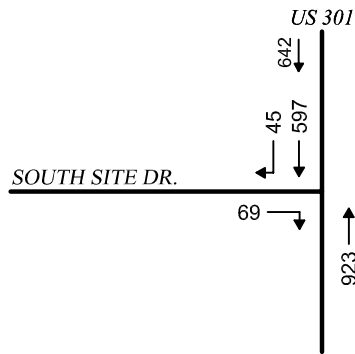
2021 SEASONALLY ADJUSTED TRAFFIC
FDOT SEASONAL CORRECTION FACTOR = 0.97



2026 NO BUILD TRAFFIC
AVERAGE ANNUAL GROWTH RATE = 2.7% (GF=1.14)



SITE TRAFFIC



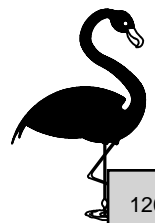
2026 BUILD TRAFFIC

Buckholz Traffic

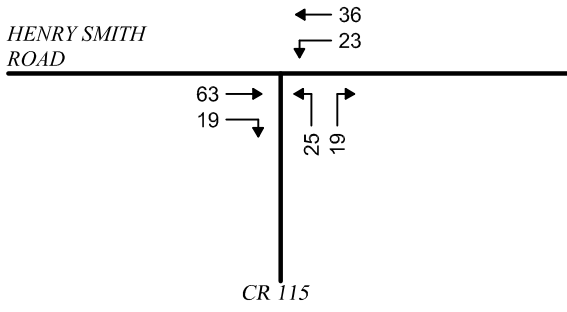
FIGURE 13

2026 BUILD TRAFFIC
US 301 / SOUTH SITE DRIVE

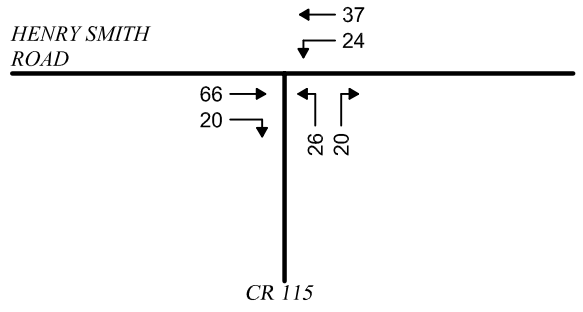
WEEKDAY PM PEAK HOUR



M:\2021\21-1681\CAD-1D\FIG_14.dwg Date: 09-30-21 T: 16:22 By: AVDelacruz

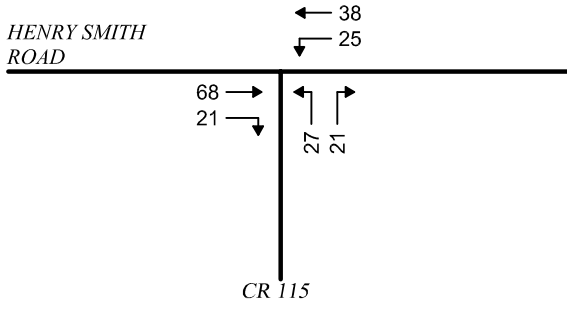


EXISTING TRAFFIC
09/02/21
7:30-8:30 AM

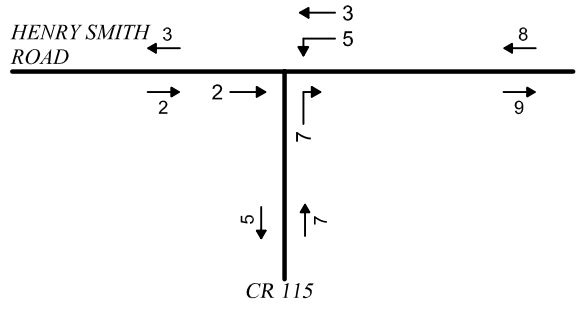


2021 SEASONALLY ADJUSTED TRAFFIC
FDOT SEASONAL CORRECTION FACTOR = 1.04

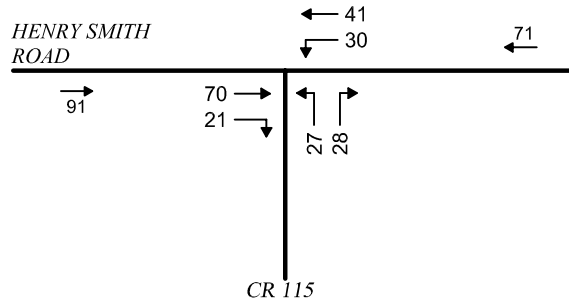
ITEM-1



2026 NO BUILD TRAFFIC
AVERAGE ANNUAL GROWTH RATE = 0.6% (GF=1.03)



SITE TRAFFIC



2026 BUILD TRAFFIC

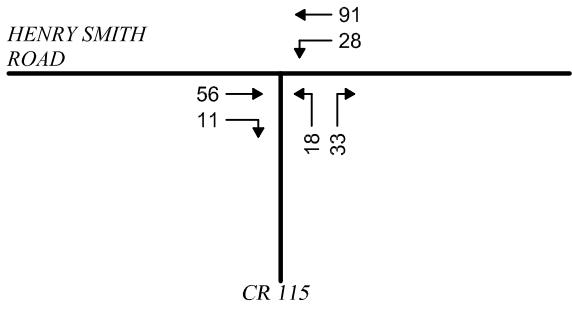
FIGURE 14

2026 BUILD TRAFFIC
HENRY SMITH RD. / CR 115

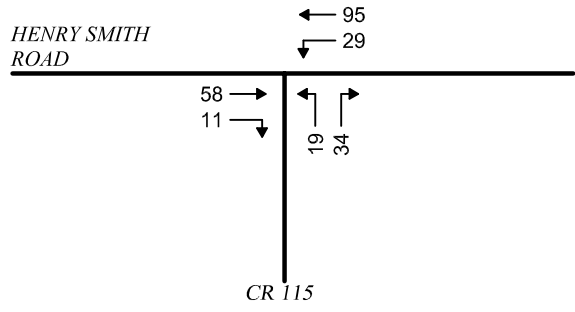
WEEKDAY AM PEAK HOUR



M:\2021\21-1681\CAD-1D\FIG_15.dwg Date: 09-30-21 T: 16:23 By: AVDelacruz

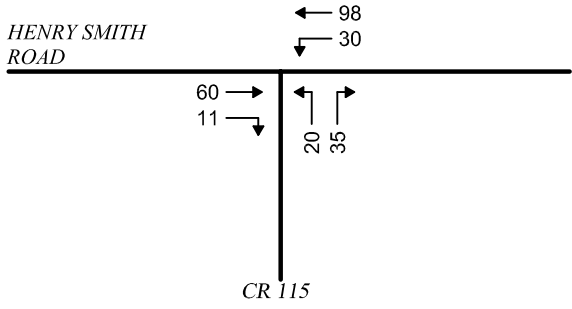


EXISTING TRAFFIC
09/03/21
4:30-5:30 PM

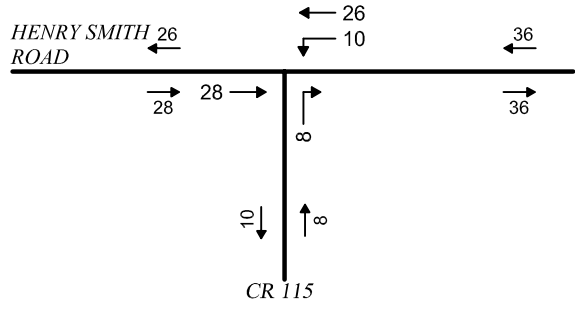


2021 SEASONALLY ADJUSTED TRAFFIC
FDOT SEASONAL CORRECTION FACTOR = 1.04

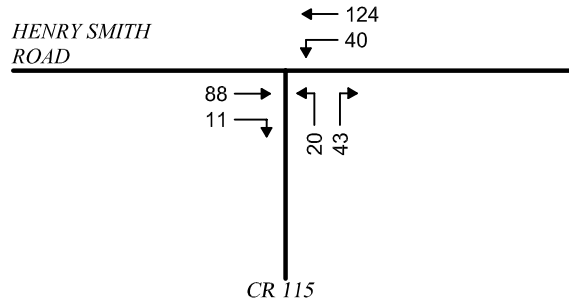
ITEM-1



2026 NO BUILD TRAFFIC
AVERAGE ANNUAL GROWTH RATE = 0.6% (GF=1.03)



SITE TRAFFIC



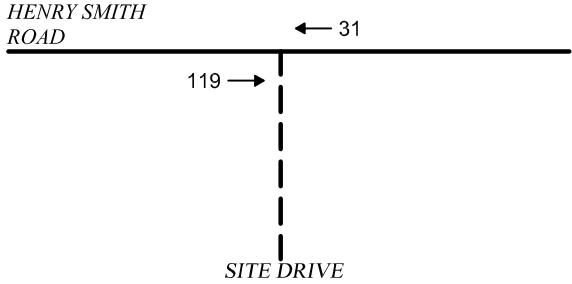
2026 BUILD TRAFFIC

FIGURE 15

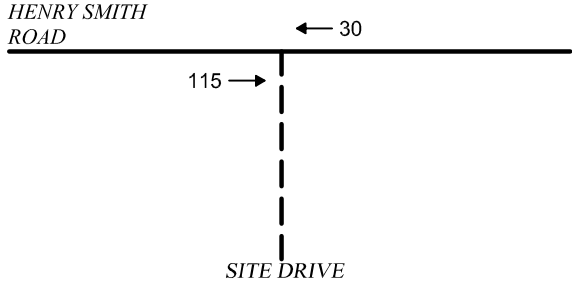
2026 BUILD TRAFFIC
HENRY SMITH RD. / CR 115

WEEKDAY PM PEAK HOUR

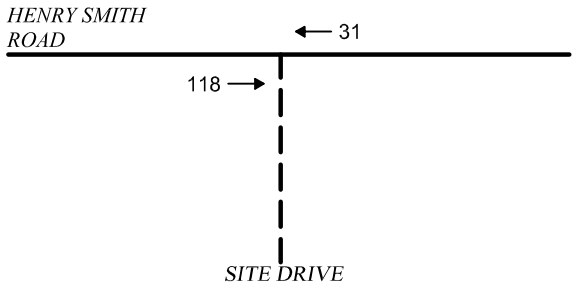




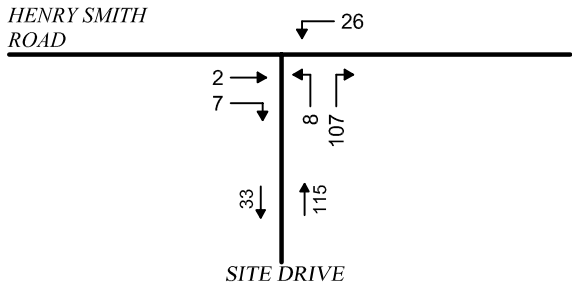
EXISTING TRAFFIC
04/15/21
7:00-8:00 AM



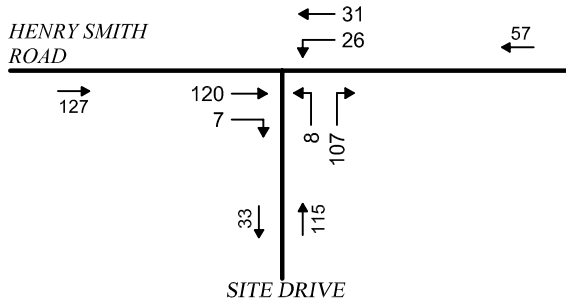
2021 SEASONALLY ADJUSTED TRAFFIC
FDOT SEASONAL CORRECTION FACTOR = 0.97



2026 NO BUILD TRAFFIC
AVERAGE ANNUAL GROWTH RATE = 0.6% (GF=1.03)



SITE TRAFFIC

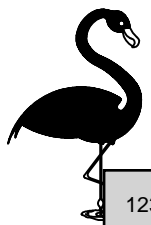


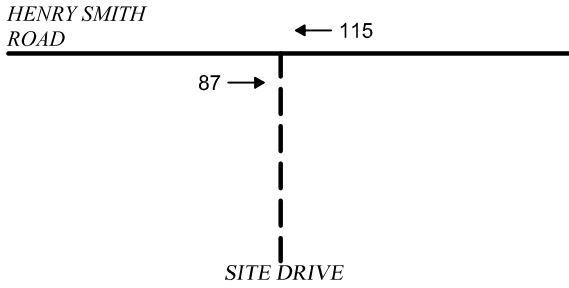
2026 BUILD TRAFFIC

FIGURE 16

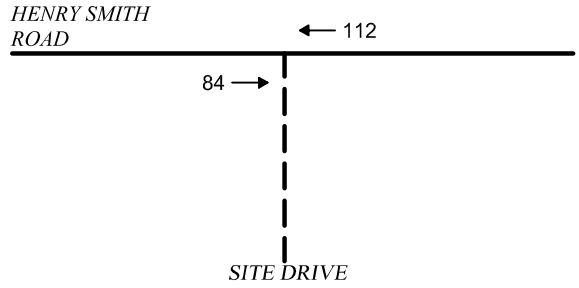
2026 BUILD TRAFFIC
HENRY SMITH RD. / SITE DRIVE

WEEKDAY AM PEAK HOUR

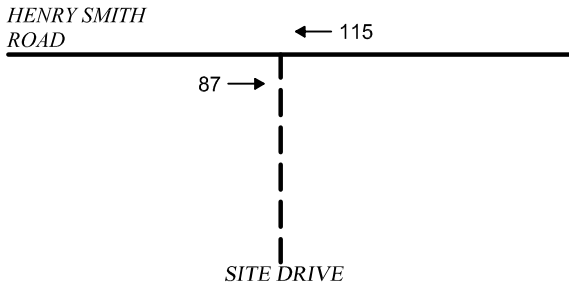




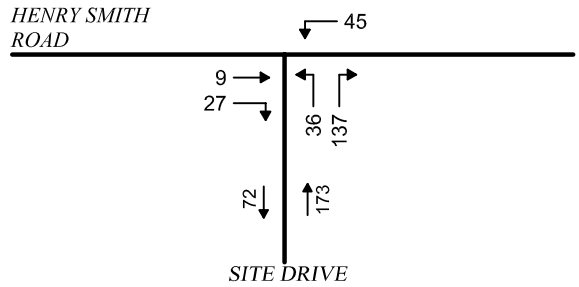
EXISTING TRAFFIC
04/14/21
4:15-5:15 PM



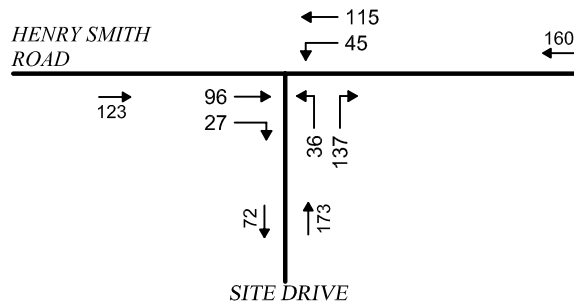
2021 SEASONALLY ADJUSTED TRAFFIC
FDOT SEASONAL CORRECTION FACTOR = 0.97



2026 NO BUILD TRAFFIC
AVERAGE ANNUAL GROWTH RATE = 0.6% (GF=1.03)



SITE TRAFFIC



2026 BUILD TRAFFIC

FIGURE 17

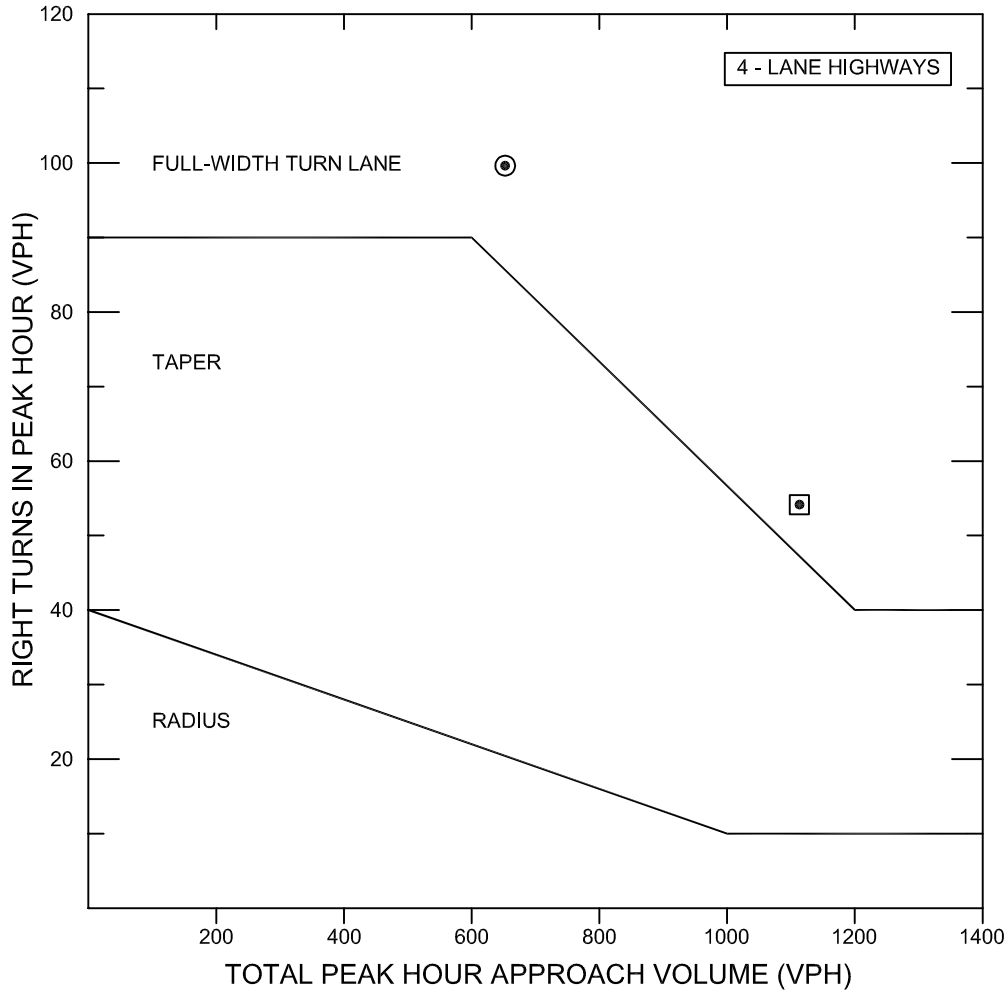
2026 BUILD TRAFFIC
HENRY SMITH RD. / SITE DRIVE

WEEKDAY PM PEAK HOUR



SOUTHBOUND US 301 AT MAIN SITE DRIVEWAY

ITEM-1



NOMOGRAPH FOR RIGHT TURN LANES

SOURCE: TRANSPORTATION RESEARCH BOARD NCHRP REPORT #279

▣ AM PEAK HOUR

⊙ PM PEAK HOUR

V _A	1111
V _R	54

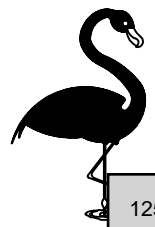
V _A	654
V _R	98

NCHRP 420	
MULTI-LANE	> 45 MPH

54 & 98 > 40 REQUIRED

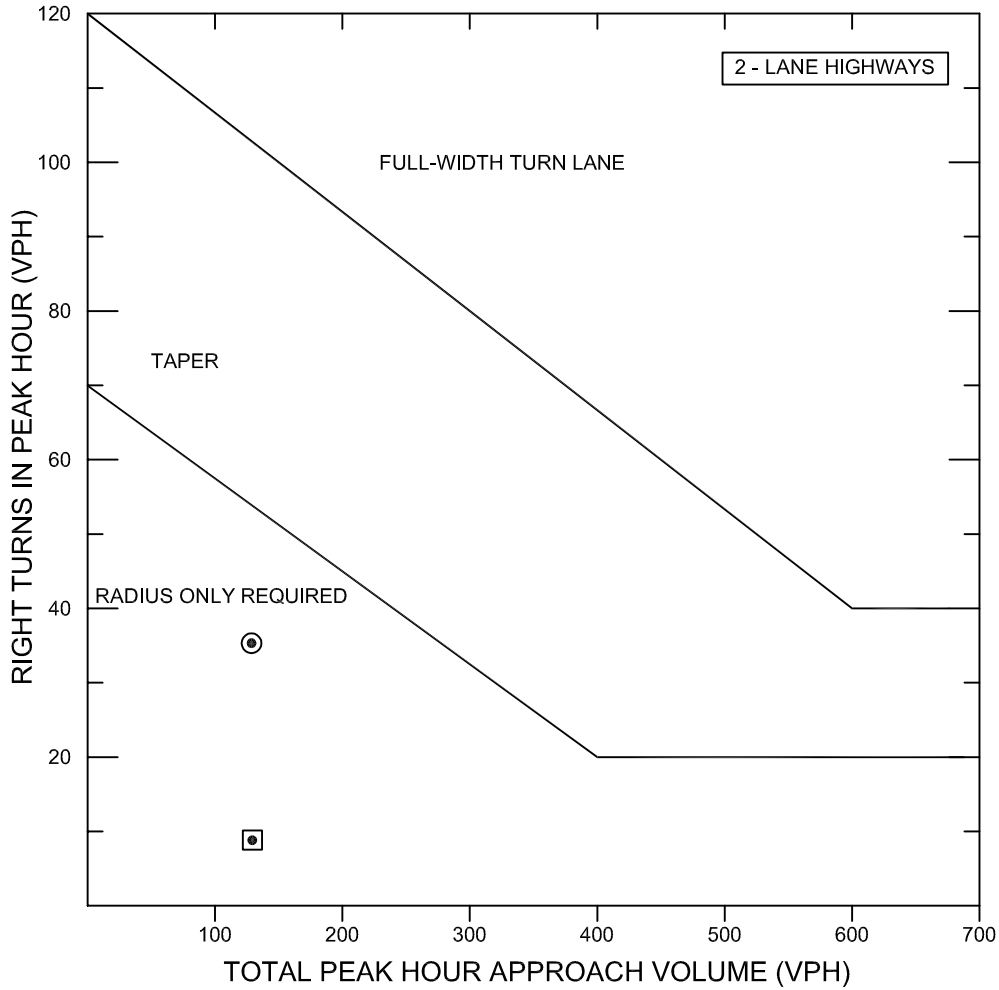
FIGURE 18

RIGHT TURN LANE
ANALYSIS



EASTBOUND HENRY SMITH ROAD AT SITE DRIVEWAY

ITEM-1



NOMOGRAPH FOR RIGHT TURN LANES

SOURCE: TRANSPORTATION RESEARCH BOARD NCHRP REPORT #279

▣ AM PEAK HOUR

⊙ PM PEAK HOUR

V _A	127
V _R	7

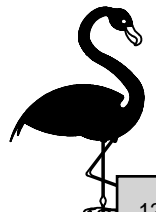
V _A	123
V _R	27

NCHRP 420	
2 LANE	≤ 45 MPH

7 & 27 < 80 REQUIRED

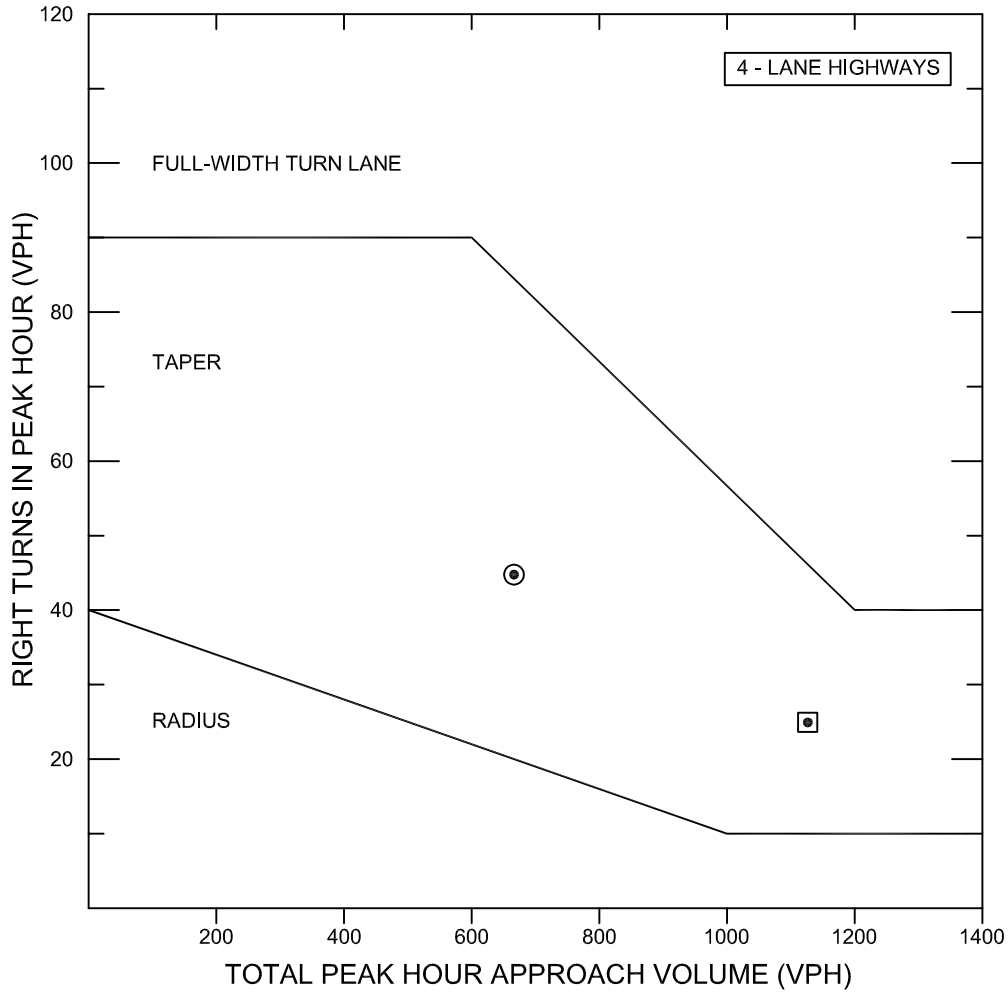
FIGURE 19

RIGHT TURN
LANE ANALYSIS



SOUTHBOUND US 301 AT SOUTH SITE DRIVEWAY

ITEM-1



NOMOGRAPH FOR RIGHT TURN LANES

SOURCE: TRANSPORTATION RESEARCH BOARD NCHRP REPORT #279

▣ AM PEAK HOUR

⊙ PM PEAK HOUR

V _A	1132
V _R	25

V _A	642
V _R	45

NCHRP 420	
MULTI-LANE	> 45 MPH

25 < 40 REQUIRED
45 > 40 REQUIRED

FIGURE 20

RIGHT TURN LANE
ANALYSIS

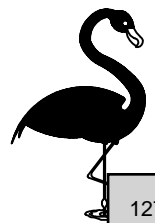


TABLE 1

TRIP GENERATION CALCULATIONS

SINGLE FAMILY DWELLING UNITS

Land Use Code 210

T = Number of Vehicle Trip Ends

X = Number of Dwelling Units = 350

<u>TIME PERIOD</u>	<u>TRIP GENERATION EQUATION</u>	<u>TOTAL TRIP ENDS</u>	<u>PERCENT ENTERING</u>	<u>PERCENT EXITING</u>	<u>TOTAL TRIP ENDS ENTERING</u>	<u>TOTAL TRIP ENDS EXITING</u>
WEEKDAY						
Daily	$\ln(T) = 0.92\ln(X) + 2.71$	3292	50%	50%	1646	1646
AM Peak Hour	$T = 0.71(X) + 4.80$	253	25%	75%	63	190
PM Peak Hour	$\ln(T) = 0.96\ln(X) + 0.20$	338	63%	37%	213	125

SOURCE: Institute of Transportation Engineers, "Trip Generation", 10th Edition (2017)

BUCKHOLZ TRAFFIC

TABLE 2
TRIP GENERATION CALCULATIONS

SHOPPING CENTER

Land Use Code 820

T = Number of Vehicle Trip Ends

Size of Buildings = 70,000 gsf -----> x 70.00

<u>TIME PERIOD</u>	<u>TOTAL TRIP GENERATION EQUATION</u>	<u>TOTAL TRIP ENDS</u>	<u>PERCENT ENTERING</u>	<u>PERCENT EXITING</u>	<u>TOTAL TRIP ENDS ENTERING</u>	<u>TOTAL TRIP ENDS EXITING</u>
AVERAGE WEEKDAY						
Daily	$\ln(T) = 0.68\ln(X) + 5.57$	4718	50%	50%	2359	2359
AM Peak Hour	$T = 0.50(X) + 151.78$	187	62%	38%	116	71
PM Peak Hour	$\ln(T) = 0.74\ln(X) + 2.89$	417	48%	52%	200	217

SOURCE: Institute of Transportation Engineers, "Trip Generation", 10th Edition (2017)

<u>TIME PERIOD</u>	<u>PERCENT NEW TRIPS</u>	<u>NEW TRIP ENDS</u>	<u>PERCENT ENTERING</u>	<u>PERCENT EXITING</u>	<u>NEW TRIP ENDS ENTERING</u>	<u>NEW TRIP ENDS EXITING</u>
NEW TRIPS						
	<u>PERCENT PASS-BY TRIPS</u> $\ln(T) = -0.29\ln(X) + 5.00$ 43.3%					
AVERAGE WEEKDAY						
Daily	56.7%	2676	50%	50%	1338	1338
AM Peak Hour	56.7%	106	62%	38%	66	40
PM Peak Hour	56.7%	237	48%	52%	114	123

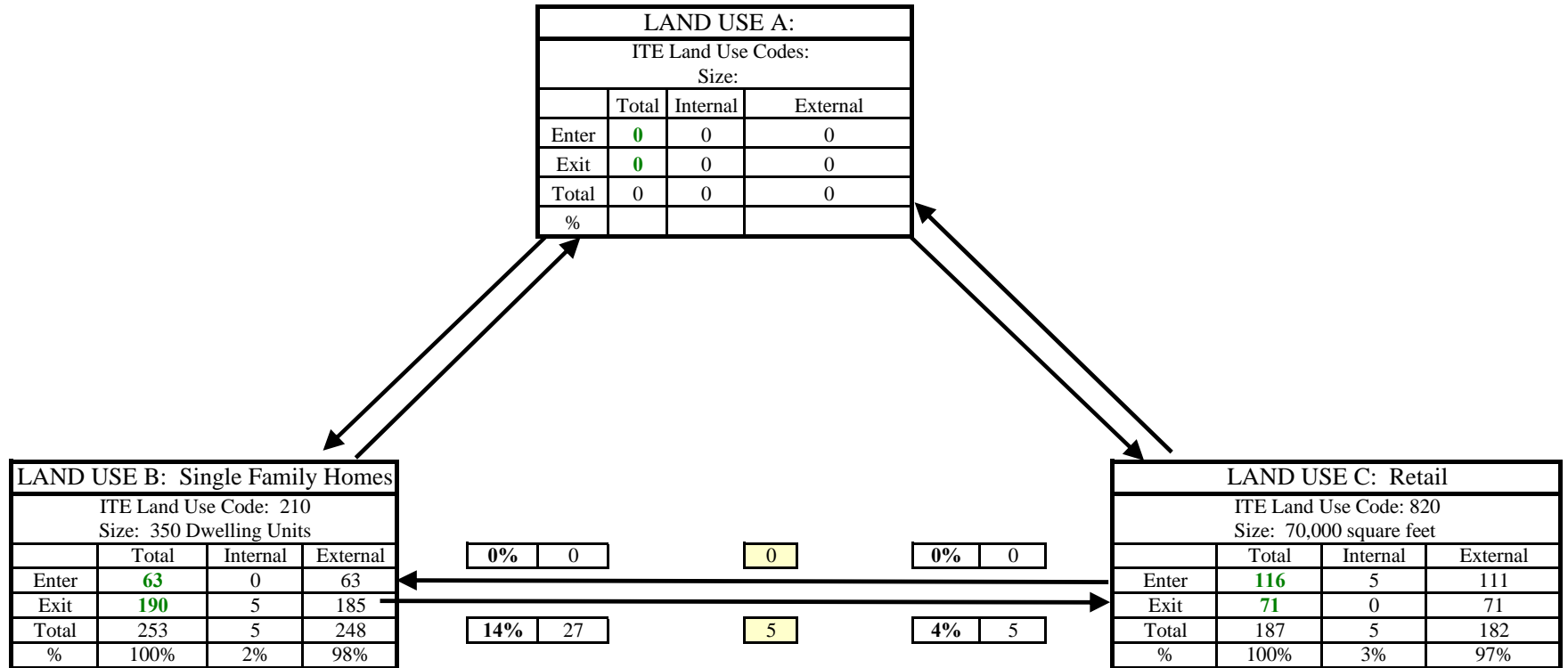
SOURCE: ITE "Trip Generation", 9th Edition, Volume 1, Figure 5.5

BUCKHOLZ TRAFFIC

**TABLE 3
MULTI-USE DEVELOPMENT TRIP GENERATION AND INTERNAL CAPTURE SUMMARY**

Analyst: J. Buckholz
Date: 4/22/2021

Name of Development: Greenbrier PUD
Time Period: Weekday AM Peak Hour



NET EXTERNAL TRIPS FOR MULTI-USE DEVELOPMENT

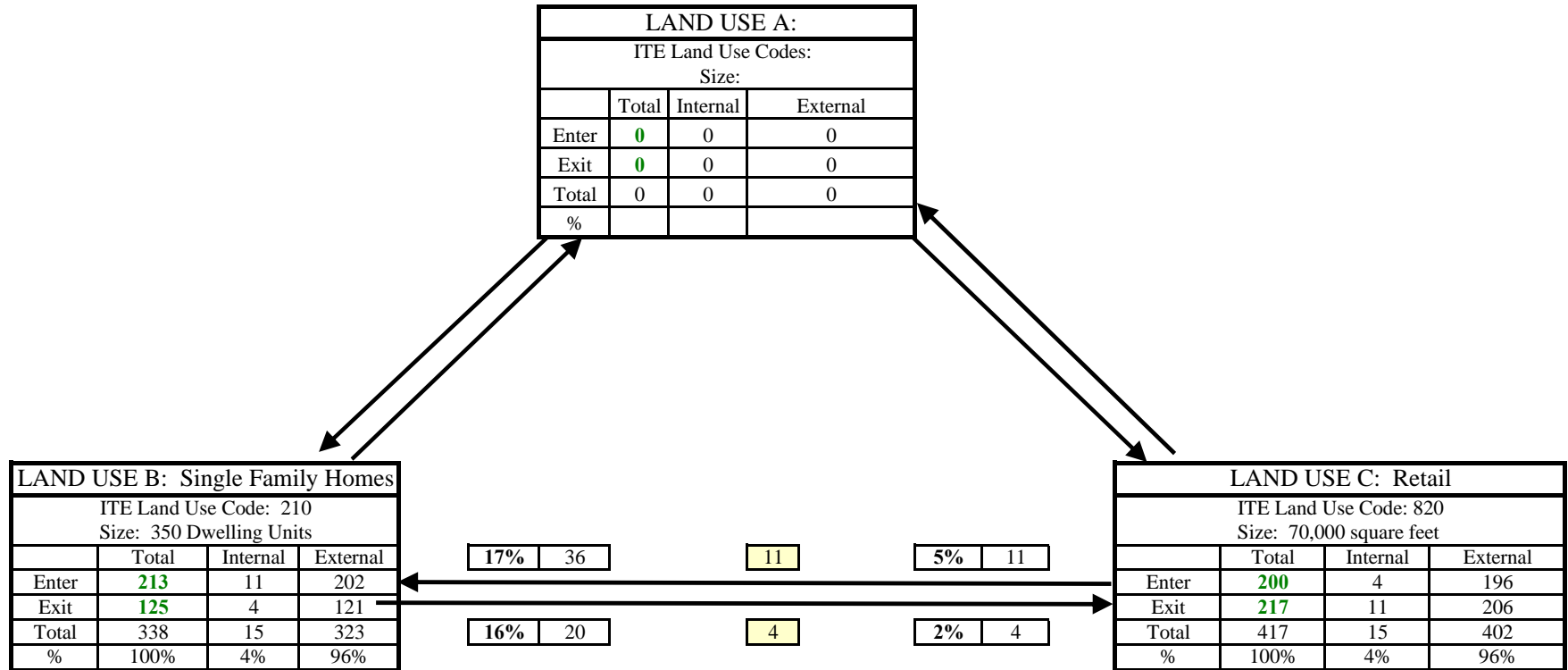
	Land Use A	Land Use B	Land Use C	TOTAL
Enter	0	63	111	174
Exit	0	185	71	256
Total	0	248	182	430
Single Use Total	0	253	187	440
% Internal		2%	3%	2%

BUCKHOLZ TRAFFIC

**TABLE 4
MULTI-USE DEVELOPMENT TRIP GENERATION AND INTERNAL CAPTURE SUMMARY**

Analyst: J. Buckholz
Date: 4/22/2021

Name of Development: Greenbrier PUD
Time Period: Weekday PM Peak Hour



NET EXTERNAL TRIPS FOR MULTI-USE DEVELOPMENT				
	Land Use A	Land Use B	Land Use C	TOTAL
Enter	0	202	196	398
Exit	0	121	206	327
Total	0	323	402	725
Single Use Total	0	338	417	755
% Internal		4%	4%	4%

BUCKHOLZ TRAFFIC

TABLE 5
TRIP GENERATION CALCULATIONS
WEEKDAY AM PEAK HOUR

TOTAL TRIPS

	<u>Residential</u>	<u>Commercial</u>	<u>TOTAL</u>
ENTER	63	116	179
EXIT	<u>190</u>	<u>71</u>	<u>261</u>
TOTAL	253	187	440

EXTERNAL TRIPS

% External Trips:

	98% <u>Residential</u>	97% <u>Commercial</u>	<u>TOTAL</u>
ENTER	62	112	174
EXIT	<u>186</u>	<u>69</u>	<u>255</u>
TOTAL	248	181	429

NEW EXTERNAL TRIPS

% New Trips:

	100% <u>Residential</u>	56.7% <u>Commercial</u>	<u>TOTAL</u>
ENTER	62	63	125
EXIT	<u>186</u>	<u>39</u>	<u>225</u>
TOTAL	248	102	350

BUCKHOLZ TRAFFIC

TABLE 6
TRIP GENERATION CALCULATIONS
WEEKDAY PM PEAK HOUR

TOTAL TRIPS

	<u>Residential</u>	<u>Commercial</u>	<u>TOTAL</u>
ENTER	213	200	413
EXIT	<u>125</u>	<u>217</u>	<u>342</u>
TOTAL	338	417	755

EXTERNAL TRIPS

% External Trips:

	96% <u>Residential</u>	96% <u>Commercial</u>	<u>TOTAL</u>
ENTER	205	192	397
EXIT	<u>120</u>	<u>208</u>	<u>328</u>
TOTAL	325	400	725

NEW EXTERNAL TRIPS

% New Trips:

	100% <u>Residential</u>	56.7% <u>Commercial</u>	<u>TOTAL</u>
ENTER	205	109	314
EXIT	<u>120</u>	<u>118</u>	<u>238</u>
TOTAL	325	227	552

BUCKHOLZ TRAFFIC

**TABLE 7
UNSIGNALIZED INTERSECTION CAPACITY RESULTS**

US 301 / SOUTH SITE DRIVE

2026 BUILD CONDITIONS	AM PEAK HOUR			
Movement	LOS	Delay	v/c Ratio	95th % Queue (veh.)
Side Street Right Turn	B	14.4 sec/veh	0.15	1
2026 BUILD CONDITIONS	PM PEAK HOUR			
Movement	LOS	Delay	v/c Ratio	95th % Queue (veh.)
Side Street Right Turn	B	11.5 sec/veh	0.12	1

US 301 / MAIN SITE DRIVE

2026 BUILD CONDITIONS	AM PEAK HOUR			
Movement	LOS	Delay	v/c Ratio	95th % Queue (veh.)
Main Street Left Turn	B	11.7 sec/veh	0.11	1
Main Site Driveway Right Turn	B	14.0 sec/veh	0.16	1
2026 BUILD CONDITIONS	PM PEAK HOUR			
Movement	LOS	Delay	v/c Ratio	95th % Queue (veh.)
Main Street Left Turn	B	10.5 sec/veh	0.24	1
Main Site Driveway Right Turn	B	11.2 sec/veh	0.14	1

HENRY SMITH ROAD / SITE DRIVE

2026 BUILD CONDITIONS	AM PEAK HOUR			
Movement	LOS	Delay	v/c Ratio	95th % Queue (veh.)
Main Street Left Turn	A	7.5 sec/veh	0.02	1
Side Street Left Turn	A	9.9 sec/veh	0.01	1
Side Street Right Turn	A	9.5 sec/veh	0.13	1
2026 BUILD CONDITIONS	PM PEAK HOUR			
Movement	LOS	Delay	v/c Ratio	95th % Queue (veh.)
Main Street Left Turn	A	7.6 sec/veh	0.03	1
Side Street Left Turn	B	10.8 sec/veh	0.06	1
Side Street Right Turn	A	9.6 sec/veh	0.16	1

BUCKHOLZ TRAFFIC

**TABLE 8
UNSIGNALIZED INTERSECTION CAPACITY RESULTS**

US 301 / HENRY SMITH ROAD / EASTWOOD ROAD

2021 EXISTING CONDITIONS	AM PEAK HOUR			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Main Street Northbound Left Turn	A	9.7 sec/veh	0.02	1
Main Street Southbound Left Turn	A	7.9 sec/veh	0.01	1
Side Street Eastbound Approach	C	17.8 sec/veh	0.28	1.1
Side Street Westbound Approach	C	16.1 sec/veh	0.16	1

2021 EXISTING CONDITIONS	PM PEAK HOUR			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Main Street Northbound Left Turn	A	8.7 sec/veh	0.06	1
Main Street Southbound Left Turn	A	9.0 sec/veh	0.02	1
Side Street Eastbound Approach	C	16.0 sec/veh	0.19	1
Side Street Westbound Approach	C	21.5 sec/veh	0.24	1

2026 BUILD CONDITIONS	AM PEAK HOUR			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Main Street Northbound Left Turn	B	10.7 sec/veh	0.02	1
Main Street Southbound Left Turn	A	8.1 sec/veh	0.01	1
Side Street Eastbound Approach	F	86.6 sec/veh	0.95	8.7
Side Street Westbound Approach	C	23.2 sec/veh	0.30	1.3

2026 BUILD CONDITIONS	PM PEAK HOUR			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Main Street Northbound Left Turn	A	9.7 sec/veh	0.09	1
Main Street Southbound Left Turn	A	9.5 sec/veh	0.02	1
Side Street Eastbound Approach	F	96.4 sec/veh	0.99	9.6
Side Street Westbound Approach	E	39.6 sec/veh	0.50	2.5

**TABLE 9
UNSIGNALIZED INTERSECTION CAPACITY RESULTS**

HENRY SMITH ROAD / CR 115

2021 EXISTING CONDITIONS	AM PEAK HOUR			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Main Street Westbound Left Turn	A	7.5 sec/veh	0.02	1
Side Street Northbound Approach	A	9.8 sec/veh	0.06	1

2021 EXISTING CONDITIONS	PM PEAK HOUR			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Main Street Westbound Left Turn	A	7.4 sec/veh	0.02	1
Side Street Northbound Approach	A	9.4 sec/veh	0.07	1

2026 BUILD CONDITIONS	AM PEAK HOUR			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Main Street Westbound Left Turn	A	7.5 sec/veh	0.02	1
Side Street Northbound Approach	A	9.8 sec/veh	0.07	1

2026 BUILD CONDITIONS	PM PEAK HOUR			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Main Street Westbound Left Turn	A	7.5 sec/veh	0.03	1
Side Street Northbound Approach	A	9.8 sec/veh	0.09	1

BUCKHOLZ TRAFFIC

**TABLE 10
SIGNAL WARRANT 1 ANALYSIS
With the Reduction to 70%**

**Us 301 / Henry Smith Road / Eastwood Road
Nassau County, Florida
Existing 2021 Traffic Conditions**

TIME PERIOD	NUMBER OF VEHICLES			WARRANT SATISFIED?		
	MAIN ST. BOTH DIR. US 301	SIDE STREET APPROACH Henry Smith	SIDE STREET APPROACH Eastwood	WARRANT 1 CONDITION A	WARRANT 1 CONDITION B	WARRANT 1 COND. A & B COMBINATION
7:00 - 8:00 AM	889	108	61	YES	YES	YES
8:00 - 9:00 AM	767	64	41	NO	YES	NO
9:00 - 10:00 AM	705	54	39	NO	YES	NO
10:00 - 11:00 AM	704	33	37	NO	NO	NO
11:00 - NOON						
NOON - 1:00 PM	836	50	42	NO	NO	NO
1:00 - 2:00 PM						
2:00 - 3:00 PM	870	61	52	NO	YES	NO
3:00 - 4:00 PM	1013	63	70	NO	YES	NO
4:00 - 5:00 PM	1055	73	70	NO	YES	NO
5:00 - 6:00 PM	1124	67	65	NO	YES	NO
NUMBER OF HOURS SATISFIED				1	7	1
WARRANT SATISFIED ?				NO	NO	NO

Number of approach lanes: Main Street - 2+ Major Side Street - 1

WARRANT 1A - MINIMUM VEHICULAR VOLUMES (Required for 8 hours): Main Street - 420 Vehicles per hour
Side Street - 105 Vehicles per hour

WARRANT 1B - INTERRUPTION OF CONTINUOUS TRAFFIC (Required for 8 hours): Main Street - 630 Vehicles per hour
Side Street - 53 Vehicles per hour

WARRANT 1 A&B - COMBINATION OF WARRANTS (Required for 8 hours)

WARRANT 1A AND
Main Street - 336 Vehicles per hour
Side Street - 84 Vehicles per hour

WARRANT 1B
Main Street - 504 Vehicles per hour
Side Street - 42 Vehicles per hour

TABLE 11
SIGNAL WARRANT 1 ANALYSIS
With the Reduction to 70%

US 301 / Henry Smith Road / Eastwood Road
Nassau County, Florida

Existing 2021 Traffic Conditions with Added Side Street Approach Lanes

TIME PERIOD	NUMBER OF VEHICLES			WARRANT SATISFIED?		
	MAIN ST. BOTH DIR. US 301	SIDE STREET APPROACH Henry Smith	SIDE STREET APPROACH Eastwood	WARRANT 1 CONDITION A	WARRANT 1 CONDITION B	WARRANT 1 COND. A & B COMBINATION
7:00 - 8:00 AM	889	108	61	NO	YES	NO
8:00 - 9:00 AM	767	64	41	NO	NO	NO
9:00 - 10:00 AM	705	54	39	NO	NO	NO
10:00 - 11:00 AM	704	33	37	NO	NO	NO
11:00 - NOON						
NOON - 1:00 PM	836	50	42	NO	NO	NO
1:00 - 2:00 PM						
2:00 - 3:00 PM	870	61	52	NO	NO	NO
3:00 - 4:00 PM	1013	63	70	NO	YES	NO
4:00 - 5:00 PM	1055	73	70	NO	YES	NO
5:00 - 6:00 PM	1124	67	65	NO	NO	NO
NUMBER OF HOURS SATISFIED				0	2	0
WARRANT SATISFIED ?				NO	NO	NO

Number of approach lanes: Main Street - 2+ Major Side Street - 2

WARRANT 1A - MINIMUM VEHICULAR VOLUMES (Required for 8 hours): Main Street - 420 Vehicles per hour
Side Street - 140 Vehicles per hour

WARRANT 1B - INTERRUPTION OF CONTINUOUS TRAFFIC (Required for 8 hours): Main Street - 630 Vehicles per hour
Side Street - 70 Vehicles per hour

WARRANT 1 A&B - COMBINATION OF WARRANTS (Required for 8 hours)

WARRANT 1A AND
Main Street - 336 Vehicles per hour
Side Street - 112 Vehicles per hour

WARRANT 1B
Main Street - 504 Vehicles per hour
Side Street - 56 Vehicles per hour

**TABLE 12
SIGNAL WARRANT 1 ANALYSIS
With the Reduction to 70%**

**US 301 / Henry Smith Road / Eastwood Road
Nassau County, Florida
2026 BUILD Traffic Conditions with Added Side Street Approach Lanes**

TIME PERIOD	NUMBER OF VEHICLES				WARRANT SATISFIED?		
	MAIN ST. BOTH DIR. US 301 GF = 1.14	HENRY SMITH APPROACH Existing Traffic	HENRY SMITH APPROACH Future Site Traffic	HENRY SMITH APPROACH Total Traffic	WARRANT 1 CONDITION A	WARRANT 1 CONDITION B	WARRANT 1 COND. A & B COMBINATION
7:00 - 8:00 AM	1013	108	84	192	YES	YES	YES
8:00 - 9:00 AM	874	64	96	160	YES	YES	YES
9:00 - 10:00 AM	804	54	102	156	YES	YES	YES
10:00-11:00 AM	803	33	110	143	YES	YES	YES
11:00 - NOON							
NOON-1:00 PM	953	50	139	189	YES	YES	YES
1:00 - 2:00 PM							
2:00 - 3:00 PM	992	61	126	187	YES	YES	YES
3:00 - 4:00 PM	1155	63	130	193	YES	YES	YES
4:00 - 5:00 PM	1203	73	132	205	YES	YES	YES
5:00 - 6:00 PM	1281	67	137	204	YES	YES	YES
6:00 - 7:00 PM							
NUMBER OF HOURS SATISFIED					9	9	9
WARRANT SATISFIED ?					YES	YES	YES

Number of approach lanes: Main Street - 2+ Major Side Street - 2

WARRANT 1A - MINIMUM VEHICULAR VOLUMES (Required for 8 hours): Main Street - 420 Vehicles per hour
Side Street - 140 Vehicles per hour

WARRANT 1B - INTERRUPTION OF CONTINUOUS TRAFFIC (Required for 8 hours): Main Street - 630 Vehicles per hour
Side Street - 70 Vehicles per hour

WARRANT 1 A&B - COMBINATION OF WARRANTS (Required for 8 hours)

WARRANT 1A AND
Main Street - 336 Vehicles per hour
Side Street - 112 Vehicles per hour

WARRANT 1B
Main Street - 504 Vehicles per hour
Side Street - 56 Vehicles per hour

BUCKHOLZ TRAFFIC

TABLE 13

PROJECTED HOURLY EXITING RESIDENTIAL TRAFFIC

	Hourly Residential Exiting Percentage	OUTBOUND TOTAL TRIPS	
		All Trips	Henry Smith Approach To US 301
Midnight - 1 AM	0.7%	12	5
1 - 2 AM	0.4%	7	3
2 - 3 AM	0.3%	5	2
3 - 4 AM	0.4%	7	3
4 - 5 AM	0.6%	10	4
5 - 6 AM	1.3%	21	9
6 - 7 AM	5.7%	94	40
7 - 8 AM	9.0%	148	64
8 - 9 AM	9.1%	150	65
9 - 10 AM	6.5%	107	46
10 - 11 AM	5.5%	91	39
11 AM - Noon	5.7%	94	40
Noon - 1 PM	5.3%	87	39
1 - 2 PM	5.7%	94	42
2 - 3 PM	5.9%	97	44
3 - 4 PM	6.3%	104	47
4 - 5 PM	6.3%	104	47
5 - 6 PM	6.5%	107	48
6 - 7 PM	5.1%	84	38
7 - 8 PM	4.9%	81	36
8 - 9 PM	3.4%	56	25
9 - 10 PM	2.3%	38	17
10 - 11 PM	2.3%	38	17
11 PM - Midnight	0.8%	13	6

Control Value

TOTAL

100.0%

1646

43%

AM Percentage

45%

PM Percentage

estimated

BUCKHOLZ TRAFFIC

TABLE 14
PROJECTED HOURLY RETAIL TRAFFIC

	Hourly Retail Exiting Percentage	OUTBOUND NEW TRIPS	
		All Trips	Henry Smith Approach To US 301
Midnight - 1 AM	0.2%	5	2
1 - 2 AM	0.1%	2	1
2 - 3 AM	0.0%	0	0
3 - 4 AM	0.0%	0	0
4 - 5 AM	0.0%	0	0
5 - 6 AM	0.1%	2	1
6 - 7 AM	0.8%	19	8
7 - 8 AM	2.0%	47	20
8 - 9 AM	3.1%	73	31
9 - 10 AM	5.5%	130	56
10 - 11 AM	7.0%	165	71
11 AM - Noon	8.4%	198	85
Noon - 1 PM	9.4%	222	100
1 - 2 PM	8.2%	193	87
2 - 3 PM	7.7%	182	82
3 - 4 PM	7.8%	184	83
4 - 5 PM	8.0%	189	85
5 - 6 PM	8.4%	198	89
6 - 7 PM	8.0%	189	85
7 - 8 PM	7.9%	186	84
8 - 9 PM	4.3%	101	45
9 - 10 PM	1.8%	42	19
10 - 11 PM	1.0%	24	11
11 PM - Midnight	0.3%	7	3

Control Value TOTAL DAILY

ENTER: 2359

43%
45%

AM Percentage
PM Percentage

100.0%
estimated

BUCKHOLZ TRAFFIC

**TABLE 15
ROADWAY LINK CAPACITY EVALUATION**

Link ID	Roadway	Segment	Roadway Type	Lanes	Required LOS	Current Hourly Two-Way Traffic	Peak Hour	Maximum Hourly Two-Way Traffic For Required LOS	Current % of LOS	Expected Hourly Site Traffic	BUILD Hourly Traffic	Future % of LOS
						a		b	c = a / b	d	e = a + d	f = e / b
63A	US 1 (US 301)	Mussell White Road to Henry Smith Road	Rural Arterial	4	C	1179	PM	4000	29%	281	1460	37%
63B	US 1 (US 301)	Henry Smith Road to CR 108	Rural Arterial	4	C	1079	PM	4000	27%	293	1372	34%
75	CR 115 (Old Dixie Highway)	US 1 (US 301) to Henry Smith Road	Rural Collector	2	D	90	PM	1190	8%	18	108	9%
X1	Henry Smith Road	CR 108 to CR 115 (Old Dixie Highway)	Rural Collector	2	D	176	PM	1190	15%	54	230	19%
X2	Henry Smith Road	CR 115 (Old Dixie Highway) to US 1 (US 301)	Rural Collector	2	D	202	PM	1190	17%	116	318	27%
X3	Eastwood Road	US 1 (US 301) to CR 108	Rural Collector	2	D	133	PM	1190	11%	40	173	15%

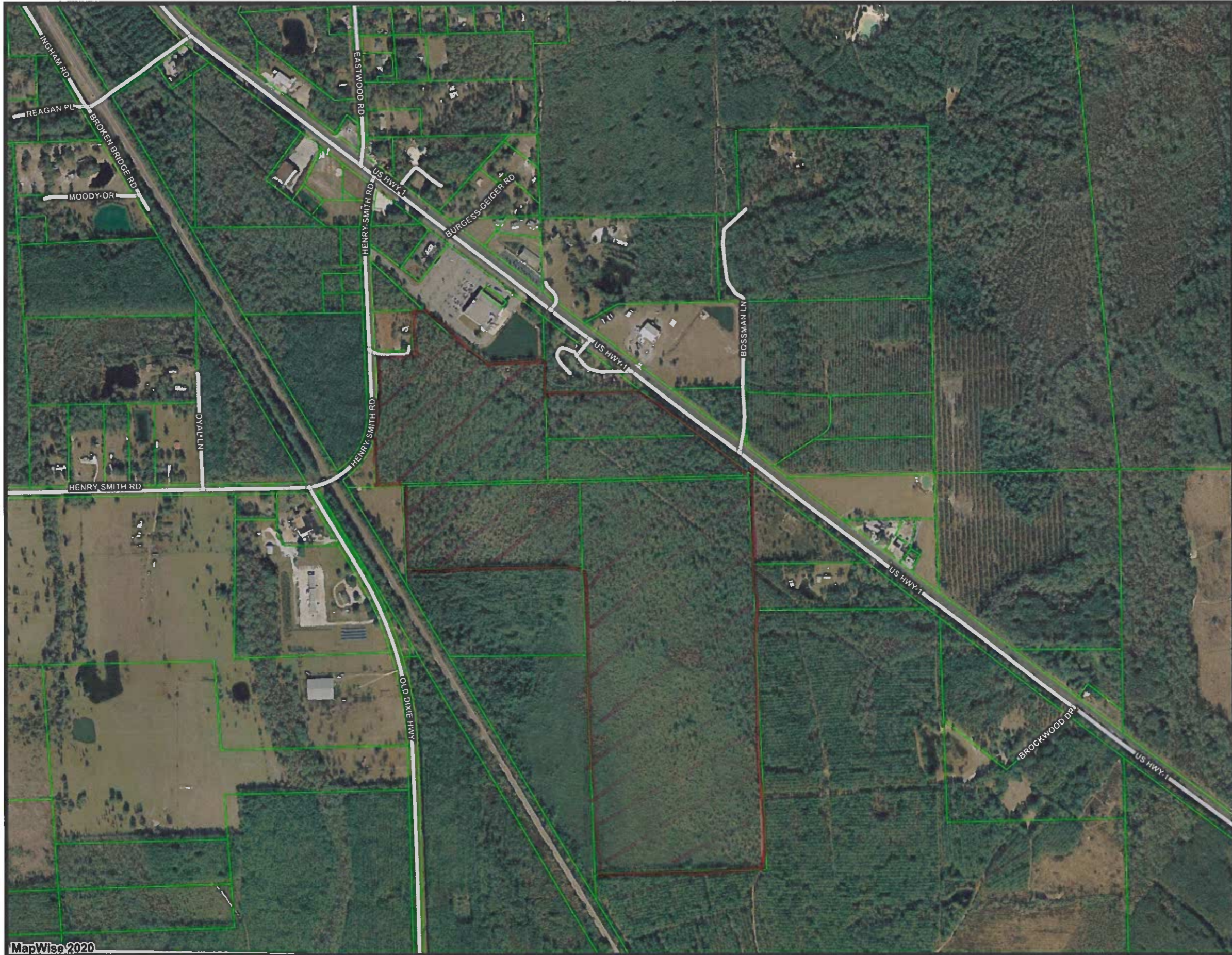
SOURCE: Nassau County 2030 Comprehensive Plan, Table T-4

BUCKHOLZ TRAFFIC

APPENDIX A

SITE PLAN





- Selected Custom Parcels
- Streets MapWise
- County Boundaries
- Parcel Outlines



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 use.

No.	Revisions	By

AVA ENGINEERS, INC.
 Commercial | Residential | Marine
 Florida Certificate No. 00008161
 4201 BANKWOODS RD. SUITE 3 | JACKSONVILLE, FLORIDA 32217
 Ph: (904) 730-3223 | Fx: (904) 730-3225
 Henry A. Vorphe, Jr., P.E., No. 491943

UNLESS THIS DRAWING BEARS THE EMPRESSED SEAL OF A FLORIDA REGISTERED ENGINEER, ACTING AS AN INFORMATION PROVIDER ONLY, AND IS NOT VALID. THE STORMWATER SYSTEM AS SHOWN ON THESE PLANS HAS BEEN PREPARED IN ACCORDANCE WITH STANDARD DESIGN CRITERIA, RULES OR LAWS THAT ARE MAINTAINED BY THE ENGINEER. THE ENGINEER'S FINAL DECISION HAS BEEN USED TO DETERMINE THE FINAL DESIGN. SUCH INFORMATION FACTORS AS THE ENGINEER'S NOT CONTAINING INFORMATION RESULTING FROM THE REQUIREMENT FOR RETENTION AND FULFILLMENT OF DUTY.

GREENBRIER SUBDIVISION
OVERALL SITE PLAN
 FLORIDA
 NASSAU COUNTY

Date: 9/21
 Designer: HAV
 Job #: 21-019
 Drawn: CMW
 Scale:
 Sheet: 1 of 1

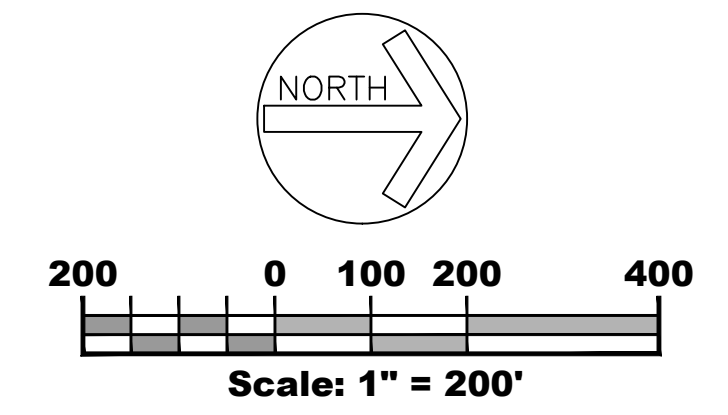
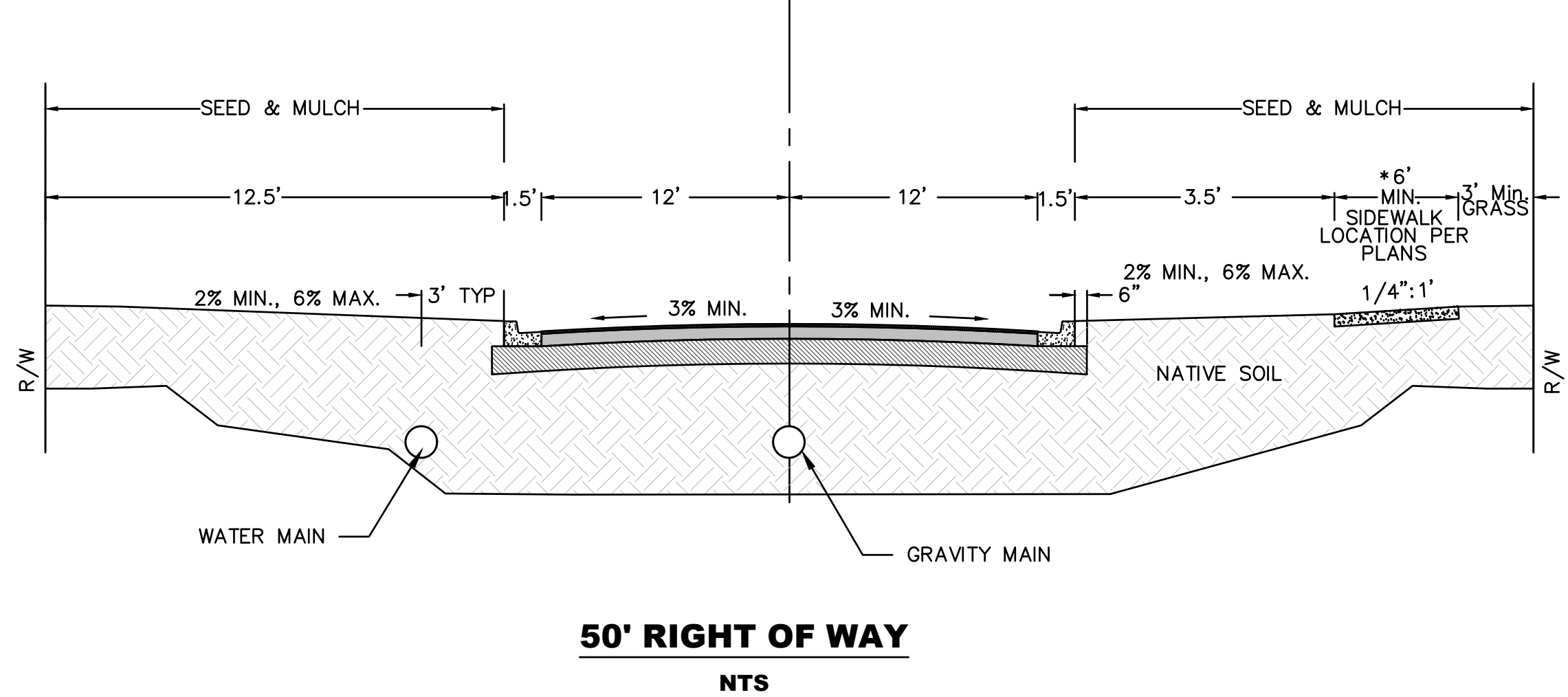
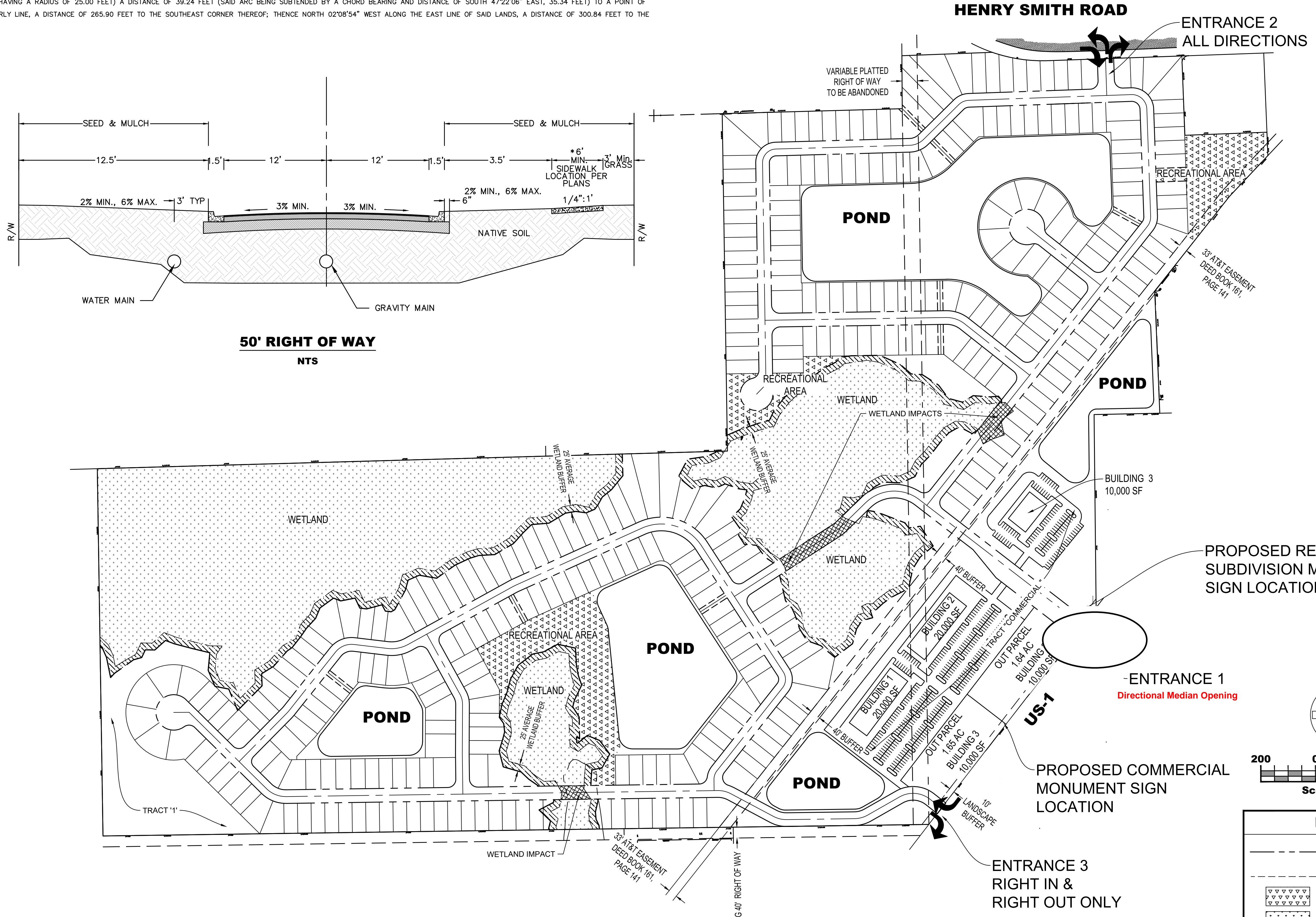
(SURVEYOR'S DESCRIPTION)

A PART OF SECTION 15 AND 22, TOWNSHIP 3 NORTH, RANGE 24 EAST, ALSO BEING A PART OF LOTS 19 THROUGH 33 AND LOT 41 AND 42, OF THE PLAT OF JOSEPH R. DUNNS FRUIT AND TRUCK FARMS, DEED BOOK B-10, PAGE 48, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF THOSE LANDS, AS DESCRIBED IN OFFICIAL RECORDS BOOK 1499, PAGE 1567, OF SAID PUBLIC RECORDS SAID POINT LYING ON THE EASTERLY RIGHT OF WAY LINE OF HENRY SMITH ROAD (AN 80.00 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 87°39'23" EAST, ALONG THE NORTHERLY LINE OF SAID LANDS AND ALONG THE NORTHERLY LINE OF SAID LOT 21, A DISTANCE OF 290.39 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTHERLY LINE OF LOT 21, NORTH 87°39'23" EAST, A DISTANCE OF 85.71 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF A 33.00 FOOT WIDE AT&T EASEMENT, AS RECORDED IN DEED BOOK 161, PAGE 141, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 46°44'38" EAST ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 204.23 FEET TO AN ANGLE POINT IN SAID EASEMENT LINE; THENCE SOUTH 51°40'39" EAST CONTINUING ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 443.23 FEET; THENCE NORTH 87°37'19" EAST LEAVING SAID NORTHEASTERLY LINE, A DISTANCE OF 448.48 FEET; THENCE SOUTH 01°08'07" EAST, A DISTANCE OF 240.90 FEET; TO THE NORTHWEST CORNER OF SAID LOT 19; THENCE NORTH 89°23'00" EAST, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 707.97 FEET TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, STATE ROAD NO. 5 (A 150.00 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 52°21'44" EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 1003.50 FEET; THENCE SOUTH 00°48'01" EAST, LEAVING SAID SOUTHWESTERLY RIGHT OF WAY LINE AND ALONG THE EASTERLY LINE OF A PORTION OF LOT 20 AND THE EASTERLY LINE OF SAID LOTS 25 THROUGH 33, A DISTANCE OF 3027.16 FEET; THENCE SOUTH 89°07'00" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 33, A DISTANCE OF 1346.53 FEET; THENCE NORTH 01°36'17" WEST ALONG THE WESTERLY LINE OF SAID LOTS 33, 32, 31, 30, 29, 28 AND 27, A DISTANCE OF 2310.07 FEET TO THE POINT ON THE SOUTHERLY LINE OF LOT 42; THENCE SOUTH 89°06'58" WEST ALONG SAID SOUTHERLY LINE OF LOT 42, A DISTANCE OF 1236.89 FEET; THENCE NORTH 01°35'16" WEST, ALONG THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 660.02 FEET TO A POINT AT THE NORTHEAST CORNER OF SAID SECTION 21; THENCE SOUTH 89°37'27" WEST ALONG THE SOUTHERLY LINE OF SECTION 15, A DISTANCE OF 194.14 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE NORTH 02°09'17" WEST ALONG THE WEST LINE OF SAID SECTION 15, A DISTANCE OF 331.25 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF HENRY SMITH ROAD (AN 80 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE IN A NORTHEASTERLY DIRECTION ALONG AND AROUND AN ARC OF A CURVE (CONCAVE WESTERLY AND HAVING A RADIUS OF 561.62 FEET) A DISTANCE OF 213.52 FEET, (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 08°14'29" EAST, 212.23 FEET) TO A POINT OF TANGENCY; THENCE NORTH 02°01'26" WEST CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 510.06 FEET TO A POINT AT THE SOUTHWEST CORNER OF SAID LANDS RECORDED IN OFFICIAL RECORDS BOOK 1499, PAGE 1567, SAID POINT BEING THE CUSP OF A CURVE, THENCE IN A SOUTHEASTERLY DIRECTION ALONG AND AROUND AN ARC OF A CURVE (CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET) A DISTANCE OF 39.24 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 47°22'06" EAST, 35.34 FEET) TO A POINT OF TANGENCY; THENCE NORTH 87°47'15" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 265.90 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 02°08'54" WEST ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 300.84 FEET TO THE POINT OF BEGINNING.

DATA SUMMARY

TOTAL SINGLE FAMILY UNITS	350
TOTAL COMMERCIAL BUILDING SQUARE FOOTAGE	70,000 SF
TOTAL TRACT 1 AREA	3.37ac
TOTAL COMMERCIAL TRACT AREA	25.19 ac
TOTAL SITE AREA	161.25 ac
UPLAND AREA (BEFORE IMPACTS)	126.04
TOTAL WETLAND AREA	35.21 ac
WETLAND IMPACTS	0.66 ac
WETLANDS TO REMAIN	34.55 ac
POND AREA	19.87 ac (12%)
RECREATION AREA	5.58 ac
RIGHT OF WAY AREA	16.80 ac
TOTAL WETLAND LENGTH	10,269 ft
WETLAND BUFFER PROVIDED	208,704 sf (4.79 ac)
*Open Space	(34.55+5.58+4.79+19.87) = 64.79 ac (40.17%)



LEGEND

---	BOUNDARY
- - - -	SETBACK
▤ ▥ ▦ ▧ ▨ ▩	RECREATIONAL AREA
▫ ▬ ▭ ▮ ▯ ▰ ▱ ▲ △ ▴ ▵ ▶ ▷ ▸ ▹ ► ▻ ▼ ▽ ▾ ▿	WETLAND
▧ ▨ ▩ ▪ ▫ ▬ ▭ ▮ ▯ ▰ ▱ ▲ △ ▴ ▵ ▶ ▷ ▸ ▹ ► ▻ ▼ ▽ ▾ ▿	WETLAND BUFFER
▧ ▨ ▩ ▪ ▫ ▬ ▭ ▮ ▯ ▰ ▱ ▲ △ ▴ ▵ ▶ ▷ ▸ ▹ ► ▻ ▼ ▽ ▾ ▿	WETLAND IMPACT

APPENDIX B

TURNING MOVEMENT COUNTS



DAY: WEDNESDAY

MANUAL TURNING MOVEMENT COUNTS

Site Code

DATE: 09/02/21

CR 115 @ HENRY SMITH ROAD

Start Date

WEATHER: CLEAR & DRY

NASSAU COUNTY, FLORIDA

File I.D. : 90221AMI

BEGIN TIME (MILITARY): 06:30 Hrs

Page : 1

AUTOMOBILES, COMMERCIAL VEHICLES

Date	From North				HENRY SMITH ROAD From East				CR 115 From South				HENRY SMITH ROAD From West				Total
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	
	09/02/21																
06:30	0	0	0	0	3	4	0	0	0	0	1	0	0	11	2	0	21
06:45	0	0	0	0	2	1	0	0	2	0	4	0	0	16	6	0	31
07:00	0	0	0	0	3	3	0	0	7	0	5	0	0	21	1	0	40
07:15	0	0	0	0	4	4	0	0	6	0	5	0	0	20	6	0	45
Hr Total	0	0	0	0	12	12	0	0	15	0	15	0	0	68	15	0	137
07:30	0	0	0	0	4	5	0	0	12	0	4	0	0	19	3	0	47
07:45	0	0	0	0	8	11	0	0	5	0	2	0	0	11	3	0	40
08:00	0	0	0	0	4	5	0	0	5	0	10	0	0	15	8	0	47
08:15	0	0	0	0	7	15	0	0	3	0	3	0	0	18	5	0	51
Hr Total	0	0	0	0	23	36	0	0	25	0	19	0	0	63	19	0	185
TOTAL	0	0	0	0	35	48	0	0	40	0	34	0	0	131	34	0	322

Peak Hour Analysis By Entire Intersection for the Period: 07:30 to 08:30 on 09/02/21

Peak start	07:30				07:30				07:30				07:30			
Volume	0	0	0	0	23	36	0	0	25	0	19	0	0	63	19	0
Percent	0%	0%	0%	0%	39%	61%	0%	0%	57%	0%	43%	0%	0%	77%	23%	0%
Pk total	0				59				44				82			
Highest	06:30				08:15				07:30				08:00			
Volume	0	0	0	0	7	15	0	0	12	0	4	0	0	15	8	0
Hi total	0				22				16				23			
PHF	.0				.67				.69				.89			

ITEM-1

DAY: WEDNESDAY
 DATE: 09/02/21
 WEATHER: CLEAR & DRY
 BEGIN TIME (MILITARY): 06:30 Hrs

AUTOMOBILES

Date	From North				HENRY SMITH ROAD From East				CR 115 From South				HENRY SMITH ROAD From West				Total
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	
09/02/21																	
06:30	0	0	0	0	2	4	0	0	0	0	1	0	0	11	2	0	20
06:45	0	0	0	0	2	1	0	0	2	0	4	0	0	16	6	0	31
07:00	0	0	0	0	3	2	0	0	6	0	3	0	0	20	1	0	35
07:15	0	0	0	0	3	4	0	0	4	0	3	0	0	20	6	0	40
Hr Total	0	0	0	0	10	11	0	0	12	0	11	0	0	67	15	0	126
07:30	0	0	0	0	4	4	0	0	6	0	4	0	0	18	2	0	38
07:45	0	0	0	0	8	10	0	0	4	0	2	0	0	11	3	0	38
08:00	0	0	0	0	2	4	0	0	1	0	10	0	0	14	4	0	35
08:15	0	0	0	0	7	12	0	0	3	0	3	0	0	16	4	0	45
Hr Total	0	0	0	0	21	30	0	0	14	0	19	0	0	59	13	0	156
TOTAL	0	0	0	0	31	41	0	0	26	0	30	0	0	126	28	0	282

Peak Hour Analysis By Entire Intersection for the Period: 07:30 to 08:30 on 09/02/21

Peak start	07:30				07:30				07:30				07:30			
Volume	0	0	0	0	21	30	0	0	14	0	19	0	0	59	13	0
Percent	0%	0%	0%	0%	41%	59%	0%	0%	42%	0%	58%	0%	0%	82%	18%	0%
Pk total	0				51				33				72			
Highest	06:30				08:15				08:00				07:30			
Volume	0	0	0	0	7	12	0	0	1	0	10	0	0	18	2	0
Hi total	0				19				11				20			
PHF	.0				.67				.75				.90			

DAY: WEDNESDAY
 DATE: 09/02/21
 WEATHER: CLEAR & DRY
 BEGIN TIME (MILITARY): 06:30 Hrs

COMMERCIAL VEHICLES

Date	HENRY SMITH ROAD				CR 115				HENRY SMITH ROAD				Total				
	From North				From East				From South					From West			
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	
09/02/21																	
06:30	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
06:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:00	0	0	0	0	0	1	0	0	1	0	2	0	0	1	0	0	5
07:15	0	0	0	0	1	0	0	0	2	0	2	0	0	0	0	0	5
Hr Total	0	0	0	0	2	1	0	0	3	0	4	0	0	1	0	0	11
07:30	0	0	0	0	0	1	0	0	6	0	0	0	0	1	1	0	9
07:45	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	2
08:00	0	0	0	0	2	1	0	0	4	0	0	0	0	1	4	0	12
08:15	0	0	0	0	0	3	0	0	0	0	0	0	0	2	1	0	6
Hr Total	0	0	0	0	2	6	0	0	11	0	0	0	0	4	6	0	29
TOTAL	0	0	0	0	4	7	0	0	14	0	4	0	0	5	6	0	40

Peak Hour Analysis By Entire Intersection for the Period: 07:30 to 08:30 on 09/02/21

Peak start	07:30				07:30				07:30				07:30			
Volume	0	0	0	0	2	6	0	0	11	0	0	0	0	4	6	0
Percent	0%	0%	0%	0%	25%	75%	0%	0%	100%	0%	0%	0%	0%	40%	60%	0%
Pk total	0				8				11				10			
Highest	06:30				08:00				07:30				08:00			
Volume	0	0	0	0	2	1	0	0	6	0	0	0	0	1	4	0
Hi total	0				3				6				5			
PHF	.0				.67				.46				.50			

DAY: THURSDAY

MANUAL TURNING MOVEMENT COUNTS

Site Code

DATE: 04/15/21

US 301 @ HENRY SMITH ROAD

Start Date

ITEM-1

WEATHER: CLEAR & DRY

NASSAU COUNTY, FLORIDA

File I.D. : 41521AMA

BEGIN TIME (MILITARY): 06:45 Hrs

Page : 1

ALL VEHICLES

Date	US 301 From North				EASTWOOD ROAD From East				US 301 From South				HENRY SMITH ROAD From West				Total
	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	
06:45	0	0	2	0	15	1	2	0	1	0	16	0	5	5	17	0	64
07:00	2	0	3	0	12	1	3	0	3	0	12	0	7	7	21	0	71
07:15	4	0	0	0	14	2	1	0	0	0	9	0	11	4	13	0	58
07:30	3	0	2	0	6	1	4	0	4	0	8	0	5	3	21	0	57
Hr Total	9	0	7	0	47	5	10	0	8	0	45	0	28	19	72	0	250
07:45	3	0	3	0	11	1	5	0	6	0	10	0	4	2	10	0	55
08:00	1	0	7	0	7	3	0	0	5	0	10	0	4	2	16	0	55
08:15	1	0	3	0	5	3	0	0	5	0	10	1	6	2	8	0	44
08:30	2	0	4	0	8	1	2	0	7	0	5	0	2	1	4	0	36
Hr Total	7	0	17	0	31	8	7	0	23	0	35	1	16	7	38	0	190
TOTAL	16	0	24	0	78	13	17	0	31	0	80	1	44	26	110	0	440

Peak Hour Analysis By Entire Intersection for the Period: 06:45 to 07:45 on 04/15/21

Peak start	06:45				06:45				06:45				06:45			
Volume	9	0	7	0	47	5	10	0	8	0	45	0	28	19	72	0
Percent	56%	0%	44%	0%	76%	8%	16%	0%	15%	0%	85%	0%	24%	16%	61%	0%
Pk total	16				62				53				119			
Highest	07:00				06:45				06:45				07:00			
Volume	2	0	3	0	15	1	2	0	1	0	16	0	7	7	21	0
Hi total	5				18				17				35			
PHF	.80				.86				.78				.85			

DAY: THURSDAY

MANUAL TURNING MOVEMENT COUNTS

Site Code

DATE: 04/15/21

US 301 @ WINN-DIXIE DRIVE

Start Date

WEATHER: CLEAR & DRY

NASSAU COUNTY, FLORIDA

File I.D. : 41521AMB

BEGIN TIME (MILITARY): 06:45 Hrs

Page : 1

ALL VEHICLES

Date 04/15/21	US 301 From North				From East				US 301 From South				MAIN WINN-DIXIE DRIVE From West				Total
	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	
06:45	0	0	6 ⁴¹	0	0	0	0	0	4 ¹³	0	0	0	1 ³²	0	2 ⁸	0	13
07:00	1	0	6	0	0	0	0	0	1	0	0	0	6	0	1	0	15
07:15	0	0	9	0	0	0	0	0	2	0	0	0	7	0	3	0	21
07:30	1	0	16	0	0	0	0	0	3	0	0	0	12	0	4	0	36
Hr Total	2	0	37	0	0	0	0	0	10	0	0	0	26	0	10	0	85
07:45	0	0	10	0	0	0	0	0	7	0	0	0	7	0	0	0	24
08:00	0	0	10	0	0	0	0	0	5	0	0	0	9	0	5	0	29
08:15	0	0	9	0	0	0	0	0	2	0	0	0	8	0	2	0	21
08:30	0	0	10	0	0	0	0	0	3	0	0	0	7	0	3	0	23
Hr Total	0	0	39	0	0	0	0	0	17	0	0	0	31	0	10	0	97
TOTAL	2	0	76	0	0	0	0	0	27	0	0	0	57	0	20	0	182

Peak Hour Analysis By Entire Intersection for the Period: 06:45 to 07:45 on 04/15/21

Peak start	07:15				07:15				07:15				07:15			
Volume	1	0	45	0	0	0	0	0	17	0	0	0	35	0	12	0
Percent	2%	0%	98%	0%	0%	0%	0%	0%	100%	0%	0%	0%	74%	0%	26%	0%
Pk total	46				0				17				47			
Highest	07:30				06:45				07:45				07:30			
Volume	1	0	16	0	0	0	0	0	7	0	0	0	12	0	4	0
Hi total	17				0				7				16			
PHF	.68				.0				.61				.73			

ITEM-1

DAY: THURSDAY

DATE: 04/15/21

WEATHER: CLEAR & DRY

BEGIN TIME (MILITARY): 06:45 Hrs

ALL VEHICLES

Date 04/15/21	AMERICAN LEGION DRWY. From North				HENRY SMITH ROAD From East				WINN-DIXIE DRIVE From South				HENRY SMITH ROAD From West				Total
	Left	Thru	Right	PEDS	Left	Thru	Right	PEDS	Left	Thru	Right	PEDS	Left	Thru	Right	PEDS	
06:45	0	0	0 ⁰	0	0 ¹	0	0 ⁰	0	0 ⁶	0 ⁰	1 ²	0	0 ⁰	0	1 ³	0	2
07:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2
07:15	0	0	0	0	0	0	0	0	3	0	0	0	0	0	2	0	5
07:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	4
Hr Total	0	0	0	0	0	0	0	0	3	0	1	0	0	0	9	0	13
07:45	0	0	0	0	1	0	0	0	3	0	2	0	0	0	5	0	11
08:00	0	0	0	0	0	0	0	0	4	0	1	0	0	0	5	0	10
08:15	0	0	0	0	0	0	0	0	1	0	1	0	0	0	2	0	4
08:30	0	0	0	0	0	0	0	0	3	0	1	0	0	0	3	0	7
Hr Total	0	0	0	0	1	0	0	0	11	0	5	0	0	0	15	0	32
TOTAL	0	0	0	0	1	0	0	0	14	0	6	0	0	0	24	0	45

Peak Hour Analysis By Entire Intersection for the Period: 06:45 to 07:45 on 04/15/21

Peak start 06:45	06:45				06:45				06:45							
Volume	0	0	0	0	0	0	0	0	3	0	1	0	0	0	9	0
Percent	0%	0%	0%	0%	0%	0%	0%	0%	75%	0%	25%	0%	0%	0%	100%	0%
Pk total	0				0				4							
Highest	06:45				06:45				07:15							
Volume	0	0	0	0	0	0	0	0	3	0	0	0	0	0	4	0
Hi total	0				0				3							
PHF	.0				.0				.33							

DAY: THURSDAY

MANUAL TURNING MOVEMENT COUNTS

Site Code

DATE: 04/15/21

US 301 @ CHURCH DRIVEWAY

Start Date: **ITEM-1**

WEATHER: CLEAR & DRY

NASSAU COUNTY, FLORIDA

File I.D. : 41521P3A

BEGIN TIME (MILITARY): 06:45 Hrs

Page : 1

AUTOMOBILES, COMMERCIAL VEHICLES

Date	US 301 From North				CHURCH DRIVEWAY From East				US 301 From South				From West				Total
	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	
04/15/21	-----																
06:45	0	151	0	0	0	0	0	0	0	58	0	0	0	0	0	0	209 922
07:00	0	163	0	0	0	0	0	0	0	67	0	0	0	0	0	0	230
07:15	0	158	0	1	0	0	0	0	0	81	0	0	0	0	0	0	240
07:30	0	163	0	0	0	0	0	0	0	69	0	0	0	0	0	0	232
Hr Total	0	635	0	1	0	0	0	0	0	275	0	0	0	0	0	0	911
07:45	0	138	0	0	0	0	0	0	0	82	0	0	0	0	0	0	220
08:00	0	107	0	2	0	0	0	0	0	65	0	1	0	0	0	0	175
08:15	1	115	0	0	0	0	0	0	0	88	1	1	0	0	0	0	206
08:30	1	103	0	0	2	0	0	0	0	80	0	0	0	0	0	0	186
Hr Total	2	463	0	2	2	0	0	0	0	315	1	2	0	0	0	0	787

TOTAL	2	1098	0	3	2	0	0	0	0	590	1	2	0	0	0	0	1698

Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 08:00 on 04/15/21

Peak start	07:00				07:00				07:00				07:00			
Volume	0	622	0	1	0	0	0	0	0	299	0	0	0	0	0	0
Percent	0%	100%	0%	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%
Pk total	623				0				299				0			
Highest	07:00				06:45				07:45				06:45			
Volume	0	163	0	0	0	0	0	0	0	82	0	0	0	0	0	0
Hi total	163				0				82				0			
PHP	.96				.0				.91				.0			

PHP = $\frac{922}{4 \times 240} = \underline{\underline{0.96}}$

DAY: THURSDAY

MANUAL TURNING MOVEMENT COUNTS

Site Code

DATE: 04/15/21

US 301 @ CHURCH DRIVEWAY

Start Date

WEATHER: CLEAR & DRY

NASSAU COUNTY, FLORIDA

File I.D. : 41521P3A

BEGIN TIME (MILITARY):06:45 Hrs

Page : 1

AUTOMOBILES

Date	US 301 From North				CHURCH DRIVEWAY From East				US 301 From South				From West				Total
	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	
04/15/21	-----																
06:45	0	135	0	0	0	0	0	0	0	51	0	0	0	0	0	0	186
07:00	0	144	0	0	0	0	0	0	0	54	0	0	0	0	0	0	198
07:15	0	138	0	1	0	0	0	0	0	72	0	0	0	0	0	0	211
07:30	0	141	0	0	0	0	0	0	0	59	0	0	0	0	0	0	200
Hr Total	0	558	0	1	0	0	0	0	0	236	0	0	0	0	0	0	795
07:45	0	116	0	0	0	0	0	0	0	65	0	0	0	0	0	0	181
08:00	0	86	0	2	0	0	0	0	0	51	0	1	0	0	0	0	140
08:15	1	91	0	0	0	0	0	0	0	73	1	1	0	0	0	0	167
08:30	1	81	0	0	1	0	0	0	0	59	0	0	0	0	0	0	142
Hr Total	2	374	0	2	1	0	0	0	0	248	1	2	0	0	0	0	630

TOTAL	2	932	0	3	1	0	0	0	0	484	1	2	0	0	0	0	1425

Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 08:00 on 04/15/21

Peak start	07:00				07:00				07:00				07:00			
Volume	0	539	0	1	0	0	0	0	0	250	0	0	0	0	0	0
Percent	0%	100%	0%	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%
Pk total	540				0				250				0			
Highest	07:00				06:45				07:15				06:45			
Volume	0	144	0	0	0	0	0	0	0	72	0	0	0	0	0	0
Hi total	144				0				72				0			
PHP	.94				.0				.87				.0			

DAY: THURSDAY

MANUAL TURNING MOVEMENT COUNTS

Site Code

DATE: 04/15/21

US 301 @ CHURCH DRIVEWAY

Start Date

WEATHER: CLEAR & DRY

NASSAU COUNTY, FLORIDA

File I.D. : 41521P3A

BEGIN TIME (MILITARY):06:45 Hrs

Page : 1

ITEM-1

COMMERCIAL VEHICLES

Date	US 301 From North				CHURCH DRIVEWAY From East				US 301 From South				From West				Total
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	
04/15/21																	
06:45	0	16	0	0	0	0	0	0	0	7	0	0	0	0	0	0	23
07:00	0	19	0	0	0	0	0	0	0	13	0	0	0	0	0	0	32
07:15	0	20	0	0	0	0	0	0	0	9	0	0	0	0	0	0	29
07:30	0	22	0	0	0	0	0	0	0	10	0	0	0	0	0	0	32
Hr Total	0	77	0	0	0	0	0	0	0	39	0	0	0	0	0	0	116
07:45	0	22	0	0	0	0	0	0	0	17	0	0	0	0	0	0	39
08:00	0	21	0	0	0	0	0	0	0	14	0	0	0	0	0	0	35
08:15	0	24	0	0	0	0	0	0	0	15	0	0	0	0	0	0	39
08:30	0	22	0	0	1	0	0	0	0	21	0	0	0	0	0	0	44
Hr Total	0	89	0	0	1	0	0	0	0	67	0	0	0	0	0	0	157
TOTAL	0	166	0	0	1	0	0	0	0	106	0	0	0	0	0	0	273

16% T

Peak Hour Analysis, By Entire Intersection for the Period: 07:00 to 08:00 on 04/15/21

Peak start	07:00	07:00	07:00	07:00
Volume	0	83	0	0
Percent	0%	100%	0%	0%
Pk total	83			
Highest	07:30			
Volume	0	22	0	0
Hi total	22			
PHF	.94			

13% T

16% T

DAY: WEDNESDAY

MANUAL TURNING MOVEMENT COUNTS

Site Code

DATE: 09/02/21

US 301 @ HENRY SMITH RD./EASTWOOD RD.

Start Date

ITEM-1

WEATHER: CLEAR & DRY

NASSAU COUNTY, FLORIDA

File I.D. : 90221AM2

BEGIN TIME (MILITARY):08:45 Hrs

Page : 1

AUTOMOBILES, COMMERCIAL VEHICLES

Date	US 301 From North				EASTWOOD ROAD From East				US 301 From South				HENRY SMITH ROAD From West				Total
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	
09/02/21	-----																
08:45	4	96	3	0	8	2	2	0	5	87	5	1	8	3	8	0	232
09:00	1	88	8	0	10	3	1	0	4	63	5	0	7	3	6	0	199
09:15	2	95	9	0	5	0	0	0	5	62	6	0	1	1	7	0	193
09:30	3	98	5	0	11	1	1	0	1	69	7	0	11	0	8	0	215
Hr Total	10	377	25	0	34	6	4	0	15	281	23	1	27	7	29	0	839
09:45	4	94	2	0	6	1	0	0	5	64	5	0	6	1	3	0	191
10:00	3	80	3	0	7	4	3	0	2	80	5	0	3	1	5	0	196
10:15	0	103	4	0	4	2	0	0	4	66	6	0	6	1	4	0	200
10:30	3	70	5	0	8	0	1	0	3	87	8	1	3	0	2	0	191
Hr Total	10	347	14	0	25	7	4	0	14	297	24	1	18	3	14	0	778
10:45	2	72	2	0	6	1	1	0	2	86	8	1	3	1	4	0	189
Hr Total	2	72	2	0	6	1	1	0	2	86	8	1	3	1	4	0	189
TOTAL	22	796	41	0	65	14	9	0	31	664	55	3	48	11	47	0	1806

Peak Hour Analysis By Entire Intersection for the Period: 08:45 to 09:45 on 09/02/21

Peak start	08:45				08:45				08:45				08:45			
Volume	10	377	25	0	34	6	4	0	15	281	23	1	27	7	29	0
Percent	2%	92%	6%	0%	77%	14%	9%	0%	5%	88%	7%	0%	43%	11%	46%	0%
Pk total	412				44				320				63			
Highest	09:15				09:00				08:45				08:45			
Volume	2	95	9	0	10	3	1	0	5	87	5	1	8	3	8	0
Hi total	106				14				98				19			
PHF	.97				.79				.82				.83			

ITEM-1

DAY: WEDNESDAY
 DATE: 09/02/21
 WEATHER: CLEAR & DRY
 BEGIN TIME (MILITARY): 08:45 Hrs

AUTOMOBILES

Date	US 301 From North				EASTWOOD ROAD From East				US 301 From South				HENRY SMITH ROAD From West				Total
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	
09/02/21	-----																
08:45	4	79	3	0	8	2	2	0	4	67	5	1	8	3	8	0	194
09:00	1	76	8	0	10	3	1	0	3	48	5	0	6	2	6	0	169
09:15	2	67	9	0	4	0	0	0	5	46	6	0	1	1	6	0	147
09:30	3	78	2	0	10	1	1	0	1	52	7	0	10	0	7	0	172
Hr Total	10	300	22	0	32	6	4	0	13	213	23	1	25	6	27	0	682
09:45	4	75	2	0	6	1	0	0	5	49	3	0	6	0	3	0	154
10:00	3	63	3	0	6	3	3	0	1	64	5	0	3	1	5	0	160
10:15	0	85	4	0	4	2	0	0	2	51	6	0	6	1	4	0	165
10:30	2	54	4	0	7	0	1	0	2	73	6	1	1	0	2	0	153
Hr Total	9	277	13	0	23	6	4	0	10	237	20	1	16	2	14	0	632
10:45	2	63	2	0	5	1	1	0	2	67	8	1	3	1	4	0	160
Hr Total	2	63	2	0	5	1	1	0	2	67	8	1	3	1	4	0	160
TOTAL	21	640	37	0	60	13	9	0	25	517	51	3	44	9	45	0	1474

Peak Hour Analysis By Entire Intersection for the Period: 08:45 to 09:45 on 09/02/21

Peak start	08:45				08:45				08:45				08:45			
Volume	10	300	22	0	32	6	4	0	13	213	23	1	25	6	27	0
Percent	3%	90%	7%	0%	76%	14%	10%	0%	5%	85%	9%	0%	43%	10%	47%	0%
Pk total	332				42				250				58			
Highest	08:45				09:00				08:45				08:45			
Volume	4	79	3	0	10	3	1	0	4	67	5	1	8	3	8	0
Hi total	86				14				77				19			
PHF	.97				.75				.81				.76			

ITEM-1

DAY: WEDNESDAY
 DATE: 09/02/21
 WEATHER: CLEAR & DRY
 BEGIN TIME (MILITARY): 08:45 Hrs

COMMERCIAL VEHICLES

Date	US 301 From North				EASTWOOD ROAD From East				US 301 From South				HENRY SMITH ROAD From West				Total
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	
09/02/21	-----																
08:45	0	17	0	0	0	0	0	0	1	20	0	0	0	0	0	0	38
09:00	0	12	0	0	0	0	0	0	1	15	0	0	1	1	0	0	30
09:15	0	28	0	0	1	0	0	0	0	16	0	0	0	0	1	0	46
09:30	0	20	3	0	1	0	0	0	0	17	0	0	1	0	1	0	43
Hr Total	0	77	3	0	2	0	0	0	2	68	0	0	2	1	2	0	157
09:45	0	19	0	0	0	0	0	0	0	15	2	0	0	1	0	0	37
10:00	0	17	0	0	1	1	0	0	1	16	0	0	0	0	0	0	36
10:15	0	18	0	0	0	0	0	0	2	15	0	0	0	0	0	0	35
10:30	1	16	1	0	1	0	0	0	1	14	2	0	2	0	0	0	38
Hr Total	1	70	1	0	2	1	0	0	4	60	4	0	2	1	0	0	146
10:45	0	9	0	0	1	0	0	0	0	19	0	0	0	0	0	0	29
Hr Total	0	9	0	0	1	0	0	0	0	19	0	0	0	0	0	0	29
TOTAL	1	156	4	0	5	1	0	0	6	147	4	0	4	2	2	0	332

Peak Hour Analysis By Entire Intersection for the Period: 08:45 to 09:45 on 09/02/21

Peak start	08:45				08:45				08:45				08:45			
Volume	0	77	3	0	2	0	0	0	2	68	0	0	2	1	2	0
Percent	0%	96%	4%	0%	100%	0%	0%	0%	3%	97%	0%	0%	40%	20%	40%	0%
Pk total	80				2				70				5			
Highest	09:15				09:15				08:45				09:00			
Volume	0	28	0	0	1	0	0	0	1	20	0	0	1	1	0	0
Hi total	28				1				21				2			
PHF	.71				.50				.83				.62			

ITEM-1

DAY: WEDNESDAY
 DATE: 09/02/21
 WEATHER: CLEAR & DRY
 BEGIN TIME (MILITARY): 12:00 Hrs

AUTOMOBILES, COMMERCIAL VEHICLES

Date	US 301 From North				EASTWOOD ROAD From East				US 301 From South				HENRY SMITH ROAD From West				Total
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	
09/02/21																	
12:00	1	113	4	0	8	0	3	0	4	81	7	0	6	0	6	0	233
12:15	1	91	3	0	6	3	1	0	2	73	12	1	7	2	3	0	205
12:30	2	101	8	0	6	3	2	0	7	104	15	1	7	1	4	0	261
12:45	2	93	4	0	4	5	1	0	2	98	6	0	7	3	4	0	229
Hr Total	6	398	19	0	24	11	7	0	15	356	40	2	27	6	17	0	928
13:00	3	101	6	0	5	0	0	0	5	107	10	1	5	1	3	0	247
13:15	2	95	2	0	9	1	1	0	3	80	6	0	5	2	6	0	212
Hr Total	5	196	8	0	14	1	1	0	8	187	16	1	10	3	9	0	459
TOTAL	11	594	27	0	38	12	8	0	23	543	56	3	37	9	26	0	1387

Peak Hour Analysis By Entire Intersection for the Period: 12:30 to 13:30 on 09/02/21

Peak start	12:30				12:30				12:30				12:30			
Volume	9	390	20	0	24	9	4	0	17	389	37	2	24	7	17	0
Percent	2%	93%	5%	0%	65%	24%	11%	0%	4%	87%	8%	0%	50%	15%	35%	0%
Pk total	419				37				445				48			
Highest	12:30				12:30				12:30				12:45			
Volume	2	101	8	0	6	3	2	0	7	104	15	1	7	3	4	0
Hi total	111				11				127				14			
PHF	.94				.84				.88				.86			

DAY: WEDNESDAY
 DATE: 09/02/21
 WEATHER: CLEAR & DRY
 BEGIN TIME (MILITARY):12:00 Hrs

AUTOMOBILES

Date	US 301 From North				EASTWOOD ROAD From East				US 301 From South				U-TURN	HENRY SMITH ROAD From West				Total
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Left		Thru	Right	Other		
09/02/21	-----																	
12:00	1	95	3	0	7	0	3	0	3	59	7	0	4	0	5	0	187	
12:15	1	79	2	0	6	3	1	0	2	53	11	1	6	1	3	0	169	
12:30	2	77	6	0	6	2	2	0	7	81	15	1	6	1	4	0	210	
12:45	2	77	4	0	4	1	1	0	2	80	6	0	6	3	4	0	190	
Hr Total	6	328	15	0	23	6	7	0	14	273	39	2	22	5	16	0	756	
13:00	3	80	4	0	5	0	0	0	5	88	10	1	4	1	3	0	204	
13:15	2	78	1	0	9	0	1	0	2	64	4	0	4	2	6	0	173	
Hr Total	5	158	5	0	14	0	1	0	7	152	14	1	8	3	9	0	377	

TOTAL	11	486	20	0	37	6	8	0	21	425	53	3	30	8	25	0	1133	

Peak Hour Analysis By Entire Intersection for the Period: 12:30 to 13:30 on 09/02/21

Peak start	12:30				12:30				12:30				12:30			
Volume	9	312	15	0	24	3	4	0	16	313	35	2	20	7	17	0
Percent	3%	93%	4%	0%	77%	10%	13%	0%	4%	86%	10%	1%	45%	16%	39%	0%
Pk total	336				31				366				44			
Highest	13:00				12:30				12:30				12:45			
Volume	3	80	4	0	6	2	2	0	7	81	15	1	6	3	4	0
Hi total	87				10				104				13			
PHF	.97				.78				.88				.85			

ITEM-1

DAY: WEDNESDAY
 DATE: 09/02/21
 WEATHER: CLEAR & DRY
 BEGIN TIME (MILITARY): 12:00 Hrs

COMMERCIAL VEHICLES

Date	US 301 From North				EASTWOOD ROAD From East				US 301 From South				HENRY SMITH ROAD From West				Total
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	
09/02/21																	
12:00	0	18	1	0	1	0	0	0	1	22	0	0	2	0	1	0	46
12:15	0	12	1	0	0	0	0	0	0	20	1	0	1	1	0	0	36
12:30	0	24	2	0	0	1	0	0	0	23	0	0	1	0	0	0	51
12:45	0	16	0	0	0	4	0	0	0	18	0	0	1	0	0	0	39
Hr Total	0	70	4	0	1	5	0	0	1	83	1	0	5	1	1	0	172
13:00	0	21	2	0	0	0	0	0	0	19	0	0	1	0	0	0	43
13:15	0	17	1	0	0	1	0	0	1	16	2	0	1	0	0	0	39
Hr Total	0	38	3	0	0	1	0	0	1	35	2	0	2	0	0	0	82
TOTAL	0	108	7	0	1	6	0	0	2	118	3	0	7	1	1	0	254

Peak Hour Analysis By Entire Intersection for the Period: 12:30 to 13:30 on 09/02/21

Peak start	12:30				12:30				12:30				12:30			
Volume	0	78	5	0	0	6	0	0	1	76	2	0	4	0	0	0
Percent	0%	94%	6%	0%	0%	100%	0%	0%	1%	96%	3%	0%	100%	0%	0%	0%
Pk total	83				6				79				4			
Highest	12:30				12:45				12:30				12:30			
Volume	0	24	2	0	0	4	0	0	0	23	0	0	1	0	0	0
Hi total	26				4				23				1			
PHF	.80				.38				.86				1.00			

DAY: WEDNESDAY
 DATE: 09/02/21
 WEATHER: CLEAR & DRY
 BEGIN TIME (MILITARY):14:00 Hrs

AUTOMOBILES

Date	US 301 From North				EASTWOOD ROAD From East				US 301 From South				HENRY SMITH ROAD From West				Total
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	
09/02/21																	
14:00	2	69	3	0	8	2	2	0	2	67	11	1	6	1	7	0	181
14:15	2	76	5	0	11	2	0	0	4	87	5	0	7	3	4	0	206
14:30	0	66	6	0	10	2	2	0	9	81	4	0	7	2	9	0	198
14:45	1	85	6	0	6	3	1	0	8	105	13	0	9	1	3	0	241
Hr Total	5	296	20	0	35	9	5	0	23	340	33	1	29	7	23	0	826
15:00	1	73	6	0	14	5	3	0	8	95	12	0	8	2	4	0	231
15:15	3	89	7	0	10	0	2	0	7	114	8	0	6	2	6	0	254
15:30	1	90	8	0	11	5	0	0	11	113	7	2	6	6	5	0	265
Hr Total	5	252	21	0	35	10	5	0	26	322	27	2	20	10	15	0	750
TOTAL	10	548	41	0	70	19	10	0	49	662	60	3	49	17	38	0	1576

Peak Hour Analysis By Entire Intersection for the Period: 14:45 to 15:45 on 09/02/21

Peak start	14:45				14:45				14:45				14:45			
Volume	6	337	27	0	41	13	6	0	34	427	40	2	29	11	18	0
Percent	2%	91%	7%	0%	68%	22%	10%	0%	7%	85%	8%	0%	50%	19%	31%	0%
Pk total	370				60				503				58			
Highest	15:15				15:00				15:30				15:30			
Volume	3	89	7	0	14	5	3	0	11	113	7	2	6	6	5	0
Hi total	99				22				133				17			
PHF	.93				.68				.95				.85			

ITEM-1

DAY: WEDNESDAY
 DATE: 09/02/21
 WEATHER: CLEAR & DRY
 BEGIN TIME (MILITARY):14:00 Hrs

COMMERCIAL VEHICLES

Date	US 301 From North				EASTWOOD ROAD From East				US 301 From South				HENRY SMITH ROAD From West				Total
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	
09/02/21																	
14:00	0	13	1	0	0	1	0	0	0	21	0	0	0	0	1	0	37
14:15	0	18	0	0	0	1	0	0	0	20	3	0	0	0	0	0	42
14:30	0	26	1	0	0	0	0	0	1	18	0	0	1	0	0	0	47
14:45	0	13	0	0	1	0	0	0	1	13	3	0	0	0	0	0	31
Hr Total	0	70	2	0	1	2	0	0	2	72	6	0	1	0	1	0	157
15:00	0	14	0	0	0	0	0	0	0	26	2	0	0	0	0	0	42
15:15	0	7	1	0	0	0	1	0	0	12	2	0	1	1	0	0	25
15:30	0	13	2	0	2	0	0	0	1	21	2	0	1	0	0	0	42
Hr Total	0	34	3	0	2	0	1	0	1	59	6	0	2	1	0	0	109
TOTAL	0	104	5	0	3	2	1	0	3	131	12	0	3	1	1	0	266

Peak Hour Analysis By Entire Intersection for the Period: 14:45 to 15:45 on 09/02/21

Peak start	14:45				14:45				14:45				14:45			
Volume	0	47	3	0	3	0	1	0	2	72	9	0	2	1	0	0
Percent	0%	94%	6%	0%	75%	0%	25%	0%	2%	87%	11%	0%	67%	33%	0%	0%
Pk total	50				4				83				3			
Highest	15:30				15:30				15:00				15:15			
Volume	0	13	2	0	2	0	0	0	0	26	2	0	1	1	0	0
Hi total	15				2				28				2			
PHF	.83				.50				.74				.38			

DAY: WEDNESDAY
 DATE: 09/02/21
 WEATHER: CLEAR & DRY
 BEGIN TIME (MILITARY):14:00 Hrs

PEDESTRIAN & BICYCLE

Date	US 301 From North				EASTWOOD ROAD From East				US 301 From South				HENRY SMITH ROAD From West				Total
	Left	Thru	Right	PEDS	Left	Thru	Right	PEDS	Left	Thru	Right	PEDS	Left	Thru	Right	PEDS	
09/02/21																	
14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1

Peak Hour Analysis By Entire Intersection for the Period: 14:45 to 15:45 on 09/02/21

	Peak start 14:45				14:45				14:45				14:45			
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Percent	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Pk total	0				0				0				0			
Highest	14:00				14:00				14:00				14:00			
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hi total	0				0				0				0			
PHF	.0				.0				.0				.0			

DAY: WEDNESDAY

MANUAL TURNING MOVEMENT COUNTS

Site Code :

DATE: 04/14/21

US 301 @ HENRY SMITH ROAD

Start Date :

ITEM-1

WEATHER: CLEAR & DRY

NASSAU COUNTY, FLORIDA

File I.D. : 41421P2A

BEGIN TIME (MILITARY): 15:45 Hrs

Page : 1

ALL VEHICLES

Date	US 301 From North				EASTWOOD ROAD From East				US 301 From South				HENRY SMITH ROAD From West				Total
	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	
04/14/21																	
15:45	3	0	6	0	12	4	1	0	14	0	5	0	4	3	8	0	60
16:00	2	0	4	0	15	7	2	0	9	0	7	0	9	3	9	0	67
16:15	6	0	8	1	10	5	4	0	12	0	12	0	4	4	7	0	73
16:30	3	0	5	0	10	1	1	0	14	0	10	0	4	0	12	0	60
Hr Total	14	0	23	1	47	17	8	0	49	0	34	0	21	10	36	0	260
16:45	2	0	8	0	8	5	2	0	13	0	10	1	10	3	8	0	70
17:00	3	0	6	0	10	1	3	0	17	0	14	0	5	6	7	0	72
17:15	2	0	13	0	9	7	1	0	9	0	14	1	10	1	3	0	70
17:30	5	0	9	1	8	4	4	0	13	0	17	0	6	3	3	0	73
Hr Total	12	0	36	1	35	17	10	0	52	0	55	2	31	13	21	0	285
TOTAL	26	0	59	2	82	34	18	0	101	0	89	2	52	23	57	0	545

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 04/14/21

Peak start	16:45				16:45				16:45				16:45			
Volume	12	0	36	1	35	17	10	0	52	0	55	2	31	13	21	0
Percent	24%	0%	73%	2%	56%	27%	16%	0%	48%	0%	50%	2%	48%	20%	32%	0%
Pk total	49				62				109				65			
Highest	17:15				17:15				17:00				16:45			
Volume	2	0	13	0	9	7	1	0	17	0	14	0	10	3	8	0
Hi total	15				17				31				21			
PHF	.82				.91				.88				.77			

DAY: FRIDAY
 DATE: 09/03/21
 WEATHER: CLEAR & DRY
 BEGIN TIME (MILITARY):17:45 Hrs

JW BUCKHOLZ TRAFFIC ENGINEERING INC
 MANUAL TURNING MOVEMENT COUNTS
 US 301 @ HENRY SMITH RD/EASTWOOD RD.
 NASSAU COUNTY, FLORIDA

Site Code
 Start Date **ITEM-1**
 File I.D. : 90321PM2
 Page : 1

AUTOMOBILES, COMMERCIAL VEHICLES

US 301				EASTWOOD ROAD				US 301				HENRY SMITH ROAD							
From North				From East				From South				From West							
Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total			
Date 09/03/21 -----																			
17:45	2	126	7	0	6	8	4	0	8	136	12	1	6	6	11	0	333		
Hr Total	2	126	7	0	6	8	4	0	8	136	12	1	6	6	11	0	333		

TOTAL	2	126	7	0	6	8	4	0	8	136	12	1	6	6	11	0	333		

DAY: FRIDAY
 DATE: 09/03/21
 WEATHER: CLEAR & DRY
 BEGIN TIME (MILITARY): 17:45 Hrs

ITEM-1

AUTOMOBILES

US 301				EASTWOOD ROAD				US 301				HENRY SMITH ROAD				Total	
From North				From East				From South				From West					
Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other		
Date 09/03/21																	
17:45	2	120	7	0	6	7	3	0	8	126	10	1	6	3	11	0	310
Hr Total	2	120	7	0	6	7	3	0	8	126	10	1	6	3	11	0	310
TOTAL	2	120	7	0	6	7	3	0	8	126	10	1	6	3	11	0	310

DAY: FRIDAY
 DATE: 09/03/21
 WEATHER: CLEAR & DRY
 BEGIN TIME (MILITARY):17:45 Hrs

COMMERCIAL VEHICLES

US 301				EASTWOOD ROAD				US 301				HENRY SMITH ROAD					
From North				From East				From South				From West					
Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total	
Date 09/03/21 -----																	
17:45	0	6	0	0	0	1	1	0	0	10	2	0	0	3	0	0	23
Hr Total	0	6	0	0	0	1	1	0	0	10	2	0	0	3	0	0	23

TOTAL	0	6	0	0	0	1	1	0	0	10	2	0	0	3	0	0	23

DAY: WEDNESDAY

MANUAL TURNING MOVEMENT COUNTS

Site Code

DATE: 04/14/21

US 301 @ WINN-DIXIE DRIVE

Start Date

ITEM-1

WEATHER: CLEAR & DRY

NASSAU COUNTY, FLORIDA

File I.D. : 41421P2B

BEGIN TIME (MILITARY): 15:45 Hrs

Page : 1

ALL VEHICLES

Date	US 301 From North				From East				US 301 From South				MAIN WINN-DIXIE DRIVE From West				Total
	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	
04/14/21																	
15:45	0	0	18	0	0	0	0	0	9	0	0	0	10	0	4	0	41
16:00	1	0	17	0	0	0	0	0	4	3	0	0	13	0	3	0	38
16:15	0	0	18	0	0	0	0	0	7	0	0	0	10	0	2	0	37
16:30	0	0	16	0	0	0	0	0	6	0	0	0	18	0	3	0	43
Hr Total	1	0	69	0	0	0	0	0	26	0	0	0	51	0	12	0	159
16:45	0	0	18	0	0	0	0	0	9	0	0	0	13	0	2	0	42
17:00	0	0	21	0	0	0	0	0	9	0	0	0	13	0	2	0	45
17:15	0	0	10	0	0	0	0	0	14	0	0	0	23	0	0	0	47
17:30	0	0	7	0	0	0	0	0	9	0	0	0	7	0	0	0	23
Hr Total	0	0	56	0	0	0	0	0	41	0	0	0	56	0	4	0	157
TOTAL	1	0	125	0	0	0	0	0	67	0	0	0	107	0	16	0	316

Peak Hour Analysis By Entire Intersection for the Period: 16:30 to 17:30 on 04/14/21

Peak start	16:30				16:30				16:30				16:30			
Volume	0	0	65	0	0	0	0	0	38	0	0	0	67	0	7	0
Percent	0%	0%	100%	0%	0%	0%	0%	0%	100%	0%	0%	0%	91%	0%	9%	0%
Pk total	65				0				38				74			
Highest	17:00				15:45				17:15				17:15			
Volume	0	0	21	0	0	0	0	0	14	0	0	0	23	0	0	0
Hi total	21				0				14				23			
PHF	.77				.0				.68				.80			

DAY: WEDNESDAY

MANUAL TURNING MOVEMENT COUNTS

Site Code: ITEM-1

DATE: 04/14/21

HENRY SMITH ROAD @ WINN-DIXIE DRIVEWAY

Start Date: ITEM-1
File I.D. : 41421P2C

WEATHER: CLEAR & DRY

NASSAU COUNTY, FLORIDA

Page : 1

BEGIN TIME (MILITARY): 15:45 Hrs

ALL VEHICLES

Date 04/14/21	AMERICAN LEGION DRWY. From North				HENRY SMITH ROAD From East				WINN-DIXIE DRIVE From South				HENRY SMITH ROAD From West				Total	
	Left	Thru	Right	PEDS	Left	Thru	Right	PEDS	Left	Thru	Right	PEDS	Left	Thru	Right	PEDS		
15:45	0	0	0	0	0	5	0	0	11	0	0	0	0	1	0	3	0	14
16:00	0	0	0	0	1	0	1	0	27	6	1	2	0	1	0	7	0	18
16:15	0	0	0	0	0	0	1	0	4	0	1	0	0	0	0	7	0	13
16:30	0	0	0	0	1	0	0	0	9	1	0	0	1	0	0	5	0	17
Hr Total	0	0	0	0	2	0	2	0	30	2	3	0	1	0	22	0	0	62
16:45	0	0	0	0	3	0	1	0	7	0	2	0	0	0	7	0	0	20
17:00	0	0	0	0	1	0	0	0	7	1	3	0	0	0	3	0	0	15
17:15	0	0	0	0	0	0	1	0	5	0	1	0	0	0	2	0	0	9
17:30	0	0	1	0	1	0	1	0	12	0	0	0	1	0	5	0	0	21
Hr Total	0	0	1	0	5	0	3	0	31	1	6	0	1	0	17	0	0	65
TOTAL	0	0	1	0	7	0	5	0	61	3	9	0	2	0	39	0	0	127

Peak Hour Analysis By Entire Intersection for the Period: 16:00 to 17:00 on 04/14/21

Peak start	16:00				16:00				16:00				16:00			
Volume	0	0	0	0	5	0	3	0	26	2	5	0	1	0	26	0
Percent	0%	0%	0%	0%	62%	0%	38%	0%	79%	6%	15%	0%	4%	0%	96%	0%
Pk total	0				8				33				27			
Highest	15:45				16:45				16:30				16:00			
Volume	0	0	0	0	3	0	1	0	9	1	0	0	0	0	7	0
Hi total	0				4				10				7			
PHF	.0				.50				.82				.96			

DAY: TUESDAY

MANUAL TURNING MOVEMENT COUNTS

Site Code

DATE: 04/14/21

US 301 @ CHURCH DRIVE

Start Date

ITEM-1

WEATHER: CLEAR & DRY

NASSAU COUNTY, FLORIDA

File I.D. : 041421P1

BEGIN TIME (MILITARY): 15:45 Hrs

Page : 1

AUTOMOBILES, COMMERCIAL VEHICLES

Date	US 301 From North				CHURCH DRIVE From East				US 301 From South				From West				Total
	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	
04/14/21																	
15:45	1	111	0	1	0	0	0	0	0	144	0	0	0	0	0	0	257
16:00	0	100	0	0	0	0	1	0	0	123	0	0	0	0	0	0	224
16:15	0	121	0	0	0	0	1	0	0	165	1	0	0	0	0	0	288
16:30	0	117	0	1	0	0	1	0	0	133	1	0	0	0	0	0	253
Hr Total	1	449	0	2	0	0	3	0	0	565	2	0	0	0	0	0	1022
16:45	0	94	0	2	0	0	2	0	0	147	1	0	0	0	0	0	246
17:00	0	117	0	0	0	0	0	0	0	194	0	0	0	0	0	0	311
17:15	1	99	0	0	0	0	0	0	0	148	0	0	0	0	0	0	248
17:30	0	87	0	0	0	0	0	0	0	153	1	0	0	0	0	0	241
Hr Total	1	397	0	2	0	0	2	0	0	642	2	0	0	0	0	0	1046
TOTAL	2	846	0	4	0	0	5	0	0	1207	4	0	0	0	0	0	2068

1098
288
253
246
311

Peak Hour Analysis By Entire Intersection for the Period: 16:15 to 17:15 on 04/14/21

Peak start	16:15				16:15				16:15				16:15			
Volume	0	449	0	3	0	0	4	0	0	639	3	0	0	0	0	0
Percent	0%	99%	0%	1%	0%	0%	100%	0%	0%	100%	0%	0%	0%	0%	0%	0%
Pk total	452				4				642				0			
Highest	16:15				16:45				17:00				15:45			
Volume	0	121	0	0	0	0	2	0	0	194	0	0	0	0	0	0
Hi total	121				2				194				0			
PHF	.93				.50				.83				.0			

$$PM\ PHF = \frac{1098}{4 \times 311} = \underline{\underline{0.88}}$$

DAY: TUESDAY

MANUAL TURNING MOVEMENT COUNTS

Site Code

DATE: 04/14/21

US 301 @ CHURCH DRIVE

Start Date

ITEM-1

WEATHER: CLEAR & DRY

NASSAU COUNTY, FLORIDA

File I.D. : 041421P1

BEGIN TIME (MILITARY):15:45 Hrs

Page : 1

AUTOMOBILES

Date	US 301 From North				CHURCH DRIVE From East				US 301 From South				From West				Total
	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	
04/14/21	-----																
15:45	0	98	0	1	0	0	0	0	0	118	0	0	0	0	0	0	217
16:00	0	94	0	0	0	0	1	0	0	109	0	0	0	0	0	0	204
16:15	0	106	0	0	0	0	0	0	0	144	1	0	0	0	0	0	251
16:30	0	99	0	1	0	0	1	0	0	122	1	0	0	0	0	0	224
Hr Total	0	397	0	2	0	0	2	0	0	493	2	0	0	0	0	0	896
16:45	0	77	0	2	0	0	2	0	0	135	1	0	0	0	0	0	217
17:00	0	102	0	0	0	0	0	0	0	174	0	0	0	0	0	0	276
17:15	1	85	0	0	0	0	0	0	0	132	0	0	0	0	0	0	218
17:30	0	80	0	0	0	0	0	0	0	143	1	0	0	0	0	0	224
Hr Total	1	344	0	2	0	0	2	0	0	584	2	0	0	0	0	0	935

TOTAL	1	741	0	4	0	0	4	0	0	1077	4	0	0	0	0	0	1831

Peak Hour Analysis By Entire Intersection for the Period: 16:15 to 17:15 on 04/14/21

Peak start	16:15				16:15				16:15				16:15			
Volume	0	384	0	3	0	0	3	0	0	575	3	0	0	0	0	0
Percent	0%	99%	0%	1%	0%	0%	100%	0%	0%	99%	1%	0%	0%	0%	0%	0%
Pk total	387				3				578				0			
Highest	16:15				16:45				17:00				15:45			
Volume	0	106	0	0	0	0	2	0	0	174	0	0	0	0	0	0
Hi total	106				2				174				0			
PHF	.91				.38				.83				.0			

DAY: TUESDAY

MANUAL TURNING MOVEMENT COUNTS

Site Code

ITEM-1

DATE: 04/14/21

US 301 @ CHURCH DRIVE

Start Date

WEATHER: CLEAR & DRY

NASSAU COUNTY, FLORIDA

File I.D. : 041421P1

BEGIN TIME (MILITARY): 15:45 Hrs

Page : 1

COMMERCIAL VEHICLES

Date	US 301 From North				CHURCH DRIVE From East				US 301 From South				From West				Total
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	
04/14/21																	
15:45	1	13	0	0	0	0	0	0	0	26	0	0	0	0	0	0	40
16:00	0	6	0	0	0	0	0	0	0	14	0	0	0	0	0	0	20
16:15	0	15	0	0	0	0	1	0	0	21	0	0	0	0	0	0	37
16:30	0	18	0	0	0	0	0	0	0	11	0	0	0	0	0	0	29
Hr Total	1	52	0	0	0	0	1	0	0	72	0	0	0	0	0	0	126
16:45	0	17	0	0	0	0	0	0	0	12	0	0	0	0	0	0	29
17:00	0	15	0	0	0	0	0	0	0	20	0	0	0	0	0	0	35
17:15	0	14	0	0	0	0	0	0	0	16	0	0	0	0	0	0	30
17:30	0	7	0	0	0	0	0	0	0	10	0	0	0	0	0	0	17
Hr Total	0	53	0	0	0	0	0	0	0	58	0	0	0	0	0	0	111
TOTAL	1	105	0	0	0	0	1	0	0	130	0	0	0	0	0	0	237

11%T

Peak Hour Analysis By Entire Intersection for the Period: 16:15 to 17:15 on 04/14/21

Peak start	16:15	16:15	16:15	16:15
Volume	0	65	0	0
Percent	0%	100%	0%	0%
Pk total	65	1	64	0
Highest	16:30	16:15	16:15	15:45
Volume	0	18	0	0
Hi total	18	1	21	0
PHF	.90	.25	.76	.0

19%T

10%T

DAY: FRIDAY
 DATE: 09/03/21
 WEATHER: CLEAR & DRY
 BEGIN TIME (MILITARY): 15:30 Hrs

MANUAL TURNING MOVEMENT COUNTS
 HENRY SMITH ROAD @ CR 115
 NASSAU COUNTY, FLORIDA

Site Code :
 Start Date : **ITEM-1**
 File I.D. : 9032IPMI
 Page : 1

AUTOMOBILES, COMMERCIAL VEHICLES

Date	From North				HENRY SMITH ROAD From East				CR 115 From South				HENRY SMITH ROAD From West				Total
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	
09/03/21	-----																
15:30	0	0	0	0	3	20	0	0	2	0	8	0	0	12	3	0	48
15:45	0	0	0	0	7	19	0	0	3	0	6	0	0	12	1	0	48
16:00	0	0	0	0	5	23	0	0	5	0	6	0	0	13	4	0	56
16:15	0	0	0	0	3	25	0	0	3	0	8	0	0	6	2	0	47
Hr Total	0	0	0	0	18	87	0	0	13	0	28	0	0	43	10	0	199
16:30	0	0	0	0	5	18	0	0	6	0	9	0	0	15	1	0	54
16:45	0	0	0	0	7	26	0	0	2	0	10	0	0	11	2	0	58
17:00	0	0	0	0	11	25	0	0	8	0	8	0	0	11	3	0	66
17:15	0	0	0	0	5	22	0	0	2	0	6	0	0	19	5	0	59
Hr Total	0	0	0	0	28	91	0	0	18	0	33	0	0	56	11	0	237

TOTAL	0	0	0	0	46	178	0	0	31	0	61	0	0	99	21	0	436

Peak Hour Analysis By Entire Intersection for the Period: 16:30 to 17:30 on 09/03/21

Peak start	16:30				16:30				16:30				16:30			
Volume	0	0	0	0	28	91	0	0	18	0	33	0	0	56	11	0
Percent	0%	0%	0%	0%	24%	76%	0%	0%	35%	0%	65%	0%	0%	84%	16%	0%
Pk total	0				119				51				67			
Highest	15:30				17:00				17:00				17:15			
Volume	0	0	0	0	11	25	0	0	8	0	8	0	0	19	5	0
Hi total	0				36				16				24			
PHF	.0				.83				.80				.70			

DAY: FRIDAY

MANUAL TURNING MOVEMENT COUNTS

Site Code :

DATE: 09/03/21

HENRY SMITH ROAD @ CR 115

Start Date :

ITEM-1

WEATHER: CLEAR & DRY

NASSAU COUNTY, FLORIDA

File I.D. : 9032IPM1

BEGIN TIME (MILITARY): 15:30 Hrs

Page : 1

AUTOMOBILES

Date	From North				HENRY SMITH ROAD From East				CR 115 From South				HENRY SMITH ROAD From West				Total
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	
	09/03/21																
15:30	0	0	0	0	2	19	0	0	2	0	7	0	0	12	3	0	45
15:45	0	0	0	0	6	19	0	0	3	0	5	0	0	11	1	0	45
16:00	0	0	0	0	4	22	0	0	4	0	4	0	0	13	2	0	49
16:15	0	0	0	0	3	23	0	0	3	0	6	0	0	6	2	0	43
Hr Total	0	0	0	0	15	83	0	0	12	0	22	0	0	42	8	0	182
16:30	0	0	0	0	5	16	0	0	5	0	8	0	0	15	1	0	50
16:45	0	0	0	0	7	26	0	0	1	0	10	0	0	11	2	0	57
17:00	0	0	0	0	11	25	0	0	7	0	7	0	0	11	3	0	64
17:15	0	0	0	0	4	21	0	0	2	0	6	0	0	19	4	0	56
Hr Total	0	0	0	0	27	88	0	0	15	0	31	0	0	56	10	0	227
TOTAL	0	0	0	0	42	171	0	0	27	0	53	0	0	98	18	0	409

Peak Hour Analysis By Entire Intersection for the Period: 16:30 to 17:30 on 09/03/21

Peak start	16:30				16:30				16:30				16:30			
Volume	0	0	0	0	27	88	0	0	15	0	31	0	0	56	10	0
Percent	0%	0%	0%	0%	23%	77%	0%	0%	33%	0%	67%	0%	0%	85%	15%	0%
Pk total	0				115				46				66			
Highest	15:30				17:00				17:00				17:15			
Volume	0	0	0	0	11	25	0	0	7	0	7	0	0	19	4	0
Hi total	0				36				14				23			
PHF	.0				.80				.82				.72			

DAY: FRIDAY

MANUAL TURNING MOVEMENT COUNTS

Site Code :

DATE: 09/03/21

HENRY SMITH ROAD @ CR 115

Start Date :

ITEM-1

WEATHER: CLEAR & DRY

NASSAU COUNTY, FLORIDA

File I.D. : 90321PM1

BEGIN TIME (MILITARY): 15:30 Hrs

Page : 1

COMMERCIAL VEHICLES

Date	From North				HENRY SMITH ROAD From East				CR 115 From South				HENRY SMITH ROAD From West				Total
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	
	09/03/21																
15:30	0	0	0	0	1	1	0	0	0	0	1	0	0	0	0	0	3
15:45	0	0	0	0	1	0	0	0	0	0	1	0	0	1	0	0	3
16:00	0	0	0	0	1	1	0	0	1	0	2	0	0	0	2	0	7
16:15	0	0	0	0	0	2	0	0	0	0	2	0	0	0	0	0	4
Hr Total	0	0	0	0	3	4	0	0	1	0	6	0	0	1	2	0	17
16:30	0	0	0	0	0	2	0	0	1	0	1	0	0	0	0	0	4
16:45	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1
17:00	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	2
17:15	0	0	0	0	1	1	0	0	0	0	0	0	0	0	1	0	3
Hr Total	0	0	0	0	1	3	0	0	3	0	2	0	0	0	1	0	10
TOTAL	0	0	0	0	4	7	0	0	4	0	8	0	0	1	3	0	27

Peak Hour Analysis By Entire Intersection for the Period: 16:30 to 17:30 on 09/03/21

Peak start	16:30				16:30				16:30				16:30			
Volume	0	0	0	0	1	3	0	0	3	0	2	0	0	0	1	0
Percent	0%	0%	0%	0%	25%	75%	0%	0%	60%	0%	40%	0%	0%	0%	100%	0%
Pk total	0				4				5				1			
Highest	15:30				16:30				16:30				17:15			
Volume	0	0	0	0	0	2	0	0	1	0	1	0	0	0	1	0
Hi total	0				2				2				1			
PHF	.0				.50				.62				.25			

TABLE B-1
US 301 / Southern (Secondary) Winn Dixie Driveway
DRIVEWAY COUNTS

Thursday, April 15, 2021

	Winn Dixie Driveway				All
	Left Turn In	Right Turn In	Left Turn Out	Right Turn Out	
6:45-7:00 AM	0	0	0	0	0
7:00-7:15 AM	0	0	0	0	0
7:15-7:30 AM	0	0	0	0	0
7:30-7:45 AM	0	0	0	0	0
7:45-8:00 AM	0	0	0	0	0
8:00-8:15 AM	0	0	0	0	0
8:15-8:30 AM	0	0	0	0	0
8:30-8:45 AM	0	0	0	0	0
AM PEAK PERIOD:	0	0	0	0	0

AM PEAK HOUR:	0	0	0	0	0
7:00-8:00 AM					

Wednesday, April 14, 2021

	Winn Dixie Driveway				All
	Left Turn In	Right Turn In	Left Turn Out	Right Turn Out	
3:45-4:00 PM	1	0	0	2	3
4:00-4:15 PM	0	0	0	1	1
4:15-4:30 PM	1	0	0	1	2
4:30-4:45 PM	0	0	0	2	2
4:45-5:00 PM	1	2	0	0	3
5:00-5:15 PM	1	0	0	2	3
5:15-5:30 PM	1	0	1	6	0
5:30-5:45 PM	1	1	0	1	3
PM PEAK PERIOD:	6	3	1	15	17

PM PEAK HOUR:	3	2	0	5	10
4:15-5:15 PM					

BUCKHOLZ TRAFFIC

APPENDIX C

FDOT TRAFFIC DATA

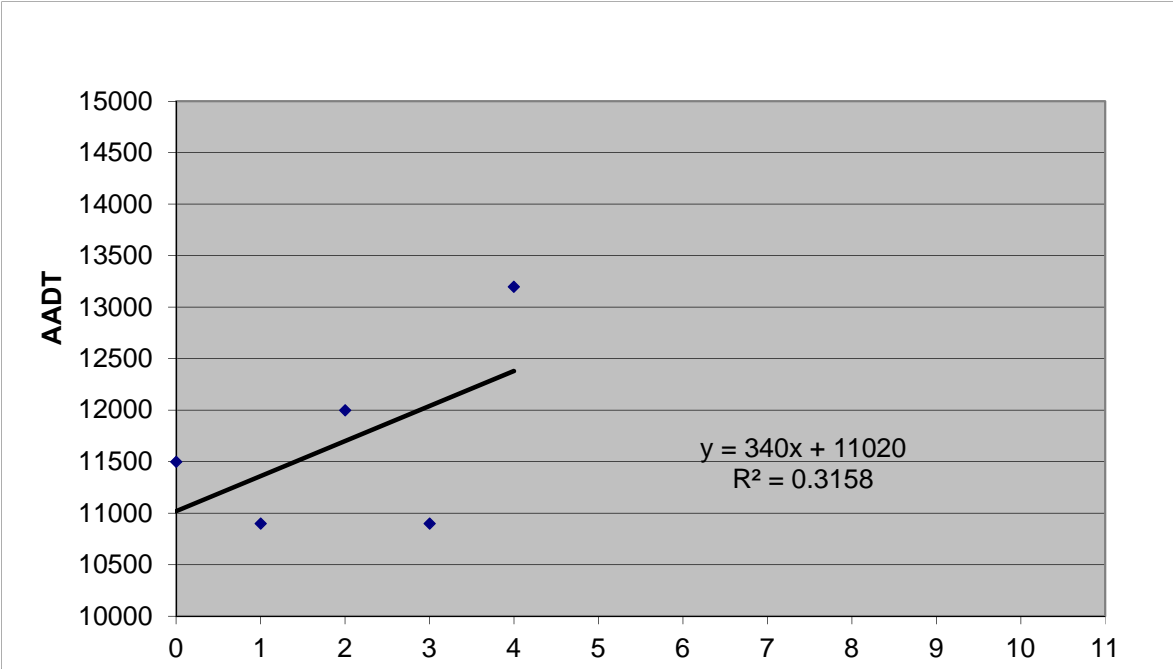


**TABLE C-1
LINEAR REGRESSION ANALYSIS**

US 301 (US 1), North of Eastwood Road

<u>Year</u>	<u>X</u>	Actual <u>AAADT (Y)</u>	Predicted <u>AAADT</u>
2015	0	11500	11020
2016	1	10900	11360
2017	2	12000	11700
2018	3	10900	12040
2019	4	13200	12380
2020	5		12720
2021	6		13060
2022	7		13400
2023	8		13740
2024	9		14080
2025	10		14420
2026	11		14760

i = 2.7%



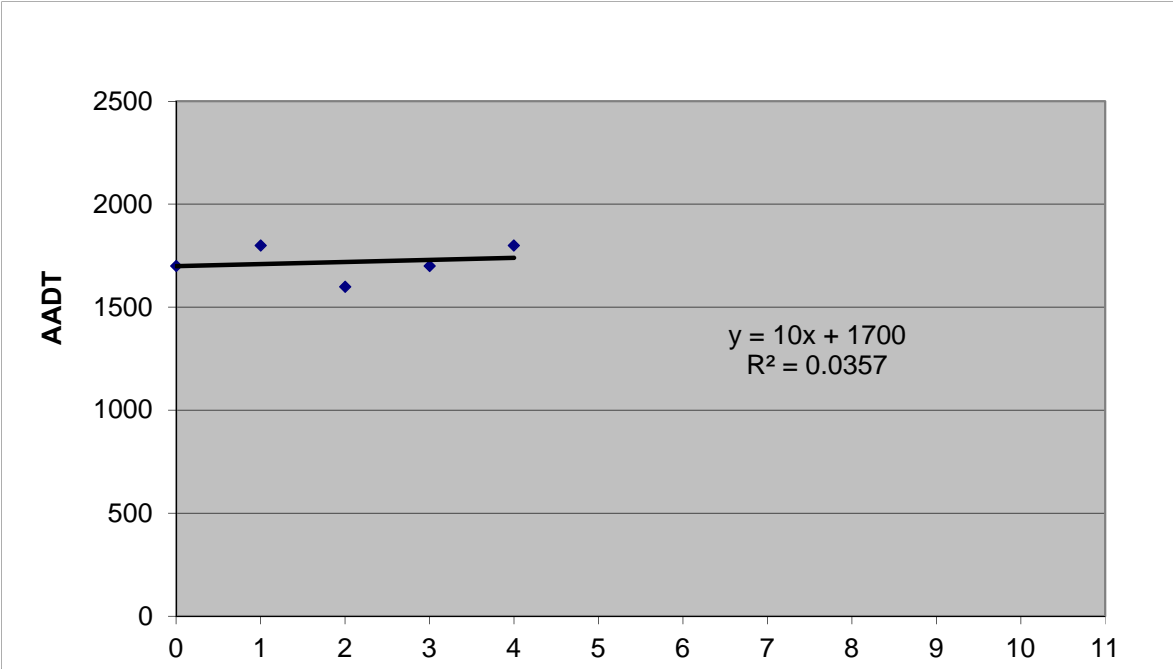
BUCKHOLZ TRAFFIC

**TABLE C-2
LINEAR REGRESSION ANALYSIS**

Henry Smith Road, Southeast of US 301 (US 1)

<u>Year</u>	<u>X</u>	<u>Actual AADT (Y)</u>	<u>Predicted AADT</u>
2015	0	1700	1700
2016	1	1800	1710
2017	2	1600	1720
2018	3	1700	1730
2019	4	1800	1740
2020	5		1750
2021	6		1760
2022	7		1770
2023	8		1780
2024	9		1790
2025	10		1800
2026	11		1810

i = 0.6%



BUCKHOLZ TRAFFIC

FLORIDA DEPARTMENT OF TRANSPORTATION
 TRANSPORTATION STATISTICS OFFICE
 2019 HISTORICAL AADT REPORT

COUNTY: 74 - NASSAU

SITE: 0019 - SR 15 .1 MI. N. OF EASTWOOD RD.(HILLIARD)

YEAR	AADT		DIRECTION 1		DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR	
2019	13200	C	N	6600	S	6600	9.50	55.30	16.90
2018	10900	C	N	5400	S	5500	9.50	55.20	17.40
2017	12000	C	N	6000	S	6000	9.50	55.40	18.60
2016	10900	C	N	5400	S	5500	9.50	56.20	18.20
2015	11500	C	N	5700	S	5800	9.50	54.00	18.60
2014	11100	C	N	5500	S	5600	9.50	54.30	18.50
2013	12200	C	N	6000	S	6200	9.50	56.10	21.50
2012	11500	C	N	5700	S	5800	9.50	53.30	19.30
2011	12300	C	N	6100	S	6200	9.50	55.00	19.40
2010	12000	C	N	5800	S	6200	10.24	59.82	18.90
2009	13400	C	N	6600	S	6800	10.19	57.33	18.50
2008	13300	C	N	6600	S	6700	10.24	60.66	19.80
2007	12300	C	N	6100	S	6200	10.80	60.00	18.30
2006	15200	C	N	7600	S	7600	11.27	59.33	19.20
2005	12400	F	N	5900	S	6500	11.30	59.10	24.50
2004	12200	C	N	5800	S	6400	10.90	59.80	21.60

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN

*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

COUNTY: 74
 STATION: 0019
 DESCRIPTION: SR 15 .1 MI. N. OF EASTWOOD RD.(HILLIARD)
 START DATE: 07/29/2019
 START TIME: 1115

TIME	DIRECTION: N					DIRECTION: S					COMBINED TOTAL
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	
0000	18	18	14	11	61	21	21	8	9	59	120
0100	10	7	14	17	48	10	20	8	13	51	99
0200	12	20	16	13	61	16	6	11	9	42	103
0300	10	11	25	8	54	11	17	13	19	60	114
0400	16	23	29	17	85	30	30	37	56	153	238
0500	21	52	40	39	152	76	70	65	110	321	473
0600	36	27	37	67	167	130	140	151	133	554	721
0700	77	67	52	75	271	135	146	126	116	523	794
0800	79	62	78	90	309	102	92	103	97	394	703
0900	109	91	82	109	391	136	92	114	110	452	843
1000	109	88	93	94	384	85	96	92	126	399	783
1100	96	112	97	134	439	93	120	101	105	419	858
1200	127	106	125	116	474	138	98	110	112	458	932
1300	112	102	123	131	468	114	105	115	111	445	913
1400	111	102	117	129	459	139	133	106	110	488	947
1500	131	111	147	131	520	88	112	114	97	411	931
1600	134	167	153	161	615	122	97	107	102	428	1043
1700	171	190	193	147	701	143	135	92	89	459	1160
1800	148	105	115	129	497	85	98	73	49	305	802
1900	76	78	84	71	309	73	69	69	67	278	587
2000	55	70	67	58	250	53	53	44	33	183	433
2100	65	69	51	42	227	47	30	39	22	138	365
2200	41	22	30	17	110	31	20	29	23	103	213
2300	43	21	36	15	115	25	20	16	24	85	200
24-HOUR TOTALS:	7167					7208					14375

	DIRECTION: N		DIRECTION: S		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	845	372	645	540	845	811
P.M.	1645	715	1330	498	1645	1187
DAILY	1645	715	630	565	1645	1187

COUNTY: 74
 STATION: 0019
 DESCRIPTION: SR 15 .1 MI. N. OF EASTWOOD RD.(HILLIARD)
 START DATE: 07/30/2019
 START TIME: 1115

TIME	DIRECTION: N					DIRECTION: S					COMBINED TOTAL
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	
0000	12	12	12	15	51	11	19	17	13	60	111
0100	14	7	9	8	38	12	8	4	16	40	78
0200	7	18	12	15	52	5	14	10	6	35	87
0300	23	17	28	17	85	11	20	19	17	67	152
0400	22	23	23	21	89	24	40	28	55	147	236
0500	25	20	47	55	147	75	79	69	126	349	496
0600	48	51	56	49	204	131	147	149	112	539	743
0700	57	77	75	84	293	132	148	128	90	498	791
0800	76	53	93	96	318	115	102	105	125	447	765
0900	74	78	96	82	330	127	104	106	123	460	790
1000	107	99	85	87	378	117	106	90	105	418	796
1100	97	113	109	127	446	94	108	119	110	431	877
1200	97	125	109	103	434	113	111	98	98	420	854
1300	86	91	137	105	419	104	118	111	107	440	859
1400	103	103	119	137	462	123	114	110	108	455	917
1500	121	120	137	134	512	117	104	126	109	456	968
1600	156	139	156	171	622	145	129	92	117	483	1105
1700	195	163	168	175	701	106	103	111	78	398	1099
1800	113	119	145	104	481	93	90	70	73	326	807
1900	115	79	100	75	369	73	71	63	55	262	631
2000	70	72	73	68	283	56	67	39	38	200	483
2100	58	63	39	38	198	35	31	30	26	122	320
2200	40	46	31	30	147	31	37	23	20	111	258
2300	23	21	28	18	90	17	30	16	12	75	165
24-HOUR TOTALS:	7149					7239					14388

	DIRECTION: N		DIRECTION: S		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	845	344	645	520	845	806
P.M.	1700	701	1530	509	1645	1134
DAILY	1700	701	545	553	1645	1134

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 74 - NASSAU

SITE: 9115 - HENRY SMITH RD. .1 MI. S. OF US 1

YEAR	AADT	DIRECTION 1		DIRECTION 2		*K FACTOR	D FACTOR	T FACTOR
2019	1800 S		0		0	9.50	54.30	3.40
2018	1700 F		0		0	9.50	54.50	4.50
2017	1600 C	N	0	S	0	9.50	55.10	4.00
2016	1800 R		0		0	9.50	56.00	5.90
2015	1700 T		0		0	9.50	55.30	3.50
2014	1700 S		0		0	9.50	55.10	4.30
2013	1700 F		0		0	9.50	56.90	4.10
2012	1700 C	N	0	S	0	9.50	54.70	4.50

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN

*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

2019 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
 CATEGORY: 7400 NASSAU COUNTYWIDE

ITEM-1

WEEK	DATES	SF	MOCF: 0.97 PSCF
1	01/01/2019 - 01/05/2019	1.01	1.04
2	01/06/2019 - 01/12/2019	1.04	1.07
3	01/13/2019 - 01/19/2019	1.08	1.11
4	01/20/2019 - 01/26/2019	1.06	1.09
5	01/27/2019 - 02/02/2019	1.05	1.08
6	02/03/2019 - 02/09/2019	1.04	1.07
7	02/10/2019 - 02/16/2019	1.03	1.06
8	02/17/2019 - 02/23/2019	1.02	1.05
9	02/24/2019 - 03/02/2019	1.00	1.03
10	03/03/2019 - 03/09/2019	0.99	1.02
11	03/10/2019 - 03/16/2019	0.98	1.01
*12	03/17/2019 - 03/23/2019	0.97	1.00
*13	03/24/2019 - 03/30/2019	0.97	1.00
*14	03/31/2019 - 04/06/2019	0.97	1.00
*15	04/07/2019 - 04/13/2019	0.97	1.00
*16	04/14/2019 - 04/20/2019	0.97	1.00
*17	04/21/2019 - 04/27/2019	0.96	0.99
*18	04/28/2019 - 05/04/2019	0.96	0.99
*19	05/05/2019 - 05/11/2019	0.96	0.99
*20	05/12/2019 - 05/18/2019	0.96	0.99
*21	05/19/2019 - 05/25/2019	0.96	0.99
*22	05/26/2019 - 06/01/2019	0.97	1.00
*23	06/02/2019 - 06/08/2019	0.97	1.00
*24	06/09/2019 - 06/15/2019	0.98	1.01
25	06/16/2019 - 06/22/2019	0.98	1.01
26	06/23/2019 - 06/29/2019	0.98	1.01
27	06/30/2019 - 07/06/2019	0.98	1.01
28	07/07/2019 - 07/13/2019	0.99	1.02
29	07/14/2019 - 07/20/2019	0.99	1.02
30	07/21/2019 - 07/27/2019	0.99	1.02
31	07/28/2019 - 08/03/2019	1.00	1.03
32	08/04/2019 - 08/10/2019	1.00	1.03
33	08/11/2019 - 08/17/2019	1.01	1.04
34	08/18/2019 - 08/24/2019	1.02	1.05
35	08/25/2019 - 08/31/2019	1.03	1.06
36	09/01/2019 - 09/07/2019	1.04	1.07
37	09/08/2019 - 09/14/2019	1.05	1.08
38	09/15/2019 - 09/21/2019	1.06	1.09
39	09/22/2019 - 09/28/2019	1.04	1.07
40	09/29/2019 - 10/05/2019	1.02	1.05
41	10/06/2019 - 10/12/2019	1.00	1.03
42	10/13/2019 - 10/19/2019	0.99	1.02
43	10/20/2019 - 10/26/2019	0.99	1.02
44	10/27/2019 - 11/02/2019	0.99	1.02
45	11/03/2019 - 11/09/2019	0.99	1.02
46	11/10/2019 - 11/16/2019	0.99	1.02
47	11/17/2019 - 11/23/2019	0.99	1.02
48	11/24/2019 - 11/30/2019	1.00	1.03
49	12/01/2019 - 12/07/2019	1.00	1.03
50	12/08/2019 - 12/14/2019	1.01	1.04
51	12/15/2019 - 12/21/2019	1.01	1.04
52	12/22/2019 - 12/28/2019	1.04	1.07
53	12/29/2019 - 12/31/2019	1.08	1.11

* PEAK SEASON

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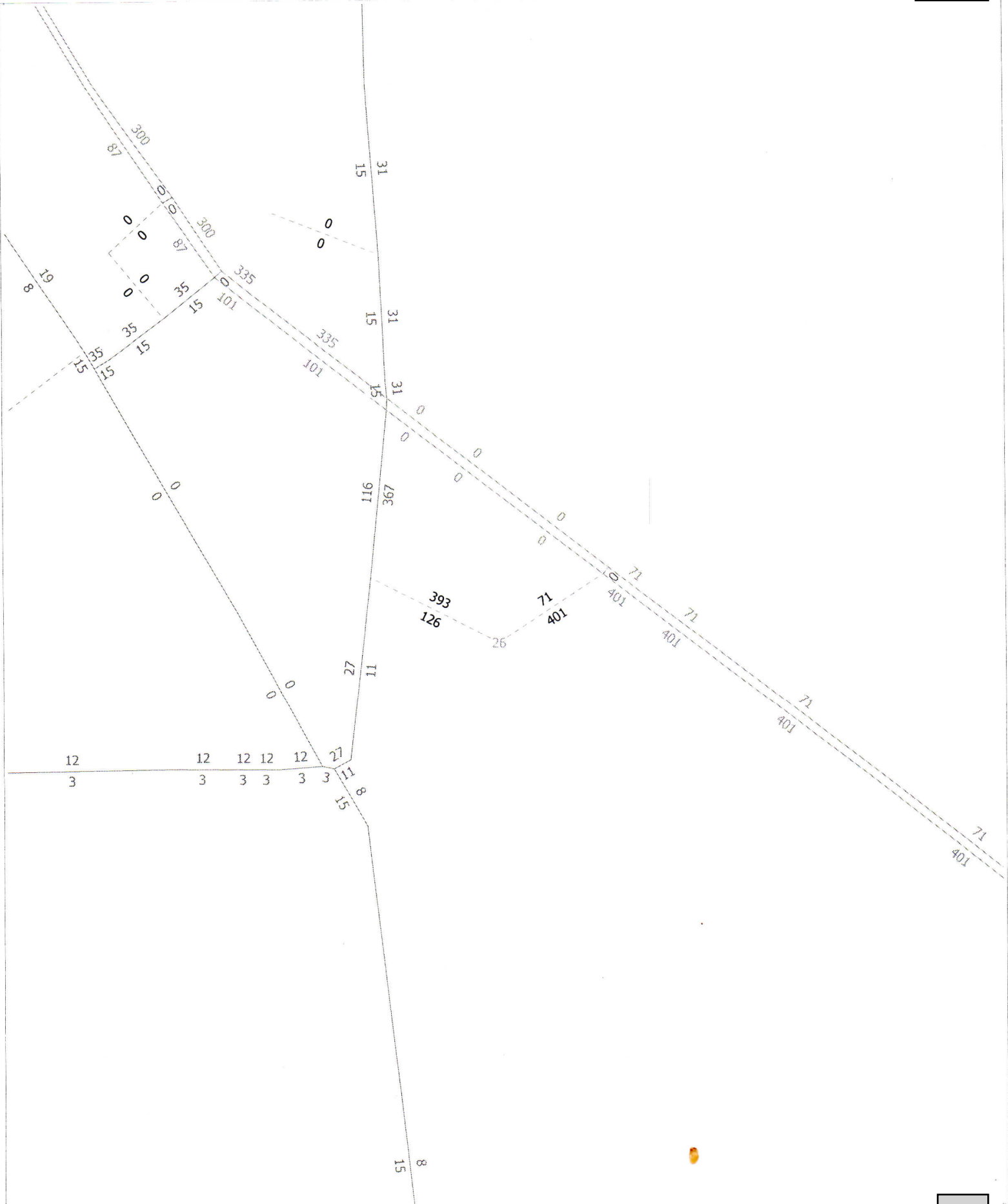
APPENDIX D

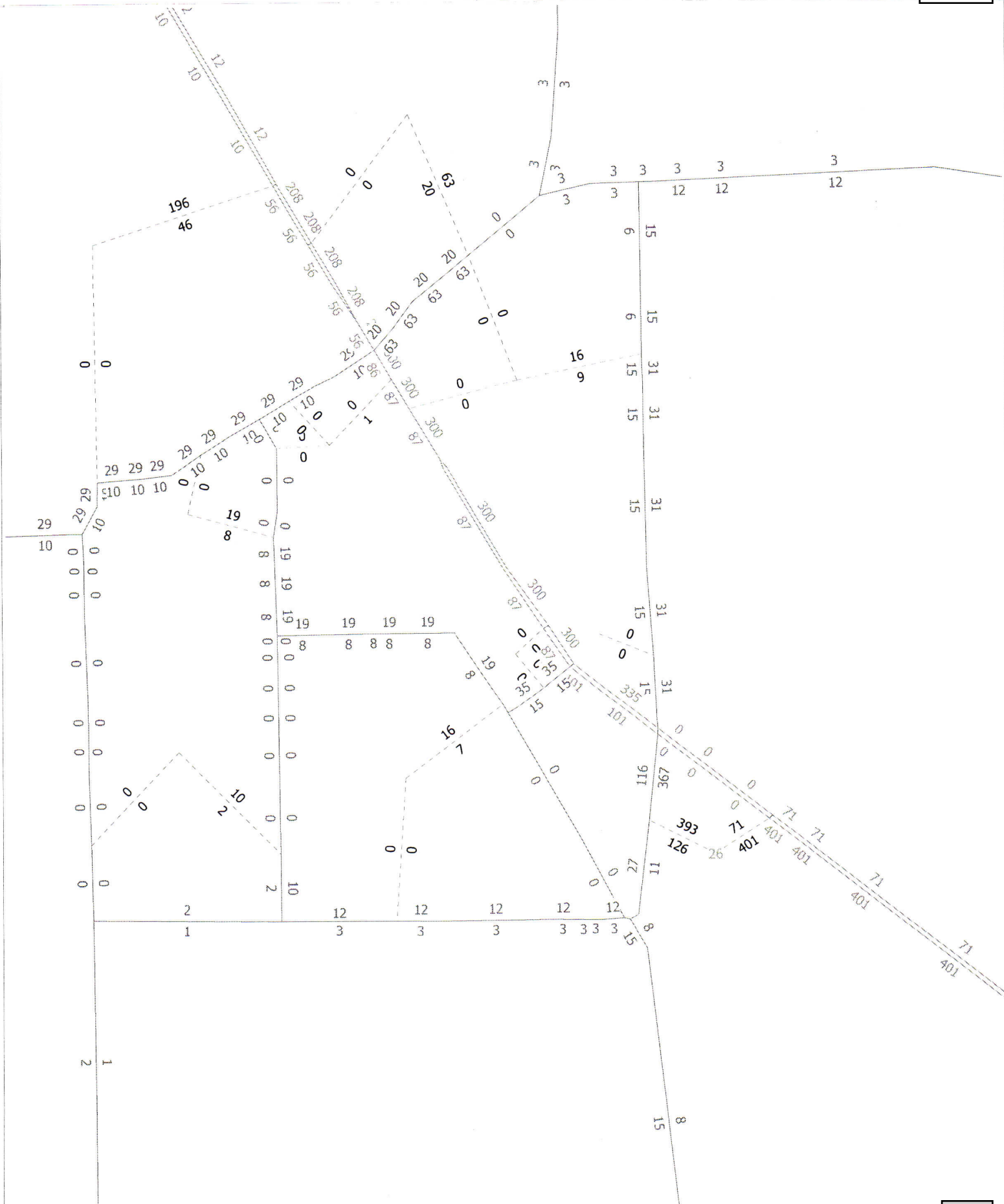
NERPM RESULTS

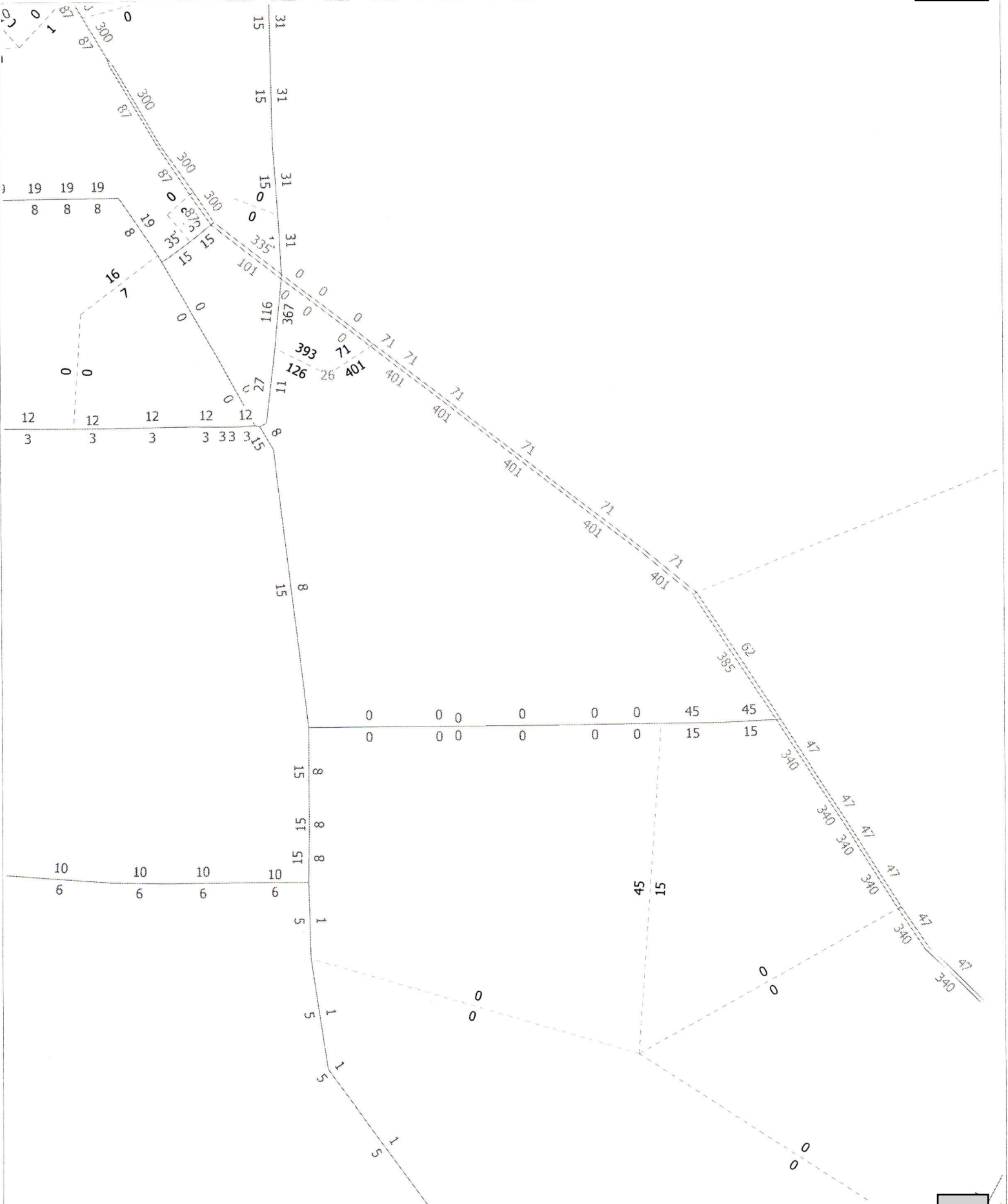


AM PEAK PERIOD

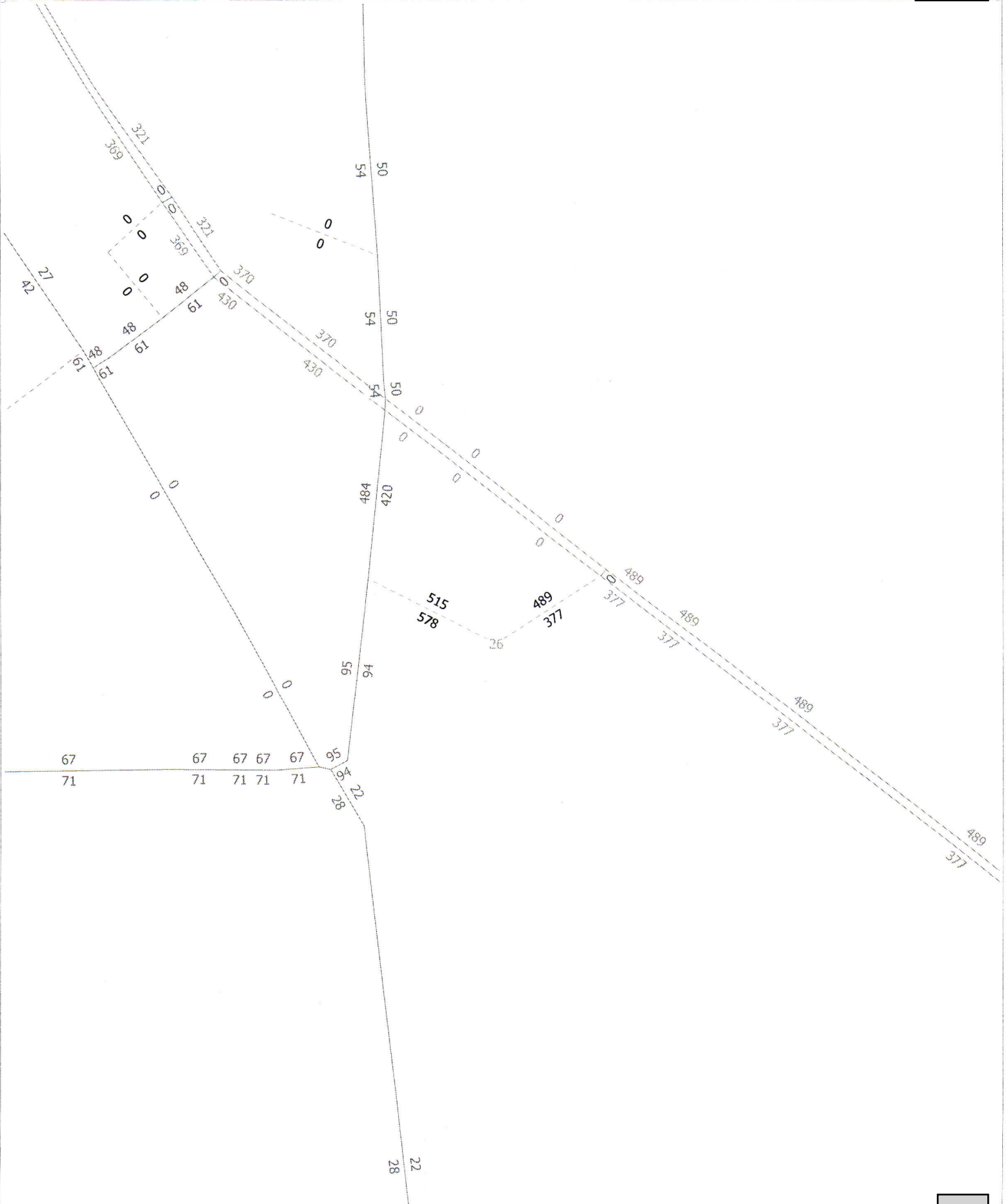
ITEM-1

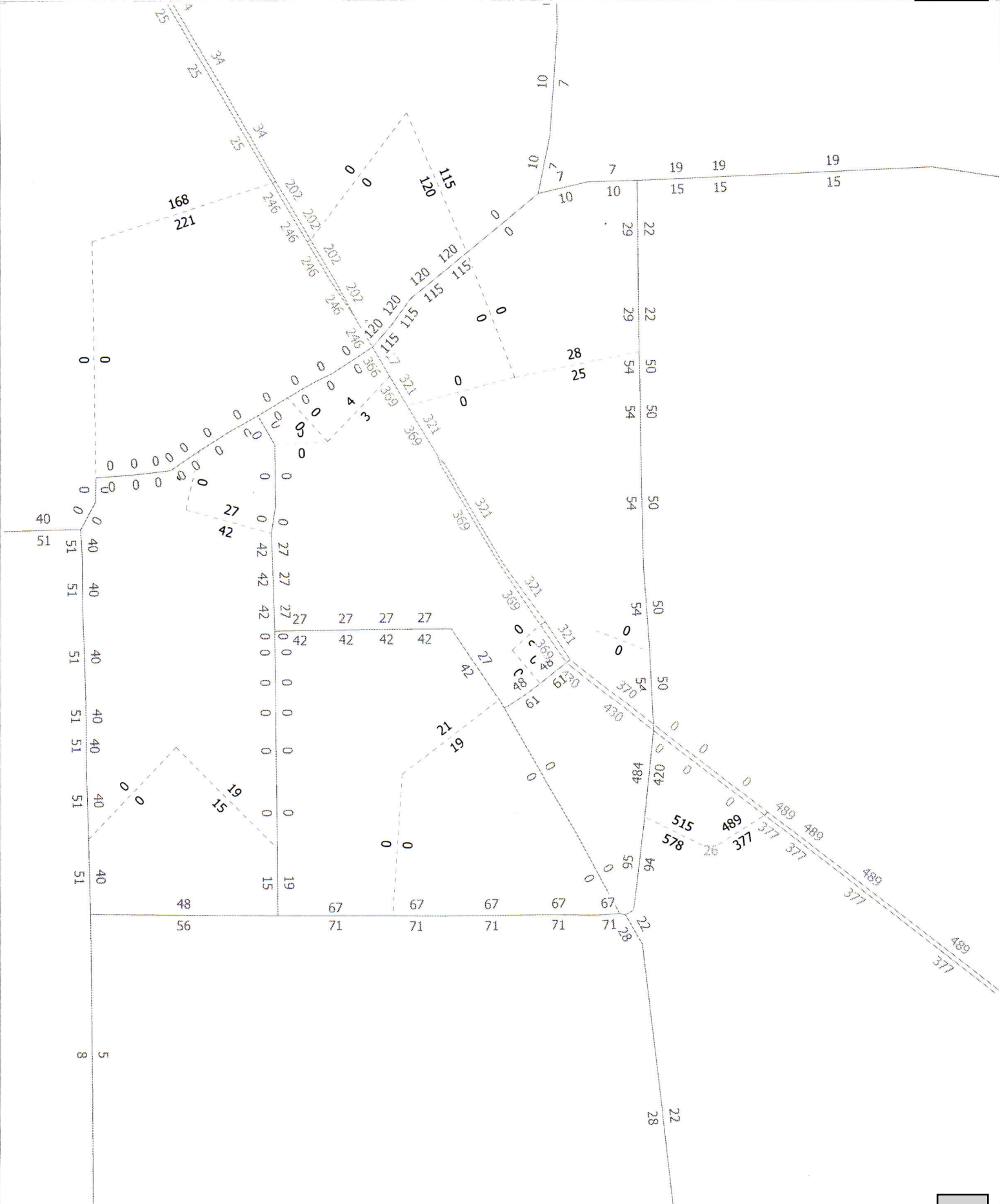






PM PEAK PERIOD





APPENDIX E

UNSIGNALIZED INTERSECTION CAPACITY CALCULATIONS

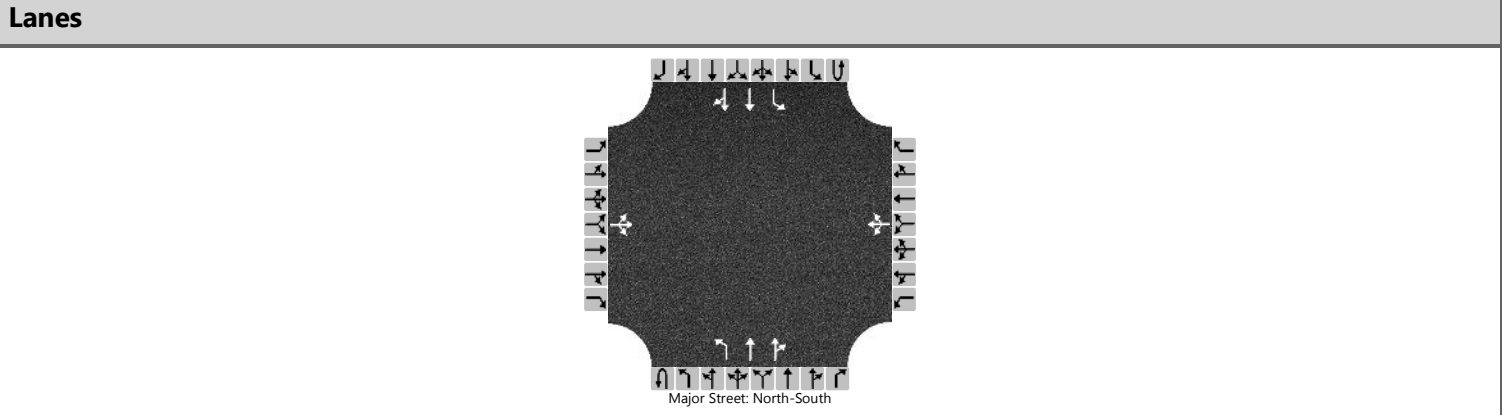


AM PEAK HOUR

HCS7 Two-Way Stop-Control Report

ITEM-1

General Information				Site Information			
Analyst	J. Buckholz			Intersection	US 301/Henry Smith Road		
Agency/Co.	BUCKHOLZ TRAFFIC			Jurisdiction	Nassau County		
Date Performed	4/25/2021			East/West Street	Henry Smith / Eastwood Rd		
Analysis Year	2021			North/South Street	US 301		
Time Analyzed	AM Peak Hr			Peak Hour Factor	0.96		
Intersection Orientation	North-South			Analysis Time Period (hrs)	0.25		
Project Description	#21-1681						



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement																
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	1	2	0	0	1	2	0
Configuration			LTR				LTR			L	T	TR		L	T	TR
Volume (veh/h)		26	16	63		42	5	13	0	13	258	38	0	12	823	8
Percent Heavy Vehicles (%)		2	2	2		2	2	2	0	2			0	2		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5	6.5	6.9		7.5	6.5	6.9		4.1				4.1		
Critical Headway (sec)		7.54	6.54	6.94		7.54	6.54	6.94		4.14				4.14		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.52	4.02	3.32		3.52	4.02	3.32		2.22				2.22		

Delay, Queue Length, and Level of Service

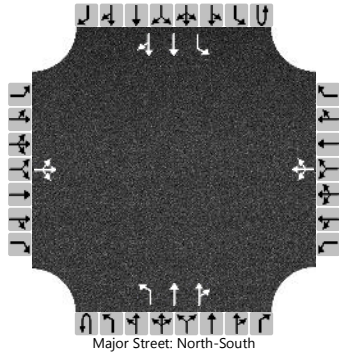
Flow Rate, v (veh/h)			109				63				14				13	
Capacity, c (veh/h)			389				385				773				1249	
v/c Ratio			0.28				0.16				0.02				0.01	
95% Queue Length, Q ₉₅ (veh)			1.1				0.6				0.1				0.0	
Control Delay (s/veh)			17.8				16.1				9.7				7.9	
Level of Service (LOS)			C				C				A				A	
Approach Delay (s/veh)	17.8				16.1				0.4				0.1			
Approach LOS	C				C				A				A			

HCS7 Two-Way Stop-Control Report

ITEM-1

General Information				Site Information			
Analyst	J. Buckholz	Intersection	US 301/Henry Smith Road				
Agency/Co.	BUCKHOLZ TRAFFIC	Jurisdiction	Nassau County				
Date Performed	9/27/2021	East/West Street	Henry Smith / Eastwood Rd				
Analysis Year	2026	North/South Street	US 301				
Time Analyzed	AM Peak Hr BUILD Traffic	Peak Hour Factor	0.96				
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25				
Project Description	#21-1681						

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound					
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R		
Movement																		
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6		
Number of Lanes		0	1	0		0	1	0		0	1	2	0		0	1	2	0
Configuration			LTR				LTR			L	T	TR			L	T	TR	
Volume (veh/h)		116	26	87		58	10	15		0	15	315	45		0	14	1005	31
Percent Heavy Vehicles (%)		2	2	2		2	2	2		0	2				0	2		
Proportion Time Blocked																		
Percent Grade (%)	0				0													
Right Turn Channelized																		
Median Type Storage	Left + Thru								1									

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5	6.5	6.9		7.5	6.5	6.9		4.1					4.1			
Critical Headway (sec)		7.54	6.54	6.94		7.54	6.54	6.94		4.14					4.14			
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2					2.2			
Follow-Up Headway (sec)		3.52	4.02	3.32		3.52	4.02	3.32		2.22					2.22			

Delay, Queue Length, and Level of Service

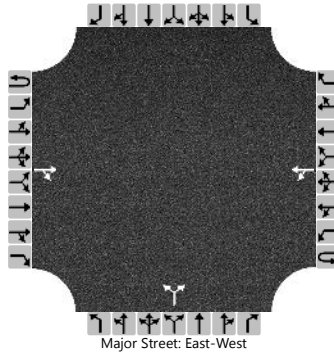
Flow Rate, v (veh/h)			239				86				16					15		
Capacity, c (veh/h)			252				284				642					1180		
v/c Ratio			0.95				0.30				0.02					0.01		
95% Queue Length, Q ₉₅ (veh)			8.7				1.3				0.1					0.0		
Control Delay (s/veh)			86.6				23.2				10.7					8.1		
Level of Service (LOS)			F				C				B					A		
Approach Delay (s/veh)	86.6				23.2				0.4				0.1					
Approach LOS	F				C													

HCS7 Two-Way Stop-Control Report

ITEM-1

General Information				Site Information			
Analyst	J. Buckholz			Intersection	Henry Smith Rd/CR 115		
Agency/Co.	BUCKHOLZ TRAFFIC			Jurisdiction	Nassau County		
Date Performed	9/4/2021			East/West Street	Henry Smith Road		
Analysis Year	2021			North/South Street	CR 115		
Time Analyzed	AM Pk Hr ExistingTraffic			Peak Hour Factor	0.91		
Intersection Orientation	East-West			Analysis Time Period (hrs)	0.25		
Project Description	#21-1681						

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			66	20		24	37			26		20				
Percent Heavy Vehicles (%)						9				44		0				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized																
Median Type Storage					Left + Thru								1			

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1					7.1		6.2			
Critical Headway (sec)						4.19					6.84		6.20			
Base Follow-Up Headway (sec)						2.2					3.5		3.3			
Follow-Up Headway (sec)						2.28					3.90		3.30			

Delay, Queue Length, and Level of Service

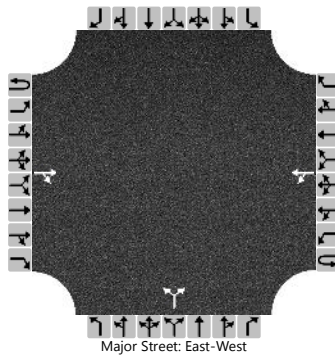
Flow Rate, v (veh/h)						26						51				
Capacity, c (veh/h)						1457						803				
v/c Ratio						0.02						0.06				
95% Queue Length, Q ₉₅ (veh)						0.1						0.2				
Control Delay (s/veh)						7.5						9.8				
Level of Service (LOS)						A						A				
Approach Delay (s/veh)					3.0				9.8							
Approach LOS									A							

HCS7 Two-Way Stop-Control Report

ITEM-1

General Information				Site Information			
Analyst	J. Buckholz			Intersection	Henry Smith Rd/CR 115		
Agency/Co.	BUCKHOLZ TRAFFIC			Jurisdiction	Nassau County		
Date Performed	9/4/2021			East/West Street	Henry Smith Road		
Analysis Year	2026			North/South Street	CR 115		
Time Analyzed	AM Peak Hr BUILD Traffic			Peak Hour Factor	0.91		
Intersection Orientation	East-West			Analysis Time Period (hrs)	0.25		
Project Description	#21-1681						

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			70	21		30	41			27		28				
Percent Heavy Vehicles (%)						9				44		2				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized																
Median Type Storage					Left + Thru								1			

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.19				6.84		6.22				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.28				3.90		3.32				

Delay, Queue Length, and Level of Service

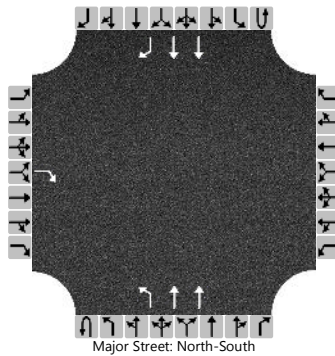
Flow Rate, v (veh/h)						33					60					
Capacity, c (veh/h)						1450					806					
v/c Ratio						0.02					0.07					
95% Queue Length, Q ₉₅ (veh)						0.1					0.2					
Control Delay (s/veh)						7.5					9.8					
Level of Service (LOS)						A					A					
Approach Delay (s/veh)					3.3				9.8							
Approach LOS									A							

HCS7 Two-Way Stop-Control Report

ITEM-1

General Information				Site Information			
Analyst	J. Buckholz	Intersection	US 301/Main Site Drive				
Agency/Co.	BUCKHOLZ TRAFFIC	Jurisdiction	Nassau County				
Date Performed	9/27/2021	East/West Street	Main Site Drive				
Analysis Year	2026	North/South Street	US 301				
Time Analyzed	AM Peak Hr, BUILD Traffi	Peak Hour Factor	0.96				
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25				
Project Description	#21-1681						

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement																
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	1		0	0	0	0	1	2	0	0	0	2	1
Configuration				R						L	T				T	R
Volume (veh/h)				75					0	62	354				1057	54
Percent Heavy Vehicles (%)				2					0	2						
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized	No												No			
Median Type Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)				6.9									4.1				
Critical Headway (sec)				6.94									4.14				
Base Follow-Up Headway (sec)				3.3									2.2				
Follow-Up Headway (sec)				3.32									2.22				

Delay, Queue Length, and Level of Service

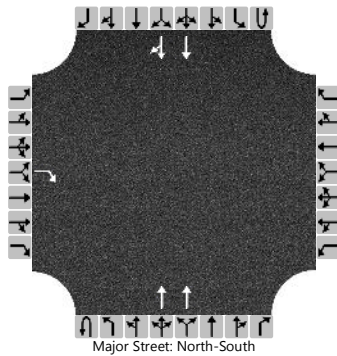
Flow Rate, v (veh/h)				78									65				
Capacity, c (veh/h)				478									599				
v/c Ratio				0.16									0.11				
95% Queue Length, Q ₉₅ (veh)				0.6									0.4				
Control Delay (s/veh)				14.0									11.7				
Level of Service (LOS)				B									B				
Approach Delay (s/veh)	14.0								1.7								
Approach LOS	B																

HCS7 Two-Way Stop-Control Report

ITEM-1

General Information				Site Information			
Analyst	J. Buckholz			Intersection	US 301/South Site Drive		
Agency/Co.	BUCKHOLZ TRAFFIC			Jurisdiction	Nassau County		
Date Performed	9/27/2021			East/West Street	South Site Drive		
Analysis Year	2026			North/South Street	US 301		
Time Analyzed	AM Peak Hr, BUILD Traffi			Peak Hour Factor	0.96		
Intersection Orientation	North-South			Analysis Time Period (hrs)	0.25		
Project Description	#21-1681						

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement																
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	1		0	0	0		0	2	0		0	2	0
Configuration				R							T				T	TR
Volume (veh/h)				65							416				1107	25
Percent Heavy Vehicles (%)				2												
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized	No															
Median Type Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)				6.9												
Critical Headway (sec)				6.94												
Base Follow-Up Headway (sec)				3.3												
Follow-Up Headway (sec)				3.32												

Delay, Queue Length, and Level of Service

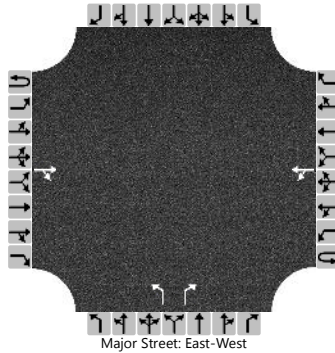
Flow Rate, v (veh/h)				68												
Capacity, c (veh/h)				451												
v/c Ratio				0.15												
95% Queue Length, Q ₉₅ (veh)				0.5												
Control Delay (s/veh)				14.4												
Level of Service (LOS)				B												
Approach Delay (s/veh)	14.4															
Approach LOS	B															

HCS7 Two-Way Stop-Control Report

ITEM-1

General Information				Site Information			
Analyst	J. Buckholz	Intersection	Henry Smith Rd/Site Drive				
Agency/Co.	BUCKHOLZ TRAFFIC	Jurisdiction	Nassau County				
Date Performed	9/27/2021	East/West Street	Henry Smith Road				
Analysis Year	2026	North/South Street	Site Drive				
Time Analyzed	AM Peak Hr BUILD Traffic	Peak Hour Factor	0.90				
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25				
Project Description	#21-1681						

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6	7	8	9		10	11	12	
Priority																
Number of Lanes	0	0	1	0	0	0	1	0	1	0	1		0	0	0	
Configuration				TR	LT				L		R					
Volume (veh/h)			120	7	26	31			8		107					
Percent Heavy Vehicles (%)					2				2		2					
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized									No							
Median Type Storage					Left + Thru						1					

Critical and Follow-up Headways

Base Critical Headway (sec)					4.1				7.1		6.2					
Critical Headway (sec)					4.12				6.42		6.22					
Base Follow-Up Headway (sec)					2.2				3.5		3.3					
Follow-Up Headway (sec)					2.22				3.52		3.32					

Delay, Queue Length, and Level of Service

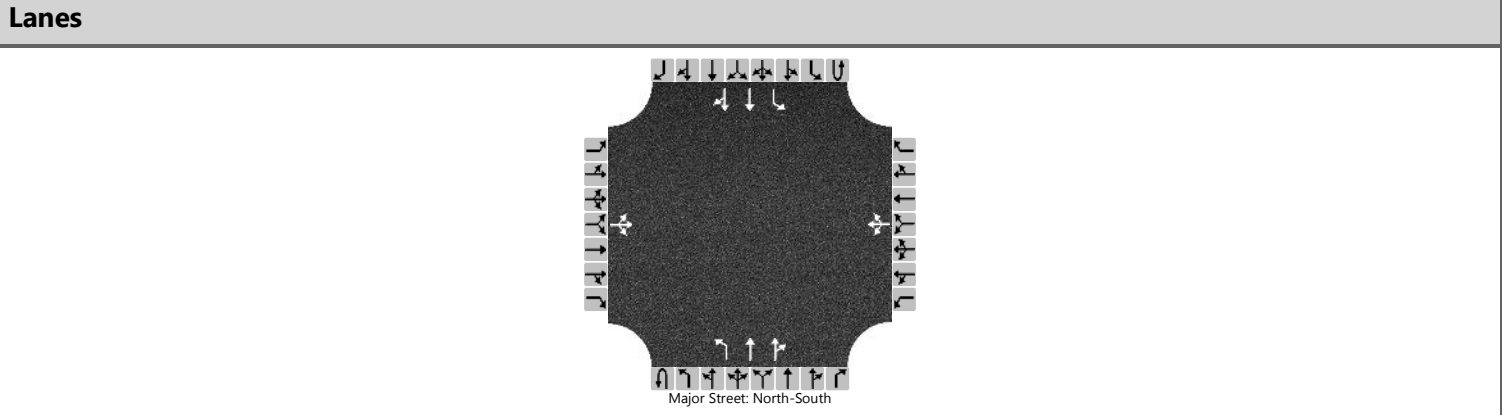
Flow Rate, v (veh/h)					29				9		119					
Capacity, c (veh/h)					1442				750		911					
v/c Ratio					0.02				0.01		0.13					
95% Queue Length, Q ₉₅ (veh)					0.1				0.0		0.4					
Control Delay (s/veh)					7.5				9.9		9.5					
Level of Service (LOS)					A				A		A					
Approach Delay (s/veh)					3.5				9.6							
Approach LOS									A							

PM PEAK HOUR

HCS7 Two-Way Stop-Control Report

ITEM-1

General Information				Site Information			
Analyst	J. Buckholz	Intersection	US 301/Henry Smith Road				
Agency/Co.	BUCKHOLZ TRAFFIC	Jurisdiction	Nassau County				
Date Performed	4/25/2021	East/West Street	Henry Smith / Eastwood Rd				
Analysis Year	2021	North/South Street	US 301				
Time Analyzed	PM Peak Hr	Peak Hour Factor	0.88				
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25				
Project Description	#21-1681						



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement																
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	1	2	0	0	1	2	0
Configuration			LTR				LTR			L	T	TR		L	T	TR
Volume (veh/h)		22	13	33		37	12	10	0	55	546	45	0	15	427	26
Percent Heavy Vehicles (%)		2	2	2		2	2	2	0	2			0	2		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5	6.5	6.9		7.5	6.5	6.9		4.1				4.1		
Critical Headway (sec)		7.54	6.54	6.94		7.54	6.54	6.94		4.14				4.14		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.52	4.02	3.32		3.52	4.02	3.32		2.22				2.22		

Delay, Queue Length, and Level of Service

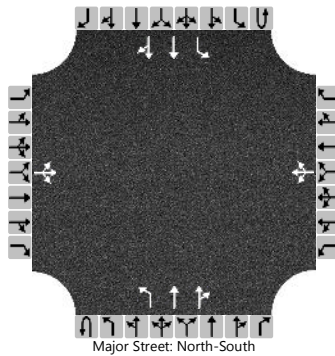
Flow Rate, v (veh/h)			77				67				63				17	
Capacity, c (veh/h)			405				285				1047				915	
v/c Ratio			0.19				0.24				0.06				0.02	
95% Queue Length, Q ₉₅ (veh)			0.7				0.9				0.2				0.1	
Control Delay (s/veh)			16.0				21.5				8.7				9.0	
Level of Service (LOS)			C				C				A				A	
Approach Delay (s/veh)	16.0				21.5				0.7				0.3			
Approach LOS	C				C											

HCS7 Two-Way Stop-Control Report

ITEM-1

General Information				Site Information			
Analyst	J. Buckholz			Intersection	US 301/Henry Smith Road		
Agency/Co.	BUCKHOLZ TRAFFIC			Jurisdiction	Nassau County		
Date Performed	9/27/2021			East/West Street	Henry Smith / Eastwood Rd		
Analysis Year	2026			North/South Street	US 301		
Time Analyzed	PM Peak Hr BUILD Traffic			Peak Hour Factor	0.88		
Intersection Orientation	North-South			Analysis Time Period (hrs)	0.25		
Project Description	#21-1681						

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	1	2	0	0	1	2	0
Configuration			LTR				LTR			L	T	TR		L	T	TR
Volume (veh/h)		132	31	61		57	19	11	0	63	649	55	0	17	606	70
Percent Heavy Vehicles (%)		2	2	2		2	2	2	0	2			0	2		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5	6.5	6.9		7.5	6.5	6.9		4.1				4.1		
Critical Headway (sec)		7.54	6.54	6.94		7.54	6.54	6.94		4.14				4.14		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.52	4.02	3.32		3.52	4.02	3.32		2.22				2.22		

Delay, Queue Length, and Level of Service

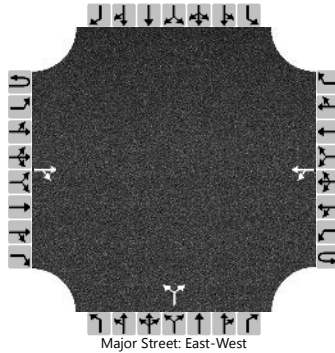
Flow Rate, v (veh/h)			255				99							19		
Capacity, c (veh/h)			257				199							819		
v/c Ratio			0.99				0.50							0.02		
95% Queue Length, Q ₉₅ (veh)			9.6				2.5							0.1		
Control Delay (s/veh)			96.4				39.6							9.5		
Level of Service (LOS)			F				E							A		
Approach Delay (s/veh)	96.4				39.6				0.8				0.2			
Approach LOS	F				E											

HCS7 Two-Way Stop-Control Report

ITEM-1

General Information				Site Information			
Analyst	J. Buckholz			Intersection	Henry Smith Rd/CR 115		
Agency/Co.	BUCKHOLZ TRAFFIC			Jurisdiction	Nassau County		
Date Performed	9/7/2021			East/West Street	Henry Smith Road		
Analysis Year	2021			North/South Street	CR 115		
Time Analyzed	PM Pk Hr ExistingTraffic			Peak Hour Factor	0.90		
Intersection Orientation	East-West			Analysis Time Period (hrs)	0.25		
Project Description	#21-1681						

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			56	11		28	91			18		33				
Percent Heavy Vehicles (%)						4				17		6				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized																
Median Type Storage					Left + Thru								1			

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1					7.1		6.2			
Critical Headway (sec)						4.14					6.57		6.26			
Base Follow-Up Headway (sec)						2.2					3.5		3.3			
Follow-Up Headway (sec)						2.24					3.65		3.35			

Delay, Queue Length, and Level of Service

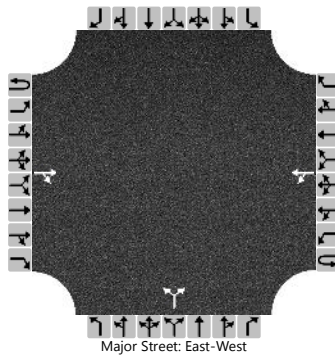
Flow Rate, v (veh/h)						31						57				
Capacity, c (veh/h)						1512						866				
v/c Ratio						0.02						0.07				
95% Queue Length, Q ₉₅ (veh)						0.1						0.2				
Control Delay (s/veh)						7.4						9.4				
Level of Service (LOS)						A						A				
Approach Delay (s/veh)					1.9				9.4							
Approach LOS									A							

HCS7 Two-Way Stop-Control Report

ITEM-1

General Information				Site Information			
Analyst	J. Buckholz			Intersection	Henry Smith Rd/CR 115		
Agency/Co.	BUCKHOLZ TRAFFIC			Jurisdiction	Nassau County		
Date Performed	9/7/2021			East/West Street	Henry Smith Road		
Analysis Year	2026			North/South Street	CR 115		
Time Analyzed	PM Peak Hr BUILD Traffic			Peak Hour Factor	0.90		
Intersection Orientation	East-West			Analysis Time Period (hrs)	0.25		
Project Description	#21-1681						

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			88	11		40	124			20		43				
Percent Heavy Vehicles (%)						4				17		6				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized																
Median Type Storage					Left + Thru								1			

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1					7.1		6.2			
Critical Headway (sec)						4.14					6.57		6.26			
Base Follow-Up Headway (sec)						2.2					3.5		3.3			
Follow-Up Headway (sec)						2.24					3.65		3.35			

Delay, Queue Length, and Level of Service

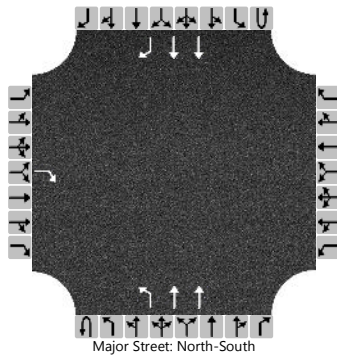
Flow Rate, v (veh/h)						44						70				
Capacity, c (veh/h)						1468						820				
v/c Ratio						0.03						0.09				
95% Queue Length, Q ₉₅ (veh)						0.1						0.3				
Control Delay (s/veh)						7.5						9.8				
Level of Service (LOS)						A						A				
Approach Delay (s/veh)					2.0				9.8							
Approach LOS									A							

HCS7 Two-Way Stop-Control Report

ITEM-1

General Information				Site Information			
Analyst	J. Buckholz			Intersection	US 301/Main Site Drive		
Agency/Co.	BUCKHOLZ TRAFFIC			Jurisdiction	Nassau County		
Date Performed	9/27/2021			East/West Street	Main Site Drive		
Analysis Year	2026			North/South Street	US 301		
Time Analyzed	PM Peak Hr BUILD Traffic			Peak Hour Factor	0.88		
Intersection Orientation	North-South			Analysis Time Period (hrs)	0.25		
Project Description	#21-1681						

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	1		0	0	0	0	1	2	0	0	0	2	1
Configuration				R						L	T				T	R
Volume (veh/h)				86					0	182	741				556	98
Percent Heavy Vehicles (%)				2					0	2						
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized	No												No			
Median Type Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)				6.9									4.1				
Critical Headway (sec)				6.94									4.14				
Base Follow-Up Headway (sec)				3.3									2.2				
Follow-Up Headway (sec)				3.32									2.22				

Delay, Queue Length, and Level of Service

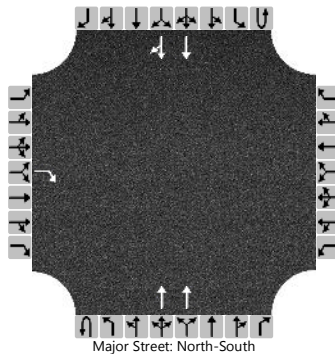
Flow Rate, v (veh/h)				98									207				
Capacity, c (veh/h)				680									860				
v/c Ratio				0.14									0.24				
95% Queue Length, Q ₉₅ (veh)				0.5									0.9				
Control Delay (s/veh)				11.2									10.5				
Level of Service (LOS)				B									B				
Approach Delay (s/veh)	11.2								2.1								
Approach LOS	B																

HCS7 Two-Way Stop-Control Report

ITEM-1

General Information				Site Information			
Analyst	J. Buckholz			Intersection	US 301/South Site Drive		
Agency/Co.	BUCKHOLZ TRAFFIC			Jurisdiction	Nassau County		
Date Performed	9/27/2021			East/West Street	South Site Drive		
Analysis Year	2026			North/South Street	US 301		
Time Analyzed	PM Peak Hr, BUILD Traff			Peak Hour Factor	0.88		
Intersection Orientation	North-South			Analysis Time Period (hrs)	0.25		
Project Description	#21-1681						

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound				
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R	
Movement																	
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6	
Number of Lanes		0	0	1		0	0	0	0	0	2	0	0	0	2	0	
Configuration				R							T				T	TR	
Volume (veh/h)				69							923				597	45	
Percent Heavy Vehicles (%)				2													
Proportion Time Blocked																	
Percent Grade (%)		0															
Right Turn Channelized		No															
Median Type Storage		Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)				6.9													
Critical Headway (sec)				6.94													
Base Follow-Up Headway (sec)				3.3													
Follow-Up Headway (sec)				3.32													

Delay, Queue Length, and Level of Service

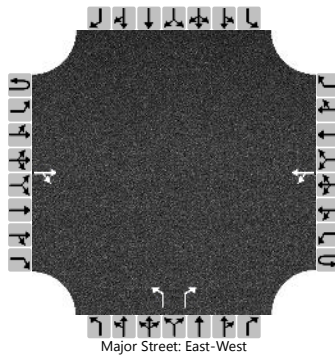
Flow Rate, v (veh/h)				78													
Capacity, c (veh/h)				632													
v/c Ratio				0.12													
95% Queue Length, Q ₉₅ (veh)				0.4													
Control Delay (s/veh)				11.5													
Level of Service (LOS)				B													
Approach Delay (s/veh)		11.5															
Approach LOS		B															

HCS7 Two-Way Stop-Control Report

ITEM-1

General Information				Site Information			
Analyst	J. Buckholz			Intersection	Henry Smith Rd/Site Drive		
Agency/Co.	BUCKHOLZ TRAFFIC			Jurisdiction	Nassau County		
Date Performed	9/27/2021			East/West Street	Henry Smith Road		
Analysis Year	2026			North/South Street	Site Drive		
Time Analyzed	PM Peak Hr, BUILD Traffi			Peak Hour Factor	0.90		
Intersection Orientation	East-West			Analysis Time Period (hrs)	0.25		
Project Description	#21-1681						

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6	7	8	9		10	11	12	
Priority																
Number of Lanes	0	0	1	0	0	0	1	0	1	0	1		0	0	0	
Configuration				TR		LT			L		R					
Volume (veh/h)			96	27		45	115			36		137				
Percent Heavy Vehicles (%)						2				2		2				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized										No						
Median Type Storage							Left + Thru					1				

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.12				6.42		6.22				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.22				3.52		3.32				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						50				40		152				
Capacity, c (veh/h)						1447				661		930				
v/c Ratio						0.03				0.06		0.16				
95% Queue Length, Q ₉₅ (veh)						0.1				0.2		0.6				
Control Delay (s/veh)						7.6				10.8		9.6				
Level of Service (LOS)						A				B		A				
Approach Delay (s/veh)							2.3				9.9					
Approach LOS											A					



TOWN OF HILLIARD - SCHOOL IMPACT ANALYSIS (SIA) FORM

INTRODUCTION

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

Application Process for School Concurrency:


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

KEY CONTACTS

Janis Fleet, Land Use Administrator at jfleet@townofhilliard.com or 904-845-3555

Owner of Record	As recorded with the Nassau County Property Appraiser	Applicant or Agent	If an agent will be representing the owner, an Owner's Authorization for Agent form must be included
Owner(s) Name Hilliard Equity Resources LLC		Applicant or Agent Name Brian Patten	
Company (if applicable)		Company (if applicable) National Land Partners II, LLC	
Street Address 8691 Commonwealth Avenue		Mailing Address 665 Simonds Road	
City, State, Zip Jacksonville, FL 32220		City, State, Zip Williamstown, MA 01267	
Telephone Number		Telephone Number 904-583-9922	
Email Address		Email Address brian@freeholdllc.com	

Project Information					
PIN: <u>**see bottom of page***</u> - _____ - _____ - _____					
Project Address	550901 US Hwy 1; Near portions of US Hwy 1, Pudgys PL and Old Dixie Hwy				
Access Road	Name: <u>U.S. 301 (US Hwy 1/State Road No. 5) & Henry Smith Road</u> <input checked="" type="checkbox"/> City/County-Maintained <input type="checkbox"/> Private Road				
Size of Property	161.25 acres	Present Property Use	Timber/Vacant		
Zoning District	A-1	Future Land Use Map	Mixed Use; Conservation		
Wetlands	35.21 ac.	Flood Zone	A & X	Water & Sewer	Town of Hilliard
Project Description (use separate sheet if necessary): The Greenbrier Planned Unit Development proposes to rezone approximately 161.25 acres located at the Town's southwest boundary, from A-1 to PUD to develop a maximum of 350 single-family residential units with related amenities and a maximum of 150,000 square feet of commercial uses.					
Number of Dwelling Units Proposed (Total): 350 Units					
Number of Dwelling Units Proposed (By Type): 350 SFU					
Single-Family Detached:	Maximum 350 single-family units.				
Single-Family Attached:					
Multi-Family:					
List any applications under review or approved which may assist in the review of this application: Town of Hilliard - PUD rezoning					

I HEREBY CERTIFY THAT ALL INFORMATION IS TRUE AND CORRECT		
<small>I understand that reasonable inspections of the project may be made as part of the application review process. I understand that I will incur any costs associated with third-party review fees. I also understand that any material misrepresentations or errors contained in this application or supporting documents may void an approved application, at the reasonable determination of the Town considering the Land Development Code, Comprehensive Plan, and other applicable regulations.</small>		
ALAN L. MURPHY, Vice Pres. American Land Partners, INC. Manager of National Land Partners II, LLC	 SIGNATURE	8-6-2021 DATE
PRINT		

***Real Estate Identification Nos. 15-3N-24-2320-0019-0000; 15-3N-24-2320-0020-0000; 15-3N-24-2320-0021-0000; 15-3N-24-2320-0025-0000; and 15-3N-24-2320-0041-0000

Wells Fargo LC

ITEM-1

Rogers Towers, P.A.

1301 Riverplace Blvd
Suite 1500
Jacksonville, FL 32207

991238837

Date: August 6, 2021

PAY Five thousand seven hundred forty and 00/100***** \$***5,740.00***

NOT VALID AFTER 90 DAYS

TO Town of Hilliard
THE
ORDER
OF

Rogers Towers, P.A. - Wells Fargo LC

Memo: 805659

⑈0991238837⑈ ⑆0631075131⑆ 2090003024729⑈

Rogers Towers, P.A. - Wells Fargo LC
Vendor ID: 20636 Payee: Town of Hilliard

Check #: 991238837
Check Date: Aug 06, 2021

Wells Fargo LC



Trust #	Client	Matter	Description	Amount
20	N6450	805659	N6450-805659 0020 PUD Rezoning Application Fee ELK/WM	\$5,740.00

Trust Total: \$5,740.00



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Planning & Zoning Board Regular Meeting Meeting Date: October 12, 2021

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

SUBJECT: Planning and Zoning Board Approval to Grant a Special Exception to Replace Mobile Home at 3737 Webb Street, Parcel ID No. 05-3N-24-2340-0014-0040, for Letashia Brown, property owner.

BACKGROUND: Erika Romero, authorized agent for Letashia Brown has applied for a Special Exception to allow the replacement of an existing mobile home with a new mobile home for the property is located at 3737 Webb Street. Parcel ID No.05-3N-24-2340-0014-0040.

The zoning for the property is R-3. A mobile home is not a permitted use or permissible uses by exception in the R-3 zoning category.

Section 63-355 of the Town Code states:

“Existing mobile homes on a lot of record prior to December 17, 1987, may be upgraded or replaced as the primary residence of the property owner, by special exception.”

Ms. Romero included in her application an aerial photo of the property taken in 1983, which shows a mobile home on the property.

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

RECOMMENDATION: Staff recommends to the Planning and Zoning Board to grant Ms. Romero’s Special Exception request for replacement of the existing mobile home on the property located at 3737 Webb Street for Letashia Brown with a new mobile home, the following conditions should be part of the on the approval:

1. Documentation be submitted with the move-on permit application that the replacement mobile home is a new mobile home.



FOR OFFICE USE ONLY

File # 20210831

Application Fee: 300.00

Filing Date: 8.31.21 Acceptance Date: _____

Town of Hilliard Special Exception Application

A. PROJECT

- Project Name: Rebuild Florida DEO/CDBG-DR program-related
- Address of Subject Property 3737 Webb St Hilliard Fl
- Parcel ID Number(s) 05-3N-24-2340-0014-0040
- Existing Use of Property: MOBILE HOM 000200
- Future Land Use Map Designation: _____
- Zoning Designation: R-3
- Acreage: .30

B. APPLICANT

- Applicant's Status Owner (title holder) Agent
- Name of Applicant(s) or Contact Person(s): Erika Romero Title: Construction manager
 Company (if applicable): Timberline construction group
 Mailing address: 9000 PHILLIPS HWY JACKSONVILLE FL 32256
 City: Jacksonville State: Florida ZIP: 32256
 Telephone: () _____ FAX: () / e-mail: _____
- If the applicant is agent for the property owner*:
 Name of Owner (title holder): Letashia Brown
 Company (if applicable): _____
 Mailing address: 3737 Webb St
 City: HILLIARD State: Fl ZIP: 32046
 Telephone: 904-468-2146 FAX: () / e-mail: /

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

C. STATEMENT OF SPECIAL EXCEPTION SOUGHT

- 1. Requested Special Exception: To replace the existing mobile home with a new one.
- 2. Section of Land Development Regulations under which the Special Exception is sought _____
- 3. Reason Special Exception is requested: Existing was damaged by hurricane Irma.
- 4. Statement of Facts for Requested Special Exception (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. Is this exception in compliance with all elements of the Comprehensive Plan?
yes
- b. Is the establishment, maintenance or operation of the special exception detrimental to or endanger the public health, safety or general welfare, or contrary to established standards, regulations or ordinances of other governmental agencies?
no
- c. Is the structure or improvement so designed and constructed that it is not unsightly, undesirable or obnoxious in appearance to the extent that it will hinder the orderly and harmonious development of Hilliard and zoning district in which it is proposed?
no
- d. Will the special exception adversely impact the permitted use in the zoning district or unduly restrict the enjoyment of the other property in the immediate vicinity nor substantially diminish or impair property values within the area?
no
- e. Will the establishment of the special exception impede the orderly development and improvement of the surrounding property for uses permitted in the zoning district?
no
- f. Are adequate water and sewage disposal facilities provided?
yes
- g. Are access roads adequate, on-site parking, on-site loading and loading berths, and drainage have been or will be provided where required?
yes

h. Have adequate measures been taken to provide ingress and egress to the property and design in a manner to minimize traffic congestion on local roads?

n/a

i. Is adequate screening and buffering signs of the special exception provided, if needed??

yes

j. Will the special exception require signs or exterior lighting, which will cause glare, adversely impact area traffic safety or have a negative economic effect on the area? Any signs or exterior lighting required by the special exception shall be compatible with development in the zoning district?

n/a

/

k. Will the special exception conform to all applicable regulations of the zoning district in which it is proposed?

yes

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. Site Plan

E. FEES

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.
- c. All applications must pay the cost of any outside consultants' fees.

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.

Both 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:

Erika Romero
Signature of Applicant

Kiara Castro
Signature of Co-applicant

Erika Romero(timberline construction group llc)
Typed or printed name and title of applicant

Kiara Castro (timberline construction group llc)
Typed or printed name of co-applicant

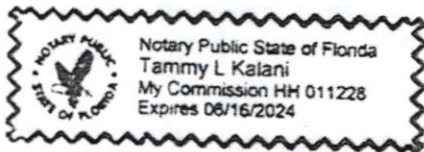
7/30/21
Date

7/30/21
Date

State of Florida County of Seminole

The foregoing application is acknowledged before me this Julu day of 30th, 2021,
by Kiara Castro and Erika Romero, who is/are personally known to me, or who has/have produced
_____ as identification.

NOTARY SEAL



Tammy L. Kalani
Signature of Notary Public, State of Florida

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 Letashia Brown
(Print Name of Property Owner)
hereby authorize Timberline construction group llc / Erika Romero / Angela Long / Kiara Castro
(Print Name of Agent)
to represent me/us in processing an application for _____
(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.

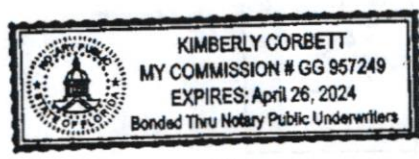
Letashia Brown
(Signature of Owner)

(Signature of Owner)

Letashia Brown
(Print Name of Owner)

(Print Name of Owner)

State of Florida
Nassau County } ss



Sworn to and subscribed before me on this 14th day of July, 2021,
by Letashia Brown
(Name of Person Making Statement)

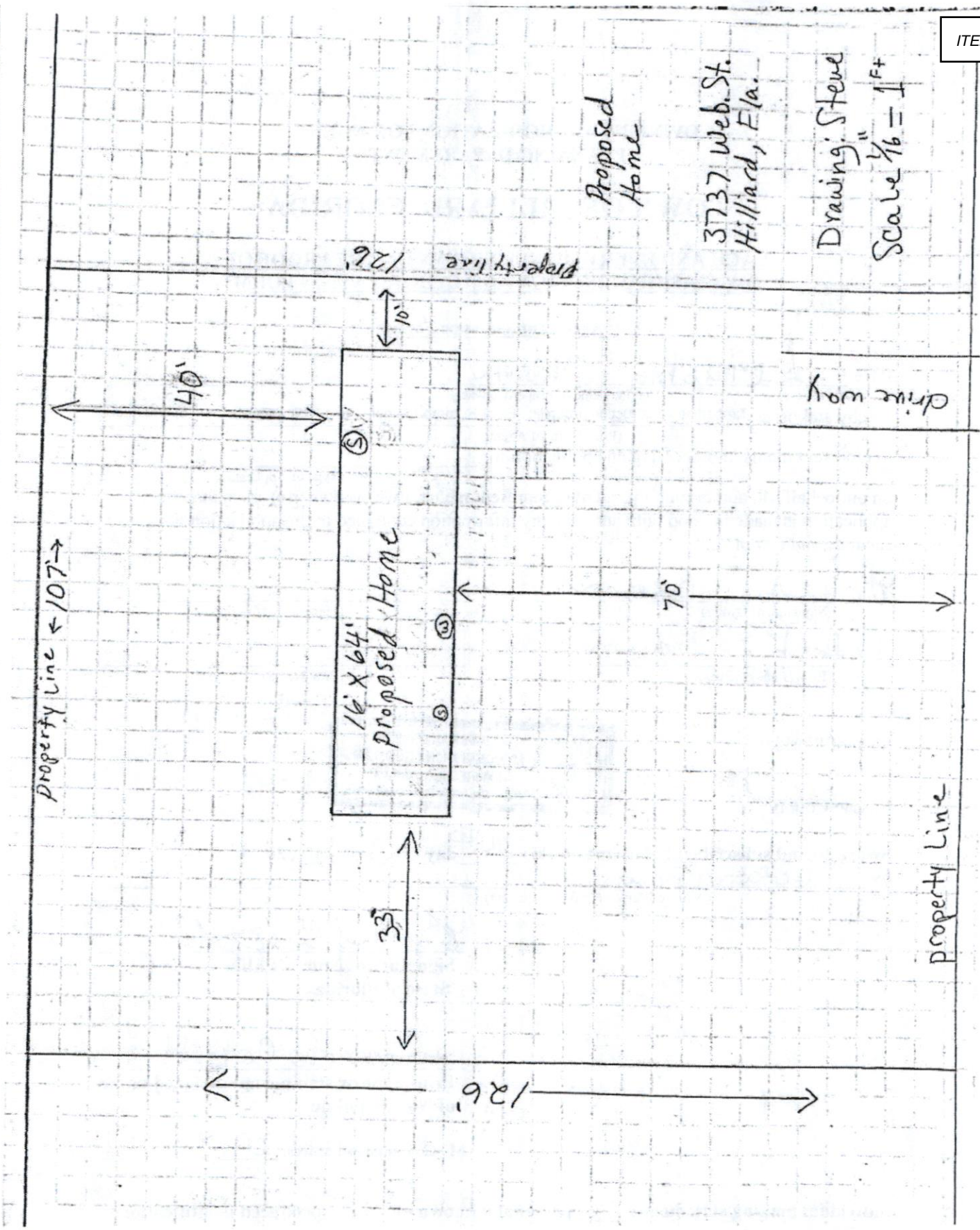
Kimberly Corbett
Signature of Notary Public
State of Florida

Kimberly Corbett
Print, type or stamp commissioned name
of Notary Public

My Commission Expires: 04/26/2024

Individual making statement is _____ personally known or produced identification.

Type of identification produced: FL Drivers License



Recording requested by: <u>06/08/2021</u>	Space above reserved for use by Recorder's Office
When recorded, mail to:	Document prepared by:
Name: <u>Lataha Brown</u>	Name <u>Desmond Walker</u>
Address: <u>3737 Webb Street</u>	Address <u>3737 Webb Street</u>
City/State/Zip: <u>Hilliard, FL 32046</u>	City/State/Zip <u>Hilliard, FL 32046</u>
Property Tax Parcel/Account Number: <u>05-3N-24-2348-0014-0040</u>	

Quitclaim Deed

This Quitclaim Deed is made on June 08th 2021, between
Lataha Brown, Grantor, of 3737 Webb Street
 _____, City of Hilliard, State of Florida,
 and Lataha Brown/Desmond Walker, Grantee, of 3737 Webb Street
 _____, City of Hilliard, State of Florida 32046.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at 3737 Webb Street
 _____, City of Hilliard, State of FL 32046 :

See Attached Exhibit "A"

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.
 Taxes for the tax year of _____ shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Dated: 06/08/2021

Leticia Brown
Signature of Grantor

Leticia Brown
Name of Grantor

Karen Murray
Signature of Witness #1

Karsen Nurney
Printed Name of Witness #1

Suzanne Godwin
Signature of Witness #2

Suzanne Godwin
Printed Name of Witness #2

State of Florida County of Nassau

On June 8, 2021, the Grantor, Leticia Brown,
personally came before me and, being duly sworn, did state and prove that he/she is the person described
in the above document and that he/she signed the above document in my presence.

Suzanne Godwin
Notary Signature

Notary Public,
In and for the County of Nassau State of Florida
My commission expires: 9-2-2022



Seal
SUZANNE GODWIN
Notary Public, State of Florida
My Comm. Expires September 2, 2022
Commission No. GG 228683

Send all tax statements to Grantee
Leticia Brown
Desmond Walker
3737 Webb Street
Hilliard, FL 32646

Recording requested by: 6/3/28/2014 Space above reserved for use by Recorder's Office
 When recorded, mail to: _____ Document prepared by: _____
 Name: Latahna Brown Name _____
 Address: 3737 Webb Street Address _____
 City/State/Zip: Hilliard, FL 32046 City/State/Zip _____
 Property Tax Parcel/Account Number: _____

Quitclaim Deed

This Quitclaim Deed is made on March 28, 2014, between
Oscar Bryd (deceased) Deborah Bryd (deceased) Grantor, of JOSEPH BRYD 3339 Vernice St
JAX, City of FLA 32209, State of _____,
 and Latahna Brown, Grantee, of 3737 Webb St
 _____, City of Hilliard, State of FLA 32046.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at 3737 Webb St
 _____, City of Hilliard, State of FLA 32046:

Lot: All that certain piece or parcel of land, lying and being a portion of Sections, Township 3 North, Range 24 East, Nassau County, Florida being the west 1/2 of the east 1/2 of Lot 1A, less the southerly 60 feet, Lincoln Subdivision recorded also being a portion of those lands described in official records Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.

Taxes for the tax year of _____ shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

(Book 287, page 283, public records of Nassau County, Florida)

ITEM-2

INSTR # 201407667, Book 1909, Page 1315
Pages 3
Doc Type D, Recorded 03/28/2014 at 04:06 PM.
John A Crawford, Nassau County Clerk of Circuit Court
Deed Doc. \$0.70 Rec. Fee \$27.00
#1

* Exhibit "A"

Recording requested by: 6/3/28/2014 Space above reserved for use by Recorder's Office

When recorded, mail to: Document prepared by:

Name: Latahna Brown Name _____

Address: 3737 Webb Street Address _____

City/State/Zip: Hilliard, FL 32046 City/State/Zip _____

Property Tax Parcel/Account Number: _____

Quitclaim Deed

This Quitclaim Deed is made on March 28, 2014, between
Scar Bryd (deceased) Deborah Bryd (deceased) Grantor, of Joseph BIRD 3339 Vernice St
JAX, City of FLA 32209, State of _____,
 and Latahna Brown, Grantee, of 3737 Webb St
 _____, City of Hilliard, State of FLA 32046.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at 3737 Webb St
 _____, City of Hilliard, State of FLA 32046.

* Lot: All that certain piece or parcel of land, lying and being a portion of Sections, Township 3 North, Range 24 East, Nassau County, Florida being the west 1/2 of the east 1/2 of Lot 14, less the southerly 60 feet, Lincoln Subdivision recorded also being a portion of those lands described in official Records Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.

Taxes for the tax year of _____ shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Book 289, page 283, public records of Nassau County, Florida

Quitclaim Deed Pg.1 (11-12)

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any. Taxes for the tax year of _____ shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Dated: March 28, 2014

Joseph Byrd
Signature of Grantor

Joseph BYRD
Signature of Grantor

Name of Grantor

Name of Grantor

State of ~~California~~ Florida

County of Nassau } S.S.

On March 28, 2014, before me, Suzanne Godwin


(name and title of notary), personally appeared Joseph Byrd,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the above instrument and acknowledged to me that they/he/she executed the instrument in their/his/her authorized capacity. I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Witness my hand and official seal.

Suzanne Godwin
Notary Signature Witness 1

Suzanne Godwin

Suzanne Godwin
Witness 1

Seal  **SUZANNE GODWIN**
Notary Public, State of Florida
My Comm. Expires Sept. 2, 2014
Commission No. EE 23160

X Melissa Joymas
Witness #2

APR 10 1984

OFFICIAL RECORDS

QUIT-CLAIM DEED

RAMCO FORM 8

287-214

009-55
11.00

This Quit-Claim Deed, Executed this 6th day of September, A. D. 1984, by

Ivor M. McConnell and Cris W. McConnell

first party, to Deborah Byrd, (Mother), Oscar E. Byrd and Joseph D. Byrd, (her cons).

whose postoffice address is 3339 Vernice Street, Jacksonville, Florida.

second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of \$ 10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Nassau State of Florida, to-wit:

All that certain piece or parcel of land, lying and being a portion of Section 5, Township 3 North, Range 24 East, Nassau County, Florida being the west 1/4 of the east 1/4 of Lot 14, less the Southerly 60 feet, Lincoln Subdivision (unrecorded), also being a portion of those lands described in Official Records Book 287, page 283, public records of Nassau County, Florida.

8603643



FILED AND RECEIVED IN OFFICE

1984 APR 10 PM 12: 22

NASSAU COUNTY, FLA. CLERK OF COURT JUSTICE T.J. GREGSON-PIPER

To Have and to Hold the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

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

Signed, sealed and delivered in presence of:

Donna A. Barbara Ivor M. McConnell
Donna J. Barbara Cris W. McConnell
STATE OF FLORIDA
COUNTY OF NASSAU

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

Ivor M. McConnell and Cris W. McConnell to me known to be the persons described in said who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 26th day of October A. D. 1984 Betty G. Weingate

NOTARY PUBLIC STATE OF FLORIDA BY COMMISSION EXP. 08-28-1986 BONDED UNDER POLY-S-1-INS. 0000

This instrument prepared by: Betty G. Weingate
Address: Rt. 249
Williams, Fla. 32046

*Florida Dept of Transportation
Aerial Photography Archives
Photo: 2941-04-20
Date: 3/28/1983*

*Trailer visible
on parcel*



0 75 150 Feet

Nassau Cou
Geographi

Parcel Number C



A. Michael Hickox, CFA
Cert. Res. RD19-1

NASSAU COUNTY
PROPERTY APPRAISER

ITEM-2



- Change of Address
-
-
-
-
- FAQ
-
-

PROPERTY INFORMATION

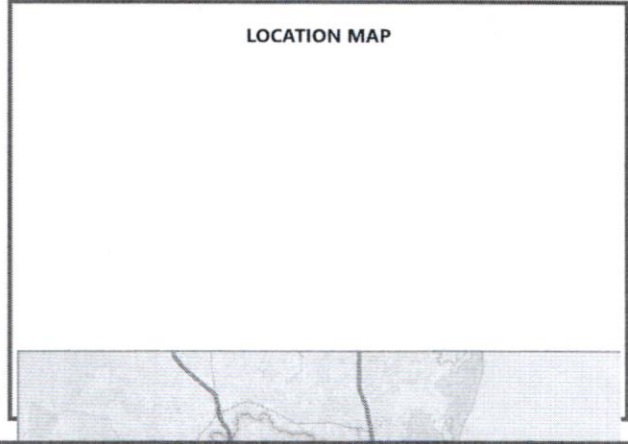
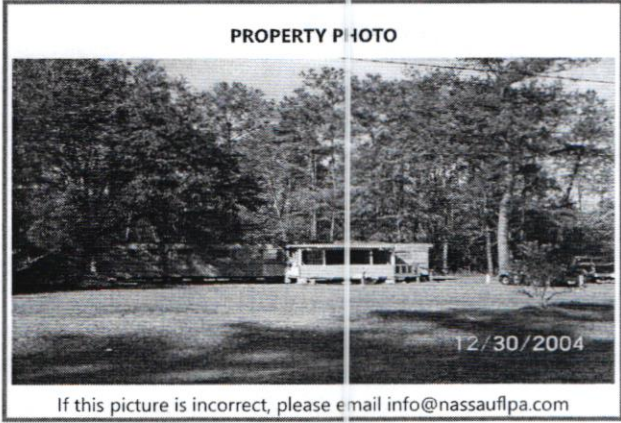
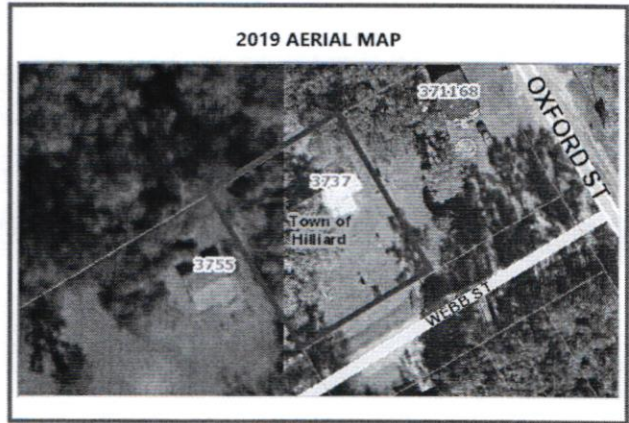
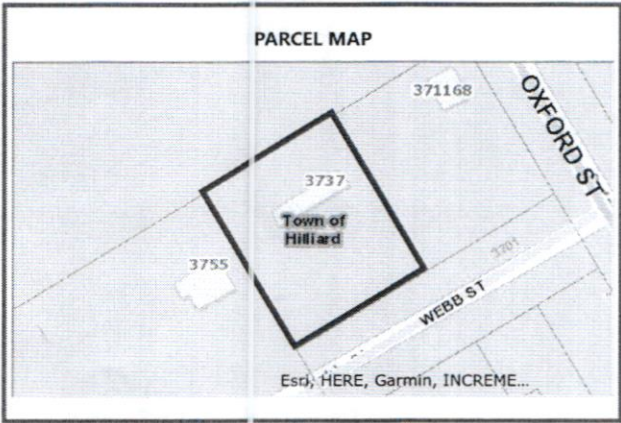
Parcel Number 05-3N-24-2340-0014-0040

Owner Name	BROWN LATASHIA &
Mailing Address	WALKER DEIMOND ET AL 3737 WEBB ST HILLIARD, FL 32046
Location Address	3737 WEBB ST HILLIARD 32046
Tax District	HILLIARD
Millage	16.1525
Homestead	No
Property Usage	MOBILE HOME 000200
Deed Acres	0
Short Legal	W1/2 OF E1/2 OF LOT 14 (EX S60 FT) LINCOLN SUB

2021 Preliminary Values

Land Value	\$26,145	Property Search Map This Parcel GIS Report Property Record Card Print Friendly Page
(+) Improved Value	\$6,660	
(=) Market Value	\$32,805	
(-) Agricultural Classification	\$0	
(-) SOH or Non-Hx* Capped Savings	\$11,303	
(=) Assessed Value	\$21,502	
(-) Homestead	\$0	
(-) Additional Exemptions	\$0	
(=) School Taxable Value	\$32,805	
(-) Non-School HX & Other Exempt Value	\$0	
(=) County Taxable Value	\$21,502	

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



BUILDING INFORMATION

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built	Building Sketch
M/H 93-	672	672	2	1	MOD METAL		NONE	NONE	1969	

MISCELLANEOUS INFORMATION

Description	Dimensions L X W	Units	Year Built
FOP LC	15 X 12	180	1988
FOP LC	0 X 0	0	0

SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2021-05-08	2468 / 1944	\$100	QC	U	Y	BROWN LATASHIA	BROWN LATASHIA & DESMOND WALKER
2014-03-28	1909 / 1315	\$100	QC	U	Y	BYRD JOSEPH	BROWN LATASHIA
1986-04-10	487 / 214	\$1,200	QC	U	N	MCCONNELL IVOR	BYRD DEBORAH

HILLIARD PLANNING AND ZONING BOARD MEETING

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

BOARD MEMBERS

Wendy Prather, Chair
Charles Reed, Vice Chair
Josetta Lawson
Harold "Skip" Frey
Dallis Hunter

ADMINISTRATIVE STAFF

Janis Fleet, AICP
Land Use Administrator

TOWN ATTORNEY

Christian Waugh

MINUTES

TUESDAY, SEPTEMBER 14, 2021, 7:00 PM

NOTICE TO PUBLIC

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

PLEDGE OF CIVILITY

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

CALL TO ORDER

PRAYER & PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

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

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

Land Use Administrator Janis Fleet advises that the Final Plat for the SSI Subdivision needs to be added to the agenda and states that this item was left off by error.

Motion made by Planning & Zoning Board Member Frey, Seconded by Planning & Zoning Board Member Hunter.

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

ITEM-2 Planning & Zoning Board approval of the Minutes from the August 10, 2021, Regular Meeting.

Motion made by Planning & Zoning Board Member Lawson, Seconded by Planning & Zoning Board Member Hunter.

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

ITEM-3 Planning & Zoning Board recommendation for final plat 20210824, for the SSI Subdivision located on County Road 108 between Kristie Circle South and Kristie Circle North to the Town Council.

Motion to include all conditions listed in staff report.

Motion made by Planning & Zoning Board Member Frey, Seconded by Planning & Zoning Board Member Hunter.

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

ITEM-4 Planning and Zoning Board Approval of Site Plan 20210519 - Site Plan and Construction Plans for the Whisper Ridge PUD.

Janis K. Fleet, AICP, Land Use Administrator

Motion to include all conditions listed in staff report.

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

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

ITEM-5 Planning and Zoning Board Approval of Site Clearing/Site Work Application #20210821-01

Property Owner – Coastland Group, LLC, Christopher Goodin Owner
Parcel ID# - 08-3N-24-2380-0178-0090

Janis K. Fleet, AICP, Land Use Administrator

Chris Goodin, Property Owner and Earl Bright, Site Developer question the Board regarding the conditions that are listed in the staff report.

Motion to add to the conditions listed in staff report temporary culverts to be used when logging the timber at Montanan Street and New Front Street. Mark trees in lieu of tree survey. Topographic survey before and after for drainage. No building permits until all listed and added conditions are complete.

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

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

Motion to include items 5, 6, 7, 8 & 9 for Coastland Group, LLC, Christopher Goodin, Owner.

Motion made by Planning & Zoning Board Member Hunter, Seconded by Planning & Zoning Board Member Lawson.

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

- ITEM-6 Planning and Zoning Board Approval of Site Clearing/Site Work Application #20210821-04
Property Owner – Coastland Group, LLC, Christopher Goodin Owner
Parcel ID# - 08-3N-24-2380-0176-0080
Janis K. Fleet, AICP, Land Use Administrator
- ITEM-7 Planning and Zoning Board Approval of Site Clearing/Site Work Application #20210821-12
Property Owner – Coastland Group, LLC, Christopher Goodin Owner
Parcel ID# - 08-3N-24-2380-0148-0010
Janis K. Fleet, AICP, Land Use Administrator
- ITEM-8 Planning and Zoning Board Approval of Site Clearing/Site Work Application #20210821-19
Property Owner – Coastland Group, LLC, Christopher Goodin Owner
Parcel ID# - 08-3N-24-2380-0127-0010
Janis K. Fleet, AICP, Land Use Administrator
- ITEM-9 Planning and Zoning Board Approval of Site Clearing/Site Work Application # 20210821-25.26
Property Owner – Coastland Group, LLC, Christopher Goodin Owner
Parcel ID# - 08-3N-24-2380-0139-0010
Janis K. Fleet, AICP, Land Use Administrator
- ITEM-10 Planning and Zoning Board Approval of Extension of the Site Clearing/Site Work Application #202100528

Property Owner – James Hilliard
 Parcel ID# - 16-3N-24-0000-0006-0190
Janis K. Fleet, AICP, Land Use Administrator

Motion to include all conditions listed in staff report.

Motion made by Planning & Zoning Board Member Frey, Seconded by Planning & Zoning Board Member Hunter.

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

ITEM-11 Planning and Zoning Board Review of Land Development Regulations
 Article III
Janis K. Fleet, AICP, Land Use Administrator

A workshop is scheduled for prior to the next meeting on Tuesday, October 12, 2021, at 6:00 p.m. to continue the LDR Revisions.

ADDITIONAL COMMENTS

PUBLIC

Paula Hilliard, 37089 South Oak Street, Hilliard, Florida, states that all of South Oak Street has drainage issues.

James Hilliard, 37089 South Oak Street, Hilliard, Florida, questions drainage plan. Board Member Skip Frey advises that it would be in his best interest to work it out with the neighboring property owners.

Earl Bright, 29904 Pigeon Creek Road, Hilliard, Florida, asks about when the LDR Revisions will be completed. Land Use Administrator, Janis Fleet advises that by the end of the year they plan to start the adoption process.

BOARD MEMBERS

No comments from Board Members.

LAND USE ADMINISTRATOR

Janis Fleet, AICP speaks regarding the development process.

TOWN ATTORNEY

Not requested at meeting.

ADJOURNMENT

Motion to adjourn at 8:10 p.m.

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

Approved this _____ day of _____, _____ by the Hilliard
Planning & Zoning Board, Hilliard, Florida.

Wendy Prather, Chair
Hilliard Planning & Zoning Board



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Planning & Zoning Board Regular Meeting Meeting Date: October 12, 2021

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

SUBJECT: Planning and Zoning Board Approval of Site Clearing/Site Work Application
#20210813
Property Owner – Carey and Dawn Carter
Parcel ID No. 17-3N-24-2020-0027-0000

BACKGROUND: Ms. Dawn Carter has submitted a Site Clearing/Site Work application to clear the 10 acres parcel located off County Road 108. The Parcel ID No.17-3N-24-2020-0027-0000. The property is 10 acres and is vacant. The property owner was citing by Code Enforcement for clearing the property without a permit and was directed to have an environmentalist identify the wetlands on the property.

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.”

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

RECOMMENDATION: Staff recommends the Planning and Zoning Board approve the Site Clearing/Site Work Application # 20210813, which includes the request to fill the property, with the following conditions:

1. All fill and clearing activities be completed within 90 days of the approval.
2. A pre and post topo survey must be performed on the property to determine the existing grade and finished grade.
3. There shall be no additional impacts to the wetlands to the property.
4. The property shall be seeded, and hay placed on the lots to prevent erosion.
5. No dirt can impede onto surrounding landowners.
6. The fill cannot exceed 6 inches from existing grade.



FOR OFFICE USE ONLY

File # 20210813

Application Fee: 300.00

Filing Date: 8-13-21 Acceptance Date: _____

Town of Hilliard

Site Clearing/Site Work Application

A. PROJECT

1. Project Name: _____
2. Address of Subject Property: DOES NOT HAVE A ADDRESS YET.
3. Parcel ID Number(s): 17-3N-24-2020-0027-0000
4. Existing Use of Property: WAS USED FOR TIMBER.
5. Zoning Designation: _____
6. Description of Work: CLEANING UP TREE DEBRIS FROM LOGGERS HAD LEFT / CLEAN DITCHES
7. Acreage of Parcel: ± 9.95

B. Owner

1. Name of Owner(s) or Contact Person(s): Carey Carter + Dawn Carter
- Company (if applicable): _____
- Mailing address: 5320W Clear Lake Drive
- City: Callahan State: FL ZIP: 32011
- Telephone: 904 361-8315 FAX: () e-mail: todd.carter.jr@comcast.net

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

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

1. Site Plan and Survey including but not limited to:
 - a. Name, location, owner, and designer of the proposed development. ✓
 - b. Vicinity map - indicating general location of the site and all abutting streets and properties. ✓
 - e. Statement of Proposed 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.



Town of Hilliard Site Clearing/ Site Work Application

FOR OFFICE USE ONLY

File # 2008-0013

Application Fee \$ 100.00

Print Date: 11/13/08 Acceptance Date: 11/13/08

A. PROJECT

1. Project Name: _____

2. Address of Proposed Property: _____

3. Parcel ID # (where): 15-04-24-001-001

4. Existing Use or Status: _____

5. Zoning Designation: _____

6. Description of Work: Site clearing and site work

7. Applicant Name: John Doe

8. Owner: _____

9. Title of Applicant or Contact Person: _____

10. (If not applicable) _____

11. Existing Address: 123 Main St

12. City: Hilliard

13. Telephone: 614-555-1234

14. I will provide accurate Property Owner Affidavit information. If unable to act on behalf of the property owner, I will provide the name and address of the property owner.

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

1. Survey and site plan showing proposed development.

2. Name, location, owner, and designer of the proposed development.

3. Utility map - indicating gas, water, sewer, and all other streets and utilities.

4. Statement of Proposed Work.

5. A description of the proposed work.

6. A statement of the proposed work.

7. A statement of the proposed work.

8. A statement of the proposed work.

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. This 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:

[Signature]
Signature of Applicant

[Signature]
Signature of Co-applicant

CAROL T. CARTER JR.
Typed or printed name and title of applicant

DAWN M. CARTER
Typed or printed name of co-applicant

7/20/21
Date

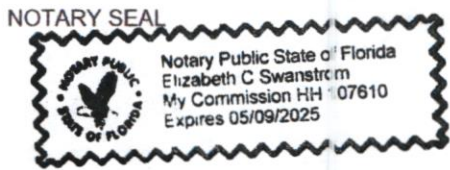
7/20/21
Date

State of FLORIDA County of NASSAU

The foregoing application is acknowledged before me this 20th day of July, 2021, by Dawn

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

Elizabeth C. Swanstrom



Signature of Notary Public, State of Florida

2. Fee:

\$100 plus \$20 per page

The applicant shall be required to pay the fee with the required application fee is paid in full by the applicant. Any fee for review of additional review or a consultant will be billed to the applicant of the fee. The fee shall be paid in full prior to any action of any kind on the development application.

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

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

[Handwritten Signature]

Signature of Co-applicant

[Handwritten Name]

Type or printed name of co-applicant

[Handwritten Signature]

Signature of Applicant

[Handwritten Name]

Type or printed name and title of applicant

Date

State

The foregoing application is acknowledged before me this _____ day of _____, 20____.

Witness my hand and seal of office on this _____ day of _____, 20____.

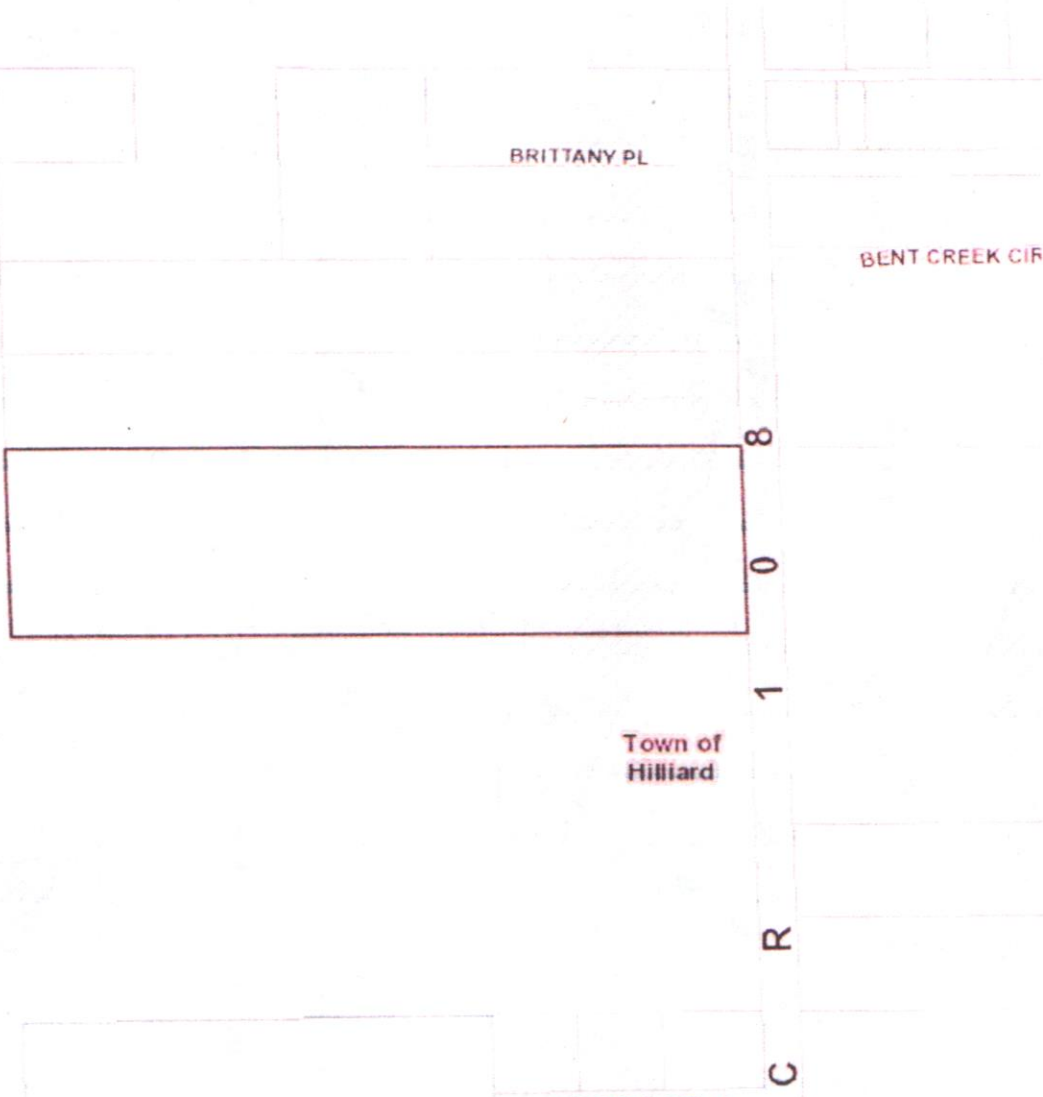
[Handwritten Signature]

Signature of Notary Public



-->

-
-
-
-
-
-
-
-
-



1 Results

- [GIS Report](#)
- [Address Details](#)
- [Find Adjoining Parcels](#)
- [TRIM Notice](#)

Parcel ID:

17-3N-24-2020-0027-0000
 (../NassauDetails/ParcelSearchResults.html?PIN=17-3N-24-2020-0027-0000)

Calculated Acreage:

9.8

Deed Acreage:

10

Property Use

VACANT

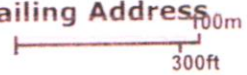
Ownership Information

Name

CARTER CAREY T JR & DAWN M

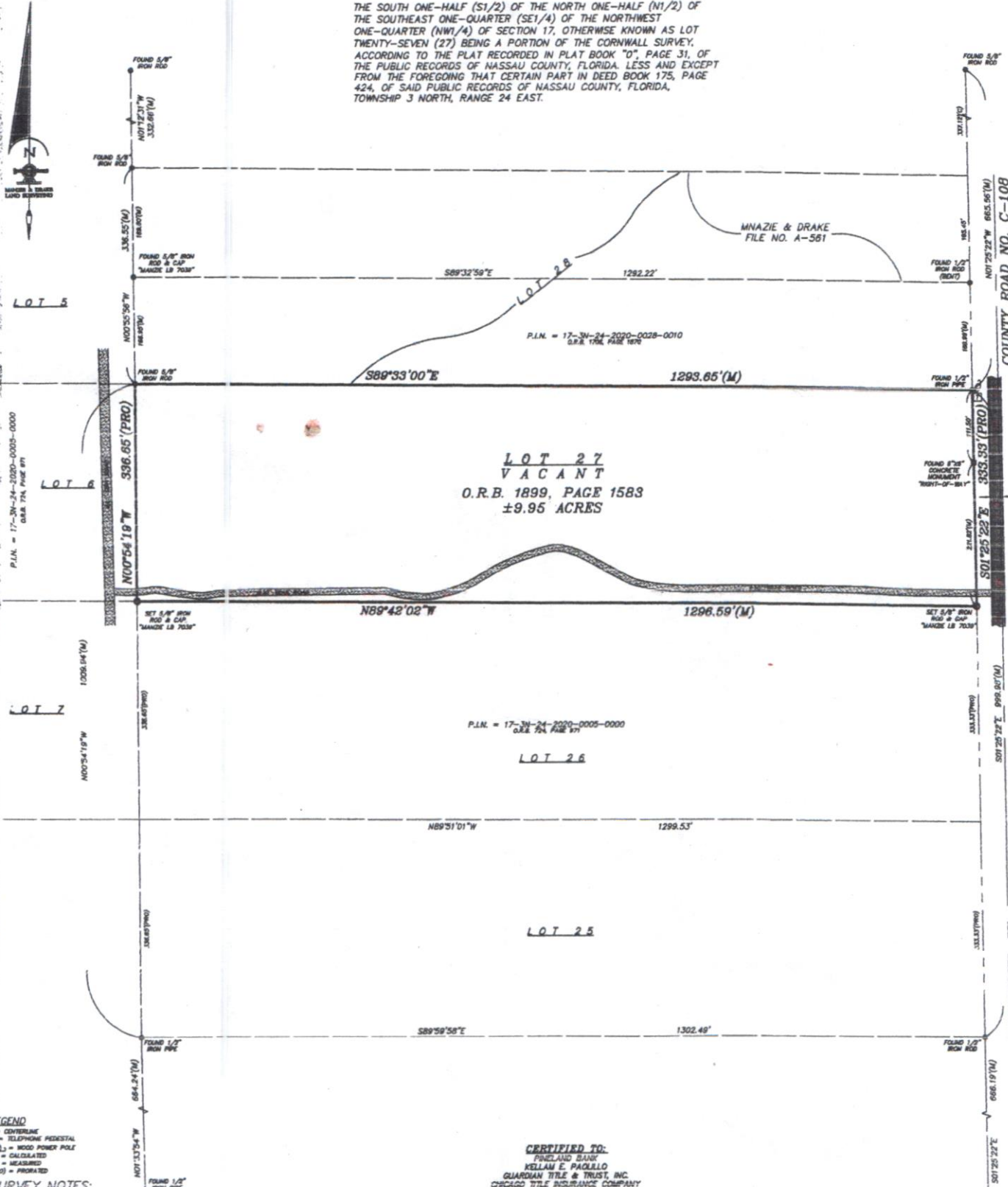
Mailing Address

53264 CLEAR LAKE DRIVE
 CALLAHAN, FL 32011



MAP OF BOUNDARY SURVEY

THE SOUTH ONE-HALF (S1/2) OF THE NORTH ONE-HALF (N1/2) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 17, OTHERWISE KNOWN AS LOT TWENTY-SEVEN (27) BEING A PORTION OF THE CORNWALL SURVEY; ACCORDING TO THE PLAT RECORDED IN PLAT BOOK "D", PAGE 31, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, LESS AND EXCEPT FROM THE FOREGOING THAT CERTAIN PART IN DEED BOOK 175, PAGE 424, OF SAID PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, TOWNSHIP 3 NORTH, RANGE 24 EAST.



LEGEND
 (E) = CENTERLINE
 (T) = TELEPHONE PEDESTAL
 (C) = WOOD POWER POLE
 (G) = CALCULATED
 (M) = MEASURED
 (PRO) = PROPOSED

SURVEY NOTES:

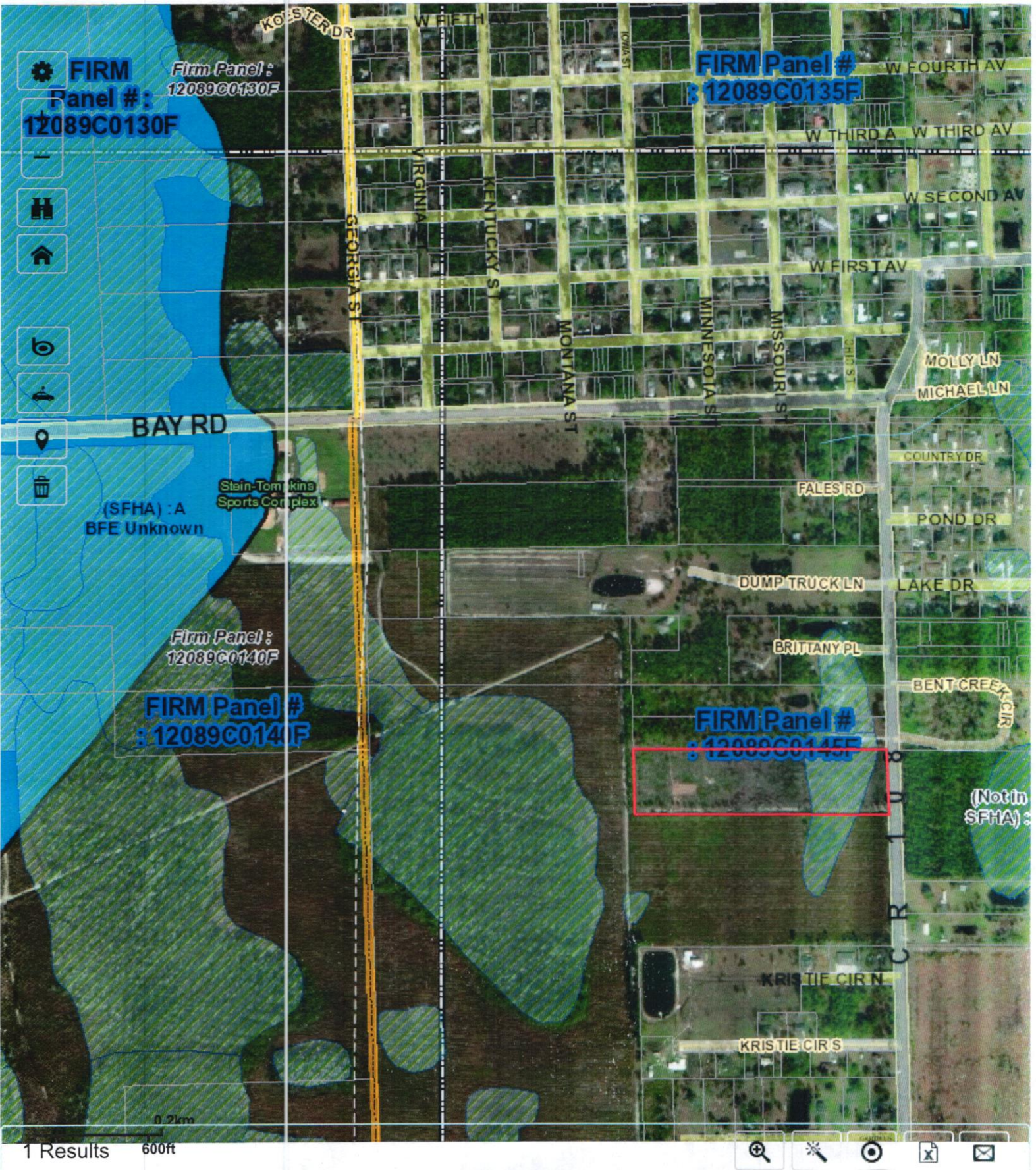
- 1) The "Legal Description" hereon is in accord with the description provided by the client.
 - 2) Underground Improvements were not located or shown.
 - 3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
 - 4) Bearings shown hereon are relative to Florida State Plane Coordinates Swilern, East Zone, North American Datum 1983/1981.
 - 5) "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid."
 - 6) The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 12088C-DIASE, dated 12/12/2010. Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 34-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
 - 7) This survey is protected by copyright and is certified only to the entities listed and only for this particular transaction. Any use or reproduction of this survey without the express written permission of the surveyor is prohibited. Use of this survey in any subsequent transactions is expressly prohibited and is not authorized. The surveyor expressly disclaims any certification to any parties in future transactions. No entity other than those listed should rely upon this survey.
- © COPYRIGHT © 2019 BY MANZIE AND DRAKE LAND SURVEYING

THE INFORMATION SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 55-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



MANZIE & DRAKE LAND SURVEYING
 117 South Ninth Street, Fernandina Beach, FL 32034
 (904) 491-5700 www.ManzieAndDrake.com
 Certificate of Authorization Number "LB 7039"
 "OUR SIGHTS ARE ON THE FUTURE."
 SET YOUR SITES ON US.™

MICHAEL A. MANZIE, P.L.S. 4069

SCALE: 1"=100' JOB NO: 20504 DATE: 01/22/2019 CADD: BH
 F.B. NO: X-325 PAGE NO: 22 FIELD CREW: GS FILE NO: B-1300



1 Results 600ft

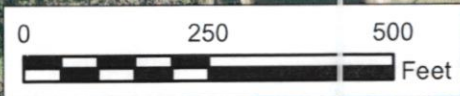
 Upland Area
 Approximately 6.76 Acres
 Wetlands
 Approximately 3.05 Acres



Subject Property



1 inch = 250 feet



2017 True Color Orthophotos From Florida DOT.

Wetland Delineation
 County Road 108 Property
 Hilliard, Nassau County, Florida
 2021-288 September 13, 2021

This exhibit is the result of a GPS-based delineation of the wetland boundaries by LG2 Environmental Solutions, Inc. The accuracy limitation of the GPS unit is approximately one meter. This boundary has not been located by a Registered Land Surveyor or been reviewed by any regulating agency. This exhibit should not be used for detailed site planning. Wetland boundaries can more accurately be determined by location of delineation flags by a Registered Land Surveyor, and review approval by the regulating agencies.



ENVIRONMENTAL SOLUTIONS, INC.
 10475 Fortune Parkway, Suite 201
 Jacksonville, Florida 32256
 (904) 363-1686

Date: 8-17-21 Time: 4:29
Case No.: 5356

NOTICE OF VIOLATION

Town of Hilliard
Code Enforcement

REASON FOR VIOLATION:

- PERMITS
- FENCE
- HOUSEHOLD GARBAGE
- INOPERABLE VEHICLE
- TRASH AND DEBRIS
- POOL ENCLOSURE/FENCE
- VEHICLE ON RIGHT-OF-WAY
- SIGN
- UNSAFE CONDITIONS
- ANIMAL NUISANCE
- MOBILE HOME VIOLATION
- OTHER CODE VIOLATION

REMARKS: Call about permit

Del Miley
THANK YOU!

PLEASE CALL IF YOU HAVE ANY QUESTIONS:
(904) 845-3555

Failure to correct the items above listed within days will result in a summons being issued to appear before the Court of Nassau County. Civil penalties of up to \$500.00 per day and a jail sentence of up to 5 days may be imposed.



Town of Hilliard

DEL MILEY
CODE ENFORCEMENT

P. O. Box 249
15859 C.R. 108
Hilliard, FL 32046
Office: 904-845-3555
Fax: 904-845-1221
Email: dmiley@townofhilliard.com
www.townofhilliard.com



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Planning & Zoning Board Regular Meeting Meeting Date: October 12, 2021

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

SUBJECT: Planning and Zoning Board Recommendation for the Minor Subdivision Application #20210908
 Property Owner - Mr. William Pokorski
 Parcel ID No. 08-3N-24-2380-0084-0010

BACKGROUND: Mr. Pokorski has applied for a lot reconfiguration/lot split to create two lots from one lot. The development will only add 1 more lot, and therefore is not subject to all the State requirements for a subdivision. The Town needs to review the lot reconfiguration to assure the lots created meet the requirements of the Land Development Code.

There is one single family dwelling unit located at 361216 Pine Street. The property is zoned R-2 Residential. The existing parcel is approximately 2.78 acres. The request is to split the parcel into two lots, the one with the house with 1.78 acres and the second parcel with 1 acre. The R-2 zoning district requires a minimum lot width of 90 feet and a minimum lot size of 10,000 square feet.

The attached surveys of the proposed lot reconfiguration indicate that each of the lots will meet requirements of the minimum of zoning district that they will be in.

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

RECOMMENDATION: Based in the surveys and legal description submitted with the application, staff recommends the Planning and Zoning Board recommend to the Town Council the lot reconfiguration with the compliance with the following conditions:

1. The applicant shall record the lot split with the Clerk of the Court and provide the Town evidence of the recordation.
2. The applicant shall obtain real estate parcel numbers for each parcel from the Property Appraiser and provide those real estate parcel numbers to the Town.
3. Prior to developing the west lot, the applicant will be responsible for improving New Oak Street to meet Town standards for a right of way.

TOWN OF HILLIARD, FLORIDA

15859 West County Road 108
 Hilliard, FL 32046
 Phone: 904-845-3555
 Fax: 904-845-1221

FOR OFFICIAL USE ONLY

Date Received:	9.28.21
Fee Paid: \$	100.00
Check #:	card
Receipt #:	00142877

ITEM-6

**MINOR SUBDIVISION APPLICATION
 PLANNING DEPARTMENT**

INSTRUCTIONS

Use this application form if the following are true: (1) the real property to be subdivided is located in the Town of Hilliard limits and (2) you seek subdivision of the real property parcel into no more than TWO (2) parcels. You MUST complete the Certification to the Subdivision Application which begins on page 3 of this application. You also must provide and attach a legal description for the property to be subdivided as well as legal descriptions for the two new proposed parcels. These legal descriptions must be certified by a licensed surveyor to an owner or authorized legal representative on this application.

INFORMATION ON PROPERTY TO BE SUBDIVIDED			
Property Address Street # and Name	361216 Pine St Hilliard Fl 32046		
Nassau County Parcel ID #	08-3W-24-2380-0084-0010		
Zoning	Changing the Use	Circle YES or NO	
Future Land Use	Existing Use		
Size (acres)	Proposed Use	X 1 ACRE TO SELL	
Zoning and/or Future Land Use of Adjacent Properties	RESIDENTIAL		

OWNER INFORMATION			
Name(s) Last, First or, if corporate, relevant corporate contact	Pukorski, William		
Address(es) Street, City, State, Zip	361216 Pine St, Hilliard, FL 32046		
Phone	207-806-7820	Fax	
Email	bill.pokor1@yahoo.com		

ADDITIONAL OWNER INFORMATION (IF ANY)			
Name(s) <i>Last, First or, if corporate, relevant corporate contact</i>			
Address(es) <i>Street, City, State, Zip</i>			
Phone		Fax	
Email			

DECLARATION TO SUBDIVISION APPLICATION

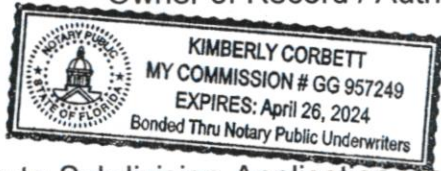
Please acknowledge each statement by writing your initials in the right column beside each statement. If you are unable to acknowledge a statement with initials, please attach a written statement as to why, or if it is not relevant, write "N/A."

1.	Application is hereby made for review and approval of the project described on page 1 of this application form.	wfb
2.	All owners of the property subject to the subdivision have either a notarized signature on this application or have an authorized legal representative who has a notarized signature on this application.	wfb
3.	I/we understand that further approvals, modifications to the subdivision, or certain conditions of approval may be required before final approval is granted.	wfb
4.	I/we understand that abutting or adjacent property owners may be notified of my application and may express their opinions regarding the proposed subdivision by public hearing.	wfb
5.	I/we have read the Town of Hilliard ordinances, codes, and requirements for subdivisions. If my/our submittal is not complete, I/we understand it will NOT be reviewed.	wfb
6.	I/we understand that subdivisions are subject to the Town's Code, the applicable Comprehensive Plan, and that all development or property affected by this application must be consistent before approval can be granted.	wfb
7.	I/we understand that all personal financial commitments regarding the sale or development of this project or property are, or will be, made independent of the approval process.	wfb
8.	I/we understand that all application fees are not refundable.	wfb
9.	I/we understand that approval of this subdivision does not permit any waiver of the Town's Codes unless a waiver is specifically requested in writing and approved.	wfb
10.	I/we, the undersigned owner(s) and/or authorized representatives for the subdivision of the above-described property in the Town of Hilliard, Florida, do hereby agree to indemnify and hold harmless the Town of Hilliard, Florida, its elected officials, officers, agents, and assigns for any	wfb

	and all damages, attorney fees and costs incurred by said Town in any instance in which the Town must expend funds and/or defend its decisions regarding the granting or denying of the above-referenced application.	wfp
11.	I/we have reviewed chapter 177, Florida Statutes governing the subdivision of land into 3 or more lots and I can verify that my project in the application would not be a subdivision of land into 3 or more lots or require a plat pursuant to chapter 177, Florida Statutes.	wfp

By: William J Pokorski
 Print: William J Pokorski
 Owner of Record / Authorized Representative

By: _____
 Print: _____
 Owner of Record / Authorized Representative



STATE OF FLORIDA
 COUNTY OF NASSAU

The foregoing Certification to Subdivision Application was acknowledged before me on this 14th day of September, 2021, by William J. Pokorski who is personally known to me or has produced Drivers License as Identification and who did / did not (circle one) take an oath.

Kimberly Corbett
 Print: Kimberly Corbett
 Notary Public

SUBDIVISION APPLICATION ATTACHMENT "1" LEGAL DESCRIPTION

Please attach the legal description of the parcel as it is, as well as the legal descriptions of the parcels as you would like to see them subdivided.

NOTE: The Town of Hilliard requires that the legal descriptions be provided by a licensed surveyor certified to an owner or legal representative to this application.

SUBDIVISION APPLICATION ATTACHMENT "2" AGENT AUTHORIZATION AFFIDAVIT

INSTRUCTIONS

Please complete this form if an authorized representative of one or more owners is submitting this application or signing this application on behalf of one or more owners. If an owner is a corporate entity, you must attach documentation proving authority of the signatory to this affidavit such as corporate resolution, power of attorney, Sunbiz, etc.

Date: 9-13-21

Regarding Property Located at: 361216 Pine ST Hilliard FL 32046

To Whom it May Concern:

You are hereby advised that the undersigned is the owner of the property described in Attachment 1 to this Application. Said owner hereby authorizes and empowers _____ to act as agent to file application(s) for subdivision of the above-referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

If Owner is an Individual

If Owner is Corporate Entity*

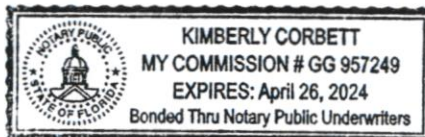
By: William J Pakorski
Print Name: William J Pakorski

Print Corporate Name: _____

By: _____
Print Name: _____

By: _____
Print Name: _____
Its: _____

STATE OF FLORIDA
COUNTY OF Hilliard

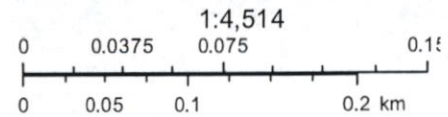


The foregoing was acknowledged before me on this 14th day of September, 2021, by William J. Pakorski who is personally known to me or has produced Drivers License as Identification and who did / did not (circle one) take an oath.

Kimberly Corbett
Print: Kimberly Corbett
Notary Public



October 6, 2021



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus
 USGS, AeroGRID, IGN, and the GIS User Community
 Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the
 community

BOUNDARY SURVEY

PROPERTY ADDRESS: 361216 PINE STREET HILLIARD, FLORIDA 32046

LEGAL DESCRIPTION: (PARCEL EAST)

ALL THAT CERTAIN PIECE OR PARCEL OF LAND LYING AND BEING IN SECTION 8 AND 9, TOWNSHIP 3 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA, AND BEING A PORTION OF BLOCK 84, TOWN OF HILLIARD SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 28, PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, AND PORTION OF LOT 1, HILLIARD TERRACE SUBDIVISION, AS RECORDED IN PLAT BOOK O, PAGE 15, PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 24 EAST, THENCE NORTH 02°00' 27" WEST ALONG THE WEST LINE OF SECTION 9, A DISTANCE OF 404.05 FEET TO A POINT; THENCE NORTH 31°10'39" WEST ALONG THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF BLOCK 85, TOWN OF HILLIARD SUBDIVISION, A DISTANCE OF 264.46 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 85; THENCE NORTH 58°45'44" EAST, A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF BLOCK 84, HILLIARD SUBDIVISION; THENCE NORTH 31°10'39" WEST ALONG THE WESTERLY LINE OF LOT 2, OF SAID BLOCK 84, A DISTANCE OF 210.0 FEET TO A CONCRETE MONUMENT AND THE NORTHWEST CORNER OF LOT 2 OF SAID BLOCK 84; THENCE NORTH 58°45'44" EAST ALONG THE NORTHERLY LINE OF LOT 2, A DISTANCE OF 91.89 FEET TO THE POINT OF BEGINNING;

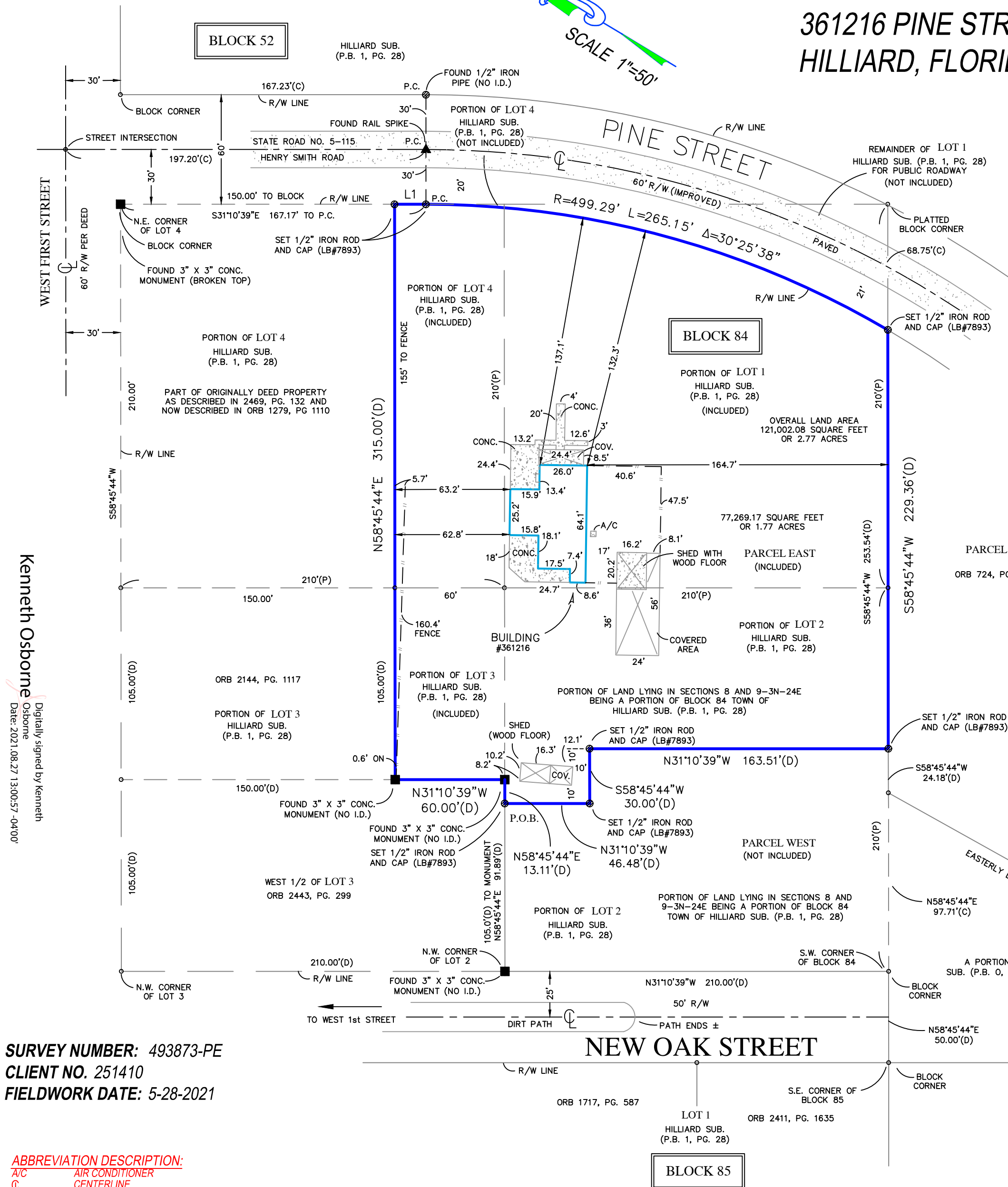
THENCE RUN NORTH 58°45'44" EAST ALONG SAID NORTH LINE OF LOT 2 FOR 13.11 FEET; THENCE RUN NORTH 31°10'39" WEST, FOR 60.00 FEET; THENCE RUN 58°45'44" EAST TO A POINT ON THE EASTERLY LINE OF LOT 4 BLOCK 84, FOR A DISTANCE OF 315.00 FEET, SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF PINE STREET (STATE ROAD NO. 5-115); THENCE RUN SOUTH 31°10'39" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 17.17 FEET TO A POINT OF CURVATURE, THENCE RUN SOUTHERLY ALONG THE ARC OF A CURVE, HAVING A RADIUS OF 499.29 FEET, A CENTRAL ANGLE OF 30°25'38", AND A DISTANCE OF 265.15 FEET; THENCE SOUTH 58°45'44" WEST ALONG THE SOUTHERLY LINE OF BLOCK 84, A DISTANCE OF 229.36 FEET; THENCE RUN NORTH 31°10'39" WEST FOR A DISTANCE OF 163.51 FEET; THENCE RUN SOUTH 58°45'44" WEST FOR A DISTANCE OF 30.00 FEET; THENCE RUN NORTH 31°10'39" WEST, FOR A DISTANCE OF 46.48 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PART LYING WITHIN PUBLIC ROADS.
(PARCEL WEST CONTAINS 1.77 ACRES)

CERTIFIED TO:
WILLIAM J. POKORSKI;
ANDREA F. LENNON, PA;
WESTCOR LAND TITLE INSURANCE COMPANY;
GUARANTEED RATE, INC., ISAOA;

L1=
S31°10'39"E
17.17'(C)

FLOOD ZONE: X
COMMUNITY NO. 120573
PANEL NO. 0145
SUFFIX: F



Kenneth Osborne
Digitally signed by Kenneth Osborne
Date: 2021.08.27 13:00:57 -0400

SURVEY NUMBER: 493873-PE
CLIENT NO. 251410
FIELDWORK DATE: 5-28-2021

- ABBREVIATION DESCRIPTION:**
- A/C AIR CONDITIONER
 - C CENTERLINE
 - Δ CENTRAL / DELTA ANGLE
 - I.D. IDENTIFICATION
 - L LENGTH
 - LB LICENSED BUSINESS
 - N.A.V.D. NORTH AMERICAN VERTICAL DATUM
 - N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM
 - O.H. OVERHEAD UTILITIES
 - P.C. POINT OF CURVATURE
 - P.C.C. POINT OF COMPOUND CURVE
 - P-K PARKER KYLON NAIL
 - P.R.C. POINT OF REVERSE CURVE
 - PSM PROFESSIONAL SURVEYOR MAPPER
 - P.T. POINT OF TANGENCY
 - R RADIAL / RADIUS
 - R/W RIGHT OF WAY

- SYMBOL DESCRIPTIONS:**
- [] = CATCH BASIN
 - [] = CENTERLINE ROAD
 - [] = COVERED AREA
 - [] = EXISTING ELEVATION
 - [] = HYDRANT
 - [] = MANHOLE
 - [] = METAL FENCE
 - [] = MISC. FENCE
 - [] = PROPERTY CORNER
 - [] = UTILITY BOX
 - [] = UTILITY POLE
 - [] = WATER METER
 - [] = WELL
 - [] = WOOD FENCE

SURVEYORS CERTIFICATE:
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED) KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

SURVEY NOTES
- THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY.

- GENERAL NOTES:**
- LEGAL DESCRIPTION PROVIDED BY OTHERS
 - THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS
 - OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
 - UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
 - WALLS ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED ONLY VISIBLE ENCROACHMENTS LOCATED.
 - ONLY VISIBLE ENCROACHMENTS LOCATED.
- 6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN
7) FENCE OWNERSHIP NOT DETERMINED.
8) ELEVATIONS SHOWN ARE BASED UPON N.G.V.D. UNLESS OTHERWISE NOTED.
9) SOME DIMENSIONS MAY BE DIFFERENT FROM THE DIMENSIONS SHOWN ON THE PLAT DUE TO ROUNDING OR INSTRUMENTATION ERRORS. DIMENSIONS SHALL CONTROL THE LOCATION OF IMPROVEMENTS OVER SCALED POSITIONS.

LB #7893
SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: <http://targetsurveying.net>



BOUNDARY SURVEY

PROPERTY ADDRESS: VACANT LANDS AT NEW OAK STREET HILLIARD, FLORIDA 32046

LEGAL DESCRIPTION: (PARCEL WEST)

ALL THAT CERTAIN PIECE OR PARCEL OF LAND LYING AND BEING IN SECTION 8 AND 9, TOWNSHIP 3 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA, AND BEING A PORTION OF BLOCK 84, TOWN OF HILLARD SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 28, PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, AND PORTION OF LOT 1, HILLARD TERRACE SUBDIVISION, AS RECORDED IN PLAT BOOK O, PAGE 15, PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

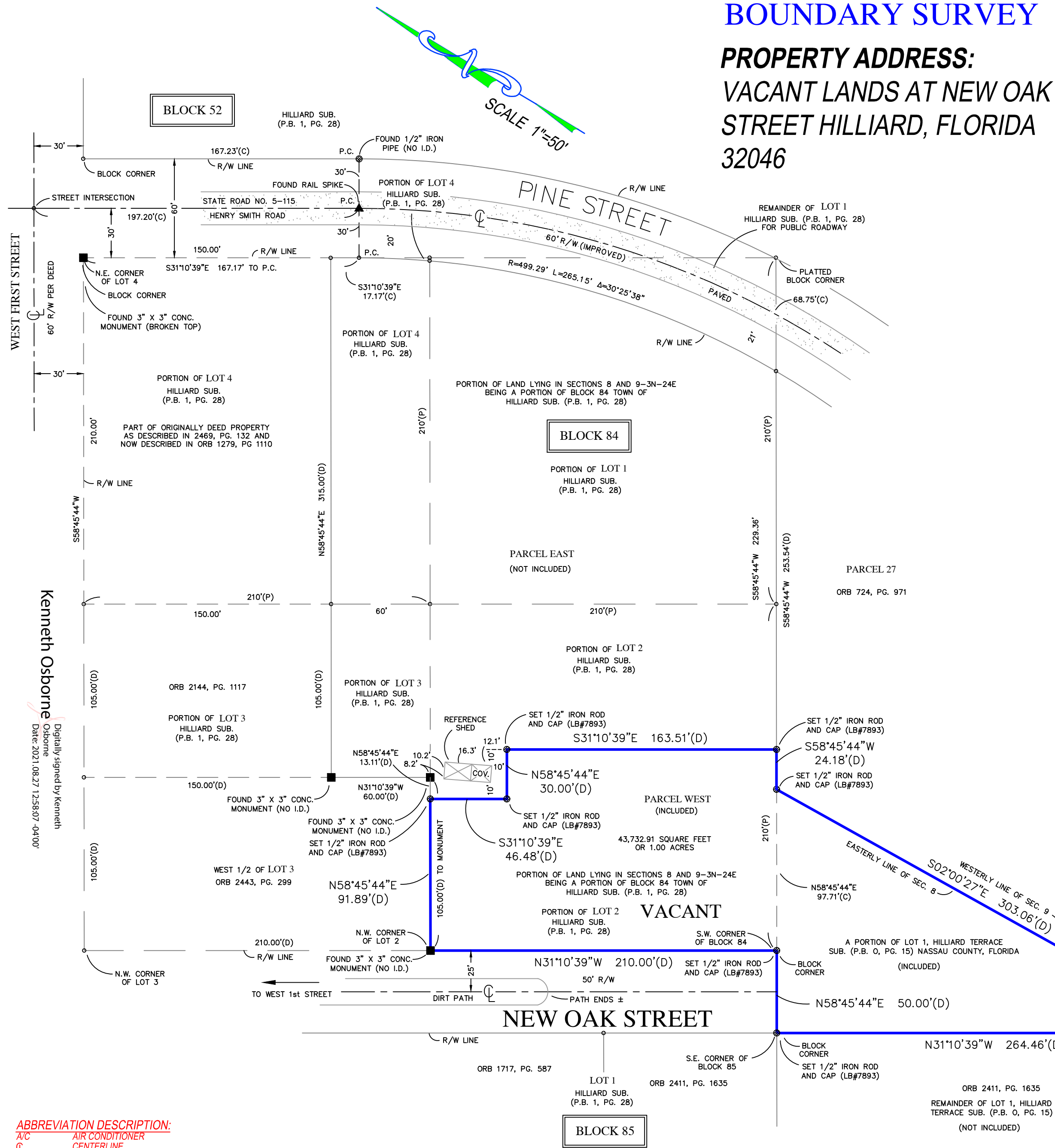
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 24 EAST, THENCE NORTH 02°00' 27" WEST ALONG THE WEST LINE OF SECTION 9, A DISTANCE OF 404.05 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 31°10'39" WEST ALONG THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF BLOCK 85, TOWN OF HILLARD SUBDIVISION, A DISTANCE OF 264.46 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 85; THENCE NORTH 58°45'44" EAST, A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF BLOCK 84, HILLARD SUBDIVISION; THENCE NORTH 31°10'39" WEST ALONG THE WESTERLY LINE OF LOT 2, OF SAID BLOCK A DISTANCE OF 210.0 FEET TO A CONCRETE MONUMENT AND THE NORTHWEST CORNER OF LOT 2 OF SAID BLOCK 84; THENCE NORTH 58°45'44" EAST ALONG THE NORTHERLY LINE OF LOT 2, A DISTANCE OF 91.89 FEET; THENCE SOUTH 31°10'39" EAST, A DISTANCE OF 46.48 FEET; THENCE NORTH 58°45'44" EAST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 31°10'39" EAST, A DISTANCE OF 163.51 FEET; THENCE SOUTH 58°45'44" WEST, ALONG THE SOUTHERLY LINE OF LOT 2, A DISTANCE OF 24.18 FEET; THENCE SOUTH 02°00'27" EAST, ALONG THE WEST LINE OF SAID SECTION 9, A DISTANCE OF 303.06 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PART LYING WITHIN PUBLIC ROADS.
(PARCEL WEST CONTAINS 1.00 ACRES)

CERTIFIED TO:

WILLIAM J. POKORSKI;
ANDREA F. LENNON, PA;
WESTCOR LAND TITLE INSURANCE COMPANY;
GUARANTEED RATE, INC., ISAOA;



ABBREVIATION DESCRIPTION:

A/C	AIR CONDITIONER
C	CENTERLINE
CA	CENTRAL DELTA ANGLE
I.D.	IDENTIFICATION
L	LENGTH
LB	LICENSED BUSINESS
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
OHL	OVERHEAD UTILITIES
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVE
P.K.	PARKER KYLON NAIL
P.R.C.	POINT OF REVERSE CURVE
PSM	PROFESSIONAL SURVEYOR MAPPER
P.T.	POINT OF TANGENCY
R	RADIAL / RADIUS
R/W	RIGHT OF WAY

SYMBOL DESCRIPTIONS:

	CATCH BASIN		MISC. FENCE
	CENTERLINE ROAD		PROPERTY CORNER
	COVERED AREA		UTILITY BOX
	EXISTING ELEVATION		UTILITY POLE
	HYDRANT		WATER METER
	MANHOLE		WELL
	METAL FENCE		WOOD FENCE

SURVEYORS CERTIFICATE:
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED)
KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

SURVEY NUMBER: 493873-PW
REFERENCE NO. 251410
FIELDWORK DATE: 5-28-2021

SURVEY NOTES
- PROPERTY FOUND AS VACANT AT TIME OF FIELD SURVEY.

FLOOD ZONE: X
COMMUNITY NO. 120573
PANEL NO. 0145
SUFFIX: F

GENERAL NOTES:

- LEGAL DESCRIPTION PROVIDED BY OTHERS
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- THE SURVEYOR HAS VISUALLY INSPECTED THE INDIVIDUAL LOTS, IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF IMPROVEMENTS OVER SCALED POSITIONS.
- ONLY VISIBLE ENCROACHMENTS LOCATED.

6) DIMENSIONS SHOWN ARE FLAT AND MEASURED UNLESS OTHERWISE SHOWN.
7) FENCE OWNERSHIP NOT DETERMINED.
8) ELEVATIONS IF SHOWN ARE BASED ON N.G.V.D. UNLESS OTHERWISE NOTED.
9) TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES, IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF IMPROVEMENTS OVER SCALED POSITIONS.

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