

# HILLIARD TOWN COUNCIL MEETING

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

## TOWN COUNCIL MEMBERS

Floyd L. Vanzant, Mayor  
John P. Beasley, Council President  
Kenny Sims, Council Pro Tem  
Lee Pickett, Councilman  
Jared Wollitz, Councilman  
Callie Kay Bishop, Councilwoman

## ADMINISTRATIVE STAFF

Lisa Purvis, Town Clerk  
Richie Rowe, Public Works Director  
Gabe Whittenburg, Parks & Rec Director

## TOWN ATTORNEY

Christian Waugh

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## AGENDA

**THURSDAY, OCTOBER 20, 2022, 7:00 PM**

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### NOTICE TO PUBLIC

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

### PLEDGE OF CIVILITY

WE WILL BE RESPECTFUL OF ONE ANOTHER  
EVEN WHEN WE DISAGREE.

WE WILL DIRECT ALL COMMENTS TO THE ISSUES.

WE WILL AVOID PERSONAL ATTACKS.

***"Politeness costs so little." – ABRAHAM LINCOLN***

## CALL TO ORDER

## PRAYER & PLEDGE OF ALLEGIANCE

## ROLL CALL

## PUBLIC HEARING

### ITEM-1

Ordinance No. 2022-05 - Rezoning R-2 to R-3 Conner Development Group  
Open Public Hearing

An Ordinance of the Town of Hilliard, Florida, Rezoning certain property consisting of 1.25 acres, more or less located between Ohio Street, New Front Street, County Road 108 and Bay Road, Hilliard, FL, Parcel # 08-3N-24-2380-0182-0010, from R-2, Single Family District to R-3, Multiple-Family District; Providing for Severability; and providing for an effective date.

***Town Attorney Waugh***

Call for Public Comment

Close Public Hearing on Ordinance No. 2022-05.

## TOWN COUNCIL ACTION

Town Council adoption of Ordinance No. 2022-05, on Second & Final Reading, Rezoning Parcel #08-3N-24-2380-0183-0010, R-2, Single-Family to R-3, Multi-Family.

**ITEM-2** Town of Hilliard - 20 Years of Service - Public Works Employee Mark Strickland  
***Mayor Floyd L. Vanzant***

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

## **REGULAR MEETING**

**ITEM-3** Additions/Deletions to Agenda

**ITEM-4** Resolution No. 2022-15 - City Government Week, October 17-23, 2022  
A Resolution of the Town of Hilliard Recognizing City Government Week, October 17 - 23, 2022 and encouraging all citizens to support the celebration and corresponding activities.  
***Town Attorney Waugh***

Town Council to adopt Resolution No. 2022-15 recognizing City Government Week, October 17-23, 2022  
***Lisa Purvis, MMC - Town Clerk***

**ITEM-5** City Government Week October 17-23, 2022, Essay Contest: If you had just been elected as the new Mayor of Hilliard, what changes would you like to make?  
Hilliard Elementary School 3rd Grade Class First, Second & Third Place Winners  
***John P. Beasley - Town Council President***

**ITEM-6** Town Council approval of Preliminary Plat Application #20220728, Parcel ID No. 04-3N-24-0000-0006-0010 and 04-3N-24-0000-0004-0100, for the Whisper Ridge Subdivision, Property Owner – LGI Homes-Florida, LLC, Agent – Ed Kassik  
***Janis K. Fleet, AICP – Land Use Administrator***

**ITEM-7** Town Council to set additional Joint Workshop to review and discuss the proposed amendments to the Zoning and Land Development Regulations.  
***Janis K. Fleet, AICP - Land Use Administrator***

**ITEM-8** Town Council to review and accept the Land Use Administrators Quarterly Report for July 1, 2022, through September 30, 2022.  
***Janis K. Fleet, AICP – Land Use Administrator***

**ITEM-9** Town Council approval of Capital Budgeted purchase of a 2023 GMC Sierra 2500HD Regular Cab 4WD 8' Bed Work, Truck total cost \$48,162.00  
***Richie Rowe – Public Works Director***

**ITEM-10** Resolution No. 2022-13 - Personnel Policy Manual  
A resolution of the Town Council of the Town of Hilliard, Florida, a Municipal Corporation; amending the Town of Hilliard Personnel Policy Manual as it relates to Emergency Closings; and providing for an effective date.  
***Town Attorney Waugh***

Town Council to adopt Resolution No. 2022-13, amending the Town of Hilliard Personnel Policy Manual as it relates to Emergency Closings.

***Lisa Purvis, MMC - Town Clerk***

**ITEM-11**

Town Council approval of the Minutes from the August 29, 2022, Joint Workshop; September 26, 2022, Workshop; October 3, 2022, Public Hearing & Special Meeting; October 6, 2022, Joint Workshop; and October 6, 2022, Public Hearing & Regular Meeting.

***Lisa Purvis, MMC - Town Clerk***

**ITEM-12**

Town Council approval of Suez Annual Payment No. 2 of 5, Payable through October 1, 2022, Project Name: Advanced Metering Infrastructure (AMI), in the amount of \$109,553.00.

**CAPITAL FUNDED PROJECT LUMP SUM CONTRACT \$547,765.00**

**ADDED ITEMS**

**ADDITIONAL COMMENTS**

**PUBLIC**

**MAYOR & TOWN COUNCIL**

**ADMINISTRATIVE STAFF**

**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](http://www.townofhilliard.com).

Live & recorded videos can be access at [www.youtube.com](http://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.

## **2022 HOLIDAYS**

### **TOWN HALL OFFICES CLOSED**

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



## ORDINANCE NO. 2022-05

**AN ORDINANCE OF THE TOWN OF HILLIARD, FLORIDA, REZONING CERTAIN PROPERTY CONSISTING OF 1.25 ACRES, MORE OR LESS LOCATED BETWEEN OHIO STREET, NEW FRONT STREET, COUNTY ROAD 108 AND BAY ROAD, HILLIARD, FL, PARCEL # 08-3N-24-2380-0182-0010, FROM R-2, SINGLE FAMILY DISTRICT TO R-3, MULTIPLE-FAMILY DISTRICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the requested zoning change requires a change from the Town zoning designation of from R-2, Single Family District to R-3, Multiple Family District; and

**WHEREAS**, the requested zoning change is consistent with the Comprehensive Plan future land use for Medium Density Residential designation for the property; and

**WHEREAS**, the Planning and Zoning Board approved the zoning change request at their August 9, 2022, regular meeting;

**NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE TOWN OF HILLIARD, FLORIDA**, as follows:

**SECTION 1. PROPERTY INVOLVED.** The property in question for this zoning district change consists of 1.25 acres more or less and is located between Ohio Street, New Front Street, County Road 108 and Bay Road, Hilliard, Florida, with Parcel # 08-3N-24-2380-0182-0010.

**SECTION 2. ZONING CHANGE.** For the property in question the zoning district change is from R-2, Single Family District to R-3, Multiple Family District.

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

**ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by the Hilliard Town Council, Hilliard, Florida.

\_\_\_\_\_  
John P. Beasley  
Council President

ATTEST:

\_\_\_\_\_  
Lisa Purvis  
Town Clerk

APPROVED:

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Floyd Vanzant  
Mayor

Planning & Zoning Board Publication:	July 27, 2022
Planning & Zoning Board Public Hearing:	August 9, 2022
Town Council First Publication:	August 24, 2022
Town Council First Reading:	September 1, 2022
Town Council Second Publication:	September 14, 2022
Town Council Second Public Hearing:	October 20, 2022
Town Council Final Reading:	October 20, 2022



## AGENDA ITEM REPORT

### TOWN OF HILLIARD, FLORIDA

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TO: Town Council Regular Meeting Meeting Date: September 1, 2022

FROM: ***Janis K. Fleet, AICP, Land Use Administrator***

SUBJECT: First Reading of Ordinance No. 2022-05  
Rezoning from R-2 to R-3  
Property Owner – Conner Development Group, Inc  
Applicant Tracey Connor  
Parcel ID No. 08-3N-24-2380-0182-0010

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**BACKGROUND:** Ms. Tracey Connor has submitted application for rezoning for the property with the Parcel ID # 08-3N-24-2380-0182-0010 from R-2 to R-3. The parcel is 1.25 acres and is located between New Front Street, Ohio Street, CR 108, and Bay Road.

Attached is the analysis of the requested amendment.

**FINANCIAL IMPACT:** None

**RECOMMENDATION:** Staff recommends the adoption of Ordinance 2022-05 to rezone from R-2 to R-3 for the property with the Parcel ID # 08-3N-24-2380-0182-0010.

The Planning and Zoning Board at their meeting of August 9, 2022, voted to recommend to the Town Council the adoption of Ordinance 2022-05 to rezone from R-2 to R-3 for the property with the Parcel ID # 08-3N-24-2380-0182-0010. The vote was 3-0.



## AGENDA ITEM REPORT

### STAFF REPORT AND RECOMMENDATIONS FOR REZONING 20220608

1. Owner / Applicant Information:  
 Applicant – Tracey Conner  
 Owner – Conner Development Group, Inc.  
 171641 Hodges Road  
 Hilliard, Florida 32046
  
2. Property Information  
 Parcel ID # 08-3N-24-2380-0182-0010  
 Address: 17590 Bay Road  
 Current Future Land Use Map Designation: Medium Density Residential (MDR)  
 Current Zoning: R-2  
 Proposed Zoning: R-3  
 Acres: approximately 1.25 acres
  
3. Description: The parcel contains portions of 17 lots and is split by a 25 ft. alley/right of way. The property is zoned R-2 and a single family dwelling unit is located on 3 lots that front on Bay Road. The table below summarizes the Future Land Use Map Designation, zoning and existing use for the adjacent parcels.

	Current FLUM	Current Zoning	Existing Use
North	Medium Density Residential (MDR)	R-Single Family	Single Family Residential and Vacant
South	Agricultural	A-1	Single Family Residential and Vacant
East	MainStreet Commercial	R-2 and C-N	Single Family Residential and Vacant
West	Medium Density Residential (MDR)	R-3	Duplex

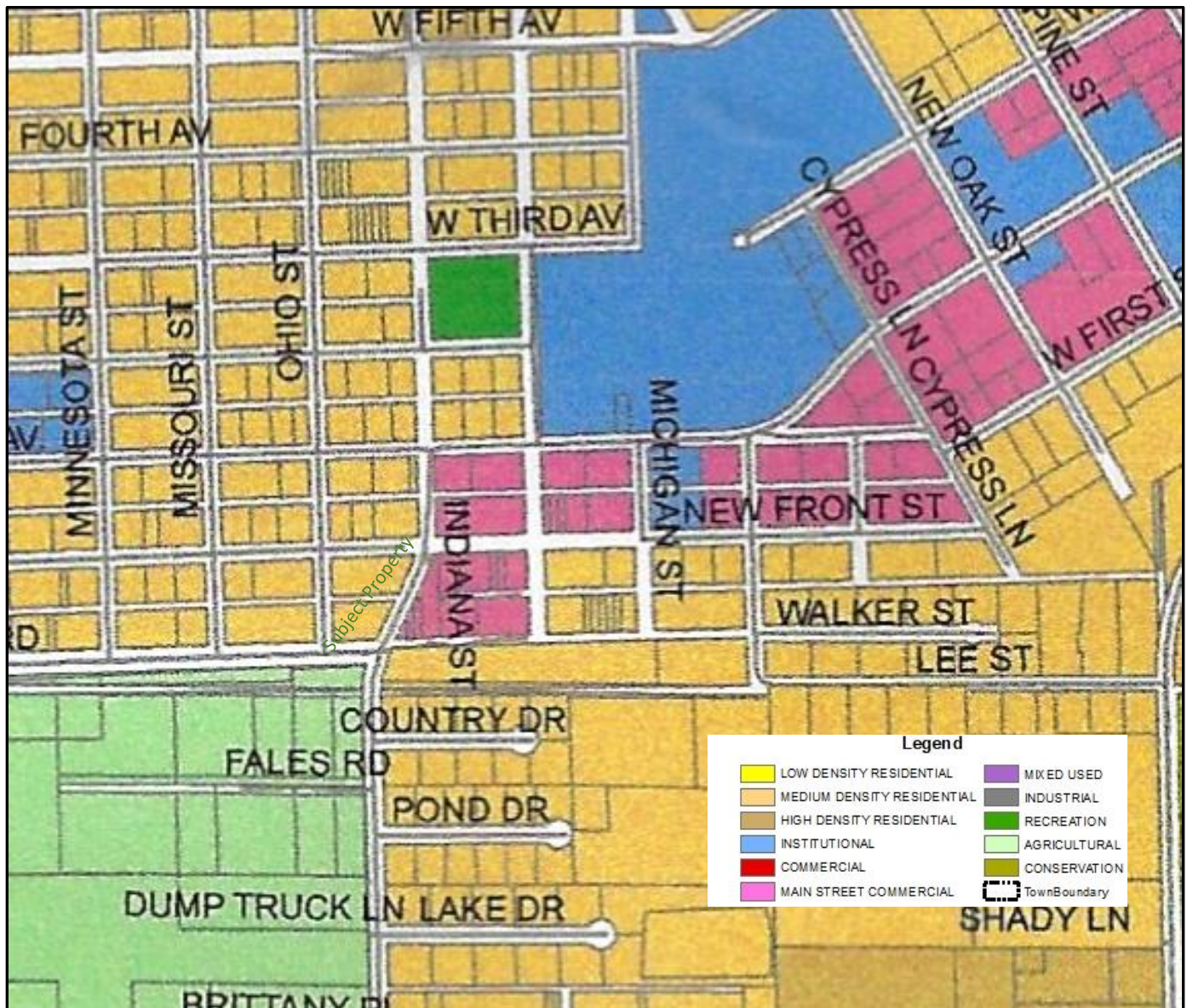
# Parcel Map

08-3N-24-2380-0182-0010

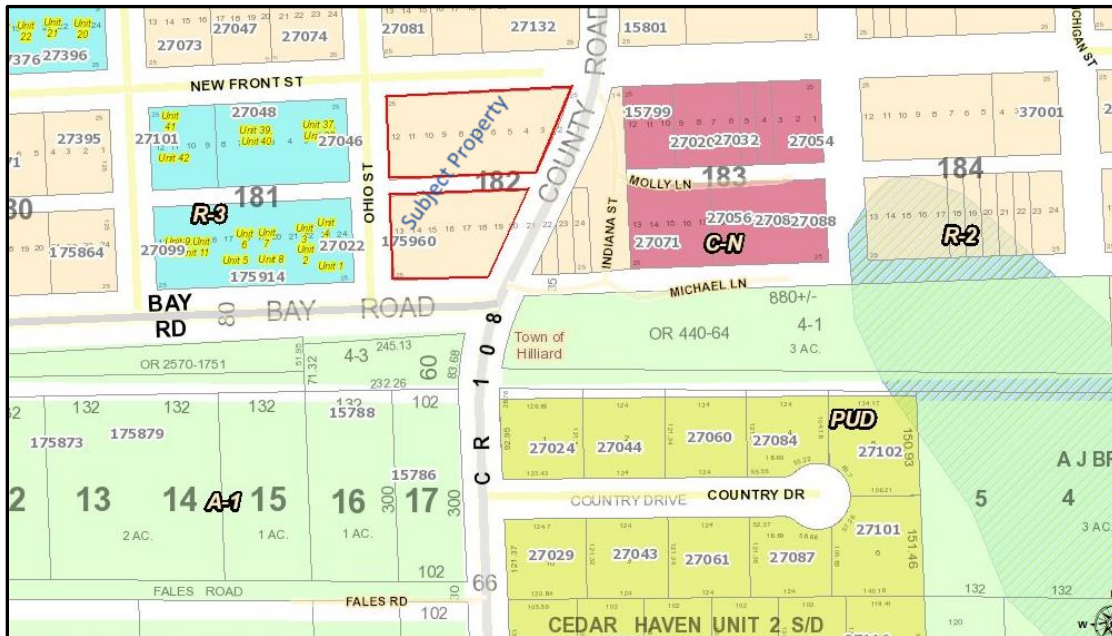




## Future Land Use Map



## Existing Zoning



**Consistent with Comprehensive Plan Policies** – The proposed Future Land Use Map amendment is consistent with the Goals, Objectives, and Policies of the Hilliard Comprehensive Plan. The proposed zoning is consistent with the Future Land Use Map and is compatible with the surrounding development. It will create a buffer from the commercial development to the east of the subject property and the residential development in the area.

**Availability of Services** – Water and sewer service have capacity to serve this development. New Front Street, Ohio Street, Bay Road and County Road 108 provide access to the property,

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



# **CERTIFICATE OF RECOGNITION**

**Is hereby presented to**

**Mark A. Strickland**

**For 20 years of Dedicated Service to the**

**TOWN OF HILLIARD**

**10/14/2002 – 10/14/2022**

**PERSEVERANCE**

**ONE MUST “ENDEAVOR TO PERSEVERE”**

## RESOLUTION NO. 2022-15

### A RESOLUTION OF THE TOWN OF HILLIARD RECOGNIZING CITY GOVERNMENT WEEK, OCTOBER 17 - 23, 2022 AND ENCOURAGING ALL CITIZENS TO SUPPORT THE CELEBRATION AND CORRESPONDING ACTIVITIES.

**WHEREAS**, city government is the government closest to most citizens, and the one with the most direct daily impact upon its residents; and

**WHEREAS**, municipal government provides services and programs that enhance the quality of life for residents, making their city their home; and

**WHEREAS**, city government is administered for and by its citizens, and is dependent upon public commitment to and understanding of its many responsibilities; and

**WHEREAS**, city government officials and employees share the responsibility to pass along their understanding of public services and their benefits; and

**WHEREAS**, Florida City Government Week offers an important opportunity for elected officials and city staff to spread the word to all citizens of Florida that they can shape and influence this branch of government; and

**WHEREAS**, the Florida League of Cities and its member cities have joined together to teach students and other citizens about municipal government through a variety of different projects and information; and

### **NOW, THEREFORE BE IT RESOLVED BY THE TOWN OF HILLIARD AS FOLLOWS:**

**Section 1.** That the Town of Hilliard does encourage all citizens, city government officials and employees to do everything possible to ensure that this week is recognized and celebrated accordingly.

**Section 2.** That the Town of Hilliard does encourage educational partnerships between city government and schools.

**Section 3.** That the Town of Hilliard does support and encourage all city governments to actively promote and sponsor "Florida City Government Week."

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_  
by the Hilliard Town Council, Hilliard, Florida.

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John P. Beasley  
Council President

ATTEST:

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Lisa Purvis  
Town Clerk

APPROVED:

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Floyd L. Vanzant  
Mayor

TOWN OF HILLIARD  
ESSAY CONTEST

**2022 FLORIDA CITY GOVERNMENT WEEK  
“MY CITY: I’M PART OF IT, I’M PROUD OF IT!”**

THIS CERTIFICATE IS  
PRESENTED TO:

**Kennedy Sasser**

**3RD PLACE  
\$20**

\_\_\_\_\_  
Mayor Floyd L. Vanzant

\_\_\_\_\_  
Date

CONGRATULATIONS!

If you had just been elected as the new Mayor of Hilliard, what changes would you like to make?

If I had just been elected as the new mayor, I would give the homeless people money so they can buy a house. I would do that because I do not want people to get wet when it rains and get a cold. I would also make the schools every year get new play ground equipment. These are the changes I would make if I were the mayor.

Name: Kennedy Sasser

3<sup>rd</sup> grade

TOWN OF HILLIARD  
ESSAY CONTEST

**2022 FLORIDA CITY GOVERNMENT WEEK  
“MY CITY: I’M PART OF IT, I’M PROUD OF IT!”**

THIS CERTIFICATE IS  
PRESENTED TO:

**Jackson Barbee**

**2ND PLACE  
\$30**

\_\_\_\_\_  
Mayor Floyd L. Vanzant

\_\_\_\_\_  
Date

**CONGRATULATIONS!**

**If you had just been elected as the new Mayor of Hilliard, what changes would you like to make?**

If I had just been elected as the new Mayor of Hilliard, I would make some changes around town. First, I would make no school on Wednesday's since it's already an early release day every week. I would also make town contests. The contests would be things like hot dog eating contest on the 4th of July, pie eating contest for Thanksgiving, and pumpkin carving contest for Halloween. Another change I would make in town is a drive in movie theater. The theater would play new movies but also play movies that are for the holidays. I think these changes would make me a good mayor for Hilliard.

Name: Jackson

3<sup>rd</sup> grade



TOWN OF HILLIARD  
ESSAY CONTEST

**2022 FLORIDA CITY GOVERNMENT WEEK  
“MY CITY: I’M PART OF IT, I’M PROUD OF IT!”**

THIS CERTIFICATE IS  
PRESENTED TO:

**Mya Anderson**

**1ST PLACE  
\$50**

\_\_\_\_\_  
Mayor Floyd L. Vanzant

\_\_\_\_\_  
Date

CONGRATULATIONS!

If you had just been elected as the new Mayor of Hilliard, what changes would you like to make?

If I were just elected as the new Mayor of Hilliard, I would make three changes. They would be to make school one hour shorter, to have more crafts, and a water park.

If we had one hour shorter at school I could spend more time with my pet chicken, Stormy.

If we had more crafts at school it could be more fun.

If we had a water park then when I'm bored me and my mom could go.

I would be a great Mayor!!!

Name: Mya. A.

3<sup>rd</sup> grade



## AGENDA ITEM REPORT

### TOWN OF HILLIARD, FLORIDA

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TO: Town Council Regular Meeting Meeting Date: October 20, 2021

FROM: ***Janis K. Fleet, AICP – Land Use Administrator***

SUBJECT: Town Council approval of Preliminary Plat Application #20220728, Parcel ID No. 04-3N-24-0000-0006-0010 and 04-3N-24-0000-0004-0100, for the Whisper Ridge Subdivision, Property Owner – LGI Homes-Florida, LLC, Agent – Ed Kassik

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**BACKGROUND:** Mr. Ed Kassik has applied for a Preliminary Plat to create the Whisper Ridge Subdivision. The plat complies with the site plan and written description of the approved Whisper Ridge PUD. The engineering plans for the infrastructure for the subdivision have been previously submitted to the Town. A site plan application for the infrastructure with the engineering plans has been reviewed and approved by the Town Engineers and the Planning & Zoning Board. The approved infrastructure plans contain the additional information required for the preliminary plat. The file is too large to send out with the agenda, if you are interested in reviewing, please contact Town Hall to review.

**Planning and Zoning Board Recommendation**

At the September 13, 2022, Planning & Zoning Board meeting the Board voted to recommend to the Town Council the Preliminary Plat Application #20220728 to create the Whisper Ridge Subdivision.

**FINANCIAL IMPACT:** None to the Town. The applicant is required to pay for all costs for reviews by the Town's consultants and any permitting costs.

**RECOMMENDATION:** Approve the Preliminary plat to create the Whisper Ridge Subdivision for the property with the Parcel ID No. 04-3N-24-0000-0006-0010 and 04-3N-24-0000-0004-0100.



# *The Nassau County School District*

1201 Atlantic Avenue  
Fernandina Beach, Florida 32034

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

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

February 15, 2021

Janis K. Fleet, AICP  
Town of Hilliard  
PO Box 249  
15859 West CR 108  
Hilliard, FL 32046

SUBJECT: RESERVATION NOTIFICATION

Dear Ms. Fleet:

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

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

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

Project Name: Whisper Ridge

DRC Site Plan Number: \_\_\_\_\_

PIN: 04-3N-24-0000-0006-0010, and 04-3N-24-0000-0004-0100

Number of Dwelling Units in Development: 72 single family units

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

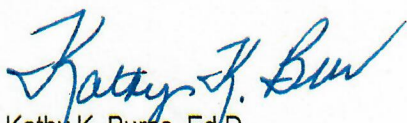
The Nassau County School District does not discriminate on the basis of race, color, national origin, gender, age, disability or marital status in its educational programs, services or activities, or in its hiring or employment practices.

Effective date of permitting documents: 02/11/2021

Expiration date of permitting documents: 02/11/2023

Reservation approval tracking number: 2021SCR0002

Sincerely,



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

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

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



**UNANIMOUS CONSENT OF  
SOLE MANAGER OF  
LGI HOMES – FLORIDA, LLC**

The undersigned, being the sole Manager of LGI Homes – Florida, LLC, a Florida limited liability company (“Company”), does hereby consent to, authorize, and adopt the following Resolutions with the same force and effect as if the undersigned had been present at a meeting of the Managers and had voted for the same:

RESOLVED that (i) each of JAMES (BRIAN) BATTEN, JOSEPH (JOE) BOYD JEFFREY (JEFF) RIOPELLE, SIMON (DALE) VAN WAGENEN, SHANNON WADE, CORNEL NAGY, TREY WILLIAMS, CHRISTIAN LEMERE, WILLIAM (BRIAN) MARTIN and GREGORY (GREG) PENN, and each of the Officers of the sole Manager, shall be and hereby are named as Officers of the Company and that (ii) each of the Officers, CHARLES MERDIAN, MARTA CAZARES, KYLE HANNA, JOHN SZCZESNY and TREVOR MILES are authorized to sign documents on behalf of the Company in connection with its ordinary business operations, which shall include purchasing and selling property on behalf of the Company, including, without limitation, to execute Deeds, Settlement Statements, Owner’s Affidavits, Plats of Survey, and any other related documents deemed necessary.

RESOLVED that the individuals covered by the Delegation of Authority of the sole Manager shall be and hereby are authorized to sign documents on behalf of the Company in accordance with such Delegation of Authority (as then in effect).

RESOLVED that the following individual(s) identified shall be and hereby are authorized to sign documents on behalf of the following Subdivisions in connection with each Subdivision’s ordinary business operations, which shall include selling property on behalf of the Company, including, without limitation, to execute Deeds, Settlement Statements, Owner’s Affidavits, Plats of Survey, and any other related documents deemed necessary.

CAPE CORAL	ANTHONY MALDONADO
CELEBRATION POINTE	FIKR (FIK) MESHESHA
CHATHAM WALK	JOSHUA (JOSH) PETTIT
CREEKSIDE AT TWIN CREEKS	BYRON BYRD
DELTONA/DELAND	WILFREDO (FREDDY) GONZALEZ
GRAND OAK ESTATES	MORIDA YEX

HAMLETS OF TAVARES	KAREN FORTICH
HIGHLAND MEADOWS	WILFREDO (FREDDY) GONZALEZ
KENSINGTON VIEW	LISA ORTEGA
LAKE DORA ESTATES	WILFREDO (FREDDY) GONZALEZ
LAKE JACKSON RIDGE	WILFREDO (FREDDY) GONZALEZ
LAKES AT WOODLAWN	JOHN KENNA AND BYRON BYRD
LUMBER CREEK	JOHN KENNA
MANSFIELD	WILFREDO (FREDDY) GONZALEZ
MADISON VILLAGE	JOSHUA (JOSH) PETTIT AND MORIDA YEX
MEADOW RIDGE OF GRAND ISLAND	MORIDA YEX
MIRADA	JOSHUA (JOSH) PETTIT AND MORIDA YEX
MIRROR LAKES	ANTHONY MALDONADO AND KEVIN TREMMEL
NORTH PORT	NICHOLAS (NICK) PARATORE
PALM BAY	BOSCO MARCHENA AND FIKR (FIK) MESHESHA
PALM COAST	JOHN KENNA
POINCIANA	KAREN FORTICH
PORT ST. LUCIE	BOSCO MARCHENA AND FIKR (FIK) MESHESHA
REUNION VILLAGE	ANA MARIA BAZELIUC
RIDGE AT SWAN LAKE	KAREN FORTICH
RIVERSTONE	LISA ORTEGA AND JOSHUA (JOSH) PETTIT
ROLLING HILLS	GREGORY (GREG) PENN
SAND RIDGE	RICHARD JOHNSON




SEA FOREST BEACH CLUB	MORIDA YEX, TIMOTHY (TIM) HOUCK AND JOSHUA (JOSH) PETTIT
SHERMAN HILLS	MORIDA YEX
SPRING RIDGE	RICHARD JOHNSON AND MORIDA YEX
TRILBY CROSSING	MORIDA YEX AND JOSHUA (JOSH) PETTIT

RESOLVED that all prior lawful acts performed or authorized in the name of, or on behalf of, the Company by all the individuals herein named, or by any Officer of the sole Manager, are hereby ratified, confirmed, authorized and approved in all respects.

RESOLVED that the forgoing Resolutions replace and supersede all previously adopted Resolutions covering the subject matter of these Resolutions issued by or on behalf of the Company.

IN WITNESS WHEREOF the undersigned, being the sole Manager of the Company, has adopted the foregoing Resolutions as of September 1, 2021.

By: LGI Homes Group, LLC



\_\_\_\_\_  
Scott J. Garber, Authorized Signatory

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

File Number: 2191729EFL

(Space Above This Line For Recording Data)

## Warranty Deed

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

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

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

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

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

**AND**

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

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

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

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

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

**and more fully described as follows:**

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

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

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

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

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

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

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

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

Signed, sealed and delivered in our presence:

Sharon Ashley McCaskey  
 Witness Name: Sharon Ashley McCaskey

Karen A. Schoolcraft  
 Witness Name: Karen A. Schoolcraft

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

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

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

STATE OF Florida

COUNTY OF NASSAU

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

Karen A. Schoolcraft

Notary Public (Signature)

Print Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

Stamp/Seal: \_\_\_\_\_



**Karen A. Schoolcraft**

**Notary Public**  
**State of Florida**  
**Comm# HH036984**  
**Expires 9/14/2024**

Thank you for your payment.

An email confirmation will be sent to [sandra.castillo@lgihomes.com](mailto:sandra.castillo@lgihomes.com).

**E-Check**  
**Payment**

ITEM-6

**Receipt Number**

INT-21-00021535

**Payment Date**

11/16/2021 02:44PM

**Order Summary**



PROPERTY TAX

2021 Annual bill

Account 04-3N-24-0000-0004-0100

BAMS PROPERTIES LLC

PO BOX 1694

CALLAHAN, FL 32011

\$852.31

2021 Annual bill

Account 04-3N-24-0000-0006-0010

B.A.M.S. PROPERTIES LLC

P O BOX 1694

CALLAHAN, FL 32011

\$2,042.51

Payment

\$2,894.82

Balance

\$0.00

**Transaction Details**

Using E-Check

Account ending in 3566

Paid By

LGI HOMES

[sandra.castillo@lgihomes.com](mailto:sandra.castillo@lgihomes.com)

SC.  
★

**From:** [no-reply@payment-express.net](mailto:no-reply@payment-express.net)  
**To:** Sandra Castillo  
**Subject:** Nassau County Tax Collector: Payment Confirmation  
**Date:** Tuesday, November 16, 2021 1:44:47 PM

You don't often get email from no-reply@payment-express.net. [Learn why this is important](#)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Your payment was successful.

**John M. Drew, CFC**  
 Nassau County Tax Collector  
 86130 License Road  
 Fernandina Beach, FL 32034

#### Confirmation # Z9906345047

#### Items Paid

##### Transaction Details

**Payment Date:** 11/16/2021 2:44 PM EST  
**Recipient:** Tax Collector  
**Location:** Internet  
**Received Via:** Online

##### Paid By

LGI HOMES  
[sandra.castillo@lgihomes.com](mailto:sandra.castillo@lgihomes.com)

##### Items

Item	Description	Amount
Real Estate	Acc# 04-3N-24-0000-0004-0100 Bill Yr: 2021 Regular Due: 03/31/2022 PINE RIDGE, HILLIARD 32046	\$ 852.31
Real Estate	Acc# 04-3N-24-0000-0006-0010 Bill Yr: 2021 Regular Due: 03/31/2022 KINGS FERRY, HILLIARD 32046	\$ 2,042.51

##### Payments

Payment	Account	Paid
e-check	WELLS FARGO BANK, NA ***3566	\$ 2,894.82
<b>Total Charged:</b>		<b>\$ 2,894.82</b>

Your payment still needs to be cleared by your bank. Your bank should inform us of an unsuccessful e-check within three business days.

The payment will appear on your statement as "NASSAU COUNTY TAX COLLECTOR". The fee may appear separately as "PMT\*NASSAU CNTY FEE".

For more information on payments handled by the Tax Collector, please visit our website at <http://www.nassautaxes.com/OfficeInformation.aspx>.





# JOHN M. DREW, CFC · Nassau County Tax Collector

www.nassautaxes.com

## 2021 REAL ESTATE

### Notice of Ad Valorem and Non-Ad Valorem Assessments



ITEM-6

SCAN TO PAY

TAX YEAR	ACCOUNT NUMBER	ALT KEY	MILLAGE CODE	ESCROW CODE
2021	04-3N-24-0000-0004-0100	20314	003	

BAMS PROPERTIES LLC  
PO BOX 1694  
CALLAHAN, FL 32011

#### Property Address and Legal Description:

PINE RIDGE

IN OR 2301/377

#### Exemptions:

*PAID SC*

### AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	6.7336	55,440	0	55,440	373.31
TRANSPORTATION	0.5902	55,440	0	55,440	32.72
SCHOOL BOARD					
BASIC DISCRETIONARY	0.7480	56,000	0	56,000	41.89
CAPITAL OUTLAY	1.5000	56,000	0	56,000	84.00
SCHOOL BOARD LOCAL EFFORT	3.6320	56,000	0	56,000	203.39
ST JOHNS RIVER MGMT DIST	0.2189	55,440	0	55,440	12.14
FL INLAND NAVIGATION DIST	0.0320	55,440	0	55,440	1.77
TOWN OF HILLIARD	2.5000	55,440	0	55,440	138.60
TOTAL MILLAGE 15.9547					TOTAL AD VALOREM TAXES \$887.82

### NON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY	PHONE	RATE	AMOUNT
TOTAL NON-AD VALOREM TAXES			\$0.00

#### TOTAL COMBINED TAXES AND ASSESSMENTS

\$887.82

AMOUNT DUE IF PAID BY	Nov 30, 2021 \$0.00			
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RETAIN FOR YOUR RECORDS

## 2021 REAL ESTATE

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NUMBER
04-3N-24-0000-0004-0100
PROPERTY ADDRESS
PINE RIDGE
ALT KEY
20314

BAMS PROPERTIES LLC  
PO BOX 1694  
CALLAHAN, FL 32011

Make checks payable to:  
**JOHN M. DREW, CFC**  
Nassau County Tax Collector

86130 License Rd, Ste 3, Fernandina Beach, FL 32034

Pay online at [www.nassautaxes.com](http://www.nassautaxes.com)

Payments in U.S. funds from a U.S. bank

### PAY ONLY ONE AMOUNT

If Paid By Nov 30, 2021

☒ \$0.00

If Paid By

☐

If Paid By

☐

If Paid By

☐

If Paid By

☐

DO NOT FOLD, STAPLE, OR MUTILATE

RETURN WITH PAYMENT

Paid 11/16/2021

Receipt # INT-21-00021535

\$852.31

Paid By LGI HOMES







# JOHN M. DREW, CFC · Nassau County Tax Collector

www.nassautaxes.com

## 2021 REAL ESTATE

### Notice of Ad Valorem and Non-Ad Valorem Assessments



TAX YEAR	ACCOUNT NUMBER	ALT KEY	MILLAGE CODE	ESCROW CODE
2021	04-3N-24-0000-0004-0100	20314	003	

BAMS PROPERTIES LLC  
PO BOX 1694  
CALLAHAN, FL 32011

Property Address and Legal Description:  
PINE RIDGE

Exemptions:

IN OR 2301/377

### AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	6.7336	55,440	0	55,440	373.31
TRANSPORTATION	0.5902	55,440	0	55,440	32.72
SCHOOL BOARD					
BASIC DISCRETIONARY	0.7480	56,000	0	56,000	41.89
CAPITAL OUTLAY	1.5000	56,000	0	56,000	84.00
SCHOOL BOARD LOCAL EFFORT	3.6320	56,000	0	56,000	203.39
ST JOHNS RIVER MGMT DIST	0.2189	55,440	0	55,440	12.14
FL INLAND NAVIGATION DIST	0.0320	55,440	0	55,440	1.77
TOWN OF HILLIARD	2.5000	55,440	0	55,440	138.60
TOTAL MILLAGE 15.9547					TOTAL AD VALOREM TAXES \$887.82

### NON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY	PHONE	RATE	AMOUNT
TOTAL NON-AD VALOREM TAXES			\$0.00

### TOTAL COMBINED TAXES AND ASSESSMENTS

\$887.82

AMOUNT DUE IF PAID BY	Nov 30, 2021	Dec 31, 2021	Jan 31, 2022	Feb 28, 2022	Mar 31, 2022
	\$852.31	\$861.19	\$870.06	\$878.94	\$887.82

RETAIN FOR YOUR RECORDS

## 2021 REAL ESTATE

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NUMBER
04-3N-24-0000-0004-0100
PROPERTY ADDRESS
PINE RIDGE
ALT KEY
20314

BAMS PROPERTIES LLC  
PO BOX 1694  
CALLAHAN, FL 32011

Make checks payable to:  
**JOHN M. DREW, CFC**  
Nassau County Tax Collector  
86130 License Rd, Ste 3, Fernandina Beach, FL 32034  
Pay online at [www.nassautaxes.com](http://www.nassautaxes.com)

Payments in U.S. funds from a U.S. bank

### PAY ONLY ONE AMOUNT

<input checked="" type="checkbox"/> If Paid By Nov 30, 2021	\$852.31
<input type="checkbox"/> If Paid By Dec 31, 2021	\$861.19
<input type="checkbox"/> If Paid By Jan 31, 2022	\$870.06
<input type="checkbox"/> If Paid By Feb 28, 2022	\$878.94
<input type="checkbox"/> If Paid By Mar 31, 2022	\$887.82

RETURN WITH PAYMENT

DO NOT FOLD, STAPLE, OR MUTILATE

1 0020314 2021 4





# JOHN M. DREW, CFC · Nassau County Tax Collector

[www.nassautaxes.com](http://www.nassautaxes.com)

## 2021 REAL ESTATE

### Notice of Ad Valorem and Non-Ad Valorem Assessments



ITEM-6

SCAN TO PAY

TAX YEAR	ACCOUNT NUMBER	ALT KEY	MILLAGE CODE	ESCROW CODE
2021	04-3N-24-0000-0006-0010	20319	003	

B.A.M.S. PROPERTIES LLC  
P O BOX 1694  
CALLAHAN, FL 32011

Property Address and Legal Description:  
KINGS FERRY

IN OR 2300/847  
ESMT OR 1774/1404

Exemptions:

*Paid SC*

### AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS	6.7336	129,030	0	129,030	868.84
GENERAL FUND	0.5902	129,030	0	129,030	76.15
TRANSPORTATION					
SCHOOL BOARD					
BASIC DISCRETIONARY	0.7480	140,760	0	140,760	105.29
CAPITAL OUTLAY	1.5000	140,760	0	140,760	211.14
SCHOOL BOARD LOCAL EFFORT	3.6320	140,760	0	140,760	511.24
ST JOHNS RIVER MGMT DIST	0.2189	129,030	0	129,030	28.24
FL INLAND NAVIGATION DIST	0.0320	129,030	0	129,030	4.13
TOWN OF HILLIARD	2.5000	129,030	0	129,030	322.58
TOTAL MILLAGE 15.9547					
TOTAL AD VALOREM TAXES					\$2,127.61

### NON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY	PHONE	RATE	AMOUNT
TOTAL NON-AD VALOREM TAXES			\$0.00

TOTAL COMBINED TAXES AND ASSESSMENTS

\$2,127.61

AMOUNT DUE IF PAID BY	Nov 30, 2021	\$0.00			
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RETAIN FOR YOUR RECORDS

## 2021 REAL ESTATE

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NUMBER
04-3N-24-0000-0006-0010
PROPERTY ADDRESS
KINGS FERRY
ALT KEY
20319

B.A.M.S. PROPERTIES LLC  
P O BOX 1694  
CALLAHAN, FL 32011

Make checks payable to:  
**JOHN M. DREW, CFC**  
Nassau County Tax Collector  
86130 License Rd, Ste 3, Fernandina Beach, FL 32034  
Pay online at [www.nassautaxes.com](http://www.nassautaxes.com)

Payments in U.S. funds from a U.S. bank

### PAY ONLY ONE AMOUNT

If Paid By Nov 30, 2021

☒ \$0.00

If Paid By

☐

If Paid By

☐

If Paid By

☐

If Paid By

☐

DO NOT FOLD, STAPLE, OR MUTILATE

RETURN WITH PAYMENT

Paid 11/16/2021

Receipt # INT-21-00021535

\$2,042.51

Paid By LGI HOMES









# St. Johns River Water Management District

Michael A. Register, P.E., Executive Director

ITEM-6

4049 Reid Street • P.O. Box 1429 • Palatka, FL 32178-1429 • 386-329-4500 • [www.sjrwmd.com](http://www.sjrwmd.com)

January 26, 2022

Brian Martin  
LGI Homes - Florida LLC  
1450 Lake Robbins Dr  
Ste 430  
The Woodlands, TX 77380-3294

SUBJECT: Transfer of an Environmental Resource Permit  
Permit Number 170109-2  
Project Name: Whisper Ridge Subdivision (Transfer)

Dear Sir/Madam:

The St. Johns River Water Management District (District) has received your request to transfer the attached permit to LGI Homes - Florida LLC. In support of this request, the District has received sufficient ownership or control documentation from LGI Homes - Florida LLC, which has accepted this permit and all of the listed conditions.

This permit is hereby transferred to LGI Homes - Florida LLC. As the new permit holder, you are required to comply with all the conditions as noted in the permit. If you have any questions concerning the conditions of your permit, please contact, Allen Baggett, Compliance Coordinator at (386) 329-4565.

This permit issuance does not relieve you from the responsibility of obtaining permits from any federal, state and/or local agencies asserting concurrent jurisdiction over this work. The enclosed permit is a legal document and should be kept with your other important records. Please read the permit and conditions carefully since the referenced conditions may require submittal of compliance information. Also, enclosed is the Notice of Permit Transfer, the Permit, Conditions for Issuance, and Notice of Rights.

### **Compliance with Permit Conditions:**

To submit your required permit compliance information, go to the district's website at [floridaswater.com/permitting](http://floridaswater.com/permitting). Under the "Apply for a permit or submit compliance data" section, click to sign-in to your existing account or to create a new account. Select the "Compliance Submittal" tab, enter your permit number, and select "No Specific Date" for the Compliance Due Date Range. You will then be able to view all the compliance submittal requirements for your project. Select the compliance item that you are ready to submit and then attach the appropriate information or form.

The forms to comply with your permit conditions are available at [floridaswater.com/permitting](http://floridaswater.com/permitting) under the section "Handbooks, forms, fees, final orders". Click on forms to view all permit compliance forms, then scroll to the Environmental Resource Permit (ERP) application forms section and select the applicable compliance forms. Alternatively, if you have difficulty finding forms or need copies of the appropriate forms, please contact the Office of Business and Administrative Services at (386) 329-4570.

### **GOVERNING BOARD**

Rob Bradley, CHAIR  
FLEMING ISLAND

Maryam H. Ghyabi-White, VICE CHAIR  
ORMOND BEACH

J. Chris Peterson, SECRETARY  
WINTER PARK

Ron Howse, TREASURER  
COCOA

Ryan Atwood  
MOUNT DORA

Doug Bourmique  
VERO BEACH

Douglas Burnett  
ST. AUGUSTINE

Cole Oliver  
MERRITT ISLAND

Janet Price  
FERNANDINA BEACH

**Transferring Your Permit:**

As required by a condition of your permit, you must notify the district within 30 days of any sale, conveyance or other transfer of a permitted system or facility, or within 30 days of any change in ownership or control of the real property (or project or activity) where the permitted system or facility is located. You will need to provide the district with the information specified in Rule 62-330.340, Florida Administrative Code (name and address of the transferee and a copy of the instrument effectuating the transfer). Please note that a permittee remains jointly and severally liable with the new owner for any corrective actions that may be required as a result of any permit violations that occur before the permit is transferred, so it is recommended that you request a permit transfer promptly to reduce your potential liability.

Thank you and please let us know if you have additional questions. For general questions contact [e-permit@sjrwmd.com](mailto:e-permit@sjrwmd.com) or (386) 329-4570.

Sincerely,



Michelle Reiber, Bureau Chief  
Regulatory Services  
St. Johns River Water Management District  
525 Community College Parkway, S.E.  
Palm Bay, FL 32909  
(321) 409-2129

Enclosures: Permit  
Notice of Permit Transfer  
Notice of Rights

cc: District Permit File

Shari Graham  
BAMS Properties LLC  
PO Box 1694  
Callahan, FL 32011-1694

**ST. JOHNS RIVER WATER MANAGEMENT DISTRICT**  
**Post Office Box 1429**  
**Palatka, Florida 32178-1429**

ITEM-6

**PERMIT NO.** 170109-2

**TRANSFER PERMIT ISSUED:** January 26, 2022

**PROJECT NAME:** Whisper Ridge Subdivision (Transfer)

**A PERMIT AUTHORIZING:**

Construction and operation of a Stormwater Management System for a 19.59-acre project known as Whisper Ridge Subdivision as per plans received by the District on September 9, 2021.

**LOCATION:**

SECTION(S):  
4

TOWNSHIP(S):  
3N

RANGE(S):  
24E

Nassau County

**ISSUED TO:**

LGI Homes - Florida LLC  
1450 Lake Robbins Dr  
Ste 430  
The Woodlands, TX 77380-3294

The permittee agrees to hold and save the St. Johns River Water Management District and its successors harmless from any and all damages, claims, or liabilities which may arise from permit issuance. Said application, including all plans and specifications attached thereto, is by reference made a part hereof.

This permit does not convey to the permittee any property rights nor any rights or privileges other than those specified herein, nor relieve the permittee from complying with any applicable local government, state, or federal law, rule, or ordinance. All structures and works installed by permittee hereunder shall remain the property of the permittee.

This permit may be revoked, modified or transferred at any time pursuant to the appropriate provisions of Chapter 373, Florida Statutes:

**PERMIT IS CONDITIONED UPON:**

See conditions on attached "Exhibit A", dated January 26, 2022

**AUTHORIZED BY:** St. Johns River Water Management District  
Division of Regulatory Services

By:



---

Michelle Reiber  
Bureau Chief

**"EXHIBIT A"**  
**CONDITIONS FOR ISSUANCE OF PERMIT NUMBER 170109-2**  
**Whisper Ridge Subdivision (Transfer)**  
**PERMIT TRANSFER ISSUED January 26, 2022**

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with Rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under Chapter 373, F.S.
2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the District staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.
3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in subparagraph 62-330.050(9)(b)5, F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.
4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the District a fully executed Form 62-330.350(1), "Construction Commencement Notice," (October 1, 2013) (<http://www.flrules.org/Gateway/reference.asp?No=Ref-02505>), incorporated by reference herein, indicating the expected start and completion dates. A copy of this form may be obtained from the District, as described in subsection 62-330.010(5), F.A.C., and shall be submitted electronically or by mail to the Agency. However, for activities involving more than one acre of construction that also require a NPDES stormwater construction general permit, submittal of the Notice of Intent to Use Generic Permit for Stormwater Discharge from Large and Small Construction Activities, DEP Form 62-621.300(4)(b), shall also serve as notice of commencement of construction under this chapter and, in such a case, submittal of Form 62-330.350(1) is not required.
5. Unless the permit is transferred under Rule 62-330.340, F.A.C., or transferred to an operating entity under Rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.
6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:
  - a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex — "Construction Completion and Inspection Certification for Activities Associated with a Private Single-Family Dwelling Unit" [Form 62-330.310(3)]; or



b. For all other activities — “As-Built Certification and Request for Conversion to Operation Phase” [Form 62-330.310(1)].

c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.

7. If the final operation and maintenance entity is a third party:

a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.4 of Volume I) as filed with the Florida Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.

b. Within 30 days of submittal of the as- built certification, the permittee shall submit “Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity” [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.

8. The permittee shall notify the District in writing of changes required by any other regulatory District that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.

9. This permit does not:

a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;

b. Convey to the permittee or create in the permittee any interest in real property;

c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or

d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.

10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.

11. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.

12. The permittee shall notify the District in writing:

a. Immediately if any previously submitted information is discovered to be inaccurate; and

- b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.
13. Upon reasonable notice to the permittee, District staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.
14. If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, stone tools, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section (DHR), at (850) 245-6333, as well as the appropriate permitting agency office. Project activities shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and the proper authorities notified in accordance with Section 872.05, F.S. For project activities subject to prior consultation with the DHR and as an alternative to the above requirements, the permittee may follow procedures for unanticipated discoveries as set forth within a cultural resources assessment survey determined complete and sufficient by DHR and included as a specific permit condition herein.
15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.
16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.
17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the District will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.
18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with Rule 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.
19. This permit for construction will expire five years from the date of issuance.
20. At a minimum, all retention and detention storage areas must be excavated to rough grade prior to building construction or placement of impervious surface within the area to be served by those facilities. To prevent reduction in storage volume and percolation rates, all accumulated sediment must be removed from the storage area prior to final grading and stabilization.

21. All wetland areas or water bodies that are outside the specific limits of construction authorized by this permit must be protected from erosion, siltation, scouring or excess turbidity, and dewatering.
22. The operation and maintenance entity shall inspect the stormwater or surface water management system once within two years after the completion of construction and every two years thereafter to determine if the system is functioning as designed and permitted. The operation and maintenance entity must maintain a record of each required inspection, including the date of the inspection, the name and contact information of the inspector, and whether the system was functioning as designed and permitted, and make such record available for inspection upon request by the District during normal business hours. If at any time the system is not functioning as designed and permitted, then within 30 days the entity shall submit a report electronically or in writing to the District using Form 62-330.311(1), "Operation and Maintenance Inspection Certification," describing the remedial actions taken to resolve the failure or deviation.
23. This permit does not authorize the permittee to cause any adverse impact to or "take" of state listed species and other regulated species of fish and wildlife. Compliance with state laws regulating the take of fish and wildlife is the responsibility of the owner or applicant associated with this project. Please refer to Chapter 68A-27 of the Florida Administrative Code for definitions of "take" and a list of fish and wildlife species. If listed species are observed onsite, FWC staff are available to provide decision support information or assist in obtaining the appropriate FWC permits. Most marine endangered and threatened species are statutorily protected and a "take" permit cannot be issued. Requests for further information or review can be sent to [FWCConservationPlanningServices@MyFWC.com](mailto:FWCConservationPlanningServices@MyFWC.com).
24. This permit does not authorize impacts to wetlands or any other surface waters.
25. The project will require the natural vegetated upland buffer and construction/maintenance of Natural Conservation Area signage as shown on plan sheets 4 & C12 received by the District on September 9, 2021.
26. The surface water management system must be constructed and operated in accordance with plans received by the District on September 9, 2021.
27. This permit for construction will expire on September 13, 2026.



# St. Johns River Water Management District

Michael A. Register, P.E., Executive Director

ITEM-6

4049 Reid Street • P.O. Box 1429 • Palatka, FL 32178-1429 • 386-329-4500 • [www.sjrwmd.com](http://www.sjrwmd.com)

January 26, 2022

Shari Graham  
BAMS Properties LLC  
PO Box 1694  
Callahan, FL 32011-1694

SUBJECT: Notice of Permit Transfer  
Environmental Resource Permit 170109-2  
Project Name: Whisper Ridge Subdivision (Transfer)

Dear Sir/Madam:

The St. Johns River Water Management District (District) has received a request to transfer the attached permit to LGI Homes - Florida LLC. In support of this request, the District has received sufficient ownership or control documentation from LGI Homes - Florida LLC, which has accepted this permit and all of the listed conditions.

This permit is hereby transferred to:  
LGI Homes - Florida LLC  
1450 Lake Robbins Dr  
Ste 430  
The Woodlands, TX 77380-3294

This letter is the Notice of Permit Transfer required by Rule 62-330.340(4)(b), Florida Administrative Code. If you have any questions regarding this transfer of your permit, please contact, Allen Baggett, Compliance Coordinator at (386) 329-4565. If you wish to do so, please refer to the attached Notice of Rights to determine any legal rights you may have concerning the District's decision to transfer the permit described in this letter.

Please note that this permit transfer does not relieve you of any potential liability for any violations of the permit or rules that occurred prior to transfer of the permit.

Thank you and please let us know if you have additional questions. For general questions contact [e-permit@sjrwmd.com](mailto:e-permit@sjrwmd.com) or (386) 329-4570.

## GOVERNING BOARD

Rob Bradley, CHAIR  
FLEMING ISLAND

Ryan Atwood  
MOUNT DORA

Maryam H. Ghyabi-White, VICE CHAIR  
ORMOND BEACH

Doug Bourmique  
VERO BEACH

Douglas Burnett  
ST. AUGUSTINE

J. Chris Peterson, SECRETARY  
WINTER PARK

Cole Oliver  
MERRITT ISLAND

Ron Howse, TREASURER  
COCOA

Janet Price  
FERNANDINA BEACH

## Notice Of Rights

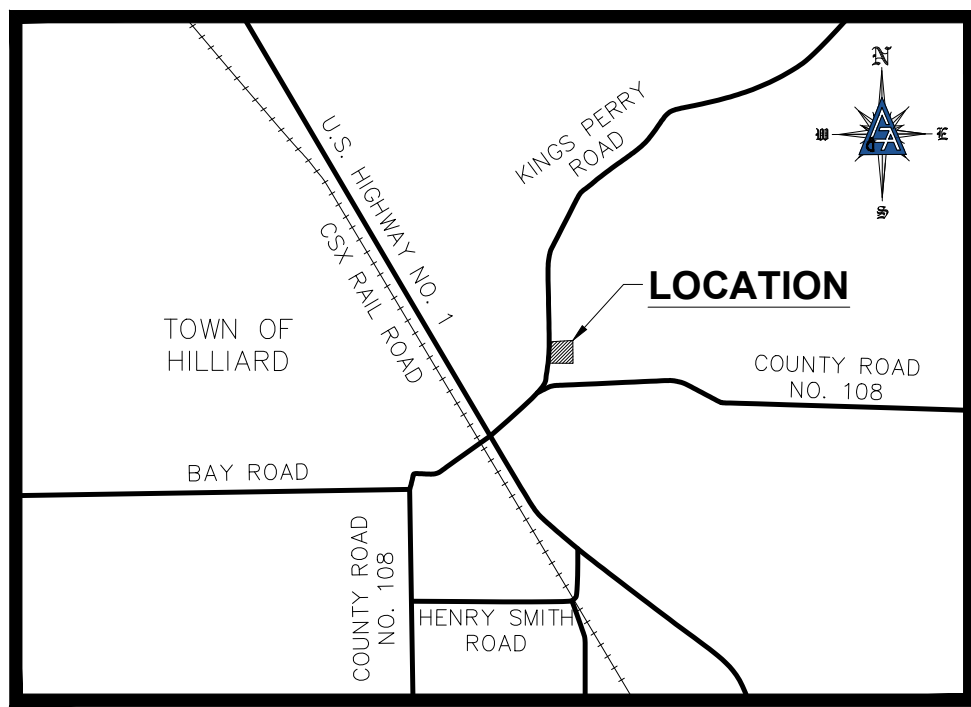
1. A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code, the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P. O. Box 1429, Palatka Florida 32178-1429 (4049 Reid St., Palatka, FL 32177) or by e-mail with the District Clerk at [Clerk@sjrwmd.com](mailto:Clerk@sjrwmd.com), within twenty-six (26) days of the District depositing the notice of District decision in the mail (for those persons to whom the District mails actual notice), within twenty-one (21) days of the District emailing the notice of District decision (for those persons to whom the District emails actual notice), or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes, and Chapter 28-106, Florida Administrative Code. The District will not accept a petition sent by facsimile (fax), as explained in paragraph no. 4 below.
2. Please be advised that if you wish to dispute this District decision, mediation may be available and that choosing mediation does not affect your right to an administrative hearing. If you wish to request mediation, you must do so in a timely-filed petition. If all parties, including the District, agree to the details of the mediation procedure, in writing, within 10 days after the time period stated in the announcement for election of an administrative remedy under Sections 120.569 and 120.57, Florida Statutes, the time limitations imposed by Sections 120.569 and 120.57, Florida Statutes, shall be tolled to allow mediation of the disputed District decision. The mediation must be concluded within 60 days of the date of the parties' written agreement, or such other timeframe agreed to by the parties in writing. Any mediation agreement must include provisions for selecting a mediator, a statement that each party shall be responsible for paying its pro-rata share of the costs and fees associated with mediation, and the mediating parties' understanding regarding the confidentiality of discussions and documents introduced during mediation. If mediation results in settlement of the administrative dispute, the District will enter a final order consistent with the settlement agreement. If mediation terminates without settlement of the dispute, the District will notify all the parties in writing that the administrative hearing process under Sections 120.569 and 120.57, Florida Statutes, is resumed. Even if a party chooses not to engage in formal mediation, or if formal mediation does not result in a settlement agreement, the District will remain willing to engage in informal settlement discussions.
3. A person whose substantial interests are or may be affected has the right to an informal administrative hearing pursuant to Sections 120.569 and 120.57(2), Florida Statutes, where no material facts are in dispute. A petition for an informal hearing must also comply with the requirements set forth in Rule 28-106.301, Florida Administrative Code.

4. A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8:00 a.m. on the District's next regular business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at [www.sjrwmd.com](http://www.sjrwmd.com). These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile is prohibited and shall not constitute filing.
5. Failure to file a petition for an administrative hearing within the requisite timeframe shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, Florida Administrative Code).
6. The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. A person whose substantial interests are or may be affected by the District's final action has the right to become a party to the proceeding, in accordance with the requirements set forth above.
7. Pursuant to Section 120.68, Florida Statutes, a party to the proceeding before the District who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to Rules 9.110 and 9.190, Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.
8. A District action is considered rendered, as referred to in paragraph no. 7 above, after it is signed on behalf of the District and filed by the District Clerk.
9. Failure to observe the relevant timeframes for filing a petition for judicial review as described in paragraph no. 7 above will result in waiver of that right to review.

NOR.Decision.DOC.001  
Revised 12.7.11

# WHISPER RIDGE

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



VICINITY MAP  
NOT TO SCALE

OFFICIAL RECORDS BOOK \_\_\_\_ PAGE \_\_\_\_

SHEET 1 OF 3 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES

## CAPTION

PARCEL 1

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

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

CONTAINING 23.44 ACRES, MORE OR LESS

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

PARCEL 2

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

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

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

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

AND MORE FULLY DESCRIBED AS FOLLOWS:

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

BEING AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF KINGS FERRY ROAD (COUNTY ROAD NO. 115-A)(A 100 FOOT RIGHT OF WAY) WITH THE SOUTHERLY RIGHT OF WAY LINE OF OLD PINERIDGE ROAD (A 60 FOOT RIGHT OF WAY); THENCE NORTH 86°59'42" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF OLD PINERIDGE ROAD, 952.07 FEET TO A POINT OF CURVE TO THE LEFT AND HAVING A RADIUS OF 1301.00 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE LEFT AN ARC DISTANCE OF 70.51 FEET TO ITS INTERSECTION WITH THE WESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 901, PAGE 1124, OF THE PUBLIC RECORDS OF SAID COUNTY AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 85°26'52" EAST, 70.50 FEET; THENCE SOUTH 01°10'38" EAST, ALONG SAID WESTERLY LINE OF OFFICIAL RECORDS BOOK 901, PAGE 1124, 123.69 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1076, PAGE 1440, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 87°17'33" WEST, ALONG THE NORTH LINE OF SAID OFFICIAL RECORDS BOOK 1076, PAGE 1440, 1029.68 FEET TO ITS INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF KINGS FERRY ROAD (COUNTY ROAD NO. 115-A) SAID POINT BEING A POINT OF NON TANGENT CURVE TO THE LEFT AND HAVING A RADIUS OF 2914.79 FEET; THENCE NORTH ALONG SAID WESTERLY RIGHT OF WAY LINE OF KINGS FERRY ROAD AND SAID CURVE TO THE LEFT AN ARC DISTANCE OF 116.91 FEET SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 02°25'35", 116.90 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 2.80 ACRES, MORE OR LESS.

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

## ADOPTION AND DEDICATION

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

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

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

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

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

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

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

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

\_\_\_\_\_  
WITNESS

OWNER: BRIAN MARTIN

\_\_\_\_\_  
PRINTED NAME

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

\_\_\_\_\_  
WITNESS

\_\_\_\_\_  
PRINTED NAME

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

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES \_\_\_\_\_

\_\_\_\_\_  
PRINT NAME

COMMISSION NUMBER \_\_\_\_\_

## SURVEYOR'S CERTIFICATE:

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

SIGNED AND SEALED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 A.D.

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

## COUNTY HEALTH CERTIFICATE:

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

BY: \_\_\_\_\_  
COUNTY HEALTH DEPARTMENT

## MAYOR CERTIFICATION:

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

\_\_\_\_\_  
TOWN OF HILLIARD MAYOR

## TOWN CLERK CERTIFICATION:

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

\_\_\_\_\_  
TOWN OF HILLIARD CLERK

## TOWN ENGINEER CERTIFICATION:

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

\_\_\_\_\_  
TOWN OF HILLIARD ENGINEER

## CERTIFICATE OF APPROVAL BY TOWN ATTORNEY:

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

\_\_\_\_\_  
TOWN OF HILLIARD ATTORNEY

## COUNTY TAX COLLECTOR CERTIFICATE:

TAX IDENTIFICATION NUMBER: 04-3N-24-0000-0006-0010 (PARCEL 1), 04-3N-24-0000-0004-0100 (PARCEL 2)  
I, THE UNDERSIGNED, DO HEREBY AFFIRM THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO UNPAID REAL PROPERTY TAXES APPLICATION TO THE LANDS SUBJECT TO THIS PLAT:

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, ANNO DOMINI 2022.

\_\_\_\_\_  
TAX COLLECTOR  
NASSAU COUNTY, FLORIDA

## CERTIFICATE OF THE CLERK:

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

\_\_\_\_\_  
CLERK OF COURTS NASSAU COUNTY, FLORIDA

## CERTIFICATION OF REVIEW BY COUNTY EMPLOYED/CONTRACTED SURVEYOR AND MAPPER

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

BY: \_\_\_\_\_ DAY \_\_\_\_\_

PRINT NAME \_\_\_\_\_  
FLORIDA REGISTRATION NO. : \_\_\_\_\_

PREPARED BY

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

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

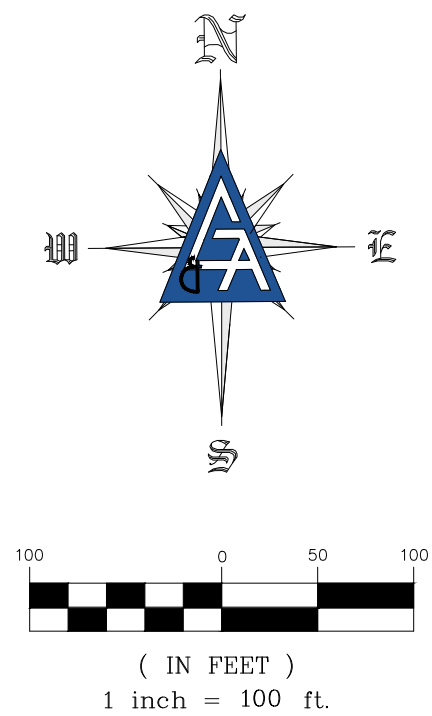


# WHISPER RIDGE

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

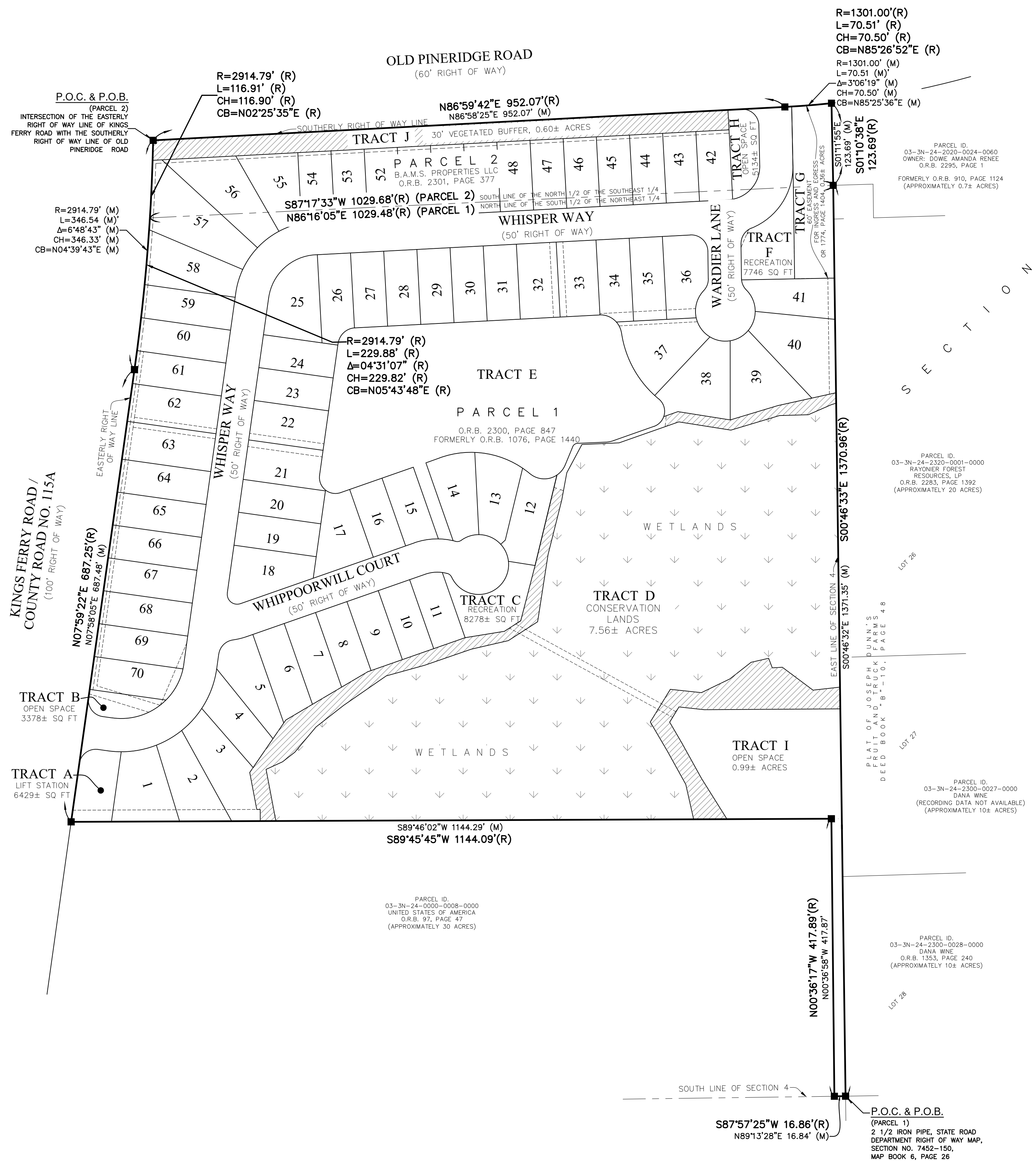
OFFICIAL RECORDS BOOK \_\_\_\_ PAGE \_\_\_\_

SHEET 2 OF 3 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES



## LEGEND:

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



## GENERAL NOTES

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

PREPARED BY

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

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



# WHISPER RIDGE

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

OLD PINERIDGE ROAD  
(60' RIGHT OF WAY)

OFFICIAL RECORDS BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET 3 OF 3 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES

LINE TABLE

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

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C28	60.12'	1301.00'	2°38'52"	N85°11'52"E	60.12'
C29	10.39'	1301.00'	0°27'27"	N86°45'02"E	10.39'
C30	70.25'	50.00'	80°30'12"	N39°03'11"E	64.61'
C31	6.69'	50.00'	7°40'08"	N83°08'21"E	6.69'
C32	18.43'	125.00'	8°26'53"	S82°44'59"W	18.41'
C33	36.25'	125.00'	16°37'04"	S70°13'00"W	36.13'
C34	40.79'	125.00'	18°41'44"	S52°33'36"W	40.61'
C35	39.73'	125.00'	18°12'43"	S34°06'22"W	39.57'
C36	37.13'	125.00'	17°01'16"	S16°29'23"W	37.00'
C37	7.25'	95.00'	4°22'23"	N10°09'16"E	7.25'
C38	54.18'	95.00'	32°40'41"	N28°40'48"E	53.45'
C39	11.06'	95.00'	6°40'22"	N48°21'19"E	11.06'
C40	0.64'	95.00'	0°23'04"	N51°53'02"E	0.64'
C41	19.92'	95.00'	12°00'55"	N58°05'01"E	19.89'
C42	56.19'	95.00'	33°53'17"	N81°02'07"E	55.37'
C43	30.10'	2914.79'	0°35'30"	N1°33'06"E	30.10'
C44	104.69'	2914.79'	2°03'29"	N2°52'35"E	104.69'
C45	82.85'	2914.79'	1°37'43"	N4°43'11"E	82.85'
C46	50.03'	2914.79'	0°59'00"	N6°01'33"E	50.03'
C47	50.01'	2914.79'	0°58'59"	N7°00'32"E	50.01'
C48	28.86'	2914.79'	0°34'02"	N7°47'03"E	28.86'
C49	20.09'	145.00'	7°56'21"	S85°59'26"E	20.08'
C50	54.16'	145.00'	21°24'01"	N79°20'23"E	53.84'
C51	44.19'	145.00'	17°27'45"	N59°54'30"E	44.02'
C52	45.09'	145.00'	17°48'56"	N42°16'10"E	44.90'
C53	64.17'	145.00'	25°21'16"	N20°41'04"E	63.64'
C54	0.10'	145.00'	0°02'21"	N7°59'15"E	0.10'
C55	25.89'	55.00'	26°58'24"	S84°13'03"W	25.65'
C56	6.67'	55.00'	6°56'49"	N78°49'20"W	6.66'
C57	126.76'	45.00'	16°12'05"	N74°25'45"E	88.82'
C58	28.57'	45.00'	36°22'27"	N24°27'31"W	28.09'
C59	36.89'	45.00'	46°57'48"	N66°07'39"W	35.86'
C60	28.45'	45.00'	36°13'07"	S72°16'54"W	27.97'
C61	2.97'	105.00'	1°37'08"	N76°09'30"W	2.97'
C62	22.33'	105.00'	12°11'13"	N83°03'40"W	22.29'
C63	36.86'	105.00'	20°06'52"	S80°47'17"W	36.67'
C64	44.23'	45.00'	56°19'05"	S15°28'34"W	42.47'
C65	36.37'	45.00'	46°18'47"	S35°50'22"E	35.39'
C66	31.71'	45.00'	40°22'31"	S79°11'01"E	31.06'
C67	32.01'	45.00'	40°45'34"	N60°14'56"E	31.34'
C68	31.15'	45.00'	39°39'26"	N20°02'26"E	30.53'
C69	35.66'	45.00'	45°24'27"	N22°29'30"W	34.74'
C70	17.26'	25.00'	39°33'40"	S25°24'53"E	16.92'
C71	2.12'	25.00'	4°51'31"	S3°12'17"E	2.12'
C72	25.42'	25.00'	58°16'01"	S28°21'29"W	24.34'
C73	4.59'	25.00'	10°31'13"	S62°45'06"W	4.58'
C74	19.93'	34.00'	33°35'36"	N39°15'52"E	19.65'
C75	43.79'	34.00'	73°47'13"	S87°02'44"E	40.82'
C76	63.72'	34.00'	107°22'49"	N76°09'28"E	54.80'
C77	13.59'	138.00'	5°38'31"	N52°58'23"W	13.58'

## LEGEND:

- = SET 4"x4" CONCRETE MONUMENT STAMPED "LB 6508", UNLESS OTHERWISE NOTED
- = SET NAIL & DISK STAMPED "LB 6508"
- = WETLAND AREA
- = WETLAND SETBACK
- P.C. = POINT OF CURVATURE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
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- P.C.P. = PERMANENT CONTROL POINT
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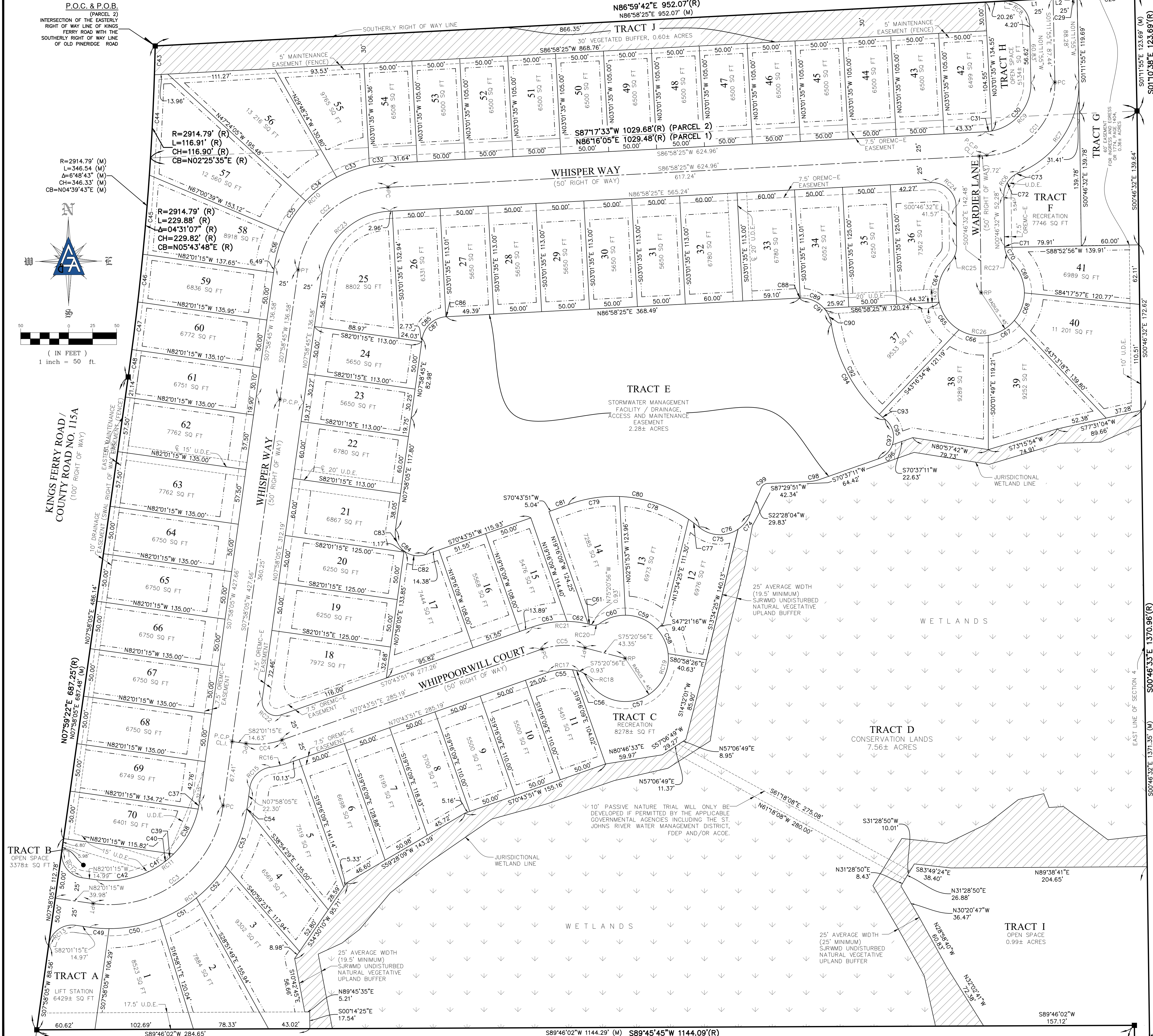
- O.R.B. = OFFICIAL RECORDS BOOK
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- L = ARC LENGTH
- Δ = ARC CENTRAL ANGLE (DELTA)
- CH = ARC CHORD LENGTH
- CB = ARC CHORD BEARING
- SQ FT = SQUARE FEET
- UDE = UTILITY DRAINAGE EASEMENT
- ID. = IDENTIFICATION

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

PREPARED BY

**SURVEYING AND MAPPING, LLC**  
CERTIFICATE OF AUTHORIZATION No. LB 7908  
2426 PHILIPS HIGHWAY  
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SEE SHEET 2 (KEY MAP) OF 3  
FOR P.O.B. (PARCEL 1)







# Town of Hilliard Subdivision Application

## FOR OFFICE USE ONLY

ITEM-6

File # \_\_\_\_\_

Application Fee: \_\_\_\_\_

Filing Date: \_\_\_\_\_ Acceptance Date: \_\_\_\_\_

Major Subdivision – Over 5 Lots

☐ Preliminary Plat ☒ Final Plat

Minor Subdivision - 3 to 5 Lot

☐ Preliminary Plat ☐ Final Plat

### A. PROJECT

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

### B. APPLICANT

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

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

C. ATTACHMENTS

ITEM-6

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

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

Fee.

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

ITEM-6

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

**All 9 attachments are required for a complete application. A completeness review of the application will be conducted within ten (10) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.**

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

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

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

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



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

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

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

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

Signature of Applicant

Signature of Co-applicant

Brian Martin

Typed or printed name and title of applicant

Typed or printed name of co-applicant

Date

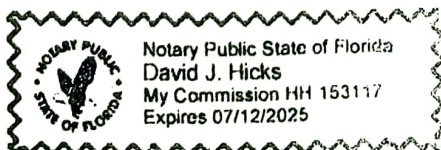
Date

State of Florida County of Hillsborough

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

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

NOTARY SEAL



Signature of Notary Public, State of Florida

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

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

**TOWN OF HILLIARD, FLORIDA**

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

**Agent Authorization Form**

I/We Brian Martin, VP of Land Development and Acquisition LGI Homes - Florida, LLC  
(Print Name of Property Owner)

hereby authorize Ed Kassik

(Print Name of Agent)

to represent me/us in processing an application for Whisper Ridge final plat submittal

(Type of Application)

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

(Signature of Owner)

(Signature of Owner)

Brian Martin

(Print Name of Owner)

(Print Name of Owner)

State of Florida

} ss

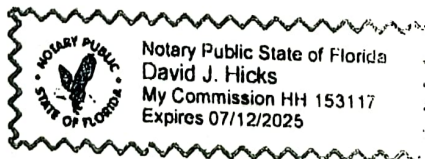
Nassau County

Sworn to and subscribed before me on this 30<sup>th</sup> day of June, 2022,  
by Brian Martin

(Name of Person Making Statement)

(Signature of Notary Public)

**Signature of Notary Public  
State of Florida**



David J. Hicks

**Print, type or stamp commissioned name  
of Notary Public**

My Commission Expires: 07/12/2025

Individual making statement is ✓ personally known or \_\_\_\_\_ produced identification.

Type of identification produced: Drivers License





# ALLIANT NATIONAL TITLE INSURANCE COMPANY

ITEM-6

Agent File Number: 2191729EFL

Alliant File Number: 20084663

## Property Information Report

July 6, 2022

Agent Name: Empower Title, LLC  
1533 Dale Mabry Highway, Suite 101, Lutz, Florida 33548

Attn: Amy Kruck

Re: 2191729EFL

Search From: November 3, 2021 at 2:52 P.M. To: June 28, 2022 at 6:00 AM

In the Public Records of Nassau County, Florida:

**Owner of Record:** LGI Homes - Florida, LLC, A Florida Limited Liability Company  
By Virtue of: Warranty Deed recorded in Official Records Book 2511, Page 48, of said Records.

### Legal Description:

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

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



Agent File Number: 2191729EFL

Alliant File Number: 20084663

### Property Information Report

LINE OF SECTION 4, A DISTANCE OF 1370.96 FEET TO THE POINT OF BEGINNING.

AND

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

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

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

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

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

and more fully described as follows:

ALL THAT CERTAIN TRACT OF LAND BEING A PORTION OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGIN AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF KINGS FERRY ROAD (COUNTY ROAD 115-A)(A 100.00 FOOT RIGHT OF WAY) WITH THE SOUTHERLY RIGHT OF WAY LINE OF OLD PINERIDGE ROAD (A 60.00 FOOT RIGHT OF WAY); THENCE NORTH  $86^{\circ}59'42''$ EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF OLD PINERIDGE ROAD, 952.07 FEET TO A POINT OF CURVE TO THE LEFT AND HAVING A RADIUS OF 1301.00 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE LEFT AN ARC DISTANCE OF 70.51 FEET TO ITS INTERSECTION WITH THE WESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 901, PAGE 1124, OF THE PUBLIC RECORDS OF SAID COUNTY AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH  $85^{\circ}26'52''$ EAST, 70.50 FEET; THENCE SOUTH  $01^{\circ}10'38''$ EAST ALONG SAID WESTERLY LINE OF OFFICIAL RECORDS BOOK 901, PAGE 1124, 123.69 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1076, PAGE 1440, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH  $87^{\circ}17'33''$ WEST, ALONG THE NORTH LINE OF SAID OFFICIAL RECORDS BOOK 1076, PAGE 1440, 1029.68 FEET TO ITS INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF KINGS FERRY ROAD (COUNTY ROAD NO.115-A) SAID POINT BEING A POINT OF NON TANGENT CURVE TO THE LEFT AND HAVING A RADIUS OF 2914.79 FEET; THENCE NORTH ALONG SAID WESTERLY RIGHT OF WAY LINE OF KINGS FERRY ROAD AND



# ALLIANT NATIONAL TITLE INSURANCE COMPANY

ITEM-6

Agent File Number: 2191729EFL

Alliant File Number: 20084663

## Property Information Report

SAID CURVE TO THE LEFT AN ARC DISTANCE OF 116.91 FEET SUBTENDED BY A CHORD BEARING AND AND DISTANCE OF NORTH 02°25'35"EAST, 116.90 FEET TO THE POINT OF BEGINNING.

**Mortgage Information: None found of record**

**Judgment and Lien Information: None found of record**

### Tax Information:

2021 Tax Year Parcel/Folio No.: 04-3N-24-0000-0006-0010 /Gross Tax Amount: \$2,127.61

Status of 2021 Taxes: Paid in full on 11/15/2021 in the amount of \$2,042.51- Parcel 1

2021 Tax Year Parcel/Folio No.: 04-3N-24-0000-0004-0100/ Gross Tax Amount: \$887.82

Status of 2021 Taxes: paid in full on 11/16/2021 in the amount of \$852.31- Parcel 2

### Informational:

1. Easement recorded in Official Records Book 1774, Page 1404, of the Public Records of Nassau County, Florida.
2. Easement recorded in Official Records Book 2420, Page 106, of the Public Records of Nassau County, Florida.

The above-captioned property has been searched only by the above description and by no other description or name. This report purposely omits restrictions, easements, subdivision agreements and any reference to mortgages, judgments and/or liens which appear to be satisfied of record or have expired pursuant to Florida Statutes.

This report does not reflect those documents, if any, which may have been recorded prior (other than an assumed mortgage) or subsequent to the time period covered herein and which may disclose the possible existence of encumbrances, liens, rights, interests or other matters which may affect the subject property.

This report is not title insurance. Pursuant to s. [627.7843](#), Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

This Company expressly disclaims any liability for loss or damage resulting from reliance on this certificate in excess of the fee paid to ALLIANT NATIONAL TITLE INSURANCE COMPANY.

ALLIANT NATIONAL TITLE INSURANCE COMPANY

BY: Donielle Goodsell

**Prepared by and**

**Return to:**

Rayonier Law Department

Rayonier, Inc.

PO Box 723

Fernandina Beach, FL 32035-0723

**STATE OF FLORIDA  
COUNTY OF NASSAU**

**EASEMENT FOR INGRESS AND EGRESS AND UTILITIES**

**THIS NON-EXCLUSIVE PERPETUAL ACCESS AND UTILITY  
EASEMENT AGREEMENT** ("Easement Agreement") is made and entered in this 28<sup>th</sup> day of September, 2011, by and between **GRACE V. ANDERSON**, life tenant, whose address is 281301 Lake Hampton Road, Hilliard, Florida 32046 and **JOAN CRAWFORD DORITY**, remainderman, whose address is P. O. Box 1037, Hilliard, FL 32046 (collectively the "Grantor"), and **RAYONIER FOREST RESOURCES, L.P.**, a Delaware limited partnership, whose address is 1901 Island Walkway, Fernandina Beach, Florida 32034 ("Grantee")

**WITNESSETH:**

**WHEREAS**, Grantor is the owner of that certain real property located in Nassau County, Florida, more particularly described in Exhibit "A", attached hereto and incorporated herein by reference ("Grantor's Property"); and

**WHEREAS**, Grantee has requested, and Grantor has agreed to grant and convey to Grantee, a non-exclusive access and utility easement over, upon and across the Grantor's Property for the purposes hereinafter set forth.

**NOW, THEREFORE**, in consideration of the mutual covenants promises, terms and conditions set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

Section 1. **Recitals**. The above recitals are true and correct, form a material part of this Easement Agreement, and are incorporated herein by reference.

Section 2. **Grant of Easement**. Grantor hereby gives, grants, bargains, sells and conveys to Grantee a non-exclusive easement, sixty (60) feet in width, for access and utility purposes over and upon certain real property more particularly described in Exhibit "B" attached hereto and incorporated herein by reference ("Easement Property"), with full right and authority of ingress and egress over, upon and across the Easement Property at all times for the purpose of access to and from certain real property more particularly described in Exhibit "C" attached hereto and incorporated herein by reference ("Grantee's Property").

Section 3. **Use of Easement.** This Easement given by Grantor to Grantee is subject to the following terms and conditions: (1) the Easement granted herein is for the purposes of vehicular (including, but not limited to log trucks and other vehicles associated with Grantee's forestry operations) and pedestrian ingress and egress to and from Grantee's Property, franchised cable television service, and any utility service, including, but not limited to, water, wastewater, reclaimed water, natural gas, electricity, and telephone service; (2) neither Grantor nor Grantor's successors in title shall have any obligation to maintain or improve the Easement Property, or any road located thereon; (3) the Easement granted herein shall extend to Grantee's affiliated interests or entities, its successors and assigns, licensees, agents, invitees, or other persons acting on behalf of Grantee, including, but not limited to contractors or timber purchasers and their contractors; (4) fee title to the Easement property is held by Grantor, and Grantee shall not do or permit anything to be done which creates a lien or encumbrance of any kind against the real property interest of Grantor or Grantor's successors in title; (5) during silvicultural operations, Grantee agrees to maintain the Easement in a condition similar to its condition prior to the time of use.

Section 4. **Reservation of Use by Grantor.** This Easement is non-exclusive, and Grantor reserves to himself, his heirs, successors and assigns, the right to utilize the Easement Property for any purpose which does not unreasonably interfere with the use of the Easement Property by Grantee of the purposes set forth herein. Grantor further reserves the right to grant compatible uses to third parties during the term of this Easement. Each party shall use the rights granted and reserved by this Easement Agreement with due regard to the rights of the other part to use and enjoy the Easement Property.

Section 5. **Indemnification.** Grantee agrees to indemnify and hold harmless Grantor and his successors from and against any and all claims, actions, causes of action, loss damage, injury, liability, cost or expense, including without limitation attorneys' fees (whether incurred before, during or after trial, or upon any appellate level), arising from Grantee's use of the Easement Property or from the exercise by Grantee of any rights granted by this Easement Agreement.

Section 6. **Appurtenant Easement.** This Easement is an Appurtenant Easement, and shall run with the title to Grantees' Property.

Section 7. **Binding Effect.** The Easement shall be binding upon and to the benefit of the parties specified herein, their respective legal representatives, successors in title, and lessees, and the benefits and burdens hereof shall run with the Easement Property.

Section 8. **Modification.** The Easement Agreement may be modified or amended only upon the mutual written consent of Grantee and Grantor, or their respective successors in title.

Section 9. **Effective Date.** The Easement Agreement shall only become effective between the parties hereto upon recording in the public records of Nassau County, Florida.

**IN WITNESS WHEREOF**, the parties hereto have subscribed their names and have cause this Easement Agreement to be secured as the day and year first above written.

Signed, sealed and delivered  
in the presence of:

**GRANTOR:**

by [Signature]  
Witness as to Grantor  
Lory Black  
Print/Type Name

Grace V. Anderson (Sign)  
Grace V. Anderson

by [Signature]  
Witness as to Grantor  
Lory Black  
Print/Type Name

[Signature]  
Joan Crawford Dority  
Laura L. Davis (Laura L. Davis)  
Witness as to Grantor

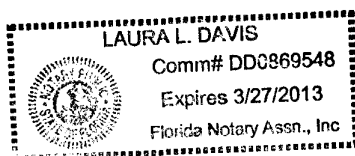
STATE OF FLORIDA  
COUNTY OF Nassau

The foregoing instrument was acknowledged before me this 23rd day of September, 2011, by Grace V. Anderson.

Such person(s) (Notary Public must check applicable box):

- ( ) Is/are personally known to me.  
(☒) produced a current driver license(s)  
(☒) produced \_\_\_\_\_ as identification.

(NOTARY PUBLIC SEAL)



Laura L. Davis  
Notary Public  
Laura L. Davis  
(Printed, Typed or Stamped Name of  
Notary Public)  
Commission No.: DD0869548  
My Commission Expires: 3/27/2013



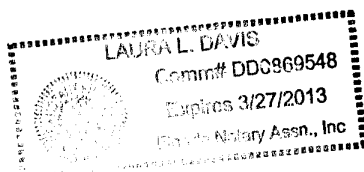
STATE OF FLORIDA  
COUNTY OF Nassau

September, 2011, The foregoing instrument was acknowledged before me this 23rd day of September, 2011, by Joan Crawford Dority.

Such person(s) (Notary Public must check applicable box):

- ( ) Is/are personally known to me.  
(☒) produced a current driver license(s)  
( ) produced \_\_\_\_\_ as identification.

(NOTARY PUBLIC SEAL)



Laura L. Davis  
Notary Public  
Laura L. Davis  
(Printed, Typed or Stamped Name of  
Notary Public)  
Commission No.: DD0869548  
My Commission Expires: 3/27/2013

The foregoing Easement is accepted by Grantee this 28th day of September, 2011.

**GRANTEE:**

**RAYONIER FOREST RESOURCES, L.P.**  
By its Managing General Partner Rayonier  
Timberlands Management, LLC

Witnesses:

Melissa Lowe  
Mitzi Lowe (Print)  
Cyndi Jones (Print)

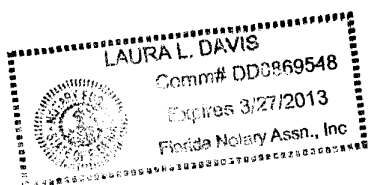
By: John Enlow  
As its: Director, Atlantic Region

Attest: Mark R. Bridwell  
Mark R. Bridwell  
As its: Assistant Secretary

**STATE OF FLORIDA  
COUNTY OF NASSAU**

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of September 2011, by John Enlow, as Director, Atlantic Region, and Mark R. Bridwell, as Assistant Secretary, of Rayonier Timberlands Management, LLC, the Managing General Partner of RAYONIER FOREST RESOURCES, L.P., a Delaware limited partnership. Such parties are personally known to me.

**IN WITNESS WHEREOF**, I hereto set my hand and official seal.



Laura L. Davis  
Laura L. Davis  
Notary Public State of Florida  
Commission No.: DD0869548  
My Commission Expires: 3/27/2013

## EXHIBIT A

## Easement Property

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

POINT OF BEGINNING IS A 2 1/2" IRON PIPE AS SHOWN ON THE FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION NO. 7452-150 AS RECORDED IN MAP BOOK 6, PAGE 26 OF THE PUBLIC RECORDS OF NASSAU COUNTY FLORIDA; THENCE PROCEED SOUTH 87 DEGREES 57' 25" WEST ALONG THE SOUTH LINE OF SAID SECTION 4, A DISTANCE OF 16.86 FEET; THENCE NORTH 88 DEGREES 36' 17" WEST ALONG THE WEST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 97, PAGE 47 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 417.89 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 89 DEGREES 45' 45" WEST ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 1144.89 FEET TO A CONCRETE MONUMENT ON THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 115-A (FORMERLY STATE ROAD NO. 115-A) (A 100 FOOT PUBLIC RIGHT-OF-WAY); A DISTANCE OF 687.25 TO A CONCRETE MONUMENT AND A TANGENT CURVE; SAID CURVE BEING CONCAVE TO THE NORTHWEST WITH A RADIUS OF 2914.79 FEET, A CENTRAL ANGLE OF 04 DEGREES 31' 07", AND A CHORD BEARING OF NORTH 85 DEGREES 43' 48" EAST AND DISTANCE OF 229.82 FEET; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY AND CURVE, AN ARC DISTANCE OF 229.88 FEET TO A CONCRETE MONUMENT; THENCE NORTH 87 DEGREES 16' 05" EAST DEPARTING SAID RIGHT-OF-WAY LINE AND ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 AS MONUMENTED AND OCCUPIED, A DISTANCE OF 1029.48 FEET TO AN OLD AXLE; THENCE SOUTH 89 DEGREES 46' 33" EAST ALONG THE EAST LINE OF SAID SECTION 4, A DISTANCE OF 1370.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 23.46 ACRES, MORE OR LESS.

BEING A PORTION OF THE LANDS DESCRIBED IN DEED BOOK 184, PAGE 410 AND 411 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

subject to easements, restrictions, conditions and zoning restrictions.

## EXHIBIT B

Easement Description**LEGAL DESCRIPTION:**

A 60-FOOT WIDE EASEMENT FOR INGRESS, EGRESS, DRAINAGE, UTILITIES AND SEWERS ACROSS A PORTION OF THE SOUTH ½ OF THE SOUTHEAST ¼ OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE CALCULATED POINT WHERE THE STATE OF FLORIDA STATE ROAD DEPARTMENT LOCATED A WAGON AXLE AT THE SOUTHEAST CORNER OF SAID SECTION 4 (ACCORDING TO RIGHT-OF-WAY MAP FOR SECTION NO. 7452-150 – ROAD NO. S-108, PREPARED IN 1950) AND LATER LOCATED AN IRON (ACCORDING TO RIGHT-OF-WAY MAP FOR SECTION NO. 7458-175 – ROAD NO. S-115-A, PREPARED IN 1955) AND RUN NORTH 00° 38' 44" WEST, ALONG THE EASTERLY LINE OF SAID SECTION 4 (AS FOUND MONUMENTED), 341.45 FEET TO A FOUND 2-1/2" IRON PIPE; THENCE CONTINUE NORTH 00° 38' 44" WEST, ALONG LAST MENTIONED EASTERLY LINE, 930.38 FEET TO A ½" IRON PIPE SET FOR THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN SOUTH 87° 17' 43" WEST, PARALLEL WITH THE NORTHERLY LINE OF LANDS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 1076, PAGE 1440, 1,039.04 FEET TO A ½" IRON PIPE SET ON THE CURVED EASTERLY RIGHT-OF-WAY LINE OF KINGS FERRY ROAD (A 60-FOOT RIGHT-OF-WAY AS ESTABLISHED BY SAID RIGHT-OF-WAY MAP FOR SECTION NO. 7458-175); THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF A CURVE IN SAID EASTERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 2,914.79 FEET, A CHORD BEARING AND DISTANCE OF NORTH 4° 51' 26" EAST, 60.53 FEET TO A ½" IRON PIPE SET 39.85 FEET SOUTH ON THE NORTHWESTERLY CORNER OF SAID LANDS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS BOOK 1076, PAGE 1440; THENCE NORTH 87° 17' 43" EAST, DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE AND RUNNING PARALLEL WITH THE NORTHERLY LINE OF SAID LANDS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS BOOK 1076, PAGE 1440, 1,033.23 FEET TO A ½" IRON PIPE SET ON THE SAID EASTERLY LINE OF SECTION 4 AT THE NORTHWESTERLY CORNER OF LOTS 25 AND 26 OF AN UNRECORDED PLAT OF A MAP OF TOWNSHIPS 3, 4 AND 5 NORTH, RANGES 23 AND 24 EAST IN SECTION 3, TOWNSHIP 3 NORTH, RANGE 24 EAST AS DESCRIBED ON PAGE 8 OF 25 IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 1083, PAGE 770; THE SAME BEING THE SOUTHWESTERLY CORNER OF

LANDS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 910, PAGE 1124; THENCE SOUTH 00° 38' 44" EAST, ALONG SAID EASTERLY LINE OF SECTION 4, 60.04 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 1.43 ACRES, MORE OR LESS.



EXHIBIT C

Grantee's Property

Also, all of the North-half of the Southwest Quarter of the Southwest Quarter (N $\frac{1}{2}$  of S $\frac{1}{4}$  of SW $\frac{1}{4}$ ) (sometimes referred to as Lots 25 and 26), and being in Section Three (3), Township Three (3) North, Range Twenty-four (24) East, and containing Twenty (20) acres, more or less.

**Prepared by and**

**Return to:**

Rayonier Law Department  
Rayonier, Inc.  
1 Rayonier Way  
Wildlight, Florida 32097

**STATE OF FLORIDA  
COUNTY OF NASSAU**

**EASEMENT FOR INGRESS AND EGRESS AND UTILITIES**

**THIS NON-EXCLUSIVE PERPETUAL ACCESS AND UTILITY EASEMENT AGREEMENT** ("Easement Agreement") is made and entered in this 16 day of DEC, 2020, by and between **B.A.M.S. PROPERTIES LLC**, a Florida limited liability company, whose address is P.O. Box 1694, Callahan, Florida 32011 ("Grantor"), and **RAYONIER FOREST RESOURCES, L.P.**, a Delaware limited partnership, whose address is 1 Rayonier Way, Wildlight, Florida 32097 ("Grantee")

**WITNESSETH:**

**WHEREAS**, Grantor is the owner of that certain real property located in Nassau County, Florida, more particularly described in Exhibit "A", attached hereto and incorporated herein by reference ("Grantor's Property"); and

**WHEREAS**, Grantee has requested, and Grantor has agreed to grant and convey to Grantee, a non-exclusive access and utility easement over, upon and across the Grantor's Property for the purposes hereinafter set forth.

**NOW, THEREFORE**, in consideration of the mutual covenants promises, terms and conditions set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

Section 1. **Recitals.** The above recitals are true and correct, form a material part of this Easement Agreement, and are incorporated herein by reference.

Section 2. **Grant of Easement.** Grantor hereby gives, grants, bargains, sells and conveys to Grantee a non-exclusive easement, over an existing private driveway, sixty (60) feet in width, for access and utility purposes over and upon certain real property more particularly described in Exhibit "B" attached hereto and incorporated herein by reference ("Easement Property"), with full right and authority of ingress and egress over, upon and across the Easement Property at all times for the purpose of access to and from certain real property more particularly described in Exhibit "C" attached hereto and incorporated herein by reference ("Grantee's Property").

Section 3. **Use of Easement.** This Easement given by Grantor to Grantee is subject to the following terms and conditions: (1) the Easement granted herein is for the purposes of vehicular (including, but not limited to log trucks and other vehicles associated with Grantee's forestry operations) and pedestrian ingress and egress to and from Grantee's Property, franchised cable television service, and any utility service, including, but not limited to, water, wastewater, reclaimed water, natural gas, electricity, and telephone service; (2) neither Grantor nor Grantor's successors in title shall have any obligation to maintain or improve the Easement Property, or any road located thereon; (3) the Easement granted herein shall extend to Grantee's affiliated interests or entities, its successors and assigns, licensees, agents, invitees, or other persons acting on behalf of Grantee, including, but not limited to contractors or timber purchasers and their contractors; (4) fee title to the Easement property is held by Grantor, and Grantee shall not do or permit anything to be done which creates a lien or encumbrance of any kind against the real property interest of Grantor or Grantor's successors in title; (5) during silvicultural operations, Grantee agrees to maintain the Easement in a condition similar to its condition prior to the time of use.

Section 4. **Reservation of Use by Grantor.** This Easement is non-exclusive, and Grantor reserves to himself, his heirs, successors and assigns, the right to utilize the Easement Property for any purpose which does not unreasonably interfere with the use of the Easement Property by Grantee of the purposes set forth herein. Grantor further reserves the right to grant compatible uses to third parties during the term of this Easement. Each party shall use the rights granted and reserved by this Easement Agreement with due regard to the rights of the other part to use and enjoy the Easement Property.

Section 5. **Indemnification.** Grantee agrees to indemnify and hold harmless Grantor and his successors from and against any and all claims, actions, causes of action, loss damage, injury, liability, cost or expense, including without limitation attorneys' fees (whether incurred before, during or after trial, or upon any appellate level), arising from Grantee's use of the Easement Property or from the exercise by Grantee of any rights granted by this Easement Agreement.

Section 6. **Appurtenant Easement.** This Easement is an Appurtenant Easement, and shall run with the title to Grantees' Property.

Section 7. **Binding Effect.** The Easement shall be binding upon and to the benefit of the parties specified herein, their respective legal representatives, successors in title, and lessees, and the benefits and burdens hereof shall run with the Easement Property.

Section 8. **Modification.** The Easement Agreement may be modified or amended only upon the mutual written consent of Grantee and Grantor, or their respective successors in title.

Section 9. **Effective Date.** The Easement Agreement shall only become effective between the parties hereto upon recording in the public records of Nassau County, Florida.

IN WITNESS WHEREOF, the parties hereto have subscribed their names and have cause this Easement Agreement to be secured as the day and year first above written.

Signed, sealed and delivered  
in the presence of:

**GRANTOR:**

**B.A.M.S. PROPERTIES LLC**

Witnesses:

Tabitha Lawson  
Tabitha Lawson (Print)  
Donna F. Gaither  
DONNA F. GAITHER (Print)

By: [Signature]  
Name: \_\_\_\_\_  
As its: \_\_\_\_\_

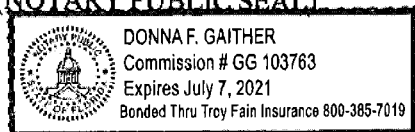
Attest: [Signature]  
Name: \_\_\_\_\_  
As its: \_\_\_\_\_

**STATE OF FLORIDA  
COUNTY OF NASSAU**

The foregoing instrument was acknowledged before me this 16 day of DECEMBER 2020, by SHANT. GMAHAM, as MANAGER, and \_\_\_\_\_, as \_\_\_\_\_, of B.A.M.S. Properties LLC, a Florida limited liability company. Such parties are personally known to me.

IN WITNESS WHEREOF, I hereto set my hand and official seal.

(NOTARY PUBLIC SEAL)



[Signature]  
Notary Public

(Printed, Typed or Stamped Name of  
Notary Public)  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

The foregoing Easement is accepted by Grantee this 31<sup>ST</sup> day of December, 2020.

**GRANTEE:**

**RAYONIER FOREST RESOURCES, L.P.,**  
a Delaware limited partnership

By: Rayonier Timberlands Management, LLC,  
a Delaware limited liability company  
Its Managing General Partner

Witnesses:

Landy Rose  
Landy Rose (Print)

Kathleen S Brooks  
Kathleen S Brooks (Print)

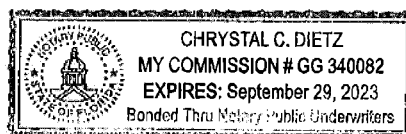
By: Mark R. Bridwell  
Name: Mark R. Bridwell  
As its: Vice President & Corporate Secretary

Attest: John R. Campbell  
Name: John R. Campbell  
As its: Assistant Secretary

**STATE OF FLORIDA**  
**COUNTY OF NASSAU**

**THE FOREGOING INSTRUMENT** was acknowledged before me this 31<sup>ST</sup> day of December, 2020 by Mark R. Bridwell and John R. Campbell, as Vice President and Corporate Secretary and Assistant Secretary, respectively, of **RAYONIER TIMBERLANDS MANAGEMENT, LLC**, as Managing General Partner, by authority and on behalf of **RAYONIER FOREST RESOURCES, L.P.**, a Delaware limited partnership, who acknowledged before me the execution of this instrument by authority and on behalf of said Limited Partnership. Both are personally known to me.

Chrystal C. Dietz  
Print Name: Chrystal C. Dietz  
Notary Public, State of Florida  
My Commission Expires: 09/29/2023  
Commission No.: GG 340082



## EXHIBIT A

### Easement Property

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

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



## EXHIBIT B

### Easement Description

#### 60.00 FOOT EASEMENT FOR INGRESS AND EGRESS

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

COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF KINGS FERRY RD (COUNTY ROAD 115-A) (A 100.00 FOOT RIGHT OF WAY) WITH THE SOUTHERLY RIGHT OF WAY LINE OF OLD PINERIDGE ROAD (A 60.00 FOOT RIGHT OF WAY); THENCE NORTH  $86^{\circ}59'42''$  EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF OLD PINERIDGE ROAD, 952.07 FEET TO A POINT OF CURVE TO THE LEFT AND HAVING A RADIUS OF 1301.00 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE LEFT AN ARC DISTANCE OF 10.39 FEET TO THE POINT OF BEGINNING SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH  $86^{\circ}46'18''$  EAST 10.38 FEET; THENCE CONTINUE ALONG AND AROUND SAID CURVE TO THE LEFT HAVING A RADIUS OF 1301.00 FEET AND SAID SOUTHERLY RIGHT OF WAY LINE OF OLD PINERIDGE ROAD AN ARC DISTANCE OF 60.12 FEET TO ITS INTERSECTION WITH THE WESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 901, PAGE 1124, OF THE PUBLIC RECORDS OF SAID COUNTY BEING AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH  $85^{\circ}13'09''$  EAST. 60.12 FEET; THENCE SOUTH  $01^{\circ}10'38''$  EAST ALONG SAID WESTERLY LINE OF OFFICIAL RECORDS BOOK 901, PAGE 1124, AND THE EAST LINE OF SECTION 4. 123.69 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 4; THENCE SOUTH  $00^{\circ}45'15''$  EAST, ALONG THE EAST LINE OF THE SOUTHEAST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 4, 139.64 FEET THENCE SOUTH  $89^{\circ}14'45''$  WEST, 60.00 FEET; THENCE NORTH  $00^{\circ}45'15''$  WEST 139.42 FEET TO AN ANGLE POINT, THENCE NORTH  $01^{\circ}10'38''$ , WEST 119.69 FEET TO THE POINT OF BEGINNING.

## **EXHIBIT C**

### **Grantee's Property**

**Also, all of the North-half of the Southwest Quarter of the Southwest Quarter (N1/2 of SW1/4 of SW1/4) (sometimes referred to as Lots 25 and 26), and being in Section Three (3), Township Three (3) North, Range Twenty-four (24) East, and containing (20) acres, more or less.**

**Lisa Purvis**

---

**From:** Janis Fleet  
**Sent:** Thursday, October 13, 2022 8:17 PM  
**To:** Lisa Purvis  
**Subject:** FW: Ed Kassik shared "20-01-0008 Whisper Ridge - Construction Set 2021-0914 - TOH Approved Signed" with you.

Thanks-

Janis

Janis K. Fleet, AICP  
 Land Use Administrator  
 Town of Hilliard  
 PO Box 249  
 15859 West CR 108  
 Hilliard, FL 32046  
 904.845.3555 Phone  
 904.845.1221 Fax  
[www.townofhilliard.com](http://www.townofhilliard.com)

---

**From:** Kellen Lindsey <[KLindsey@mittauer.com](mailto:KLindsey@mittauer.com)>  
**Sent:** Wednesday, December 8, 2021 5:18 PM  
**To:** Beth Leaptrott <[bleaptrott@cweng.com](mailto:bleaptrott@cweng.com)>; Janis Fleet <[jfleet@townofhilliard.com](mailto:jfleet@townofhilliard.com)>  
**Cc:** Ed Kassik <[ed.kassik@lgihomes.com](mailto:ed.kassik@lgihomes.com)>; Lisa Purvis <[lpurvis@townofhilliard.com](mailto:lpurvis@townofhilliard.com)>; Timothy Norman <[TNorman@mittauer.com](mailto:TNorman@mittauer.com)>  
**Subject:** RE: Ed Kassik shared "20-01-0008 Whisper Ridge - Construction Set 2021-0914 - TOH Approved Signed" with you.

Beth/Ed,

Thank you for forwarding over the updated Plans and the approved Permits. No further comments or concerns on our end at this time.

Sincerely,

**KELLEN LINDSEY, P.E.**  
**SENIOR PROJECT MANAGER**  
**MITTAUER & ASSOCIATES, INC.**  
 580-1 Wells Road  
 Orange Park, FL 32073  
 Office: (904) 278-0030  
 Direct: (904) 644-0642  
 Email: [klindsey@mittauer.com](mailto:klindsey@mittauer.com)




---

**From:** Beth Leaptrott <[bleaptrott@cweng.com](mailto:bleaptrott@cweng.com)>  
**Sent:** Wednesday, December 8, 2021 1:41 PM  
**To:** Janis Fleet <[jfleet@townofhilliard.com](mailto:jfleet@townofhilliard.com)>; Kellen Lindsey <[KLindsey@mittauer.com](mailto:KLindsey@mittauer.com)>  
**Cc:** Ed Kassik <[ed.kassik@lgihomes.com](mailto:ed.kassik@lgihomes.com)>

**Subject:** RE: Ed Kassik shared "20-01-0008 Whisper Ridge - Construction Set 2021-0914 - TOH Approved Signed" with you.

ITEM-6

Janis and Kellen,

Want to make sure you have everything. We had responded to the comments and the plans were signed approved by the Town of Hilliard 9-14-21.

- First email contains link to final plans and responses.
- Second email contains SJRWMD permit
- Third email contains correspondence on booster pump not required.

Please confirm nothing else is required.

**Beth Leaptrott, P.E.**

Senior Project Manager  
Direct: 904-265-3089  
Office: 904-265-3030  
[bleaptrott@cweng.com](mailto:bleaptrott@cweng.com)



---

**From:** Ed Kassik <[ed.kassik@lgihomes.com](mailto:ed.kassik@lgihomes.com)>

**Sent:** Wednesday, December 8, 2021 11:23 AM

**To:** Beth Leaptrott <[bleaptrott@cweng.com](mailto:bleaptrott@cweng.com)>

**Subject:** FW: Ed Kassik shared "20-01-0008 Whisper Ridge - Construction Set 2021-0914 - TOH Approved Signed" with you.

[EXTERNAL EMAIL]

Beth, just received this from Janis.

I sent a plan link to Kellen.

Ed Kassik

Land Development Manager

LGI Homes - Florida, LLC

[ed.kassik@lgihomes.com](mailto:ed.kassik@lgihomes.com)

407-452-7871

---

**From:** Janis Fleet <[jfleet@townofhilliard.com](mailto:jfleet@townofhilliard.com)>

**Sent:** Wednesday, December 8, 2021 11:16 AM

**To:** Ed Kassik <[ed.kassik@lgihomes.com](mailto:ed.kassik@lgihomes.com)>

**Cc:** Kellen Lindsey <[KLindsey@mittauer.com](mailto:KLindsey@mittauer.com)>; Timothy Norman <[TNorman@mittauer.com](mailto:TNorman@mittauer.com)>; Lisa Purvis <[lpurvis@townofhilliard.com](mailto:lpurvis@townofhilliard.com)>

**Subject:** Fw: Ed Kassik shared "20-01-0008 Whisper Ridge - Construction Set 2021-0914 - TOH Approved Signed" with you.

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

ITEM-6

Can you provide Kellen with the link to the set?

Thanks-

Janis

Janis K. Fleet, AICP

Land Use Administrator

Town of Hilliard

PO Box 249

15859 West CR 108

Hilliard, FL 32046

904.845.3555 Phone

904.845.1221 Fax

[www.townofhilliard.com](http://www.townofhilliard.com)

---

**From:** Kellen Lindsey <[KLindsey@mittauer.com](mailto:KLindsey@mittauer.com)>

**Sent:** Tuesday, December 7, 2021 6:34 PM

**To:** Janis Fleet <[jfleet@townofhilliard.com](mailto:jfleet@townofhilliard.com)>; Timothy Norman <[TNorman@mittauer.com](mailto:TNorman@mittauer.com)>

**Cc:** Lisa Purvis <[lpurvis@townofhilliard.com](mailto:lpurvis@townofhilliard.com)>

**Subject:** RE: Ed Kassik shared "20-01-0008 Whisper Ridge - Construction Set 2021-0914 - TOH Approved Signed" with you.

Janis,

We cannot access/open the link Mr. Kassik sent – it will only work for you as the direct recipient of the message. If you get a Microsoft OneDrive Verification Code email, forward us the code and we may be able to open.

Assuming they've addressed the comments in our last Site/Development Plan Review No. 3 (attached for reference), they should be okay moving forward. The only item that I'd recommend verifying as they prep for site clearing/development is making sure they've obtained their SJRWMD ERP Permit and provide to the Town. The other comments were minor or can be addressed as progress is made.

Sincerely,

KELLEN LINDSEY, P.E.  
 SENIOR PROJECT MANAGER  
 MITTAUER & ASSOCIATES, INC.  
 580-1 Wells Road  
 Orange Park, FL 32073  
 Office: (904) 278-0030  
 Direct: (904) 644-0642  
 Email: [klindsey@mittauer.com](mailto:klindsey@mittauer.com)




---

**From:** Janis Fleet <[jfleet@townofhilliard.com](mailto:jfleet@townofhilliard.com)>

**Sent:** Thursday, December 2, 2021 11:59 AM

**To:** Timothy Norman <[TNorman@mittauer.com](mailto:TNorman@mittauer.com)>; Kellen Lindsey <[KLindsey@mittauer.com](mailto:KLindsey@mittauer.com)>

**Cc:** Lisa Purvis <[lpurvis@townofhilliard.com](mailto:lpurvis@townofhilliard.com)>

**Subject:** Fw: Ed Kassik shared "20-01-0008 Whisper Ridge - Construction Set 2021-0914 - TOH Approved Signed" with you.

Tim/Kellen-

Whisper Ridge has submitted an application for site clearing/site development to construct the infrastructure and an application for preliminary plat. Attached are the approved plans. I am assuming you are good with them moving forward with these plans, based on any comments you have submitted previously.

Thanks-

Janis

Janis K. Fleet, AICP

Land Use Administrator

Town of Hilliard

PO Box 249

15859 West CR 108

Hilliard, FL 32046

904.845.3555 Phone

904.845.1221 Fax

[www.townofhilliard.com](http://www.townofhilliard.com)



**From:** Ed Kassik <[ed.kassik@lgihomes.com](mailto:ed.kassik@lgihomes.com)>

**Sent:** Thursday, December 2, 2021 11:54 AM

**To:** Janis Fleet <[jfleet@townofhilliard.com](mailto:jfleet@townofhilliard.com)>

**Subject:** Ed Kassik shared "20-01-0008 Whisper Ridge - Construction Set 2021-0914 - TOH Approved Signed" with you.



## Ed Kassik shared a file with you

Approved Whisper Ridge plans



20-01-0008 Whisper Ridge - Construction Set 2021-0914 - TOH Approved Signed



This link only works for the direct recipients of this message.

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[Privacy Statement](#)



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"Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing." This

email and any files transmitted with it may contain privileged or confidential information and may be read or used only by the intended recipient. If you are not the intended recipient of the email or any of its attachments, please be advised that you have received this email in error and that any use, dissemination, distribution, forwarding, printing or copying of this email or any attached files is strictly prohibited. If you have received this email in error, please immediately purge it and all attachments and notify the sender by reply mail. "This institution is an equal opportunity provider and employer" If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html), or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at [program.intake@usda.gov](mailto:program.intake@usda.gov)."

"Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing." This email and any files transmitted with it may contain privileged or confidential information and may be read or used only by the intended recipient. If you are not the intended recipient of the email or any of its attachments, please be advised that you have received this email in error and that any use, dissemination, distribution, forwarding, printing or copying of this email or any attached files is strictly prohibited. If you have received this email in error, please immediately purge it and all attachments and notify the sender by reply mail. "This institution is an equal opportunity provider and employer" If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html), or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at [program.intake@usda.gov](mailto:program.intake@usda.gov)."

**Lisa Purvis**

---

**From:** Janis Fleet  
**Sent:** Thursday, October 13, 2022 8:24 PM  
**To:** Lisa Purvis  
**Subject:** FW: Whisper Ridge

Thanks-

Janis

Janis K. Fleet, AICP  
 Land Use Administrator  
 Town of Hilliard  
 PO Box 249  
 15859 West CR 108  
 Hilliard, FL 32046  
 904.845.3555 Phone  
 904.845.1221 Fax  
[www.townofhilliard.com](http://www.townofhilliard.com)

---

**From:** Kellen Lindsey <[KLindsey@mittauer.com](mailto:KLindsey@mittauer.com)>  
**Sent:** Tuesday, February 8, 2022 5:19 PM  
**To:** Janis Fleet <[jfleet@townofhilliard.com](mailto:jfleet@townofhilliard.com)>; Timothy Norman <[TNorman@mittauer.com](mailto:TNorman@mittauer.com)>  
**Cc:** Lisa Purvis <[lpurvis@townofhilliard.com](mailto:lpurvis@townofhilliard.com)>; Richie Rowe <[rrowe@townofhilliard.com](mailto:rrowe@townofhilliard.com)>  
**Subject:** RE: Whisper Ridge

Janis,

Pat's comment on the asphalt is reasonable and expected. My guess is the EOR/Contractor will use SP on all of the paving, but we can certainly tell them that's what they should use specifically within the Town's R/W as well.

We would usually call this out during our Site Reviews (as we rarely even see S-111 used) but Section 46-114 doesn't specify exactly what is needed or reference the latest version of FDOT standards. For some reason, developers still call for S-111 rather than superpave (SP) on almost every site plan we look at.

Sincerely,

**KELLEN LINDSEY, P.E.**  
**SENIOR PROJECT MANAGER**  
**MITTAUER & ASSOCIATES, INC.**  
 580-1 Wells Road  
 Orange Park, FL 32073  
 Office: (904) 278-0030  
 Direct: (904) 644-0642  
 Email: [klindsey@mittauer.com](mailto:klindsey@mittauer.com)




---

**From:** Janis Fleet <[jfleet@townofhilliard.com](mailto:jfleet@townofhilliard.com)>  
**Sent:** Tuesday, February 8, 2022 4:58 PM  
**To:** Timothy Norman <[TNorman@mittauer.com](mailto:TNorman@mittauer.com)>; Kellen Lindsey <[KLindsey@mittauer.com](mailto:KLindsey@mittauer.com)>

**Cc:** Lisa Purvis <[lpurvis@townofhilliard.com](mailto:lpurvis@townofhilliard.com)>; Richie Rowe <[rrowe@townofhilliard.com](mailto:rrowe@townofhilliard.com)>

**Subject:** RE: Whisper Ridge

Kellen/Tim-

Below are comment from Pat Gilroy of Nassau County Engineering. I think Section 46-114 of the Town's code references FDOT standards for streets within the Town.

Please let me know your thoughts

Thanks-

Janis

Janis K. Fleet, AICP  
Land Use Administrator  
Town of Hilliard  
PO Box 249  
15859 West CR 108  
Hilliard, FL 32046  
904.845.3555 Phone  
904.845.1221 Fax  
[www.townofhilliard.com](http://www.townofhilliard.com)

---

**From:** Pat Gilroy <[pgilroy@nassaucountyfl.com](mailto:pgilroy@nassaucountyfl.com)>

**Sent:** Friday, February 4, 2022 4:14 PM

**To:** Janis Fleet <[jfleet@townofhilliard.com](mailto:jfleet@townofhilliard.com)>

**Cc:** Gabriel Porter <[gporter@nassaucountyfl.com](mailto:gporter@nassaucountyfl.com)>

**Subject:** Whisper Ridge

Good afternoon Janis,

I am sorry you missed the last meeting, but you didn't miss much. We were told that their responses to our comments should be back next week and if you still desire to be part of the next meeting, please let me know. It has been nice working with you all.

We want to keep you informed with this project that is in the town's jurisdiction. Upon reviewing the ROW permit application, we noticed that in the typical pavement section they have S-111 (Marshall Mix S-111). Within Nassau County ROW or projects within Nassau County's jurisdiction the asphalt to be used shall be a FDOT approved Super Pave Asphalt Mix either a SP-9.5 or SP-12.5. We have informed the EOR of this change. Since the onsite was approved with S-111 and Nassau County ROW is super pave the contractor can pave inside with S-111 and in the ROW with super pave or change it all to super pave so they don't have to stop their paving operation to change mixes if that is OK with you. Back in 2000 FDOT changed over to super pave from the Marshall Mixes and about 2006 Nassau County change. NC Ordinance 99-17 section 11.1.2 states that for material specifications and construction procedures shall comply with the latest version of FDOT "Standard Specifications for Road & Bridge Construction". I believe Hilliard's Ordinance may also.

Again, it has been a please partnering with you all. Please don't hesitate to call us anytime.

Respectfully,

Pat Gilroy  
 Nassau County Engineering Service  
 96161 Nassau Place  
 Yulee, FL 32097  
 904-530-6225 (off)  
 904-753-2332 (cell)  
[pgilroy@nassaucountyfl.com](mailto:pgilroy@nassaucountyfl.com)

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**Lisa Purvis**

---

**From:** Janis Fleet  
**Sent:** Thursday, October 13, 2022 8:26 PM  
**To:** Lisa Purvis  
**Subject:** FW: 21-01-0054 Whisper Ridge ROW Permit Submittal

Thanks-

Janis

Janis K. Fleet, AICP  
 Land Use Administrator  
 Town of Hilliard  
 PO Box 249  
 15859 West CR 108  
 Hilliard, FL 32046  
 904.845.3555 Phone  
 904.845.1221 Fax  
[www.townofhilliard.com](http://www.townofhilliard.com)

---

**From:** Pat Gilroy <pgilroy@nassaucountyfl.com>  
**Sent:** Monday, June 27, 2022 9:42 AM  
**To:** Duttry, David E-CTR (FAA) <David.E-CTR.Duttry@faa.gov>; Janis Fleet <jfleet@townofhilliard.com>; Coleman, Mike (FAA) <Mike.Coleman@faa.gov>; Wilkes, Lee (FAA) <Lee.Wilkes@faa.gov>; Richard Yeater <ryeater@nassaucountyfl.com>; Gabriel Porter <gporter@nassaucountyfl.com>  
**Cc:** Chris Dixon <cdixon@nassaucountyfl.com>  
**Subject:** Re: 21-01-0054 Whisper Ridge ROW Permit Submittal

Good morning All,

The plans have been approved and their ROW permit application will be given to them at the preconstruction meeting. They should not be doing any work within NC ROW yet. This project is in a holding pattern until we receive their construction bond and then they will have to set up a preconstruction meeting and all of you will be invited. Nassau County's Inspector will be Rich Yeater and he will be setting up this meeting. Both Rich and Chris Dixon will be running this meeting and they will ensure that everyone on this email chain will be invited to this meeting. I believe there will be a 4- or 5-day notice for this meeting and Rich can correct me if I am misremembering. If there is anyone else that should attend, please provide this information to us ASAP. In this meeting you will have the opportunity to voice any concerns you may have. If there is something in these plans that needs immediate attention, please let us know as soon as possible. If you have any questions you may also contact them at anytime.

Janis, we had discussed another person from Hilliard's Engineering Group that may want to attend, would you please ensure that you forward their contact information and the Hilliard Utility Department Head contact information to Rich so he can ensure they or their designee are invited as well.



Rich, would you please forward a digital copy of the approved plans to all the purposed attendees include anyone that Janis may provide.

Have a lovely day.

Respectfully,

Pat Gilroy  
Nassau County Engineering Service  
96161 Nassau Place  
Yulee, FL 32097  
904-530-6225 (off)  
904-753-2332 (cell)  
[pgilroy@nassaucountyfl.com](mailto:pgilroy@nassaucountyfl.com)

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**From:** Duttry, David E-CTR (FAA) <[David.E-CTR.Duttry@faa.gov](mailto:David.E-CTR.Duttry@faa.gov)>  
**Sent:** Friday, June 24, 2022 10:31 AM  
**To:** Pat Gilroy <[pgilroy@nassaucountyfl.com](mailto:pgilroy@nassaucountyfl.com)>; [jfleet@townofhilliard.com](mailto:jfleet@townofhilliard.com) <[jfleet@townofhilliard.com](mailto:jfleet@townofhilliard.com)>; Coleman, Mike (FAA) <[Mike.Coleman@faa.gov](mailto:Mike.Coleman@faa.gov)>; Wilkes, Lee (FAA) <[Lee.Wilkes@faa.gov](mailto:Lee.Wilkes@faa.gov)>  
**Cc:** Gabriel Porter <[gporter@nassaucountyfl.com](mailto:gporter@nassaucountyfl.com)>; Chris Dixon <[cdixon@nassaucountyfl.com](mailto:cdixon@nassaucountyfl.com)>  
**Subject:** RE: 21-01-0054 Whisper Ridge ROW Permit Submittal

Good morning Pat.

I just wanted to reach out and request a project status on the Whisper Ridge project. We can see the progress they are making on the site utilities and building pads.

The project seems to be going well.

We look forward to meeting you and your team.

Thanks

**David Duttry**

Senior Field Engineer, Principal.  
Project Manager,  
Contract Support (NISC IV),  
AJW-243, Implementation Services  
SAIC Corp. supporting Leidos Corp.  
ARTCC - ZJX  
37075 Aviation Lane Drive  
Hillard, FL 32067  
Office: 904-845-1681  
Cellular: 703-955-1815  
SAIC e-mail: [David.Duttry@SAIC.com](mailto:David.Duttry@SAIC.com)  
FAA e-mail: [David.E-ctr.Duttry@faa.gov](mailto:David.E-ctr.Duttry@faa.gov)  
NISC Website: <http://nisc.faa.gov>

---

**From:** Pat Gilroy <[pgilroy@nassaucountyfl.com](mailto:pgilroy@nassaucountyfl.com)>

**Sent:** Tuesday, June 7, 2022 5:48 PM

**To:** [jfleet@townofhilliard.com](mailto:jfleet@townofhilliard.com); Duttry, David E-CTR (FAA) <[David.E-CTR.Duttry@faa.gov](mailto:David.E-CTR.Duttry@faa.gov)>; Coleman, Mike (FAA) <[Mike.Coleman@faa.gov](mailto:Mike.Coleman@faa.gov)>; Wilkes, Lee (FAA) <[Lee.Wilkes@faa.gov](mailto:Lee.Wilkes@faa.gov)>

**Cc:** Gabriel Porter <[gporter@nassaucountyfl.com](mailto:gporter@nassaucountyfl.com)>; Chris Dixon <[cdixon@nassaucountyfl.com](mailto:cdixon@nassaucountyfl.com)>

**Subject:** Fw: 21-01-0054 Whisper Ridge ROW Permit Submittal

Good afternoon All,

We have reviewed this last submittal and our comments are below that we have sent to the EOR. Hopefully we will be able to approve these plans soon and we will invite you all to the pre-con meeting.

Respectfully,

Pat Gilroy  
Nassau County Engineering Service  
96161 Nassau Place  
Yulee, FL 32097  
904-530-6225 (off)  
904-753-2332 (cell)  
[pgilroy@nassaucountyfl.com](mailto:pgilroy@nassaucountyfl.com)

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**From:** Gabriel Porter <[gporter@nassaucountyfl.com](mailto:gporter@nassaucountyfl.com)>

**Sent:** Tuesday, June 7, 2022 5:03 PM

**To:** Beth Leaptrott <[bleaptrott@cweng.com](mailto:bleaptrott@cweng.com)>; Caleb Hurst <[churst@nassaucountyfl.com](mailto:churst@nassaucountyfl.com)>; Robert B. Ratliff <[rratliff@nassaucountyfl.com](mailto:rratliff@nassaucountyfl.com)>

**Cc:** Pat Gilroy <[pgilroy@nassaucountyfl.com](mailto:pgilroy@nassaucountyfl.com)>; Ed Kassik <[ed.kassik@lgihomes.com](mailto:ed.kassik@lgihomes.com)>; Larry Brantley <[lbrantley@floridainf.com](mailto:lbrantley@floridainf.com)>; [jfleet@townofhilliard.com](mailto:jfleet@townofhilliard.com) <[jfleet@townofhilliard.com](mailto:jfleet@townofhilliard.com)>; April Bussey <[abussey@cweng.com](mailto:abussey@cweng.com)>

**Subject:** RE: 21-01-0054 Whisper Ridge ROW Permit Submittal

Beth,

Please see our comments below. Please call if you have any questions.

1. Previous comment # 3 - provide the double arrow (W1-7) per FDOT 700-109 in addition to OM1-1 signage.
2. Previous comment # 6 – add “PG76-22” call-out to pavement descriptions on sheet 12E. Remove open road cut detail from Sheet 12E.
3. Previous comment # 15 - Provide a call out 11A & 11B for bore pits to be no closer to the EOP than 6'. Provide call-out for RPM's between Northbound lane on Kings Ferry and proposed turn lane.

Thanks,

**Gabe Porter****Development Review Engineer**

Nassau County Engineering Services

96161 Nassau Place | Yulee, FL 32097

O: 904-530-6225 | E: [gporter@nassaucountyfl.com](mailto:gporter@nassaucountyfl.com)**From:** Beth Leaptrott <[bleaptrott@cweng.com](mailto:bleaptrott@cweng.com)>**Sent:** Tuesday, June 07, 2022 1:20 PM**To:** Caleb Hurst <[churst@nassaucountyfl.com](mailto:churst@nassaucountyfl.com)>; Robert B. Ratliff <[rratliff@nassaucountyfl.com](mailto:rratliff@nassaucountyfl.com)>**Cc:** Gabriel Porter <[gporter@nassaucountyfl.com](mailto:gporter@nassaucountyfl.com)>; Pat Gilroy <[pgilroy@nassaucountyfl.com](mailto:pgilroy@nassaucountyfl.com)>; Ed Kassik<[ed.kassik@lgihomes.com](mailto:ed.kassik@lgihomes.com)>; Larry Brantley <[lbrantley@floridainf.com](mailto:lbrantley@floridainf.com)>; [jfleet@townofhilliard.com](mailto:jfleet@townofhilliard.com); April Bussey <[abussey@cweng.com](mailto:abussey@cweng.com)>**Subject:** RE: 21-01-0054 Whisper Ridge ROW Permit Submittal

CONTAINS EXTERNAL SENDER CONTENT: Do not open attachments unless you are expecting them and trust the sender.

- Technical Services

All,

Can you please let us know the status of this review.

Thanks.

**Beth Leaptrott, P.E.**

Senior Project Manager

Direct: 904-265-3089

Office: 904-265-3030

[bleaptrott@cweng.com](mailto:bleaptrott@cweng.com)

**Connelly & Wicker Inc.**  
 Planning • Engineering • Landscape Architecture

**From:** Beth Leaptrott**Sent:** Monday, May 23, 2022 6:03 PM**To:** Caleb Hurst <[churst@nassaucountyfl.com](mailto:churst@nassaucountyfl.com)>; Robert B. Ratliff <[rratliff@nassaucountyfl.com](mailto:rratliff@nassaucountyfl.com)>**Cc:** Gabriel Porter <[gporter@nassaucountyfl.com](mailto:gporter@nassaucountyfl.com)>; Pat Gilroy <[pgilroy@nassaucountyfl.com](mailto:pgilroy@nassaucountyfl.com)>; Ed Kassik<[ed.kassik@lgihomes.com](mailto:ed.kassik@lgihomes.com)>; Larry Brantley <[lbrantley@floridainf.com](mailto:lbrantley@floridainf.com)>; [jfleet@townofhilliard.com](mailto:jfleet@townofhilliard.com); April Bussey <[abussey@cweng.com](mailto:abussey@cweng.com)>**Subject:** RE: 21-01-0054 Whisper Ridge ROW Permit Submittal

Gabe,

Attached are the revisions for the ROW submittal.

Understand others out this week. Please let me know if there are any additional comments.

Thanks for your time today discussing.

**Beth Leaptrott, P.E.**

Senior Project Manager

Direct: 904-265-3089

Office: 904-265-3030

[bleaptrott@cweng.com](mailto:bleaptrott@cweng.com)

---

**From:** Caleb Hurst <[churst@nassaucountyfl.com](mailto:churst@nassaucountyfl.com)>  
**Sent:** Friday, May 13, 2022 5:29 PM  
**To:** Beth Leaptrott <[bleaptrott@cweng.com](mailto:bleaptrott@cweng.com)>; Robert B. Ratliff <[rratliff@nassaucountyfl.com](mailto:rratliff@nassaucountyfl.com)>  
**Cc:** Gabriel Porter <[gporter@nassaucountyfl.com](mailto:gporter@nassaucountyfl.com)>; Pat Gilroy <[pgilroy@nassaucountyfl.com](mailto:pgilroy@nassaucountyfl.com)>; Ed Kassik <[ed.kassik@lgihomes.com](mailto:ed.kassik@lgihomes.com)>; Larry Brantley <[lbrantley@floridainf.com](mailto:lbrantley@floridainf.com)>; [jfleet@townofhilliard.com](mailto:jfleet@townofhilliard.com)  
**Subject:** RE: 21-01-0054 Whisper Ridge ROW Permit Submittal

[EXTERNAL EMAIL]  
Beth,

Please see attached our comments based on the provided submittal with the relocated utilities. Please let me know if you have any questions.

**Caleb Hurst, PE**  
**Development Services Director**  
Nassau County Engineering Services  
96161 Nassau Place | Yulee, FL 32097  
P: 904-530-6225 | E: [churst@nassaucountyfl.com](mailto:churst@nassaucountyfl.com)

---

**From:** Beth Leaptrott <[bleaptrott@cweng.com](mailto:bleaptrott@cweng.com)>  
**Sent:** Tuesday, April 26, 2022 9:09 AM  
**To:** Robert B. Ratliff <[rratliff@nassaucountyfl.com](mailto:rratliff@nassaucountyfl.com)>; Caleb Hurst <[churst@nassaucountyfl.com](mailto:churst@nassaucountyfl.com)>  
**Cc:** Gabriel Porter <[gporter@nassaucountyfl.com](mailto:gporter@nassaucountyfl.com)>; Pat Gilroy <[pgilroy@nassaucountyfl.com](mailto:pgilroy@nassaucountyfl.com)>; Ed Kassik <[ed.kassik@lgihomes.com](mailto:ed.kassik@lgihomes.com)>; Larry Brantley <[lbrantley@floridainf.com](mailto:lbrantley@floridainf.com)>; [jfleet@townofhilliard.com](mailto:jfleet@townofhilliard.com)  
**Subject:** RE: 21-01-0054 Whisper Ridge ROW Permit Submittal

I've replaced the drawings so that sheet 9B is included. Please discard plan set from yesterday and use the new one uploaded.

<https://cweng-my.sharepoint.com/:f:/p/bleaptrott/EkiAeqwlp5JGiSDTEyLBa3UBW4b4xQxgOVcNT6ZlsfvHGw?e=LGVtN1>

**Beth Leaptrott, P.E.**  
Senior Project Manager  
Direct: 904-265-3089  
Office: 904-265-3030  
[bleaptrott@cweng.com](mailto:bleaptrott@cweng.com)

---

**From:** Robert B. Ratliff <[rratliff@nassaucountyfl.com](mailto:rratliff@nassaucountyfl.com)>  
**Sent:** Monday, April 25, 2022 3:55 PM  
**To:** Beth Leaptrott <[bleaptrott@cweng.com](mailto:bleaptrott@cweng.com)>; Caleb Hurst <[churst@nassaucountyfl.com](mailto:churst@nassaucountyfl.com)>  
**Cc:** Gabriel Porter <[gporter@nassaucountyfl.com](mailto:gporter@nassaucountyfl.com)>; Pat Gilroy <[pgilroy@nassaucountyfl.com](mailto:pgilroy@nassaucountyfl.com)>; Ed Kassik <[ed.kassik@lgihomes.com](mailto:ed.kassik@lgihomes.com)>; Larry Brantley <[lbrantley@floridainf.com](mailto:lbrantley@floridainf.com)>; [jfleet@townofhilliard.com](mailto:jfleet@townofhilliard.com)  
**Subject:** RE: 21-01-0054 Whisper Ridge ROW Permit Submittal

[EXTERNAL EMAIL]

It appears we may be missing a second page of the Water and Sewer Plan (maybe 9B). Unable to verify hydrant locations for west of the one adjacent to lots 50 and 51.

Thank you,

Bob Ratliff, BS CFPS  
Deputy Chief / Fire Marshal  
Nassau County Fire Rescue  
96160 Nassau Place  
Yulee, Florida 32097

Office 904-530-6600  
Cell 904-465-4182

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---

**From:** Beth Leaptrott <[bleaptrott@cweng.com](mailto:bleaptrott@cweng.com)>  
**Sent:** Monday, April 25, 2022 3:30 PM  
**To:** Caleb Hurst <[churst@nassaucountyfl.com](mailto:churst@nassaucountyfl.com)>; Robert B. Ratliff <[rratliff@nassaucountyfl.com](mailto:rratliff@nassaucountyfl.com)>  
**Cc:** Gabriel Porter <[gporter@nassaucountyfl.com](mailto:gporter@nassaucountyfl.com)>; Pat Gilroy <[pgilroy@nassaucountyfl.com](mailto:pgilroy@nassaucountyfl.com)>; Ed Kassik <[ed.kassik@lgihomes.com](mailto:ed.kassik@lgihomes.com)>; Larry Brantley <[lbrantley@floridainf.com](mailto:lbrantley@floridainf.com)>; [jfleet@townofhilliard.com](mailto:jfleet@townofhilliard.com)  
**Subject:** RE: 21-01-0054 Whisper Ridge ROW Permit Submittal

Sorry missed adding the link before I hit send.

<https://cweng-my.sharepoint.com/:f/p/bleaptrott/EkiAeqwlp5JGiSDTEyLBa3UBW4b4xQxgOVcNT6ZlsfvHGw?e=qfq8ME>

Thanks.

**Beth Leaptrott, P.E.**  
Senior Project Manager  
Direct: 904-265-3089  
Office: 904-265-3030  
[bleaptrott@cweng.com](mailto:bleaptrott@cweng.com)




---

**From:** Beth Leaptrott  
**Sent:** Monday, April 25, 2022 3:25 PM  
**To:** Caleb Hurst <[churst@nassaucountyfl.com](mailto:churst@nassaucountyfl.com)>; Robert B. Ratliff <[rratliff@nassaucountyfl.com](mailto:rratliff@nassaucountyfl.com)>  
**Cc:** Gabriel Porter <[gporter@nassaucountyfl.com](mailto:gporter@nassaucountyfl.com)>; Pat Gilroy <[pgilroy@nassaucountyfl.com](mailto:pgilroy@nassaucountyfl.com)>; Ed Kassik <[ed.kassik@lgihomes.com](mailto:ed.kassik@lgihomes.com)>; Larry Brantley <[lbrantley@floridainf.com](mailto:lbrantley@floridainf.com)>; [jfleet@townofhilliard.com](mailto:jfleet@townofhilliard.com)  
**Subject:** RE: 21-01-0054 Whisper Ridge ROW Permit Submittal

Caleb,

Please see revised plans and response to comments for the ROW permit for Whisper Ridge.

We are working on the Bond Estimate.

Please let us know if there are any comments or questions.

Thanks.

**Beth Leaptrott, P.E.**

Senior Project Manager

Direct: 904-265-3089

Office: 904-265-3030

[bleaptrott@cweng.com](mailto:bleaptrott@cweng.com)



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## AGENDA ITEM REPORT

### TOWN OF HILLIARD, FLORIDA

---

TO: Town Council Regular Meeting Meeting Date: October 20, 2022

FROM: ***Janis K. Fleet, AICP – Land Use Administrator***

SUBJECT: Town Council to review and accept the Land Use Administrators Quarterly Report for July 1, 2022, through September 30, 2022.

---

**BACKGROUND:**

See attached Report of Land Use Administrator activities for July 1, 2022, through Septpber 30, 2022.

**FINANCIAL IMPACT:**

None

**RECOMMENDATION:**

Accept Quarterly Report.



Janis Fleet, AICP Land Use Administration  
 October 20, 2022, Town Council Meeting

The following is a summary of activities performed from July 1, 2022, through September 30, 2022:

- Planning and Zoning Board
  - Prepared agenda for the July, August, and September meetings. Reviewed and finalized minutes for the July, August, and September meetings.
  - Prepared staff reports for all agenda items.
    - July Meeting –4 agenda items
    - August Meeting – 8 agenda items
    - September Meeting – 7 agenda items
  - Prepared the staff report for FLUM Amendment for Wayne Bishop presented at th July and September Planning and Zoning Board meeting.
  - Prepared the staff report Variance for Bobby Franklin for the P & Z meeting.
  - Prepared staff report for the Special Exception for RV Park.
  - Prepared staff report and Ordinance for rezoning of Tracey Conner’s property.
  - Prepared staff report and Ordinance for the Property Rights Element
  - Prepared staff report for the preliminary plat for Whisper Ridge
- Coordinated with the Public Works Department and Town’s Engineer for development projects.
- Coordinated with the developer of the Whisper Ridge subdivision for infrastructure construction and preliminary plat.
- Answered questions from property owners to discuss process for development.
- Attended 4 Town Council Joint Workshops on the Land Development Regulations.
- Attended the Town Council meeting on July 7th for planning items on the agenda.
- Attended the Town Council meeting on September 1st for planning items on the agenda.
- Responded to zoning/development requests submitted, an average of 2 to 3 a week.
- Reviews and signed off on business licenses.
- Reviewed and signed off on building permits, an average of 5 to 6 a week.
- Signed off on the “Certificate of Occupancy” for completed single family dwelling units.
- Applications for development reviews, including site plan, and site clearing/site work permits.
- Meet with attorney representing Day Springs Development
- Met with realtors on Siren Lane access issue.
- Met with Marcus Holley on shopping center development.



## AGENDA ITEM REPORT

### TOWN OF HILLIARD, FLORIDA

---

TO: Town Council Regular Meeting Meeting Date: October 20, 2022

FROM: ***Richie Rowe – Public Works Director***

SUBJECT: Town Council approval of Capital Budgeted purchase of a 2023 GMC Sierra 2500HD Regular Cab 4WD 8' Bed Work, Truck total cost \$48,162.00

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**BACKGROUND:**

This vehicle will be used for the Street Department and Mosquito Spraying.

The current Street Department and Mosquito Spraying Truck is a 2011 model.

The 2023 GMC Sierra 2500HD Regular Cab 4WD 8' Bed Work Truck we wish to purchase will be equipped with the capability for the Street Department and Mosquito Spraying.

**FINANCIAL IMPACT:**

\$48,162.00 Capital Budget Funds.

**RECOMMENDATION:**

Approval to expend Capital funds in the amount of \$48,162.00 for the purchase of the 2023 GMC Sierra 2500HD Regular Cab 4WD 8' Bed Work Truck.



Sourcewell  Formerly NJPA

ITEM-9

Awarded Contract

Call Us first, for all of your Fleet Automotive, & Light Truck needs.

PHONE (800) ALANJAY (252-6529)

DIRECT 863-385-9610

WWW.ALANJAY.COM

Quote  
41042-2

Corporate Office  
2003 U.S. 27 South  
Sebring, FL 33870

MOBILE 904-838-4999

FAX 863-402-4221

Mailing Address  
P.O. BOX 9200  
Sebring, FL 33871-9200

ORIGINAL QUOTE DATE  
9/20/2022

## QUICK QUOTE SHEET

REVISED QUOTE DATE  
9/20/2022

REQUESTING AGENCY **HILLIARD, TOWN OF**

CONTACT PERSON **CORY HOBBS**

EMAIL [kdcarroll@townofhilliard.com](mailto:kdcarroll@townofhilliard.com)

PHONE **904-327-8250**

MOBILE

FAX

**SOURCEWELL (FORMERLY NJPA) CONTRACT # 2023 091521-NAF & 060920-NAF** [www.NationalAutoFleetGroup.com](http://www.NationalAutoFleetGroup.com)

MODEL **TK20903 1SA** MSRP **\$44,000.00**

**2023 GMC SIERRA 2500HD REGULAR CAB 4WD 8' BED WORK TRUCK**

CUSTOMER ID BASE VEHICLE PRICE **\$38,202.00**

BED LENGTH **8' BED**

**\*\* All vehicles will be ordered white w/ darkest interior unless clearly stated otherwise on purchase order.**

### FACTORY OPTIONS

### DESCRIPTION

GAZ H2G	EXTERIOR COLOR SUMMIT WHITE WITH JET BLACK VINYL INTERIOR.	\$0.00
L8T MYD	Engine, 6.6L V8 with Direct Injection and Variable Valve Timing, gasoline (401 hp [299 kW] @ 5200 rpm, 464 lb-ft of torque [629 N-m] @ 4000 rpm) (STD) Transmission, 6-speed automatic, heavy-duty (STD) (Requires (L8T) 6.6L V8 gas engine.)	\$0.00
5H1	2 ADDITIONAL KEYS FACTORY CUT DEALER PROGRAMMED	\$145.00
VQO	LPO, BLACK ASSIST STEP.	\$490.00
ZLQ	Fleet Convenience Package REG CAB CHASSIS includes (AQQ) Remote Keyless Entry, (K34) cruise control and (DBG) outside power-adjustable vertical trailering with heated upper glass mirrors, (AXG) power windows, express up/down driver, (AED) power windows, express down passenger and (AU3) power door locks(Requires a Fleet or Government order type. Not available with (PCI) Convenience Package.)	\$1,395.00
VK3	FRONT LICENSE PLATE BRACKET FACTORY ORDERED	\$0.00

FACTORY OPTIONS **\$2,030.00**

### CONTRACT OPTIONS

### DESCRIPTION

NO-TEMP	TEMP TAG NOT REQUESTED, CUSTOMER WILL HANDLE THEIR OWN TAG WORK.	\$0.00
PTC 880SFB	PREMIER 8' SRW FLAT BED FOR 56" CA includes 44" Headboard W/ Punched Window, 12" O/C Crossmembers 3/16" smooth floor, one piece construction, and ICC Bumper. (Includes 2nd stage MSO, weight slip, & final-stage manufacturers completed vehicle certification.)	\$4,940.00
PTC CLV-FB	Class V trailer hitch for flat beds 20K rating 2" receiver tube.	\$680.00
PTC 7/4WIRE	7 way flat camper trailer wiring	\$180.00
PTC BOX24-UB	24X18X18 Steel under body tool box, installed.	\$440.00
PTC BOX24-UB	24X18X18 Steel under body tool box, installed.	\$440.00
FS MPS62U-4 AW	(4) Federal Signal MicroPulse Ultra dual color with (2) mounted in grille and (2) mounted to rear of vehicle. Amber/White	\$705.00
CAMERA RR	Remove and re-install factory camera from tailgate.	\$260.00
PTC EBC	ELECTRIC BRAKE CONTROLLER (Dealer Installed)	\$285.00

CONTRACT OPTIONS **\$7,930.00**

SOURCEWELL (FORMERLY NJPA) CONTRACT # 2023 091521-NAF & 060920-NAF

[www.NationalAutoFleetGroup.com](http://www.NationalAutoFleetGroup.com)

TRADE IN

VEHICLE TOTAL	\$40,232.00
MSRP DISCOUNT	15.9%
ACCESSORY TOTAL	\$7,930.00
CUSTOMER PRICE	\$48,162.00

YES WE TAKE TRADE INS ~~~ ASK ABOUT MUNICIPAL FINANCING ~~~	\$0.00
---	--------

TOTAL COST LESS TRADE IN(S)	QTY	1	\$48,162.00
-----------------------------	-----	---	-------------

Estimated Annual payments for 60 months paid in advance: \$10,786.31

Municipal finance for any essential use vehicle, requires lender approval, WAC.

Comments

ORDERED UNIT VIN: [VIN NA]

VEHICLE QUOTED BY

CHRISTY SELF

GOVERNMENT ACCOUNT MANAGER [christy.self@alanjay.com](mailto:christy.self@alanjay.com)

"I Want to be Your Fleet Provider"

I appreciate the opportunity to submit this quotation. Please review it carefully. If there are any errors or changes, please feel free to contact me at any time.  
I am always happy to be of assistance.

Vehicle: [Fleet] 2023 GMC Sierra 2500HD (TK20903) 4WD Reg Cab 142" Pro (✔ Complete)



Note:Photo may not represent exact vehicle or selected equipment.

## Window Sticker

### SUMMARY

[Fleet] 2023 GMC Sierra 2500HD (TK20903) 4WD Reg Cab 142" Pro

MSRP:\$44,000.00

Interior:Jet Black, Vinyl seat trim

Exterior 1:Summit White

Exterior 2:No color has been selected.

Engine, 6.6L V8

Transmission, 6-speed automatic, heavy-duty

### OPTIONS

CODE	MODEL	MSRP
TK20903	[Fleet] 2023 GMC Sierra 2500HD (TK20903) 4WD Reg Cab 142" Pro	\$44,000.00
<b>OPTIONS</b>		
1SA	Pro Preferred Equipment Group	\$0.00
5H1	Key equipment, two additional keys for single key system	\$45.00
AE7	Seats, front 40/20/40 split-bench	\$0.00
AED	Window, power front, passenger express down	Inc.
AQQ	Remote Keyless Entry	Inc.
AU3	Door locks, power	Inc.

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Data Version: 17106. Data Updated: Aug 2, 2022 6:56:00 PM PDT.



Vehicle: [Fleet] 2023 GMC Sierra 2500HD (TK20903) 4WD Reg Cab 142" Pro (✔ Complete)

AXG	Windows, power front, drivers express up/down	Inc.	
DBG	Mirrors, outside power-adjustable vertical trailing	Inc.	
E63	Pickup bed		\$0.00
FE9	Emissions, Federal requirements		\$0.00
GAZ	Summit White		\$0.00
GT4	Rear axle, 3.73 ratio		\$0.00
H2G	Jet Black, Vinyl seat trim		\$0.00
IOR	Audio system, GMC Infotainment System with 7" diagonal color touch-screen		\$0.00
JGB	GVWR, 10,250 lbs. (4649 kg)	Inc.	
K34	Cruise control, steering wheel-mounted	Inc.	
L8T	Engine, 6.6L V8		\$0.00
MYD	Transmission, 6-speed automatic, heavy-duty		\$0.00
PYN	Wheels, 17" (43.2 cm) painted steel, Silver		\$0.00
QHQ	Tires, LT245/75R17E all-season, blackwall		\$0.00
QT5	Tailgate, gate function manual with EZ Lift	Inc.	
VK3	License plate kit, front		\$0.00
VQ2	Fleet Processing Option		\$0.00
VQO	LPO, Black assist step		\$495.00
ZHQ	Tire, spare LT245/75R17E all-season, blackwall		\$0.00
ZLQ	Fleet Convenience Package		\$1,400.00

<b>SUBTOTAL</b>	<b>\$45,940.00</b>
Adjustments Total	\$0.00
Destination Charge	\$1,795.00
<b>TOTAL PRICE</b>	<b>\$47,735.00</b>

## FUEL ECONOMY

Est City:N/A

Est Highway:N/A

Est Highway Cruising Range:N/A

## Standard Equipment

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Vehicle: [Fleet] 2023 GMC Sierra 2500HD (TK20903) 4WD Reg Cab 142" Pro (✔ Complete)

## Package

Trailer Package includes trailer hitch, 7-pin and 4-pin connectors and (CTT) Hitch Guidance (Deleted when (ZW9) pickup bed delete is ordered.)

## Mechanical

Engine, 6.6L V8 with Direct Injection and Variable Valve Timing, gasoline, (401 hp [299 kW] @ 5200 rpm, 464 lb-ft of torque [629 N-m] @ 4000 rpm) (STD)

Transmission, 6-speed automatic, heavy-duty (STD)

Rear axle, 3.73 ratio (Requires (L8T) 6.6L V8 gas engine.)

Pickup bed includes bed assist step (Deleted when (ZW9) pickup bed delete is ordered.) (STD)

GVWR, 10,250 lbs. (4649 kg) (STD) (Included and only available with TC20753 model and (L8T) 6.6L V8 gas engine with 18" or 20" wheels or TK20903 model and (L8T) 6.6L V8 gas engine with 17" wheels.)

Transfer case, two-speed, electronic shift with push button controls (Requires 4WD models.)

Auto-locking rear differential

Four wheel drive

Cooling, external engine oil cooler

Cooling, auxiliary external transmission oil cooler

Air filter, heavy-duty

Air filtration monitoring

Battery, heavy-duty 720 cold-cranking amps/80 Amp-hr, maintenance-free with rundown protection and retained accessory power (Included and only available with (L8T) 6.6L V8 gas engine.)

Alternator, 170 amps (Requires (L8T) 6.6L V8 gas engine.)

Recovery hooks, front, frame-mounted, Black

Frame, fully-boxed, hydroformed front section and a fully-boxed stamped rear section

Suspension Package (Not available with (X31) Off-Road Package.)

Steering, Recirculating Ball with smart flow power steering system

Brakes, 4-wheel antilock, 4-wheel disc with DURALIFE rotors

Brake lining wear indicator

Capless Fuel Fill (Requires (L8T) 6.6L gas V8 engine. Not included with (ZW9) pickup bed delete.)

## Exterior

Wheels, 17" (43.2 cm) painted steel, Silver (STD)

Tires, LT245/75R17E all-season, blackwall (STD)

Tire, spare LT245/75R17E all-season, blackwall (STD) (Included and only available with (QHJ) LT245/75R17E all-season, blackwall tires with (E63) pickup bed models. Available to order when (ZW9) pickup bed delete and (QHJ) LT245/75R17E all-season, blackwall tires are ordered.)

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Vehicle: [Fleet] 2023 GMC Sierra 2500HD (TK20903) 4WD Reg Cab 142" Pro (✔ Complete)

## Exterior

Tire carrier lock keyed cylinder lock that utilizes same key as ignition and door (Deleted with (ZW9) pickup bed delete.)

Bumper, front chrome lower

Bumper, rear chrome with bumper CornerSteps

CornerStep, rear bumper

Bed Step, Black integrated on forward portion of bed on driver and passenger side (Not available on (ZW9) pickup bed delete.)

Cargo tie downs (12), fixed rated at 500 lbs per corner

Moldings, beltline, Black

Grille (Chrome surround with Black mesh.)

Headlamps, LED reflector with incandescent turn signals and LED signature Daytime Running Lamps

Lamps, cargo area cab mounted integrated with center high mount stop lamp, with switch in bank on left side of steering wheel

LED tail and incandescent stop, turn and reverse light

Mirrors, outside high-visibility vertical trailering lower convex mirrors, manual-folding/extending (extends 3.31" [84.25mm]), molded in Black

Glass, solar absorbing, tinted

Door handles, Black grained

Tailgate, locking utilizes same key as ignition and door (Included and only available with (QK1) standard tailgate. Deleted with (ZW9) pickup bed delete.)

Tailgate, standard (Deleted with (ZW9) pickup bed delete.)

Tailgate, gate function manual, no lift assist (Deleted with (ZW9) pickup bed delete.)

Tailgate and bed rail protection caps, top (Deleted with (ZW9) pickup bed delete.)

## Entertainment

Audio system, GMC Infotainment System with 7" diagonal color touch-screen AM/FM stereo with seek-and-scan and digital clock, includes Bluetooth streaming audio for music and select phones; featuring wired Android Auto and Apple CarPlay capability for compatible phones (STD)

Audio system feature, 2-speakers (Requires Regular Cab model.)

Bluetooth for phone, connectivity to vehicle infotainment system

## Interior

Seats, front 40/20/40 split-bench with upper covered armrest storage with fixed lumbar (STD)

Seat trim, Vinyl

Seat adjuster, driver 4-way manual

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Vehicle: [Fleet] 2023 GMC Sierra 2500HD (TK20903) 4WD Reg Cab 142" Pro ( ✓ Complete )

## Interior

Seat adjuster, passenger 4-way manual

Floor covering, rubberized-vinyl (Not available with LPO floor liners.)

Steering wheel, urethane

Steering column, Tilt-Wheel, manual with wheel locking security feature

Instrument cluster, 6-gauge cluster featuring speedometer, fuel level, engine temperature, tachometer, voltage and oil pressure

Driver Information Center, 3.5" diagonal monochromatic display

Exterior Temperature Display, located in radio display

Windows, manual (Standard on Regular Cab model. Crew Cab and Double Cab models have power windows standard.)

Door locks, manual (Requires Regular Cab model.)

USB ports, 2 (first row) located on instrument panel

Power outlet, front auxiliary, 12-volt

Air conditioning, single-zone

Mirror, inside rearview, manual tilt

Assist handles front A-pillar mounted for driver and passenger, rear B-pillar mounted

## Safety-Mechanical

StabiliTrak, stability control system with Proactive Roll Avoidance and traction control, includes electronic trailer sway control and hill start assist

## Safety-Exterior

Daytime Running Lamps, LED signature lighting

## Safety-Interior

Airbags, Dual-stage frontal airbags for driver and front outboard passenger; Seat-mounted side-impact airbags for driver and front outboard passenger; Head-curtain airbags for front and rear outboard seating positions; Includes front outboard Passenger Sensing System for frontal outboard passenger airbag (Always use seat belts and child restraints. Children are safer when properly secured in a rear seat in the appropriate child restraint. See the Owner's Manual for more information.)

Rear Vision Camera (Deleted with (ZW9) pickup bed delete.)

Hitch Guidance dynamic single line to aid in truck trailer alignment for hitching (Deleted with (ZW9) pickup bed delete.)

Teen Driver a configurable feature that lets you activate customizable vehicle settings associated with a key fob, to help encourage safe driving behavior. It can limit certain available vehicle features, and it prevents certain safety systems from being turned off. An in-vehicle report card gives you information on driving habits and helps you to continue to coach your new driver

Tire Pressure Monitoring System with Tire Fill Alert (does not apply to spare tire)

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Vehicle: [Fleet] 2023 GMC Sierra 2500HD (TK20903) 4WD Reg Cab 142" Pro (✔ Complete )

Processing-Other

Trailer Information Label provides max trailer ratings for tongue weight, conventional, gooseneck and 5th wheel trailering (Not available on (ZW9) pickup bed delete.)

WARRANTY

Warranty Note: <<< Preliminary 2023 Warranty >>>  
Basic Years: 3  
Basic Miles/km: 36,000  
Drivetrain Years: 5  
Drivetrain Miles/km: 60,000  
Drivetrain Note: HD Duramax Diesel: 5 Years/100,000 Miles; Qualified Fleet Purchases: 5 Years/100,000 Miles  
Corrosion Years (Rust-Through): 6  
Corrosion Years: 3  
Corrosion Miles/km (Rust-Through): 100,000  
Corrosion Miles/km: 36,000  
Roadside Assistance Years: 5  
Roadside Assistance Miles/km: 60,000  
Roadside Assistance Note: HD Duramax Diesel: 5 Years/100,000 Miles; Qualified Fleet Purchases: 5 Years/100,000 Miles  
Maintenance Note: 1 Year/1 Visit

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Data Version: 17106. Data Updated: Aug 2, 2022 6:56:00 PM PDT.

# HILLIARD TOWN COUNCIL MEETING

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

## TOWN COUNCIL MEMBERS

Floyd L. Vanzant, Mayor  
John P. Beasley, Council President  
Kenny Sims, Council Pro Tem  
Lee Pickett, Councilman  
Jared Wollitz, Councilman  
Callie Kay Bishop, Councilwoman

## ADMINISTRATIVE STAFF

Lisa Purvis, Town Clerk  
Richie Rowe, Public Works Director  
Gabe Whittenburg, Parks & Rec Director

## TOWN ATTORNEY

Christian Waugh

# HILLIARD PLANNING AND ZONING BOARD MEETING

## BOARD MEMBERS

Harold "Skip" Frey, Vice Chair  
Lee Anne Wollitz  
Josetta Lawson  
Wendy Prather  
Charles Reed

## ADMINISTRATIVE STAFF

Janis Fleet, AICP  
Land Use Administrator

## PLANNING AND ZONING ATTORNEY

Mary Norberg

---

## MINUTES

**MONDAY, AUGUST 29, 2022, 6:00 PM**

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## CALL TO ORDER

## PRAYER & PLEDGE OF ALLEGIANCE

## ROLL CALL

## PRESENT

Council President John Beasley  
Council Pro Tem Kenny Sims  
Councilman Lee Pickett  
Councilman Jared Wollitz  
Planning & Zoning Board Member Lee Anne Wollitz  
Planning & Zoning Board Member Josetta Lawson  
Planning & Zoning Board Member Charles Reed  
Town Clerk Lisa Purvis  
Public Works Director Richie Rowe  
Parks & Recreation Director Gabe Whittenburg  
Land Use Administrator Janis Fleet

## ABSENT

Mayor Floyd Vanzant  
Planning & Zoning Board Vice Chair Harold "Skip" Frey  
Planning & Zoning Board Member Wendy Prather  
Planning & Zoning Attorney Mary Norberg  
Town Attorney Christian Waugh

**Land Use Administrator Fleet** advises that she has added a chart that lists the uses by zoning district that are permissible and permissible by exception. Also that she has provided a Map of the Vacant Property in the Town of Hilliard.

## WORKSHOP

- ITEM-1 Land Use Administrator's Agenda Item Report regarding the Amending of the Land Development Regulations to follow the Adopted Comprehensive Plan.
- ITEM-2 Ordinance No. 2022-02 - Amending Chapter 62 Zoning and Land Development Regulations and moving from Part II to Part III of the Code of Ordinance Town of Hilliard, Florida.
- ITEM-3 Attachment A - Removing Chapter 62, Article II, Division 7 Building Permits and Inspections from Chapter 62 Zoning and Land Development Regulations and moving to Chapter 14 Buildings and Building Regulations.
- ITEM-4 Attachment B - Chapter 62 Zoning and Land Development Regulations repeal and replace to Part III Land Development Regulations of the Code of Ordinance Town of Hilliard, Florida. ARTICLES I-XVI
- ITEM-5 ARTICLE I - IN GENERAL - Chapter 62 Zoning and Land Development Regulations Strikethroughs & Underlines.
- ITEM-6 ARTICLE II - ADMINISTRATION AND ENFORCEMENT  
Division 7 Building Permits and Inspections and move to Chapter 14 Buildings and Building Regulations. Chapter 62 Zoning and Land Development Regulations Strikethroughs & Underlines.
- ITEM-7 ARTICLE III - ZONING DISTRICTS ESTABLISHED; ZONING ATLAS - Chapter 62 Zoning and Land Development Regulations Strikethroughs & Underlines.
- ITEM-8 ARTICLE IV - DISTRICT REGULATIONS - Chapter 62 Zoning and Land Development Regulations Strikethroughs & Underlines.

**Land Use Administrator Fleet** advises that she has added a chart that lists the uses by zoning district that are permissible and permissible by exception. Also, that she has provided a Map of the Vacant Property in the Town of Hilliard.

**Planning & Zoning Board Member LeeAnn Wollitz** states if we have dwelling in building with business should we not cross out dwelling unit for occupancy by security guards or caretakers.

**Council Pro Tem Sims** questions temporary revival establishments being permissible in AG and states that this should be permissible by exception in the C-1 district.

**Council Pro Tem Sims** asks about junk yards and paint and body shops.

**Land Use Administrator Fleet** states that service establishments include repair shop or body shop in the description.

**Councilwoman Bishop** states that chickens are permissible in all zoning districts and that should be changed to permissible by exception in the C-1 district and remove from the RMH, MSC and M-1 districts.

ITEM-9 ARTICLE V - PLANNED UNIT DEVELOPMENT - Chapter 62 Zoning and Land Development Regulations Strikethroughs & Underlines.

ITEM-10 ARTICLE VI - SUPPLEMENTARY REGULATIONS - Chapter 62 Zoning and Land Development Regulations Strikethroughs & Underlines.

#### **62-357. Excavation and/or filling**

**Council President Beasley** states that he would like to and states that he would like added that four loads or less be exempted from requiring application to the Planning & Zoning Board if for existing residential single family.

#### **62-355. Mobile homes and trailers**

**Councilman Pickett** states that he agrees that (d) Special exception that allow only lots of record existing prior to December 17, 1987, to upgrade should be removed and if the residents are existing, they should be allowed to upgrade regardless.

**Councilman Wollitz** questions special exceptions for manufacture homes needing to meet the current building code.

#### **62-360. Residence destroyed by acts of God**

All discuss and state this should be changed to add that the Planning & Zoning Board should grant extensions to the 180 days for temporary housing if requested.

#### **62-381. Purpose of division; space required**

#### **62-382. General off street parking requirements**

**Land Use Administrator Fleet** states that she will provide additional information for the next joint workshop regarding parking space requirements.

ITEM-11 Article VII - SIGNS - Chapter 62 Zoning and Land Development Regulations Strikethroughs & Underlines.

ITEM-12 ARTICLE VIII - FLOOD DAMAGE PREVENTION - Chapter 62 Zoning and Land Development Regulations FEMA Revised Ordinance No. 2017-11.

ITEM-13 ARTICLE IX - AIRPORT ZONING - Chapter 62 Zoning and Land Development Regulations FAA Revised Ordinance No. 2017-12.

ITEM-14 ARTICLE X - PROPORTIONATE FAIR-SHARE PROGRAM - Chapter 62 Zoning and Land Development Regulations Comp Plan Add Ordinance No. 2008-01.

- ITEM-15 ARTICLE XI - LANDSCAPING - Chapter 62 Zoning and Land Development Regulations LUA ADD 2022.
- ITEM-16 ARTICLE XII - TREES - Chapter 62 Zoning and Land Development Regulations LUA ADD 2022.
- ITEM-17 ARTICLE XIII - SUBDIVISION - Chapter 62 Zoning and Land Development Regulations moved from Chapter 46 Subdivision by FS 177.
- ITEM-18 ARTICLE XIV - PLATTING - Chapter 62 Zoning and Land Development Regulations moved from Chapter 46 Subdivision by FS 177.
- ITEM-19 ARTICLE XV - DESIGN STANDARDS - Chapter 62 Zoning and Land Development Regulations moved from Chapter 46 Subdivision by FS 177.
- ITEM-20 ARTICLE XVI - REQUIRED IMPROVEMENTS - Chapter 62 Zoning and Land Development Regulations moved from Chapter 46 Subdivision by FS 177.
- ITEM-21 ARTICLES XII, XIV, XV and XVI move from Chapter 46 Subdivision. Chapter 62 Zoning and Land Development Regulations Strikethroughs & Underlines
- ITEM-22 Discussion regarding establishing a Process to Close, Abandon, or Vacate; Streets, Alleys, Easements, or Right of Ways, within the Town of Hilliard.

**Ursula Jones, 27207 Pond Drive, Hilliard,** states she has been waiting for 37 years to do something with her property and states she wants to close the Alleyway on Block 166.

#### **ADDITIONAL COMMENTS**

No additional comments are made.

#### **ADJOURNMENT**

Motion to adjourn at 8:00 p.m.

Motion made by Council President Beasley, Seconded by Councilman Wollitz.  
Voting Yea: Council President Beasley, Council Pro Tem Sims, Councilman Pickett, Councilman Wollitz, Councilwoman Bishop

Approved this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ by the Hilliard Town Council, Hilliard, Florida.

---

John P. Beasley  
Council President



ATTEST:

---

Lisa Purvis  
Town Clerk

APPROVED:

---

Floyd L. Vanzant  
Mayor

# HILLIARD TOWN COUNCIL MEETING

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

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Lee Pickett, Councilman  
Jared Wollitz, Councilman  
Callie Kay Bishop, Councilwoman

## ADMINISTRATIVE STAFF

Lisa Purvis, Town Clerk  
Richie Rowe, Public Works Director  
Gabe Whittenburg, Parks & Rec Director

## TOWN ATTORNEY

Christian Waugh

## MINUTES

MONDAY, SEPTEMBER 26, 2022, 6:00 PM

### CALL TO ORDER

### PRAYER & PLEDGE OF ALLEGIANCE

### ROLL CALL

### PRESENT

Council President John Beasley  
Council Pro Tem Kenny Sims  
Councilman Lee Pickett  
Councilman Jared Wollitz  
Councilwoman Callie Kay Bishop

### ABSENT

Mayor Floyd Vanzant

### WORKSHOP

ITEM-1 Town Council and Department Directors review and discussion of the Fiscal Year 2021-2022 Employee Reviews and Job Descriptions.

***Lisa Purvis, MMC - Town Clerk***

***Ritchie Rowe - Public Works Director***

***Gabe Whittenburg - Parks & Recreation Director***

**Town Clerk Lisa Purvis** states the employee reviews for all employees have been sent out on the iPads.

**Town Clerk Lisa Purvis** provides spreadsheet requesting a 1 step increase for all Town Hall staff and states that she was only requesting 1 step versus 2 steps because of the increase in health insurance for the fiscal year 2022-2023.

**Parks & Recreation Director Gabe Whittenburg** provides printed employee reviews and spread sheet requesting 1 step increases to all but one of the part time employee he requested a 2 step increase.

**Public Works Director Ritchie Rowe** thought there would be no pay increases due to the increase in health insurance.

**Town Council** advises no one ever said no increases just that the increase in health insurance should be taken into consideration.

**Public Works Director Ritchie Rowe** would like to make a personnel change,

moving Cory Hobbs to the Assistant Public Works Director position and Greg Grooms to equipment operator.

**Town Clerk Lisa Purvis** to complete step increase sheet for all departments & present at October 3, 2022 Final Budget Special Meeting.

### **ADDITIONAL COMMENTS**

No additional comments are made.

### **ADJOURNMENT**

Motion to adjourn at 7:35 p.m.

Motion made by Councilman Pickett, Seconded by Council President Beasley.  
Voting Yea: Council President Beasley, Council Pro Tem Sims, Councilman Pickett, Councilman Wollitz, Councilwoman Bishop

Approved this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ by the Hilliard Town Council, Hilliard, Florida.

\_\_\_\_\_  
John P. Beasley  
Council President

ATTEST:

\_\_\_\_\_  
Lisa Purvis  
Town Clerk

APPROVED:

\_\_\_\_\_  
Floyd L. Vanzant  
Mayor

# HILLIARD TOWN COUNCIL MEETING

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

## TOWN COUNCIL MEMBERS

Floyd L. Vanzant, Mayor  
John P. Beasley, Council President  
Kenny Sims, Council Pro Tem  
Lee Pickett, Councilman  
Jared Wollitz, Councilman  
Callie Kay Bishop, Councilwoman

## ADMINISTRATIVE STAFF

Lisa Purvis, Town Clerk  
Richie Rowe, Public Works Director  
Gabe Whittenburg, Parks & Rec Director

## TOWN ATTORNEY

Christian Waugh

## MINUTES

**MONDAY, OCTOBER 03, 2022, 7:00 PM**

### NOTICE TO PUBLIC

*Anyone wishing to address the Town Council regarding any item on this agenda is requested to complete an agenda item sheet in advance and give it to the Town Clerk. 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

Council President John Beasley  
Council Pro Tem Kenny Sims  
Councilman Lee Pickett  
Councilman Jared Wollitz  
Councilwoman Callie Kay Bishop

## PUBLIC HEARING

- ITEM-1      Ordinance No. 2022-06 - AD Valorem Tax Millage Rate Fiscal Year 2022-2023  
Open Public Hearing  
An Ordinance of the Town Council of the Town of Hilliard, Florida, a Municipal Corporation concerning the Ad Valorem Tax Millage Rate for the 2022-2023 year for the Town of Hilliard, Florida; advising the Nassau County Appraiser of the "Rolled Back Rate" and of the final adopted Millage Rate; providing an effective date.  
***Mayor Floyd Vanzant***  
  
Call for Public Comment

No public comments.

Close Public Hearing on Ordinance No. 2022-06 at 7:02 p.m.

Motion made by Councilman Pickett, Seconded by Council Pro Tem Sims.  
Voting Yea: Council President Beasley, Council Pro Tem Sims, Councilman Pickett, Councilman Wollitz, Councilwoman Bishop

**SPECIAL MEETING - Town Council Action**

Town Council adoption of Ordinance No. 2022-06, AD Valorem Tax Millage Rate for Fiscal Year 2022-2023, on Second and Final Reading.

Motion made by Councilman Pickett, Seconded by Council Pro Tem Sims.  
Voting Yea: Council President Beasley, Council Pro Tem Sims, Councilman Pickett, Councilman Wollitz, Councilwoman Bishop

**ITEM-2**

Ordinance No. 2022-07 - Budget Fiscal Year 2022-2023

Open Public Hearing

An Ordinance of the Town Council of the Town of Hilliard, Florida, a Municipal Corporation estimating income, appropriating funds, and adopting a budget for the 2022-2023 Fiscal Year for the Town of Hilliard; providing for an effective date.

Call for Public Comment

No public comments.

Close Public Hearing on Ordinance No. 2022-07 at 7:04 p.m.

Motion made by Councilman Pickett, Seconded by Council Pro Tem Sims.  
Voting Yea: Council President Beasley, Council Pro Tem Sims, Councilman Pickett, Councilman Wollitz, Councilwoman Bishop

**SPECIAL MEETING - Town Council Action**

Town Council adoption of Ordinance No. 2022-07, Budget for Fiscal Year 2022-2023, on Second and Final Reading.

Motion made by Council Pro Tem Sims, Seconded by Councilman Pickett.  
Voting Yea: Council President Beasley, Council Pro Tem Sims, Councilman Pickett, Councilman Wollitz, Councilwoman Bishop

**MAYOR**

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

**Brittney Newsome 23796 Family Lane, Hilliard**, states that she is concerned about all the trees being cut down due to all the development around Pratt Siding Road. The Town refers her to Nassau County.

**SPECIAL MEETING**

**ITEM-3**

Additions/Deletions to Agenda

Item-5 Town Council approval to promote Cory Hobbs to Assistant Public Works Director.

Motion made by Council Pro Tem Sims, Seconded by Councilman Pickett.  
Voting Yea: Council President Beasley, Council Pro Tem Sims, Councilman Pickett, Councilman Wollitz, Councilwoman Bishop

Item-6 Motion to move Item 5 to Item 6.

Motion made by Council Pro Tem Sims, Seconded by Councilman Wollitz.  
Voting Yea: Council President Beasley, Council Pro Tem Sims, Councilman Pickett, Councilman Wollitz, Councilwoman Bishop

ITEM-4 Town Council adoption of the Five-Year Capital Improvements Plan for Fiscal Years 2023-2027.

***Lisa Purvis, MMC - Town Clerk***

Motion made by Councilman Pickett, Seconded by Council Pro Tem Sims.  
Voting Yea: Council President Beasley, Council Pro Tem Sims, Councilman Pickett, Councilman Wollitz, Councilwoman Bishop

#### ADDED ITEMS

ITEM-5 Town Council approval to promote Cory Hobbs to Assistant Public Works Director and to move Greg Grooms to heavy equipment operator.

Motion made by Councilman Pickett, Seconded by Councilman Wollitz.

Councilwoman Bishop asks was there any discussion with Greg Grooms prior to tonight's meeting.

Public Works Director Richie Rowe states no.

Mayor Vanzant states that he agrees with Councilwoman Bishop that discussion should have been held prior to this being on the agenda.

Councilman Wollitz withdraws his Second, Councilman Sims then Seconds.

Voting Yea: Council President Beasley, Council Pro Tem Sims, Councilman Pickett, Councilman Wollitz  
Voting Nay: Councilwoman Bishop

ITEM-6 Town Council approval of Town Employee Step Pay Increases and Benefits for Fiscal Year 2022-2023.

***Lisa Purvis, MMC - Town Clerk***

Motion made by Council Pro Tem Sims, Seconded by Councilman Pickett.

Councilman Wollitz questions, if Greg Grooms is being demoted, then why would he be receiving a pay raise. Why would he not be at the same pay rate as Mark Strickland, who is a heavy equipment operator, that also has twenty years with the Town.

Public Works Director Richie Rowe states he agrees with the pay rate that is being requested for Greg Grooms.

Voting Yea: Council President Beasley, Council Pro Tem Sims, Councilman Pickett, Councilman Wollitz, Councilwoman Bishop

## **ADDITIONAL COMMENTS**

### **PUBLIC**

No public comment.

### **MAYOR & TOWN COUNCIL**

**Mayor Vanzant** reads the upcoming meeting dates:

#### **October Meetings:**

Thursday, 10-06-2022	@ 6PM	Joint Workshop (Alleyways)
Thursday, 10-06-2022	@ 7PM	Regular Meeting
Tuesday, 10-11-2022	@ 6PM	Joint Workshop (LDR'S)
Thursday, 10-20-2022	@ 7PM	Public Hearing & Regular Meeting (Rezone)

**Councilwoman Bishop** states she has no issue with recommendations just with the way things were handled.

**Council President John Beasley** reminds everyone that it is a Council's decision.

**Councilman Wollitz** Comments on how lucky we all were regarding Hurricane Ian.

### **ADMINISTRATIVE STAFF**

#### **PRESENT**

Town Clerk, Lisa Purvis

Public Works Director, Ritchie Rowe

#### **ABSENT**

Parks & Recreation Director, Gabe Whittenburg

**Public Works Director, Ritchie Rowe** is thankful the hurricane did not come our way even though we were prepared. Also advises that Parks & Recreation Director Gabe Whittenburg was trying to make the meeting but running late due to volleyball.

**Town Clerk, Lisa Purvis** states that she has added a Resolution to the regular meeting amending the personnel policy, regarding emergency closing and how employees will be paid administration pay.

### **TOWN ATTORNEY**

Not requested to attend.



**ADJOURNMENT**

Motion to adjourn at 7:43 p.m.

Motion made by Council President Beasley, Seconded by Council Pro Tem Sims.  
Voting Yea: Council President Beasley, Council Pro Tem Sims, Councilman Pickett,  
Councilman Wollitz

Approved this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ by the Hilliard Town Council,  
Hilliard, Florida.

\_\_\_\_\_  
John P. Beasley  
Council President

ATTEST:

\_\_\_\_\_  
Lisa Purvis  
Town Clerk

APPROVED:

\_\_\_\_\_  
Floyd L. Vanzant  
Mayor

# HILLIARD TOWN COUNCIL MEETING

Hilliard Town Hall / Council Chambers  
15859 West County Road 108  
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## TOWN COUNCIL MEMBERS

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Kenny Sims, Council Pro Tem  
Lee Pickett, Councilman  
Jared Wollitz, Councilman  
Callie Kay Bishop, Councilwoman

## ADMINISTRATIVE STAFF

Lisa Purvis, Town Clerk  
Richie Rowe, Public Works Director  
Gabe Whittenburg, Parks & Rec Director

## TOWN ATTORNEY

Christian Waugh

# HILLIARD PLANNING AND ZONING BOARD MEETING

## BOARD MEMBERS

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

## ADMINISTRATIVE STAFF

Janis Fleet, AICP  
Land Use Administrator

## PLANNING AND ZONING ATTORNEY

Mary Norberg

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## MINUTES

THURSDAY, OCTOBER 06, 2022, 6:00 PM

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## CALL TO ORDER

## PRAYER & PLEDGE OF ALLEGIANCE

## ROLL CALL

## PRESENT

Council President John Beasley  
Council Pro Tem Kenny Sims  
Councilman Lee Pickett  
Councilman Jared Wollitz  
Planning & Zoning Board Member Charles Reed  
Planning & Zoning Board Member Lee Anne Wollitz  
Town Clerk Lisa Purvis  
Public Works Director Richie Rowe  
Town Attorney Christian Waugh – via TEAMS

## ABSENT

Mayor Floyd Vanzant  
Councilwoman Callie Kay Bishop  
Land Use Administrator Janis Fleet  
Planning & Zoning Board Chair Harold "Skip" Frey  
Planning & Zoning Board Member Josetta Lawson  
Planning & Zoning Board Member Wendy Prather  
Planning & Zoning Attorney Mary Norbeg  
Parks & Recreation Director Gabe Whittenburg

## WORKSHOP

ITEM-1 Town Council to establish a Process to Close, Abandon, or Vacate; Streets, Alleys, Easements, or Right of Ways, within the Town of Hilliard.

***Christian Waugh - Town Attorney***

***Janis K. Fleet, AICP - Land Use Administrator***

**Town Clerk Lisa Purvis** opens by explaining what documentation that was sent out.

1. Memo written by Town Attorney Waugh, dated June 3, 2021.
2. Application provided by Land Use Administrator Janis Fleet.
3. Resolution No. 2022-05 Zoning Fees, which has a preliminary fee of \$200 listed.

**Councilman Sims** asks if the Town can make money by selling the right of ways or alleys.

**Town Attorney Waugh** it would have to be in the public's interest as stated in his memo and the public interest needs to be explicit.

**Town Clerk Lisa Purvis** a fee is charged to cover the preliminary application fees to determine if the right of ways and alleys would be in the public interest.

**Ursula Jones 27207 Pond Drive, Hilliard** states that for 37 years she has been unable to build due to alleyway and therefore the public was not receiving benefit of this property being developed.

**Councilman Sims** states that he agrees that Ms. Jones' situation would be in the public's interest.

**Town Attorney Waugh** encourages the Town to do this but it is not required and that the Town should have discretion in determining. An example would be the same as with septic tank exceptions, Town Council has discretion and should have discretion with vacating right of ways or alleys. When the lack of need exists when vacated. We should have clause that also states that something a survey may be required to make determination.

**Town Council** ask Attorney Waugh to come up with a draft.

**Public Works Director Ritchie Rowe** ask what if later after an alley is closed natural gas come in?

**Councilman Wollitz** would like to see on the application that the Town reserves the right to an easement.

**Doug Adkins, PO Box 1080, Hilliard**, states that some of the Town has wetlands and right of ways that is covered in wetlands, the Town may want to put that land in conservation and that should be looked at as being in the public's interest.

## ADDITIONAL COMMENTS

No additional comments.

## ADJOURNMENT

Motion to adjourn at 6:53 p.m.

Motion made by Council President Beasley, Seconded by Council Pro Tem Sims.  
Voting Yea: Council President Beasley, Council Pro Tem Sims, Councilman Pickett,  
Councilman Wollitz

Approved this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ by the Hilliard Town Council,  
Hilliard, Florida.

\_\_\_\_\_  
John P. Beasley  
Council President

ATTEST:

\_\_\_\_\_  
Lisa Purvis  
Town Clerk

APPROVED:

\_\_\_\_\_  
Floyd L. Vanzant  
Mayor

# HILLIARD TOWN COUNCIL MEETING

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

## TOWN COUNCIL MEMBERS

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John P. Beasley, Council President  
Kenny Sims, Council Pro Tem  
Lee Pickett, Councilman  
Jared Wollitz, Councilman  
Callie Kay Bishop, Councilwoman

## ADMINISTRATIVE STAFF

Lisa Purvis, Town Clerk  
Richie Rowe, Public Works Director  
Gabe Whittenburg, Parks & Rec Director

## TOWN ATTORNEY

Christian Waugh

## MINUTES

THURSDAY, OCTOBER 06, 2022, 7:00 PM

### NOTICE TO PUBLIC

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***"Politeness costs so little." – ABRAHAM LINCOLN***

## CALL TO ORDER

## PRAYER & PLEDGE OF ALLEGIANCE

## ROLL CALL

### PRESENT

Mayor Floyd Vanzant  
Council Pro Tem Kenny Sims  
Councilman Lee Pickett  
Councilman Jared Wollitz  
Councilwoman Callie Kay Bishop

### ABSENT

Council President John Beasley

## PUBLIC HEARING

ITEM-1      Ordinance No. 2022-08 - Amend Comp Plan Property Rights Element  
Open Public Hearing  
An Ordinance of the Town Council of the Town of Hilliard, Florida, a Municipal Corporation amending the Comprehensive Plan by adding a New Property Rights Element; under the goals, objectives, and policies; and providing for an effective date.  
***Town Attorney Waugh***

## Call for Public Comment

Town Clerk, Lisa Purvis explains that the Planning & Zoning Board approved recommending to Town Council at their September 13, 2022, regular meeting. Due to the absence of the Land Use Administrator Fleet, she reads the agenda item report explaining the property rights element.

No public comments.

Close Public Hearing on Ordinance No. 2022-08 at 7:03 p.m.

Motion made by Council Pro Tem Sims, Seconded by Councilman Pickett.  
Voting Yea: Council Pro Tem Sims, Councilman Pickett, Councilman Wollitz, Councilwoman Bishop

## REGULAR MEETING - Town Council Action

Town Council adoption of First Reading Ordinance No. 2022-08 Amending the Comprehensive Plan by adding by adding a new property rights element. Following submission to the State for their review and comments the Public Hearing and Final Reading will be set.

Motion made by Councilman Wollitz, Seconded by Councilman Pickett.  
Voting Yea: Council Pro Tem Sims, Councilman Pickett, Councilman Wollitz, Councilwoman Bishop

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

**Doug Adkins, PO Box 1080, Hilliard,** would like to build a 3700 sq. ft. building at 3rd & Kentucky to have affordable housing for his health care workers which would share a common area, leasing a bedroom & bathroom. The Town currently does not have workforce housing as an allowable use in the code.

**Alzaha Hall, 371064 Oxford, Hilliard,** comments that she is only hearing about residential building and questions about commercial building.

**Councilman Jared Wollitz** advises there are businesses coming at the red light on both sides of the road.

## REGULAR MEETING

ITEM-2      Additions/Deletions to Agenda

No public wish to address the Council.

ITEM-3      Town Council to review and accept the Building Officials Quarterly Report for July 1, 2022, through September 30, 2022.  
***Bryan Higginbotham, CBO - Building Official***

Motion made by Council Pro Tem Sims, Seconded by Councilman Wollitz.  
Voting Yea: Council Pro Tem Sims, Councilman Pickett, Councilman Wollitz,  
Councilwoman Bishop

- ITEM-4 Town Council to review and accept the Code Enforcement Officers Quarterly Report for July 1, 2022, through September 30, 2022.

***Del Miley, FACE - Code Enforcement Officer***

Motion made by Councilman Pickett, Seconded by Council Pro Tem Sims.  
Voting Yea: Council Pro Tem Sims, Councilman Pickett, Councilman Wollitz,  
Councilwoman Bishop

- ITEM-5 Resolution No. 2022-12 - HMSH Homecoming Parade  
A Resolution authorizing the permitting of a Homecoming Parade for the local high school on both local and county roads, which includes County Road 108; responsibility for traffic control; for claims arising from such an event due to action on the part of or authorized by the Town; and providing for an effective date.

***Town Attorney Waugh***

Town Council to adopt Resolution No. 2022-12 authorizing the Hilliard Middle Senior High School Homecoming Parade on October 7, 2022, beginning at 3:00 p.m. Amending previously adopted Resolution No. 2022-12, changing the date and time only.

***Lisa Purvis, MMC - Town Clerk***

Motion made by Councilman Wollitz, Seconded by Councilwoman Bishop.  
Voting Yea: Council Pro Tem Sims, Councilman Pickett, Councilman Wollitz,  
Councilwoman Bishop

- ITEM-6 Resolution No. 2022-13 - Personnel Policy Manual  
A resolution of the Town Council of the Town of Hilliard, Florida, a Municipal Corporation; amending the Town of Hilliard Personnel Policy Manual as it relates to Emergency Closings; and providing for an effective date.

***Town Attorney Waugh***

Town Council to adopt Resolution No. 2022-13, amending the Town of Hilliard Personnel Policy Manual as it relates to Emergency Closings.

***Lisa Purvis, MMC - Town Clerk***

Councilman Sims would like the Town Council to decide what constitutes an emergency closing by calling an emergency meeting written into the resolution. Town Attorney Waugh state that this is not something that should be in the personnel policy.

Motion to table to the Resolution to the October 20, 2022, regular meeting for Town Attorney Waugh to come up with wording to be added to the Resolution.



Motion made by Council Pro Tem Sims, Seconded by Councilman Wollitz.  
Voting Yea: Council Pro Tem Sims, Councilman Pickett, Councilman Wollitz, Councilwoman Bishop

- ITEM-7      Resolution No. 2022-14 - Personnel Policy Manual  
A resolution of the Town Council of the Town of Hilliard, Florida, a Municipal Corporation; adopting a Town Policy regarding hunting on Town Property; amending the Town of Hilliard Personnel Policy Manual to ban hunting on Town Property; and providing for an effective date.  
**Town Attorney Waugh**

Town Council to adopt Resolution No. 2022-14, amending the Town of Hilliard Personnel Policy Manual as it relates to Business Ethics and Conduct.  
**Lisa Purvis, MMC - Town Clerk**

Motion made by Council Pro Tem Sims, Seconded by Councilman Wollitz.  
Voting Yea: Council Pro Tem Sims, Councilman Pickett, Councilman Wollitz, Councilwoman Bishop

- ITEM-8      Town Council approval of the Minutes from the September 6, 2022, Workshop, the September 13, 2022, Joint Workshop, and the September 15, 2022, Public Hearing & Regular Meeting.  
**Lisa Purvis, MMC - Town Clerk**

Motion made by Councilman Pickett, Seconded by Councilman Wollitz.  
Voting Yea: Council Pro Tem Sims, Councilman Pickett, Councilman Wollitz, Councilwoman Bishop

- ITEM-9      Town Council approval of ADAPCO, Payable through September 14, 2022, Project Name: Mosquito Sprayer, in the amount of \$5,480.00.  
**CAPITAL FUNDED PROJECT LUMP SUM \$5,480.00**

Motion made by Councilman Wollitz, Seconded by Councilman Pickett.  
Voting Yea: Council Pro Tem Sims, Councilman Pickett, Councilman Wollitz, Councilwoman Bishop

- ITEM-10      Town Council approval of Dixon Tree and Lawn Service, Payable for Mow No. 7 through September 14, 2022, Project Name: Mowing of Town Right of Ways in the amount of \$8,750.00.  
**MAINTENANCE FUNDED PROJECT LUMP SUM CONTRACT \$70,000.00**

Motion made by Council Pro Tem Sims, Seconded by Councilwoman Bishop.  
Voting Yea: Council Pro Tem Sims, Councilman Pickett, Councilman Wollitz, Councilwoman Bishop

- ITEM-11      Town Council approval of Home Depot, Payable through September 30, 2022, Project Name: Town Hall Renovations in the amount of \$970.76.  
**CAPITAL FUNDED PROJECT LUMP SUM PROJECT \$70,000.00**

Motion made by Councilman Pickett, Seconded by Council Pro Tem Sims.  
Voting Yea: Council Pro Tem Sims, Councilman Pickett, Councilman Wollitz,  
Councilwoman Bishop

- ITEM-12 Town Council approval of Vanzant Flooring, Inc., Payable through August 18, 2022, Project Name: Town Hall Renovations in the amount of \$14,317.52.  
**CAPITAL FUNDED PROJECT LUMP SUM PROJECT \$70,000.00**

Motion made by Council Pro Tem Sims, Seconded by Councilman Pickett.  
Voting Yea: Council Pro Tem Sims, Councilman Pickett, Councilman Wollitz,  
Councilwoman Bishop

- ITEM-13 Town Council approval of Whitehouse Recycling, Payable through August 30, 2022, Project Name: Walker Street Drainage and Paving, in the amount of \$1,800.00.  
**CAPITAL FUNDED PROJECT LUMP SUM PROJECT \$45,000.00**

Motion made by Councilman Pickett, Seconded by Councilman Wollitz.  
Voting Yea: Council Pro Tem Sims, Councilman Pickett, Councilman Wollitz,  
Councilwoman Bishop

## ADDITIONAL COMMENTS

### PUBLIC

No public comment.

### MAYOR & TOWN COUNCIL

Mayor Vanzant reads the upcoming meeting dates:

#### October Meetings:

Tuesday, 10-11-2022 @ 6PM	Joint Workshop (LDR'S)
Thursday, 10-20-2022 @ 7PM	Public Hearing & Regular Meeting (Rezone)

#### November Meetings:

Thursday, 11-03-2022 @ 7PM	Regular Meeting
Thursday, 11-17-2022 @ 7PM	Regular Meeting

Councilman Pickett thanks everyone for attending the meeting.

### ADMINISTRATIVE STAFF

PRESENT

Parks & Recreation Director, Gabe Whittenburg  
Town Clerk, Lisa Purvis  
Public Works Director, Ritchie Rowe

Parks and Recreation Director Whittenburg states that they are in the middle of gymnastics and basketball will be starting soon.

### TOWN ATTORNEY

Town Attorney Waugh advises the Council that the Brock property will close next week and that a quiet title has been filed for property along Bay Road in Hern lawsuit settlement.

**ADJOURNMENT**

Motion to adjourn at 7:49 p.m.

Motion made by Council Pro Tem Sims, Seconded by Councilman Pickett.

Voting Yea: Council Pro Tem Sims, Councilman Pickett, Councilman Wollitz, Councilwoman Bishop

Approved this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ by the Hilliard Town Council, Hilliard, Florida.

\_\_\_\_\_  
John P. Beasley  
Council President

ATTEST:

\_\_\_\_\_  
Lisa Purvis  
Town Clerk

APPROVED:

\_\_\_\_\_  
Floyd L. Vanzant  
Mayor

## TOWN OF HILLIARD, FL

ITEM-12

Project	Tank Name	Amount	Inv Number	Inv Date	Invoice Breakdown
145872	1300 METERS	133,743.00	555056	3/16/2022	\$109,553.00 for Investment Fees; \$24,190.00 for Maintenance Fees
145872	1300 METERS	1,979.16	557016	4/2/2022	2 INCH METERS -CHANGE ORDER PROPOSAL 1
145872	1300 METERS	134,599.33	568426	10/1/2022	\$109,553.00 for Investment Fees; \$25,046.33 for Maintenance Fees
145872	1300 METERS	135,485.97	-	10/1/2023	\$109,553.00 for Investment Fees; \$25,932.97 for Maintenance Fees
145872	1300 METERS	136,404.00	-	10/1/2024	\$109,553.00 for Investment Fees; \$26,851.00 for Maintenance Fees
145872	1300 METERS	137,354.53	-	10/1/2025	\$109,553.00 for Investment Fees; \$27,801.53 for Maintenance Fees
145872	1300 METERS	28,785.70	-	10/1/2026	METER MAINTENANCE PROGRAM - ANNUAL
145872	1300 METERS	29,804.71	-	10/1/2027	METER MAINTENANCE PROGRAM - ANNUAL

**Future fees are projected only and subject to change according to contract terms.**

SCOPE OF WORK NO. 1  
TO THE MASTER SERVICES AGREEMENT BETWEEN  
UTILITY SERVICE CO., INC.  
AND  
TOWN OF HILLIARD, FLORIDA

---

**METER MAINTENANCE PROGRAM**

---

1. **Effective Date.** The Effective Date for this Scope of Work No. 1 ("SOW1") shall be March 7, 2019.
2. **Term.** This SOW1 shall commence on the Effective Date and shall continue in full force and effect for a period of fifteen (15) years ("Term"), unless terminated as set forth in Section 9 of the Master Services Agreement.
3. **Description of Meter Maintenance Program and Company's Obligations.** The Meter Maintenance Program shall consist of two phases: an initial deployment phase and a maintenance phase. This SOW1 outlines the Company's responsibility for deployment, commissioning and maintenance of a Meter Maintenance Program. The Company shall provide all labor, equipment, and materials and use proprietary technology and know-how to complete installation for the Meter Maintenance Program.
  - a. The Company shall supply and install water meters ("meters") at locations throughout the Town of Hilliard. The meters supplied will be in the following quantities by size:

Meter Size	Quantity
5/8" x 3/4"	1213
1"	21
1-1/2"	11
2"	23
3"	3
4"	5
6"	1
8"	1

The residential and light commercial meters will comply with the following specifications:

- All meters shall meet or exceed the latest version of the American Water Works Association Standard C700 or C710 for positive displacement type meters.
- All materials used in the construction of the main cases shall have sufficient dimensional stability to retain operating clearances at working temperature up to 105 degrees Fahrenheit.
- The meter serial number shall be stamped on the main case of the meter.
- Measuring chambers shall be made of a suitable engineered plastic as described in AWWA C700 or C710.

- The measuring chamber shall employ a stainless-steel shaft for the drive magnet.
- The measuring chamber drive magnet shall be encapsulated in plastic.
- The measuring chamber shall incorporate a locating device that aligns to the main case of the meter to ensure proper chamber orientation and alignment.
- The measuring chamber shall be locked into place with a chamber retainer.
- All meters shall be 100% factory tested for accuracy and have the factory test results provided with each meter.
- Meters shall be pressure tested to ensure against leakage.

The commercial meters will comply with the following specifications:

- Shall meet or exceed all requirements of ANSI/AWWA Standard C701 and C702 for Class II compound and turbine meter assemblies. Each meter assembly shall be performance tested to ensure compliance.
- The meter main case shall be bronze or epoxy coated ductile iron composition.
- The measuring chamber shall consist of a measuring element, removable housing, and all-electronic register.
- The meter package shall meet or exceed all requirements of NSF/ANSI Standard 61, Annex F and G.

b. The company will supply and install 1278 Advance Metering Infrastructure (AMI) water modules ("AMI Modules") which meet the following specifications:

- The AMI Module shall be capable of receiving meter data from the meters described above.
- AMI Modules meters/service and other related endpoint devices shall be capable of being configured to communicate with the installed Data Collector Units ("DCUs").
- The AMI Module shall communicate using licensed 450 MHz band, certified to comply with FCC Part 90 rules.
- The AMI Module shall be designed and built for installation in outdoor water meter boxes
- Water endpoint devices shall be housed in a single package design designed for rugged, harsh environments and capable of complete submersion in water without damage.
- The AMI Module must function accurately and not be damaged over an operating temperature range of -40 deg. C to +70 deg. C.
- The AMI modules shall be designed to operate in the above conditions and have an estimated battery life of 15 years.
- Battery life data shall be transmitted alerting of low battery levels for preemptive maintenance.
- The AMI module shall have the capability to receive and process commands from the host system for all firmware updates to eliminate the need to manually perform the update function at each locale.

- The AMI Module shall employ actionable reports/alerts, to include:
    - Tamper Alert or Meter disconnected
    - Bad Read - ? or – marks
    - Small Leak Detected
    - Large Leak Detected
    - No Flow detected – Specific period of time set in the host software
    - Reverse Flow / Backflow
    - High Flow Rate Detected – Specifics set in host software
    - Battery Health
  - Each AMI module's clock date & time settings shall be updated to match reference date & time that shall be regularly provided to the meter via the Host Software, defined below.
- c. During the initial deployment phase, if the number of installed meters found exceed the meter quantities as detailed above in Section 3a., the Company will notify the Owner of this change in writing. The Company will supply and install water meters and AMI Modules at these additional locations, unless the Owner declines the additional meter quantities in writing to Company's Project Manager, prior to start of work. The Owner will have the choice to pay for the additional work separately as a one-time charge or have the Investment Fee and the Maintenance Fee updated to reflect the new cost of service.
- d. The company will supply and install sufficient Data Collector Units (DCU) to provide adequate coverage of the Owner's service territory. The DCUs will comply with the following specifications:
- The DCUs shall be battery powered with either AC or solar powered battery charger, which communicates in the licensed 450 MHz range with all the AMI modules in its assigned area.
  - The DCUs shall communicate to the Network Control Center (NCC) via a universal wide area network (WAN) connection, such as GSM/GPRS cellular, Ethernet or fiber to allow communication with the Host Software.
  - The DCUs shall collect and aggregate the stored meter data from all the AMI Modules in its zone a minimum of once per day and upload the information to the Host Software a minimum of once per day providing interval reads from each AMI module as programmed.
  - The Host Software shall allow self-diagnosis of any problems associated with the back haul of the communication system and the ability to automatically seek an alternate communication path if initial daily or real-time upload is unsuccessful.
  - The DCU shall have the ability to time synchronize all devices to within 5 seconds once per day and allow daily upload of meter data and system health checks is required.
  - The DCU shall allow remote firmware and software upgrades.
- e. The Company will ensure the Federal Communications Commission issues a license which allows the AMI system to operate within the utility service territory of the Owner and shall also be responsible, solely at its expense, for any other licenses, permits, or government approvals necessary to complete its obligations herein.

- f. The Company shall provide the Owner with accessibility to a managed hosting service, which will include monitoring services and backup services, installation of security patches and various levels of technical support. The hosted solution shall utilize a secure web-based application.
- g. The Company will provide a hosted software system ("Host Software") with the following capabilities:
  - The Host Software shall act as the central collection point for the data within the system. The server collects data from all of the DCUs and stores the gathered data in a secure database. Once data is stored and analyzed on the server, the data shall be available for display via an easy to use web based graphical interface. Access to the data shall be provided to the Owner by means of a user name and password.
  - The data will be available via a user interface that will allow for analysis, as well as bill generation.
  - The Host Software shall manage and archive data for five years such that it can be accessed by any Owner computers, handheld devices remotely via the web.
  - Using information from alerts uploaded in the data, the Host Software shall have the ability to generate user specific reports for each status code, configured by the User Interface.
- h. The Company will establish and maintain communications service between the DCUs and the Host Software.
- i. The Company shall be completely responsible for supplying and delivering the AMI System components, including training and ensuring the proposed AMI system is operational prior to full deployment. This includes the development of an exporting interface to the utility billing system and functional testing of the system.
- j. The Company's project manager shall oversee the execution of all aspects of the project and provide regular progress reports to the Owner.
- k. The Company will provide installation of water meters and AMI modules per the following process:
  - Safely remove meter box cover and verify meter number.
  - Attempt to notify resident if they are home. If there is no answer, check to see if meter is turning. If turning, come back later or wait a few moments to see if meter stops turning.
  - Turn curb stop off.
  - Record final reading from old meter.
  - Remove old meter.
  - Install new meter and washers.
  - Open resident's spigot(s) to flush air and debris from house line.
  - Turn curb stop on.
  - Verify the new meter is turning.
  - Install new radio transmitter by connecting wires.
  - Program AMI module per manufacturer's procedures



- Remove all trash and debris and leave job site in the same condition in which it was found.
- Record GPS location of water meter.
- Replace meter box cover.
- Reinstall meter box cover. If the meter box cover does not allow for the transmission of the RF signal, the cover shall be replaced with an RF friendly cover.
- When a meter exchange is completed, all components within the meter box shall be in working order with no leaking components and the meter turning as designed. Meter box shall be free of debris or trash.

- I. The Company will provide replacement hardware of any component, detailed above, which fails, except as detailed in Section 7 of this SOW1.

#### 4. **Owner's Obligations.**

- a. Owner shall verify all water meter pit boxes are clean and in good condition.
- b. Owner shall verify that all meter isolation/pit valves are in good working order, providing a complete shutoff.
- c. Owner shall provide access to Owner's public buildings and water tanks as necessary in order to install DCUs.
- d. The Owner shall cooperate and ensure that we have access to the water meter boxes for installation and/or maintenance of meters. Owner must provide any necessary written notice(s) to the Owner. The Owner will cooperate with Company to use any of their facilities (in a nonintrusive manner) to effectively install any equipment necessary for the metering service.
- e. The Owner will have to provide all of the information and support needed so that the Company can efficiently and effectively implement the AMI system export interface to the Owners billing system.
- f. During the initial deployment phase, if the Company finds that the Owner was not able to fulfill above obligations 4a and/or 4b, the Company will continue to supply and install water meters and AMI Modules at these locations, unless the Owner declines this service in writing to the Project Manager, prior to start of work. The Owner will have the choice to pay for this additional work separately as a one-time charge or have the Investment Fee and the Maintenance Fee updated to reflect the new cost of service.
- g. Owner shall cooperate with Company in its performance of any obligations or receipt of government approvals contemplated in Section 3.e, *supra*.

5. **Software License.** This Section sets forth the terms and conditions of the license for the Host Software ("Software") provided to Owner. Company and its suppliers grant to Owner a limited, nontransferable, non-exclusive and perpetual license to use the Software in object code form on a single central processing unit or computer network owned or leased by Owner or otherwise embedded in equipment provided by Company's supplier, solely in connection with the Owner's business operations. Owner may not modify or change the Software.

No right, title, or license in the Software shall transfer to the Owner, including any of Company supplier's trademarks, copyrights, patents, trade secrets, trademarks or other intellectual property rights embodied therein or used in connection therewith. The Owner is expressly prohibited from sublicensing, selling or otherwise transferring any of the Software. The Owner is required, as soon as practically possible, to notify Company and Company's supplier of any actual or suspected infringement of all or any part of the

Software. The Software may be used only for the Owner's own business and the Owner shall not permit any parent, subsidiary, affiliated entity or third party to use the Software. The Owner may make one archival copy of the object code for the Software, provided that the copy shall include the copyright and other proprietary notices found herein.

Company's supplier owns all proprietary rights, including patent, copyright, trade secret, trade name, trademark, service mark, logo, and other proprietary rights, in and to the Software, the training and instructive materials, and any corrections, bug fixes, enhancements, derivative works, updates or other modifications, including custom modifications, of or to the Software and the training and instructive materials related thereto, whether made or created by Company's supplier, Company, the Owner or any third party. Except as expressly agreed by Company's supplier and Company in a signed writing, all rights in and to Company's supplier's intellectual property are expressly retained by Company's supplier. Except as expressly set forth herein, no license or right related to Company's supplier's intellectual property shall be deemed to be granted to Company, the Owner or any third party.

Only Company's supplier or its authorized agents shall have the right to alter, maintain, enhance, customize, or otherwise modify the Software. Company's supplier shall not be responsible for any malfunction, error, or failure of the Software resulting from any alteration, maintenance, enhancement, customization or modification performed by the Owner or any unauthorized third party. The Owner shall not disassemble, decompile, reverse engineer, reverse assemble, reverse compile or make extracts from the Software or create any derivative works or similar methods therefrom or permit others to do so.

#### Restrictions on Use.

Licensing parameters. The Owner's use of the Software is restricted to theses Licensing Parameters. Use of the Software outside the Licensing Parameters is subject to the express written consent of Company and Company's supplier and the payment of all required additional fees.

#### 1. Technology System

- a. The Owner may not rent the Software or use the Software on a time share basis. This restriction is specifically applicable to any service or service bureau arrangement to which the Owner is, or may be, a party. The Owner shall not directly or indirectly, make the Software available to others.
- b. If the Owner has a Multi-Utility license, the Owner's use of the Software and training and instruction materials is restricted to (i) the Owner's internal use solely in connection with the Owner's use of Company's Technology System and to (ii) the Owner's use in providing meter reading services to its customer/utilities utilizing Company's Technology System.
- c. The customer/utilities to which the Owner may provide such services are limited to those that shall be identified as the Attachment A of this SOW1. It is the obligation of the Owner to update such list no less frequently than annually.

#### 2. Alteration. The Owner's use of the Software is limited in that the Owner is prohibited from altering, attempting to reverse engineer, attempting to decompile, or creating or attempting to create a derivative work from the Software.

#### 3. Copies

- a. The Owner's use of the Software is limited in that it may not copy the Software except for:
    - i. Use in the computer equipment of Company or Owner in which the Software is loaded and such additional equipment as Company and Owner may from time to time designate in writing;
    - ii. Back up purposes; and
    - iii. Archival purposes.
  - b. All such copies shall include any copyright notices appearing in the Software.
  - c. The Owner shall have the right to copy and modify the Software training and instruction materials to coordinate these materials with the Owner's own internal training and working procedures. Company and Company's suppliers shall have no liability or obligation to the Owner with respect to any modified training and instruction materials, and any additional costs incurred by Company or Company's supplier in the integration of maintenance changes caused by such modifications shall be reimbursed to Company by the Owner.
4. Compliance with Laws. The Owner's use of the Software is limited in that it must use the Software and the training and instruction materials in accordance with all applicable laws and regulations of the United States and the Federative Republic of Brazil.
  5. Used on Designated Equipment. The Owner's use of the Software is restricted to use on the Designated Equipment, defined as the computer equipment of Company or Owner in which the Software is loaded and such additional equipment as Company and Owner may from time to time designate in writing. Should the Owner desire to transfer the operation of the Software to a computer other than the Designated Equipment, the Owner shall notify Company and Company's supplier upon such transfer. Such computer must meet the required specifications of the Designated Equipment. Under no circumstance may the Software be used for production purposes on other than the Designated Equipment.
  6. Temporary Use. Without notice to Company or Company's supplier, the Owner may temporarily transfer the operation of the Software to a backup computer if the Designated Equipment is inoperative due to malfunction, or during the performance of preventative maintenance, engineering changes or changes in features or model until the Designated Equipment is restored to operative status and processing of the data already entered into the back up computer is completed.

IN NO EVENT WILL COMPANY'S SUPPLIERS BE LIABLE FOR ANY LOST REVENUE, PROFIT, OR DATA, OR FOR SPECIAL, INDIRECT, CONSEQUENTIAL, INCIDENTAL, OR PUNITIVE DAMAGES HOWEVER CAUSED AND REGARDLESS OF THE THEORY OF LIABILITY ARISING OUT OF THE USE OF OR INABILITY TO USE THE SOFTWARE EVEN IF COMPANY OR ITS SUPPLIERS HAVE BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. In no event shall Company's suppliers' liability to Owner, whether in contract, tort (including negligence), or otherwise, exceed the price Owner paid.

This License is effective until this SOW1 is terminated as set forth in Section 9 of the Master Service Agreement. Additionally, Company may terminate this License immediately upon notice to Owner. This License will terminate immediately without notice from Company if Owner fails to comply with any provision of this SOW1, to include

nonpayment or violation of the terms of use in effect from time-to-time during the term of this SOW1. Upon termination of this License, Owner must return or destroy all copies of Software.

This License shall be governed by and construed in accordance with the laws of the State of Florida. If any portion hereof is found to be void or unenforceable, the remaining provisions of this License shall remain in full force and effect. This License constitutes the entire License between the parties with respect to the use of the Software.

6. **Fee and Payment Terms.** Owner has received and relied upon certain PowerPoint presentations by Company to agree to the terms set forth herein. The Meter Maintenance Program is estimated to be deployed within twelve months of execution of this SOW1. The first five (5) annual fees related to the initial investment spread ("Investment Fees") shall be **\$109,553.00** per Contract Year from Contract Year 1 to Contract Year 5.

a. The annual maintenance fees ("Maintenance Fees") shall be in addition to the Investment Fees and shall be payable each Contract Year during the Term of this SOW1. The Maintenance Fee for Contract **Year 1** shall be **\$24,190.00**; however, at each anniversary date, the annual Maintenance Fee shall be adjusted to reflect the current cost of service. The adjustment of the annual Maintenance Fee shall be limited to a maximum of 5% per annum. All applicable taxes are the responsibility of the Owner and are in addition to the stated costs and fees in this SOW1.

b. **Adjustment to Investment and Maintenance Fee:** The Investment fee and Maintenance Fee shall be adjusted to reflect any additional cost of services incurred under 3.c. and 4.f. above. This fee adjustment shall be in the form of an amendment to this SOW1.

c. The Investment Fee and Maintenance Fee for **Contract Year 1**, plus all applicable taxes, shall be due and payable twelve (12) months from the signing of this SOW1, or **upon deployment of the Meter Maintenance Program, whichever is greater. Each subsequent Investment Fee and Maintenance Fee, plus all applicable taxes, shall be due and payable on the first day of each Contract Year thereafter.** Furthermore, **if the Owner elects to terminate this SOW1 prior to remitting the first five (5) Investment Fees, then the balance for work completed in the initial investment phase plus any outstanding Maintenance Fee(s) through the termination date shall be due and payable within thirty (30) days of the termination.**

7. **Limited Warranty.** NEW EQUIPMENT SUPPLIED BY THE COMPANY IS WARRANTED TO BE FREE FROM MATERIAL DEFECTS AND WORKMANSHIP UNDER NORMAL USE AND SERVICE. THE COMPANY'S OBLIGATION UNDER THIS WARRANTY IS LIMITED TO REPAIRING OR REPLACING, AT THE COMPANY'S OPTION, ANY PART FOUND TO THE COMPANY'S SATISFACTION TO BE SO DEFECTIVE.

THIS WARRANTY DOES NOT COVER DAMAGE RESULTING FROM MISUSE, ACCIDENT, NEGLIGENCE, ABUSE, ALTERATION, AND VANDALISM OR FROM IMPROPER OPERATION, MAINTENANCE, IMPROPER ALIGNMENT, MODIFICATION, OR ADJUSTMENT. IF OWNER OR OTHERS REPAIR, REPLACE, OR ADJUST EQUIPMENT OR PARTS WITHOUT THE COMPANY'S PRIOR WRITTEN APPROVAL, THE COMPANY IS RELIEVED OF ANY FURTHER OBLIGATION TO THE OWNER UNDER THIS SECTION WITH RESPECT TO SUCH EQUIPMENT OR PARTS.



THE COMPANY'S LIABILITY FOR BREACH OF THESE WARRANTIES (OR FOR BREACH OF ANY OTHER WARRANTIES FOUND BY A COURT OF COMPETENT JURISDICTION TO HAVE BEEN GIVEN BY THE COMPANY) SHALL BE LIMITED TO: (A) ACCEPTING RETURN OF SUCH EQUIPMENT AND (B) REFUNDING ANY AMOUNT PAID THEREON BY THE OWNER (LESS DEPRECIATION AT THE RATE OF 15% PER YEAR IF THE OWNER HAS USED EQUIPMENT FOR MORE THAN THIRTY [30] DAYS), AND CANCELING ANY BALANCE STILL OWING ON THE EQUIPMENT AND (C) IN THE CASE OF SERVICE, AT THE COMPANY'S OPTION, REDOING THE SERVICE, OR REFUNDING THE PURCHASE ORDER AMOUNT OF THE SERVICE OR PORTION THEREOF UPON WHICH SUCH LIABILITY IS BASED. THESE WARRANTIES ARE EXPRESSLY IN LIEU OF ANY OTHER WARRANTIES, EXPRESS OR IMPLIED, AND THE COMPANY SPECIFICALLY DISCLAIMS ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, AND IN LIEU OF ANY OTHER OBLIGATION OR LIABILITY ON THE PART OF THE COMPANY WHETHER A CLAIM IS BASED UPON NEGLIGENCE, BREACH OF WARRANTY, OR ANY OTHER THEORY OR CAUSE OF ACTION. IN NO EVENT SHALL THE COMPANY BE LIABLE FOR ANY CONSEQUENTIAL, INCIDENTAL, INDIRECT, SPECIAL OR PUNITIVE DAMAGES OF ANY KIND. FOR PURPOSES OF THIS SECTION, THE EQUIPMENT WARRANTED SHALL NOT INCLUDE EQUIPMENT, PARTS, AND WORK NOT MANUFACTURED OR PERFORMED BY THE COMPANY. WITH RESPECT TO SUCH EQUIPMENT, PARTS, OR WORK, THE COMPANY'S ONLY OBLIGATION SHALL BE TO ASSIGN TO THE OWNER THE WARRANTIES PROVIDED TO THE COMPANY BY THE MANUFACTURER OR SUPPLIER, IF ANY, PROVIDING SUCH EQUIPMENT, PARTS OR WORK. NO EQUIPMENT FURNISHED BY THE COMPANY SHALL BE DEEMED TO BE DEFECTIVE BY REASON OF NORMAL WEAR AND TEAR, OWNER'S FAILURE TO PROPERLY STORE, INSTALL, OPERATE, OR MAINTAIN THE EQUIPMENT IN ACCORDANCE WITH GOOD INDUSTRY PRACTICES OR SPECIFIC RECOMMENDATIONS OF THE COMPANY, OR OWNER'S FAILURE TO PROVIDE COMPLETE AND ACCURATE INFORMATION TO THE COMPANY CONCERNING THE OPERATIONAL APPLICATION OF THE EQUIPMENT.

The Parties hereby execute this SOW1 by their duly authorized representatives as of the date(s) set forth herein below.

OWNER

COMPANY

**Town of Hilliard**

**Utility Service Co., Inc.**

By: Floyd Vanzant

By: G. David Forrester

Name: Floyd Vanzant

Name: G. David Forrester

Title: Mayor of Hilliard, Florida

Title: Vice President, Tank Services LOB

Date: March 7, 2019

Date: February 22, 2019