

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

AGENDA

THURSDAY, NOVEMBER 04, 2021, 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

PUBLIC HEARING

ITEM-1

PUD Rezoning No. 20210809 - Rezoning A-1 to Establish the Greenbrier PUD
Ordinance No. 2021-09 - Open Public Hearing

An Ordinance of the Town Council of the Town of Hilliard, Florida, Rezoning the Property Located on the Westside of U.S. 301 (U.S. Highway 1/State Road No. 5) to the South of the Intersection with Henry Smith Road, and West of Old Dixie Highway/Kings Road, Described in Attachment "A", Legal Description from A-1, Agricultural to PUD, Planned Unit Development, Specifically Described in Attachment "B" Written Description, and Attachment "C" Site Plan; Providing for Severability, Repealer, and Setting an Effective Date.

Town Attorney Waugh

Disclosure of Ex Parte Communication

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

Call for Public Comment

Close Public Hearing on Ordinance No. 2021-09

Planning and Zoning Board recommendation of Town Council approval of Ordinance No. 2021-09 Greenbrier PUD

Janis Fleet, AICP - Land Use Administrator

REGULAR MEETING - Town Council Action

Town Council First Reading on Ordinance 2021-09 Greenbrier PUD and Set Public Hearing & Final Reading for Thursday, January 6, 2022 at 7:00 p.m.

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

REGULAR MEETING

ITEM-2 Additions/Deletions to Agenda

ITEM-3 Town Council approval to request Legislative Appropriation Funding for the Construction and Paving of Sixth Street.
Douglas D. Adkins - Dayspring Health

ITEM-4 Town Council Approval for the Minor Subdivision Application #20210908
Property Owner - Mr. William Pokorski
Parcel ID No. 08-3N-24-2380-0084-0010
Janis K. Fleet, AICP - Land Use Administrator

ITEM-5 Town Council approval to accept Town Clerks recommendation to move Town Hall Administrative Assistant Alicia Head from Introductory Probationary status to Regular Full Time Employment status.
Lisa Purvis, MMC - Town Clerk

ITEM-6 Town Council approval of the Minutes from the October 21, 2021, Regular Meeting.
Lisa Purvis, MMC - Town Clerk

ITEM-7 Town Council approval of Nassau County Council on Aging Donation for Fiscal Year 2021-2022, to assist Seniors in Hilliard with their Water and Sewer Bills in the amount of \$10,000.00.
BUDGETED DONATION FROM WATER AND SEWER PENALTY FEES COLLECTED

ITEM-8 Town Council approval of The Kenton Group dba Baldwin Quality Plumbing, Pay Request No. 1 through September 30, 2021, Project Name: Gravity Sewer Overflow Pipe on 4th Street Project in the amount of \$29,542.50.
CAPITAL FUNDED PROJECT LUMP SUM CONTRACT \$110,075.00

ITEM-9 Town Council approval of The Kenton Group dba Baldwin Quality Plumbing, Pay Request No. 2 through October 29, 2021, Project Name: Gravity Sewer Overflow Pipe on 4th Street Project in the amount of \$49,050.00.
CAPITAL FUNDED PROJECT LUMP SUM CONTRACT \$11,075.00

ITEM-10 Town Council approval of AECOM, Payable through October 8, 2021, Project Name: New Box Hangar & Hangar Repairs at the Hilliard Airpark in the amount

of \$3,258.00.

**FDOT PTGA 100% GRANT FUNDED PROJECT LUMP SUM CONTRACT
\$58,940.00**

ITEM-11

Town Council approval of McInnis Services, LLC dba LMC Steel, Payable for Pay Request No. 1 through October 31, 2021, Project Name: New Box Hangar, Hangar Repair & New Equipment Storage Building at Hilliard Airpark in the amount of \$98,344.00.

**FDOT PTGA 100% GRANT FUNDED PROJECT LUMP SUM CONTRACT
\$515,857.00**

ITEM-12

Town Council approval of McInnis Services, LLC dba LMC Steel, Payable for Pay Request No. 2 (Change Order No. 1) through October 31, 2021, Project Name: New Box Hangar, Hangar Repair & New Equipment Storage Building at Hilliard Airpark in the amount of \$28,300.00.

**FAA CARES 100% FUNDED HANGAR REPAIR PROJECT CHANGE ORDER
NO. 1 TOTALING \$28,300.00**

ITEM-13

Town Council approval of AEC Electrical Contractors Inc., Payable for Pay Request No. 1 through October 26, 2021, Project Name: Security & Lighting at the Hilliard Airpark in the amount of \$40,375.00.

**FDOT PTGA 100% GRANT FUNDED PROJECT LUMP SUM CONTRACT
\$165,000.00**

ITEM-14

Town Council approval of AECOM, Payable through October 8, 2021, Project Name: Security Improvements at Hilliard Airpark in the amount of \$2,959.00.

**FDOT PTGA 100% GRANT FUNDED PROJECT LUMP SUM CONTRACT
\$51,370.00**

ITEM-15

Town Council to set a Special Meeting to Discuss and Decide on the Classification and Compensation Study for the Town of Hilliard.

Lisa Purvis, MMC – Town Clerk

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

ADA NOTICE

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

APPEALS

Pursuant to the requirements of Section 286.0105, Florida Statues, the following notification is given: If a person decides to appeal any decision made by the Council with respect to any matter considered at such meeting, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

PUBLIC PARTICIPATION

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

EXPARTE COMMUNICATIONS

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

2021 HOLIDAYS

TOWN HALL OFFICES CLOSED

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



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Town Council Regular Meeting Meeting Date: November 4, 2021

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

SUBJECT: Town Council First Reading on Ordinance No. 2021-09 Greenbrier PUD and Set Public Hearing & Final Reading for January 6, 2022.

BACKGROUND:

APPLICANT/AGENT:

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

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

OWNER:

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

PROPERTY LOCATION:

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

PARCEL NUMBER:

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

CURRENT ZONING:

A-1, Agricultural

FUTURE LAND USE DESIGNATION:

Mixed Use

STAFF COMMENTS:

The subject property has a Future Land Use map designation ("FLUM") of Mixed Use and Conservation. The Mixed-Use portion of the site includes approximately 126.7 acres (126.04 uplands plus 0.66 acres of wetland impacts) and the Conservation portion of the site is approximately 34.55 acres. The Mixed Use FLUM designation seeks to promote a combination of residential and commercial development and allows for up to 12 dwelling units per acre and a maximum intensity of 50 percent of lot/parcel coverage for commercial uses. The Property meets the requirements of the Mixed-Use District FLUM designation by promoting a diversity of land uses including residential, commercial and office. As designed the project includes approximately 50.71 +/- acres of residential lots (40% of the Mixed Use area), 25.19 acres of non-residential uses (20% of the Mixed Use area) with the remaining portion of the Mixed-Use lands being a combination of open space and shared infrastructure. The Greenbrier PUD will be developed based on the site plan and written description included in the application. The site plan and written description are attachments to the ordinance rezoning the property and any change in the written description or site plan, will require a PUD-to-PUD rezoning.

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

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

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

A. Lot Requirements:

Commercial Development Standards:

a. Setbacks: Setbacks shall be measured per the LDR and shall be as follows:

- 1) Front Yard: 10 feet; Lots having a second frontage shall have a setback of 10 feet for the second frontage.
- 2) Rear Yard: 5 feet
- 3) Side Yard: 10 feet

- 4) All structures shall have a minimum separation of 20 feet, as measured from the furthest projection on the structure to the furthest projection of any other structure.

- b. Building height: Buildings shall not exceed 35 feet in height.
- c. Maximum impervious surface ratio: 75 percent.
- d. Maximum lot coverage by buildings: 50 percent of the overall commercial Parcels (not to include parking or drainage facilities)

Single-Family Development Standards:

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

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

Shall not cover more than 35% of the total lot area. |
| d. Minimum Front Yard | 20 feet* |
| e. Minimum Side Yard | 5 feet, Corner Lots, 10 feet* |
| f. Minimum Rear Yard | 10 feet |
| g. Maximum Height | 35 feet from established grade |

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

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

The site plan was revised after the Planning and Zoning Board meeting. The site plan reviewed at the Planning and Zoning Board public hearing included 3 points of ingress and egress, two access points on U.S. 1 and one access point on Henry Smith Road. The revised site plan included for the Town Council review was submitted on October 20, 2021 and eliminates the access on Henry Smith Road. The site plan was revised after a meeting with the applicant's development team, the Hilliard Land Use Administrator, representatives of FDOT and Nassau County Traffic Engineering. At the meeting it was discussed that with the three access points Henry Smith Road would fail, with the LOS (level of service) standard for Henry Smith Road being downgraded to "F", with backup of at least 9 vehicles trying to access U.S. 1. from Henry Smith Road.

It was recommended by FDOT and Nassau County Traffic Engineering that it would better remove any access to Henry Smith Road and just have the access for the development on U.S. 1. The developer will be responsible to pay for the traffic improvements on U.S.1 to mitigate the traffic impacts of the Greenbrier PUD. The traffic improvements required will be determined after traffic analysis of the project is performed which will probably include an Intersection Control Analysis (ICE), to determine if a traffic signal is warranted and improvements to U.S. 1.

The revised site plan maintains a utility easement along Henry Smith Road. The utility access will not have access to the development, as the site plan indicates single family dwelling units backing up to Henry Smith Road. If an access to Henry Smith is desired in the future, a rezoning from PUD to PUD would be required to amend the adopted site plan.

The applicant has submitted an application for school concurrency. The application has been sent to the Nassau County School Board for their review.

The property included in the Greenbrier PUD includes a right of way that needs to be closed. The applicant has requested an application for road closure from the Town.

Consistency with Comprehensive Plan

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

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

Planning and Zoning Board Public Hearing - October 12, 2021

Adjoining property owners expressed concerns about drainage in the area and the impact Greenbrier PUD will have drainage in the area. The design engineer for the Greenbrier PUD stated at the public hearing he will meet with residents in the area to assure their concerns related to drainage are expressed.

The Paster of the First Assembly of God expressed his concerns related to access to the church. The traffic engineer for the Greenbrier PUD stated he will work with the church and make them aware of access issues.

Planning and Zoning Board Recommendation

At the October 12, 2021, Planning and Zoning voted to recommend to the Town Council the rezoning of parcels #15-3N-24-2320-0019-0000; 15-3N-24-2320-0020-0000; 15-3N-24-2320-0021-0000; 22-3N-24-2320-0025-0000; and 22-3N-24-2320-0041-0000, from A-1, Agricultural to PUD, Planned Unit Development to create the Greenbrier PUD. The proposed rezoning provides for orderly growth and use of the subject property. The rezoning will be consistent with the goals, objectives and policies of the Comprehensive Plan. The Planning and Zoning Board recommended approval of the PUD rezoning with the following conditions:

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

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

RECOMMENDATION: Provide input to the developer on the Greenbrier PUD and approve Ordinance 2021-09 on First Reading and set the public hearing for Second and Final reading of Ordinance 2021-09 for January 6, 2022.

ORDINANCE NO. 2021-09

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

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

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

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

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

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

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

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

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

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

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

John P. Beasley
Council President

ATTEST:

Lisa Purvis
Town Clerk

APPROVED:

Floyd L. Vanzant
Mayor

P&Z Publication: September 22, 2021
P&Z Public Hearing: October 12, 2021
TC 1st Publication: October 27, 2021
TC 1st Public Hearing: November 4, 2021
TC 2nd Publication: December 1, 2021
TC 2nd Public Hearing: January 6, 2022

ATTACHMENT "A"

LEGAL DESCRIPTION

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

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

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

ATTACHMENT “B”

WRITTEN DESCRIPTION

I. PROJECT DESCRIPTION

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

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

The Property has a Future Land Use map designation (“FLUM”) of Mixed Use and Conservation. The Mixed Use portion of the site includes approximately 126.7 acres (126.04 uplands plus 0.66 acres of wetland impacts) and the Conservation portion of the site is approximately 34.55 acres. The Mixed Use FLUM designation seeks to promote a combination of residential and commercial development, and allows for up to 12 dwelling units per acre and a maximum intensity of 50 percent of lot/parcel coverage for commercial uses. The Property meets the requirements of the Mixed Use District FLUM designation by promoting a diversity of land uses including residential, commercial and office. As designed the project includes approximately 50.71 +/- acres of residential lots (40% of the Mixed Use area), 25.19 acres of non-residential uses (20% of the Mixed Use area), with the remaining portion of the Mixed Use lands being a combination of open space and shared infrastructure.

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

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

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

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

II. USES AND RESTRICTIONS

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

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

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

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

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

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

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

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

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

III. DESIGN GUIDELINES

A. Lot Requirements:

Commercial Development Standards:

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

Single-Family Development Standards:

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

- | | | |
|----|----------------------|---|
| a. | Minimum Lot Area | 5,500 square feet |
| b. | Minimum Lot Width | 50 feet at front building line
35 feet frontage on cul-de-sac |
| c. | Maximum Lot Coverage | All buildings including accessory buildings
Shall not cover more than 35% of the total lot area. |
| d. | Minimum Front Yard | 20 feet* |
| e. | Minimum Side Yard | 5 feet, Corner Lots, 10 feet* |
| f. | Minimum Rear Yard | 10 feet |
- *For double-frontage or through lots, the front yard shall be deemed as that part of the lot with the front of the house facing forward. For the purposes of corner lots the portion of the yard with the face of the

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

- g. Maximum Height 35 feet from established grade

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

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

B. Ingress, Egress and Circulation:

- a) **Parking Requirements:** Two (2) parking spaces per residential unit will be provided through a garage for each single-family unit with a driveway paved to the roadway. The PUD shall comply with applicable off-street parking and loading requirements of the LDRs. Individual commercial parcels may share parking with other facilities pursuant to shared parking agreements, provided the uses sharing the parking areas do not result in a lack of required parking.
- b) **Vehicular Access/Interconnectivity:** The Site Plan depicts preliminary vehicular circulation system and shows all points of connection with public rights-of-way. Access to the Property will be provided via two (2) entrances, both off of U.S. 301 (U.S. Highway 1/State Road No. 5) as depicted on the Site Plan. The internal streets shall be designed and constructed with a minimum 50’ right-of-way, curb and gutter, potable water and sanitary sewer treatment and collection systems and maintenance thereof shall be dedicated or granted to the Town of Hilliard in accordance with the Town’s standards for acceptance and dedication. The Applicant will coordinate with the Florida Department of Transportation (“FDOT”) for roadway improvements to U.S. Highway 301 as provided in subsection (c) below. The Applicant will also provide pedestrian interconnectivity with neighboring commercial areas to the north, where feasible. In addition, the Applicant has reserved an easement for utilities along Henry Smith Road which could provide future ingress and egress into the Property. In the event the Applicant provides said access to the project, the Applicant would coordinate

with the Town of Hilliard and Nassau County for roadway improvements to Henry Smith Road based on the project traffic generated by the PUD at project buildout.

- c) **Traffic Improvements:** The PUD is proposing ingress and egress drives from U.S. Highway 301 for safety and efficient traffic flow purposes in the locations depicted on the Site Plan. The locations of the access drives from U.S. Highway 301 will be determined by FDOT. The Applicant will provide the Town with an FDOT driveway permit for the final access drives during the construction planning process for any development within the Property. As part of the driveway permit application with FDOT, the Applicant shall be required to conduct a traffic study by a professional traffic engineer (the “Traffic Study”), which shall be submitted and subject to the review and approval of the Town and FDOT. The Traffic Study shall be comprehensive and shall evaluate the impact of the PUD through buildout and evaluate individual thresholds or phases of development in the PUD. The applicant shall be responsible for roadway improvements to U.S. Highway 301 as identified in the Traffic Study and as required by FDOT based upon the Traffic Study. Additionally, this condition shall not preclude the applicant from seeking mobility or impact fee credits for improvements which meet applicable LDR provisions for credits. It is anticipated that FDOT will require the Applicant to undertake an Intersection Control Analysis (ICE) as part of the Traffic Study which shall determine whether a signal is warranted at the main site drive access at U.S. Highway 301, as depicted as Entrance 1 on the Site Plan. If warranted, the Applicant will be responsible for the cost of design, materials and installation of signalization at the intersection on a proportionate share basis, based on the project traffic generated by the PUD at project buildout.
- d) **Pedestrian Access & Streetlights:** Pedestrian circulation will be provided via sidewalks that are a minimum width of six (6) feet. Sidewalk will be located on one side of all internal rights-of-ways within the project, which locations are depicted on the Site Plan. In addition, sidewalks will be located on one side of the entrance roadways depicted as Entrance 1 and Entrance 3 on the Site Plan to provide pedestrian interconnectivity between the commercial and residential areas of the project. All pedestrian accessible routes shall meet the requirements of the LDR, Florida Accessibility Code for Building Construction (“FACBC”) and Americans Disability Act Accessibility Guidelines (“ADAAG”) established by Florida law and 28 CFR Part 36. Sidewalks abutting residential lots will be installed by builders as they construct homes. Common area sidewalks located along any parks, ponds and open space will be constructed during the roadway construction phase. Streetlights will be purchased and installed at the Applicant’s expense along all streets as approved by

the Town of Hilliard's Engineering Department. Electrical services and maintenance of the streetlights shall be the responsibility of the Town once the Town accepts dedication of the streets.

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

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

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

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

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

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

E. Recreation and Open Space: The design of the PUD incorporates common open space, as well as varied active and passive recreation opportunities, meeting and exceeding the standards of the LDR. Open space and common areas will exceed the 20% open space requirement

of LDR Section 62-316(b). The preliminary Site Plan provides approximately 39% of open space which is comprised of preserved onsite wetlands, the upland buffer, pond area, and recreation areas. The Applicant intends to dedicate all recreation areas to the homeowners' association for active and passive recreation uses. Active recreation uses may include, at the developer's and/or homeowners' association's sole discretion, a playground, dog park, open sports field area, walking trails, community garden, and similar uses.

F. Utilities:

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

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

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

H. Stormwater: Stormwater will be handled on site within retention areas, with conveyance via the roadways and/or piping within appropriate easements. The drainage structures and facilities will be designed and constructed in compliance with the LDR in effect at the time of

permitting, subject to SJRWMD standards. The stormwater treatment facility will be maintained by a property owners' association.

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

IV. ADDITIONAL CONDITIONS

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

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





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

PUD Rezoning Application

A. PROJECT

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

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Brian Patten Title: Founder, CEO
 Company (if applicable): National Land Partners II, LLC
 Mailing address: 665 Simonds Road
 City: Williamstown State: Massachusetts ZIP: 01267
 Telephone: (904) 583-9922 FAX: () e-mail: brian@freeholdllc.com
3. If the applicant is agent for the property owner*
 Name of Owner (titleholder): Hilliard Equity Resources LLC
 Mailing address: 8691 Commonwealth Avenue
 City: Jacksonville State: Florida ZIP: 32220
 Telephone: () FAX: () e-mail:

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

C. ATTACHMENTS

1. Statement of proposed change, including a map showing the proposed zoning change and zoning designations on surrounding properties
2. A current aerial map (Maybe obtained from the Nassau County Property Appraiser.)
3. Plat of the property (Maybe obtained from the Nassau County Property Appraiser.)
4. Legal description with tax parcel number.
5. Boundary survey
6. Warranty Deed or the other proof of ownership
7. Site Plan
8. Written Description
9. Binding Letter
10. Fee.

a. \$2,500 plus \$20 per acre

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

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

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

Alan L. Murray

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

Typed or printed name and title of applicant
MANAGER OF NATIONAL LAND PARTNERS II, LLC

8/5/2021

Date

State of Massachusetts

County of Berkshire

Signature of Co-applicant

Typed or printed name of co-applicant

Date

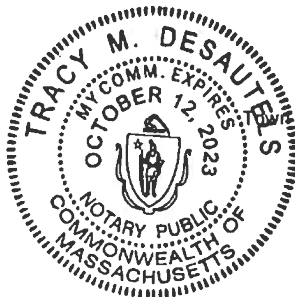
The foregoing application is acknowledged before me this 5th day of August, 2021 by Alan L.

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

NOTARY SEAL

[Signature]

Signature of Notary Public, State of Massachusetts



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

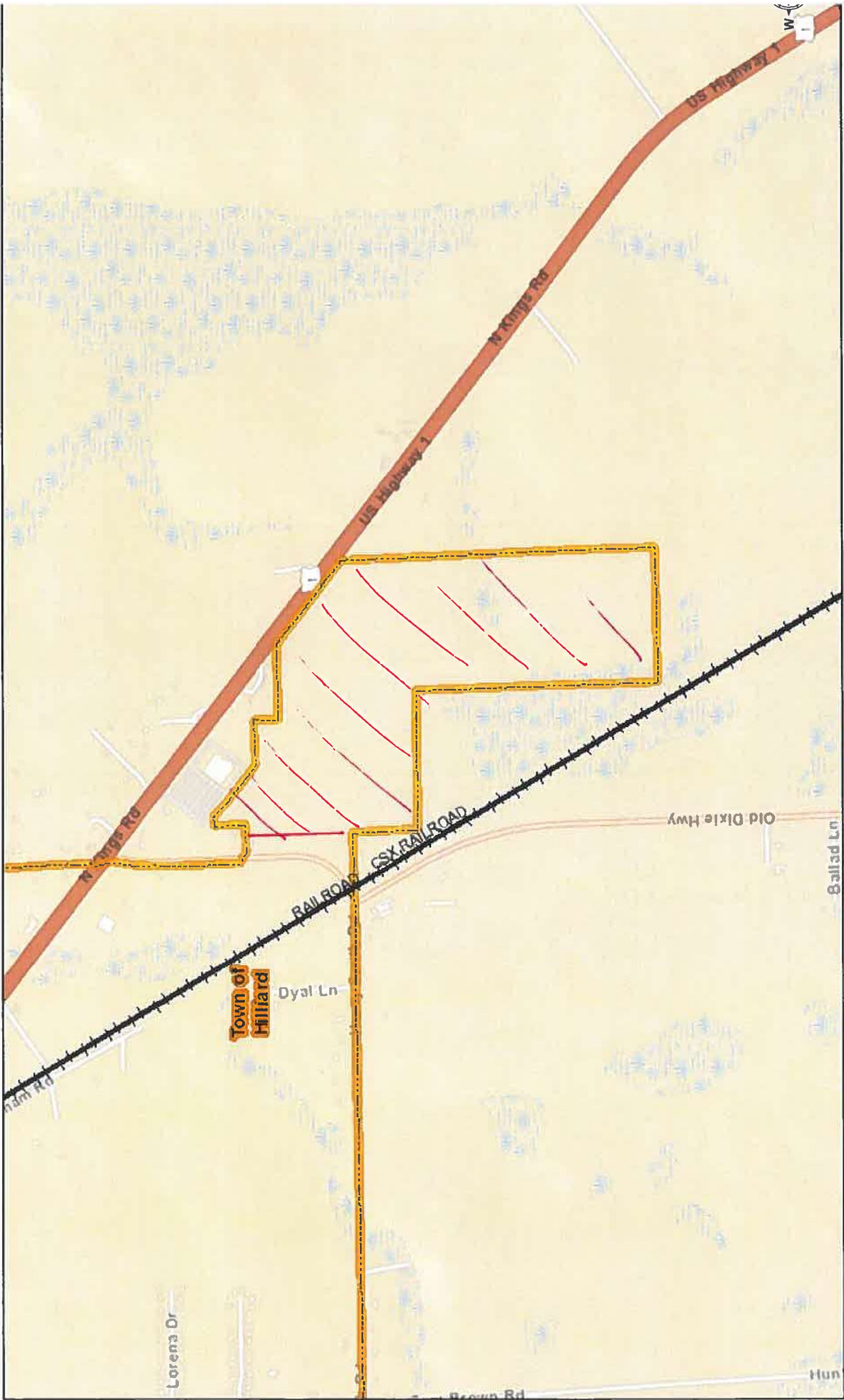
ATTACHMENT 1**Statement of Proposed Change**

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

ATTACHMENT 2

Aerial Map

8



August 6, 2021

Municipal Boundary

- Town of Hilliard
- City of Fernandina Beach
- Town of Callahan

Scale: 1:18,056

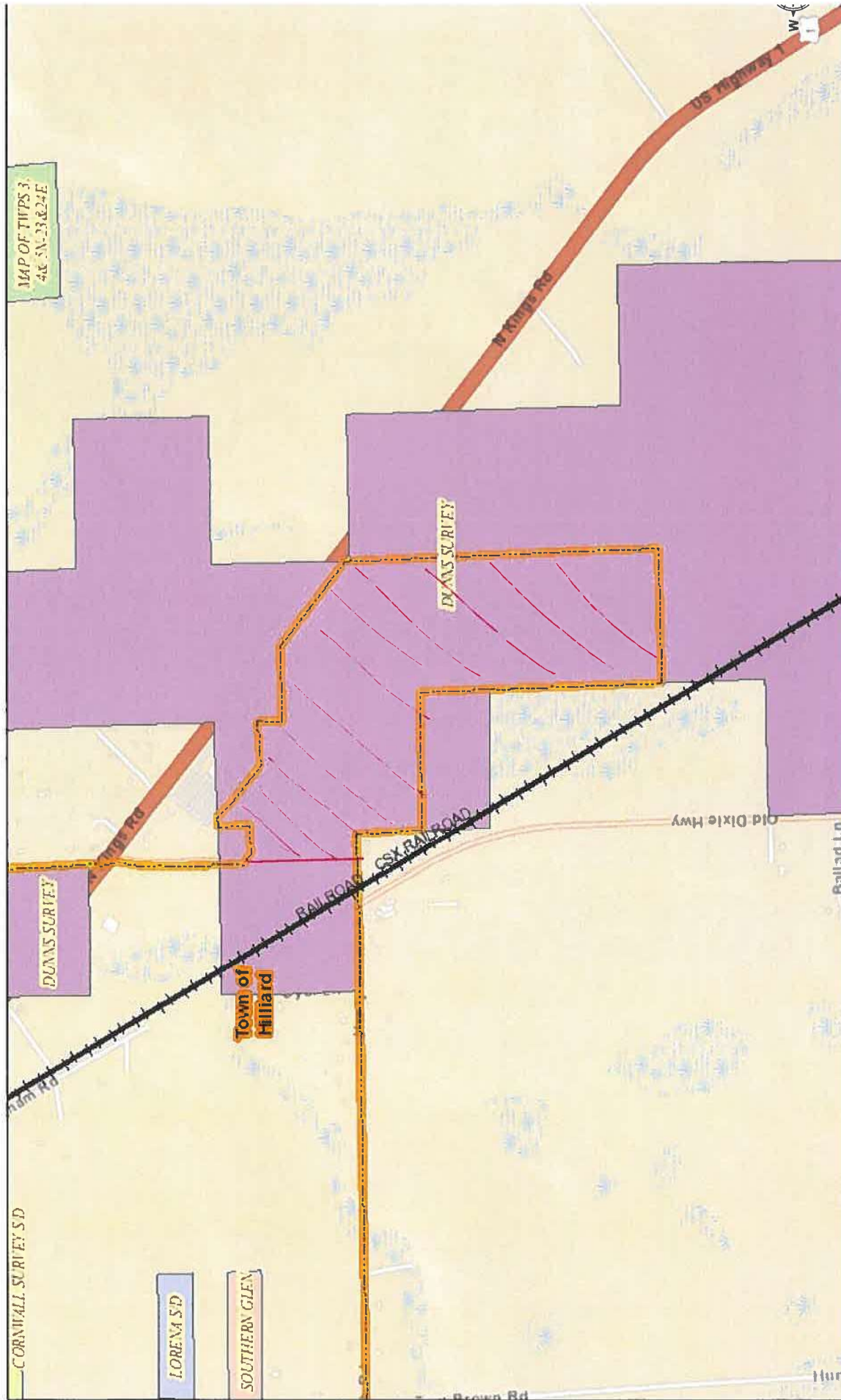
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), OpenStreetMap contributors, and the GIS User Community

ITEM-1

ATTACHMENT 3

Plat Map

GoMaps

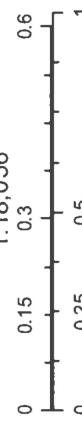


August 6, 2021

Municipal Boundary

-  City of Fernandina Beach
-  Town of Callahan
-  Town of Hilliard

1:18,056



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

ITEM-1

ATTACHMENT 4

Legal Description

LEGAL DESCRIPTION
(SURVEYOR'S DESCRIPTION)

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

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

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

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

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

ATTACHMENT 5

Boundary Survey

ATTACHMENT 6

Proof of Ownership / Owner's Authorization

Agent Authorization Affidavit – Property OwnerDate: 3/19/21

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

Re: Agent Authorization for Greenbrier PUD Application

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

To Whom It May Concern:

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

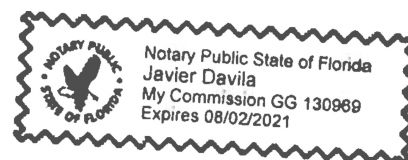
HILLIARD EQUITY RESOURCES, LLC

By: [Signature]Name: Wyllie HodgesIts: MGR

STATE OF FLA.
 COUNTY OF DUVAL

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

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



1 PAGE 10 PAGE 11 PAGE 12 PAGE 13 PAGE 14 PAGE 15 PAGE 16 PAGE 17 PAGE 18 PAGE 19 PAGE 20 PAGE 21 PAGE 22 PAGE 23 PAGE 24 PAGE 25 PAGE 26 PAGE 27 PAGE 28 PAGE 29 PAGE 30 PAGE 31 PAGE 32 PAGE 33 PAGE 34 PAGE 35 PAGE 36 PAGE 37 PAGE 38 PAGE 39 PAGE 40 PAGE 41 PAGE 42 PAGE 43 PAGE 44 PAGE 45 PAGE 46 PAGE 47 PAGE 48 PAGE 49 PAGE 50 PAGE 51 PAGE 52 PAGE 53 PAGE 54 PAGE 55 PAGE 56 PAGE 57 PAGE 58 PAGE 59 PAGE 60 PAGE 61 PAGE 62 PAGE 63 PAGE 64 PAGE 65 PAGE 66 PAGE 67 PAGE 68 PAGE 69 PAGE 70 PAGE 71 PAGE 72 PAGE 73 PAGE 74 PAGE 75 PAGE 76 PAGE 77 PAGE 78 PAGE 79 PAGE 80 PAGE 81 PAGE 82 PAGE 83 PAGE 84 PAGE 85 PAGE 86 PAGE 87 PAGE 88 PAGE 89 PAGE 90 PAGE 91 PAGE 92 PAGE 93 PAGE 94 PAGE 95 PAGE 96 PAGE 97 PAGE 98 PAGE 99 PAGE 100

INSTR # 200427226
OR BK 01251 PGS 0161-0163
RECORDED 08/05/2004 02:33:10 PM
J. M. OXLEY JR
CLERK OF CIRCUIT COURT
NASSAU COUNTY, FLORIDA
RECORDING FEES 27.00

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

Warranty Deed

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

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

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

WITNESSETH:

That the Grantor, for and in consideration of the sum of 10 and no/100(10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate, lying and being in Nassau County, Florida viz."

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

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

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

Subject to taxes accruing subsequent to December 31, 2003.

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

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

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

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

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

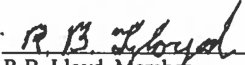
In Witness whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

R.B. Lloyd ,LLC


Witness Signature:


Witness Signature:

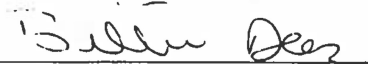

R.B. Lloyd, Member


WB Dairy, Inc, Member

STATE OF Florida
COUNTY OF Nassau

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

Notary Public, State and County Aforesaid





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

A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER

PROPERTY INFORMATION

Parcel Number 15-3N-24-2320-0019-0000

Owner Name HILLIARD EQUITY RESOURCES LLC

Mailing Address 8691 COMMONWEALTH AVE

JACKSONVILLE, FL 32220

Location Address 550901 US HWY 1

HILLIARD 32046

Tax District HILLIARD

Milage 16.1525

Homestead No

Property Usage TIMBER 2-2 005501

Deed Acres 6.76

Short Legal LOT 19 (LESS R/W & EX S-1) PT OR 1251/161 DUNN SURVEY

2020 Final Values

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

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

PARCEL MAP



2019 AERIAL MAP



PROPERTY PHOTO



If this picture is incorrect, please email info@nassaulpa.com

LOCATION MAP



BUILDING INFORMATION

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

Description	Dimensions L X W	Units	Year Built
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SALES INFORMATION

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

ITEM-1

A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER

PROPERTY INFORMATION

Parcel Number 15-3N-24-2320-0020-0000

Owner Name HILLIARD EQUITY RESOURCES LLC

Mailing Address 8691 COMMONWEALTH AVE

JACKSONVILLE, FL 32220

Location Address US HWY 1

HILLIARD 32046

Tax District HILLIARD

Milage 16.1525

Homestead No

Property Usage TIMBER 2-2 005501

Deed Acres 9.92

Short Legal LOT 20 (LESS R/W & S-1) PT OR 1251/161 DUNN SURVEY

2020 Final Values

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

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

PARCEL MAP



2019 AERIAL MAP



PROPERTY PHOTO



If this picture is incorrect, please email info@nassaulpa.com

LOCATION MAP



BUILDING INFORMATION

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

Description	Dimensions L X W	Units	Year Built
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SALES INFORMATION

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

ITEM-1

A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER

PROPERTY INFORMATION

Parcel Number 15-3N-24-2320-0021-0000

Owner Name HILLIARD EQUITY RESOURCES LLC

Mailing Address 8691 COMMONWEALTH AVE

JACKSONVILLE, FL 32220

Location Address PUDGYS PL

HILLIARD 32046

Tax District HILLIARD

Milage 16.1525

Homestead No

Property Usage TIMBER 2-2 005501

Deed Acres 31.18

Short Legal LOTS 21 THRU 24 PT OR 1251/161 EX R/W IN OR 77/48

2020 Final Values

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

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

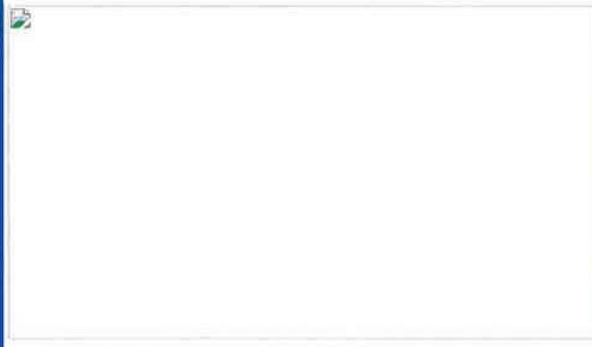
PARCEL MAP



2019 AERIAL MAP



PROPERTY PHOTO



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LOCATION MAP



BUILDING INFORMATION

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

MISCELLANEOUS INFORMATION

Description	Dimensions L X W	Units	Year Built
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SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
-----------	-----------	-------	-------	------	-----	---------	---------

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

A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER

PROPERTY INFORMATION

Parcel Number 22-3N-24-2320-0025-0000

Owner Name HILLIARD EQUITY RESOURCES LLC

Mailing Address 8691 COMMONWEALTH AVE

JACKSONVILLE, FL 32220

Location Address US HWY 1

HILLIARD 32046

Tax District HILLIARD

Milage 16.1525

Homestead No

Property Usage TIMBER 2-2 005501

Deed Acres 90.00

Short Legal LOTS 25 THRU 33 PT OR 1251/161 DUNNS SURVEY

2020 Final Values

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

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

PARCEL MAP



2019 AERIAL MAP



PROPERTY PHOTO



If this picture is incorrect, please email info@nassauflpa.com

LOCATION MAP



BUILDING INFORMATION

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

Description	Dimensions L X W	Units	Year Built
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SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
-----------	-----------	-------	-------	------	-----	---------	---------

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

ITEM-1

A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER

PROPERTY INFORMATION

Parcel Number 22-3N-24-2320-0041-0000

Owner Name HILLIARD EQUITY RESOURCES LLC

Mailing Address 8691 COMMONWEALTH AVE

JACKSONVILLE, FL 32220

Location Address OLD DIXIE HWY

HILLIARD 32046

Tax District HILLIARD

Milage 16.1525

Homestead No

Property Usage TIMBER 2-2 005501

Deed Acres 20.00

Short Legal LOTS 41 & 42 PT OR 1251/161 DUNNS SURVEY

2020 Final Values

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

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

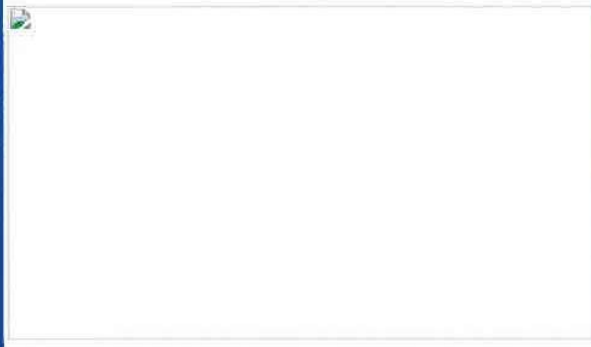
PARCEL MAP



2019 AERIAL MAP

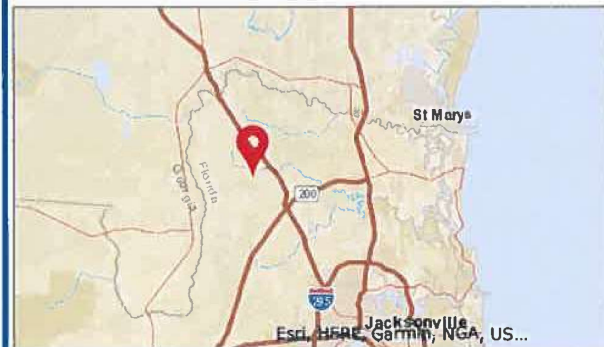


PROPERTY PHOTO



If this picture is incorrect, please email info@nassaulpa.com

LOCATION MAP



BUILDING INFORMATION

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

Description	Dimensions L X W	Units	Year Built
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SALES INFORMATION

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

ITEM-1

ATTACHMENT 7

Site Plan

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

DATA SUMMARY

TOTAL SINGLE FAMILY UNITS	350
TOTAL COMMERCIAL BUILDING SQUARE FOOTAGE	70,000 SF
TOTAL TRACT 1 AREA	3.37ac
TOTAL COMMERCIAL TRACT AREA	25.19 ac
TOTAL SITE AREA	161.25 ac
UPLAND AREA (BEFORE IMPACTS)	126.04
TOTAL WETLAND AREA	35.21 ac
WETLAND IMPACTS	0.66 ac
WETLANDS TO REMAIN	34.55 ac
POND AREA	19.74 ac (12 %)
RECREATION AREA	5.58 ac
RIGHT OF WAY AREA	16.66 ac
TOTAL WETLAND LENGTH	10,269 lf
WETLAND BUFFER PROVIDED	208,704 sf (4.79 ac)
*Open Space	(34.55+5.58+4.79+19.74) = 64.65 ac (40.09%)

[illegible]

UNLESS THIS DRAWING BEARS THE EMBOSSED SEAL OF A
FLORIDA REGISTERED ENGINEER ACTING AS AN
AUTHORIZED AGENT FOR AVA ENGINEERS, INC., IT IS FOR
INFORMATION PURPOSES ONLY AND IS NOT VALID.

OVERALL SITE PLAN

NASSAU COUNTY

FLORIDA

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

ATTACHMENT 8

Written Description

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

I. PROJECT DESCRIPTION

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

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

The Property has a Future Land Use map designation (“FLUM”) of Mixed Use and Conservation. The Mixed Use portion of the site includes approximately 126.7 acres (126.04 uplands plus 0.66 acres of wetland impacts) and the Conservation portion of the site is approximately 34.55 acres. The Mixed Use FLUM designation seeks to promote a combination of residential and commercial development, and allows for up to 12 dwelling units per acre and a maximum intensity of 50 percent of lot/parcel coverage for commercial uses. The Property meets the requirements of the Mixed Use District FLUM designation by promoting a diversity of land uses including residential, commercial and office. As designed the project includes approximately 50.71 +/- acres of residential lots (40% of the Mixed Use area), 25.19 acres of non-residential uses (20% of the Mixed Use area), with the remaining portion of the Mixed Use lands being a combination of open space and shared infrastructure.

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

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

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

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

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

II. USES AND RESTRICTIONS

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

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

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

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

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

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

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

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

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

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

III. DESIGN GUIDELINES

A. Lot Requirements:

Commercial Development Standards:

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

Single-Family Development Standards:

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

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

- | | |
|----------------------|--|
| e. Minimum Side Yard | 5 feet, Corner Lots, 10 feet* |
| f. Minimum Rear Yard | 10 feet |
| | *For double-frontage or through lots, the front yard shall be deemed as that part of the lot with the front of the house facing forward. For the purposes of corner lots the portion of the yard with the face of the house shall be deemed the front yard, with the second yard being deemed a side yard. |
| g. Maximum Height | 35 feet from established grade |

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

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

B. Ingress, Egress and Circulation:

- a) **Parking Requirements:** Two (2) parking spaces per residential unit will be provided through a garage for each single-family unit with a driveway paved to the roadway. The PUD shall comply with applicable off-street parking and loading requirements of the LDRs. Individual commercial parcels may share parking with other facilities pursuant to shared parking agreements, provided the uses sharing the parking areas do not result in a lack of required parking.
- b) **Vehicular Access/Interconnectivity:** The Site Plan depicts preliminary vehicular circulation system and shows all points of connection with public rights-of-way. Access to the Property will be provided via two (2) entrances, both off of U.S. 301 (U.S. Highway 1/State Road No. 5) as depicted on the Site Plan. The internal streets shall be designed and constructed with a minimum 50’ right-of-way, curb and gutter, potable water and sanitary sewer treatment and collection systems and maintenance thereof shall be dedicated or granted to the Town of Hilliard in accordance with the Town’s

standards for acceptance and dedication. The Applicant will coordinate with the Florida Department of Transportation (“FDOT”) for roadway improvements to U.S. Highway 301 as provided in subsection (c) below. The Applicant will also provide pedestrian interconnectivity with neighboring commercial areas to the north, where feasible. In addition, the Applicant has reserved an easement for utilities along Henry Smith Road which could provide future ingress and egress into the Property. In the event the Applicant provides said access to the project, the Applicant would coordinate with the Town of Hilliard and Nassau County for roadway improvements to Henry Smith Road based on the project traffic generated by the PUD at project buildout.

- c) **Traffic Improvements:** The PUD is proposing ingress and egress drives from U.S. Highway 301 for safety and efficient traffic flow purposes in the locations depicted on the Site Plan. The locations of the access drives from U.S. Highway 301 will be determined by FDOT. The Applicant will provide the Town with an FDOT driveway permit for the final access drives during the construction planning process for any development within the Property. As part of the driveway permit application with FDOT, the Applicant shall be required to conduct a traffic study by a professional traffic engineer (the “Traffic Study”), which shall be submitted and subject to the review and approval of the Town and FDOT. The Traffic Study shall be comprehensive and shall evaluate the impact of the PUD through buildout and evaluate individual thresholds or phases of development in the PUD. The applicant shall be responsible for roadway improvements to U.S. Highway 301 as identified in the Traffic Study and as required by FDOT based upon the Traffic Study. Additionally, this condition shall not preclude the applicant from seeking mobility or impact fee credits for improvements which meet applicable LDR provisions for credits. It is anticipated that FDOT will require the Applicant to undertake an Intersection Control Analysis (ICE) as part of the Traffic Study which shall determine whether a signal is warranted at the main site drive access at U.S. Highway 301, as depicted as Entrance 1 on the Site Plan. If warranted, the Applicant will be responsible for the cost of design, materials and installation of signalization at the intersection on a proportionate share basis, based on the project traffic generated by the PUD at project buildout.
- d) **Pedestrian Access & Streetlights:** Pedestrian circulation will be provided via sidewalks that are a minimum width of six (6) feet. Sidewalk will be located on one side of all internal rights-of-ways within the project, which locations are depicted on the Site Plan. In addition, sidewalks will be located on one side of the entrance

roadways depicted as Entrance 1 and Entrance 3 on the Site Plan to provide pedestrian interconnectivity between the commercial and residential areas of the project. All pedestrian accessible routes shall meet the requirements of the LDR, Florida Accessibility Code for Building Construction (“FACBC”) and Americans Disability Act Accessibility Guidelines (“ADAAG”) established by Florida law and 28 CFR Part 36. Sidewalks abutting residential lots will be installed by builders as they construct homes. Common area sidewalks located along any parks, ponds and open space will be constructed during the roadway construction phase. Streetlights will be purchased and installed at the Applicant’s expense along all streets as approved by the Town of Hilliard’s Engineering Department. Electrical services and maintenance of the streetlights shall be the responsibility of the Town once the Town accepts dedication of the streets.

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

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

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

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

70 percent of proposed trees being canopy trees. A minimum of 30 percent non-canopy trees will be utilized where appropriate to accommodate views and lighting.

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

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

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

F. Utilities:

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

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

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

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

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

IV. ADDITIONAL CONDITIONS

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

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

Binding Letter

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

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

Ladies and Gentlemen:

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

This the 3 day of 19, 2021.

HILLIARD EQUITY RESOURCES, LLC

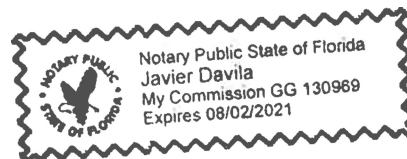
By: [Signature]
Name: Wyllie Hodges
Its: MARCH 2021

STATE OF FLA.
COUNTY OF DUVAL

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

[Signature] (SEAL)

Notary Public, State and county of the aforesaid
Name: JAVIER DAVILA
My Commission Expires: 8/2/21
My Commission Number is: 66130969



ADDITIONAL ATTACHMENTS

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

**Solutions-Based Thinking**

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

May 27, 2021

Mr. Brian Patten

Via email: bpatten@nationallandpartners.com

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

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

Dear Mr. Patten:

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

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

Sincerely,

LG² Environmental Solutions, Inc.

A handwritten signature in black ink, appearing to read 'Pete Johnson'.

Pete Johnson
Project Manager

Attachment 1 – Listed Wildlife and Habitat Assessment Report

LISTED WILDLIFE & HABITAT ASSESSMENT REPORT

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

Prepared for:

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

Prepared by:



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

May 27, 2021

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
1.0 INTRODUCTION	1
2.0 METHODOLOGY	1
3.1 USDA Soil Survey	1
4.0 SITE VISIT SUMMARY	2
4.1 Observed Vegetative Communities	2
4.2 Wildlife	3
4.2.1 Sensitive Species and Supporting Habitats	4
5.0 CONCLUSION AND SUMMARY	7
6.0 REFERENCES	9

TABLES

<u>Table 1</u> Observed Wildlife Species.....	4
<u>Table 2</u> FNAI Biodiversity Matrix Listed Wildlife Species	5

APPENDICES

Appendix A	Figures 1 - 5
Appendix B	FNAI Biodiversity Matrix Report and IPaC Endangered Species List

1.0 INTRODUCTION

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

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

2.0 METHODOLOGY

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

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

3.0 DATABASE REVIEW OF SITE CONDITIONS

3.1 USDA Soil Survey

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

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

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

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

4.0 SITE VISIT SUMMARY

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

4.1 Observed Vegetative Communities

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

Uplands

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

Wetlands

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

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

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

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

4.2 Wildlife

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

Table 1
Observed Wildlife Species

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

4.2.1 Sensitive Species and Supporting Habitats

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

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

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

Table 2
FNAI Biodiversity Matrix Listed Wildlife Species

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

USFWS IPaC Endangered Species List

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

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

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

Wood Stork

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

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

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

Gopher Tortoise

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

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

Eastern Indigo Snake

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

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

Red-cockaded Woodpecker

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

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

Bald Eagle

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

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

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

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

5.0 CONCLUSION AND SUMMARY

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

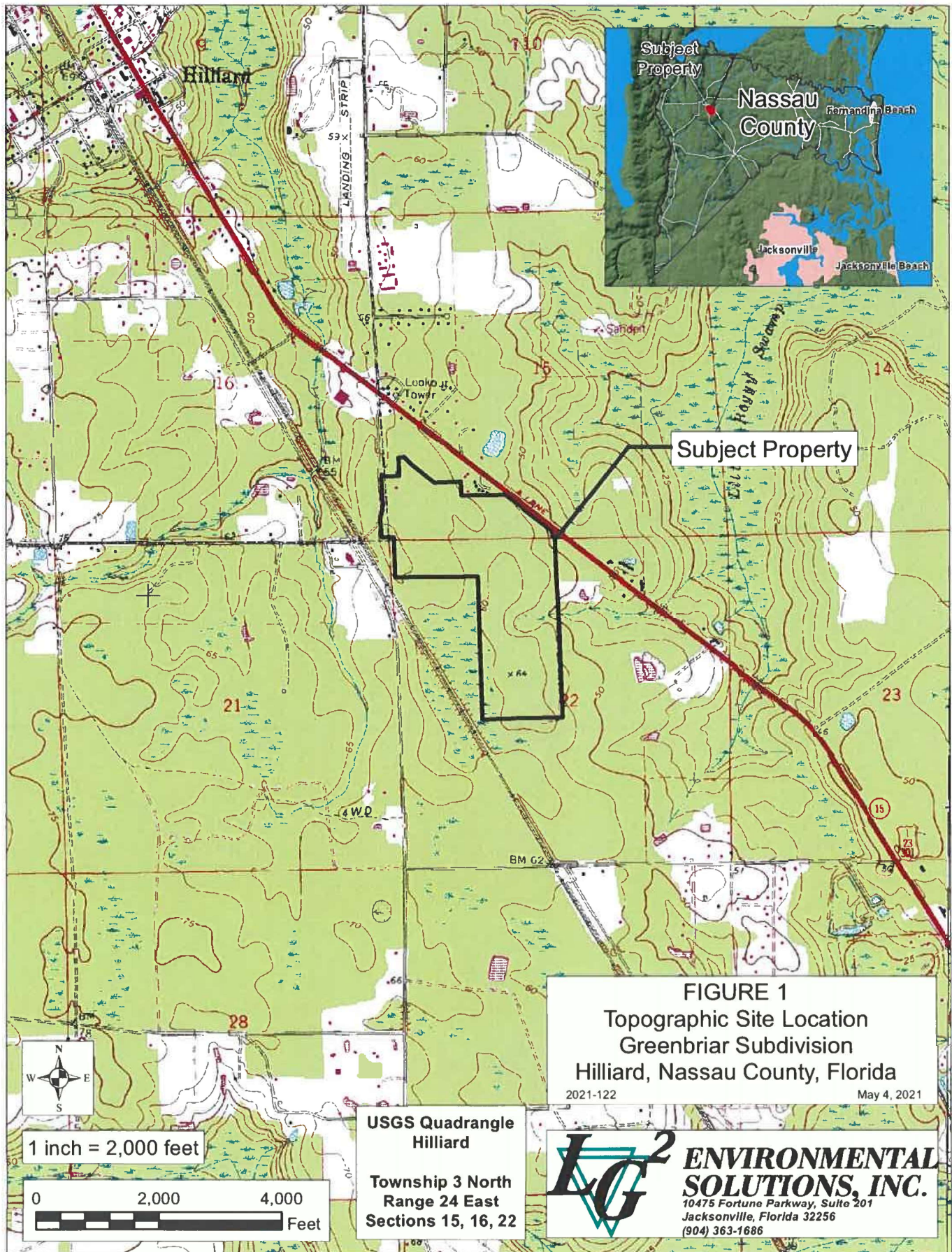
LG²ES documented no state or federally listed wildlife species utilizing the property during the on-site assessment. If a USACE, SJRWMD, FDEP and/or local government permits are required for the project,

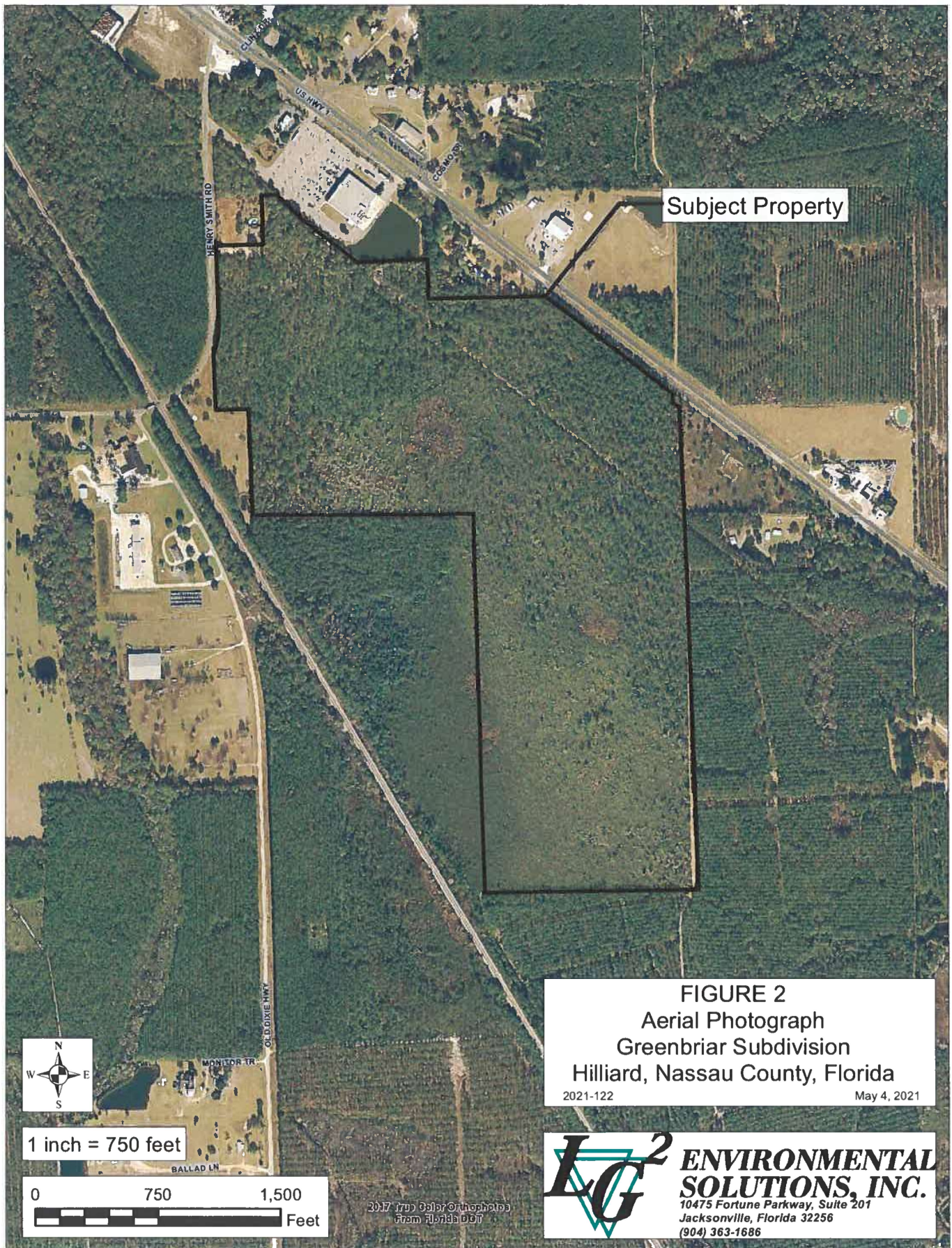
USFWS and/or FWC may be notified and allowed to comment on listed species with the potential to occur on the subject property. During this comment period, additional information may be requested from the applicant to document whether the project proposes to impact any potentially occurring listed wildlife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

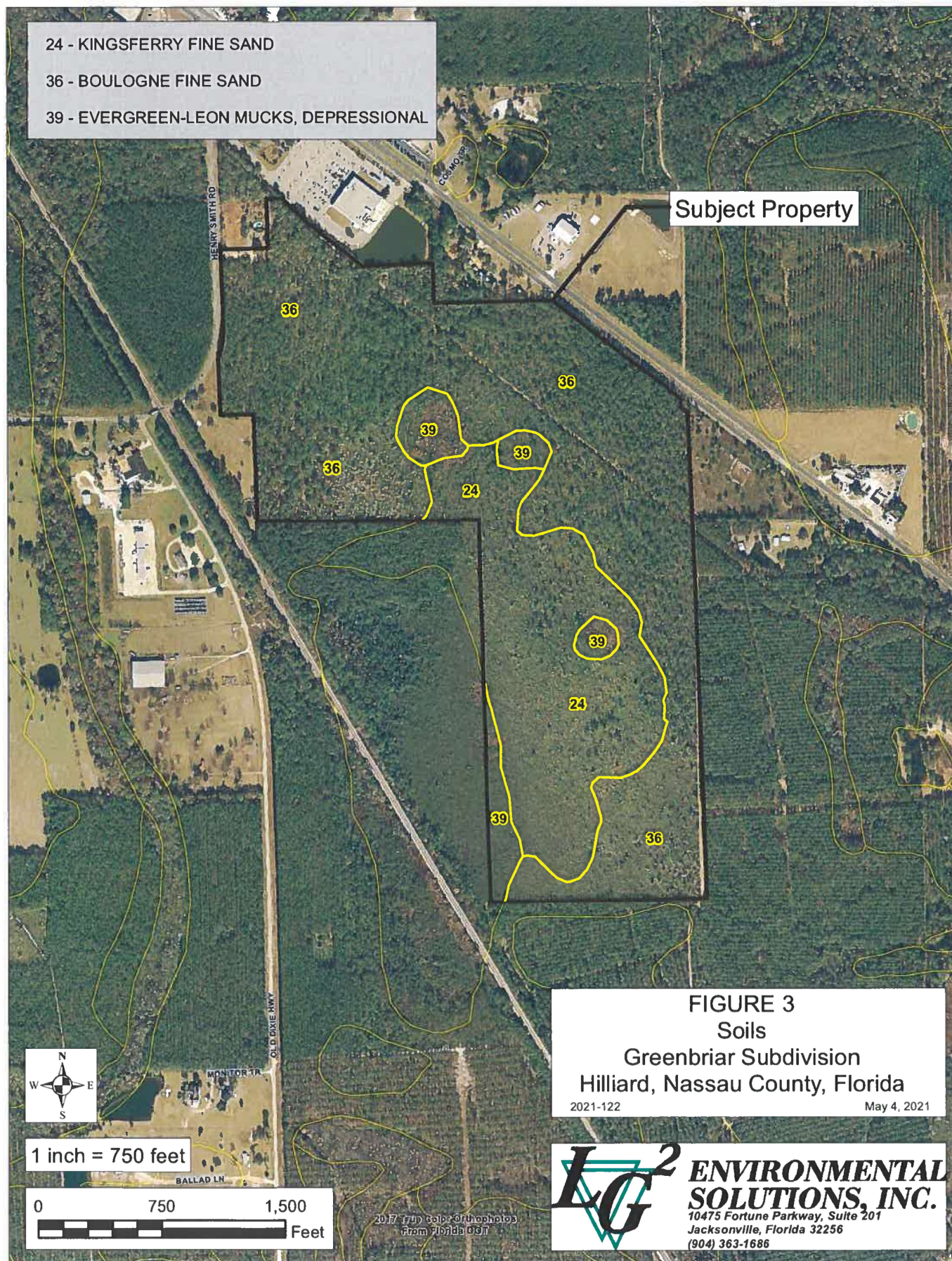
6.0 REFERENCES

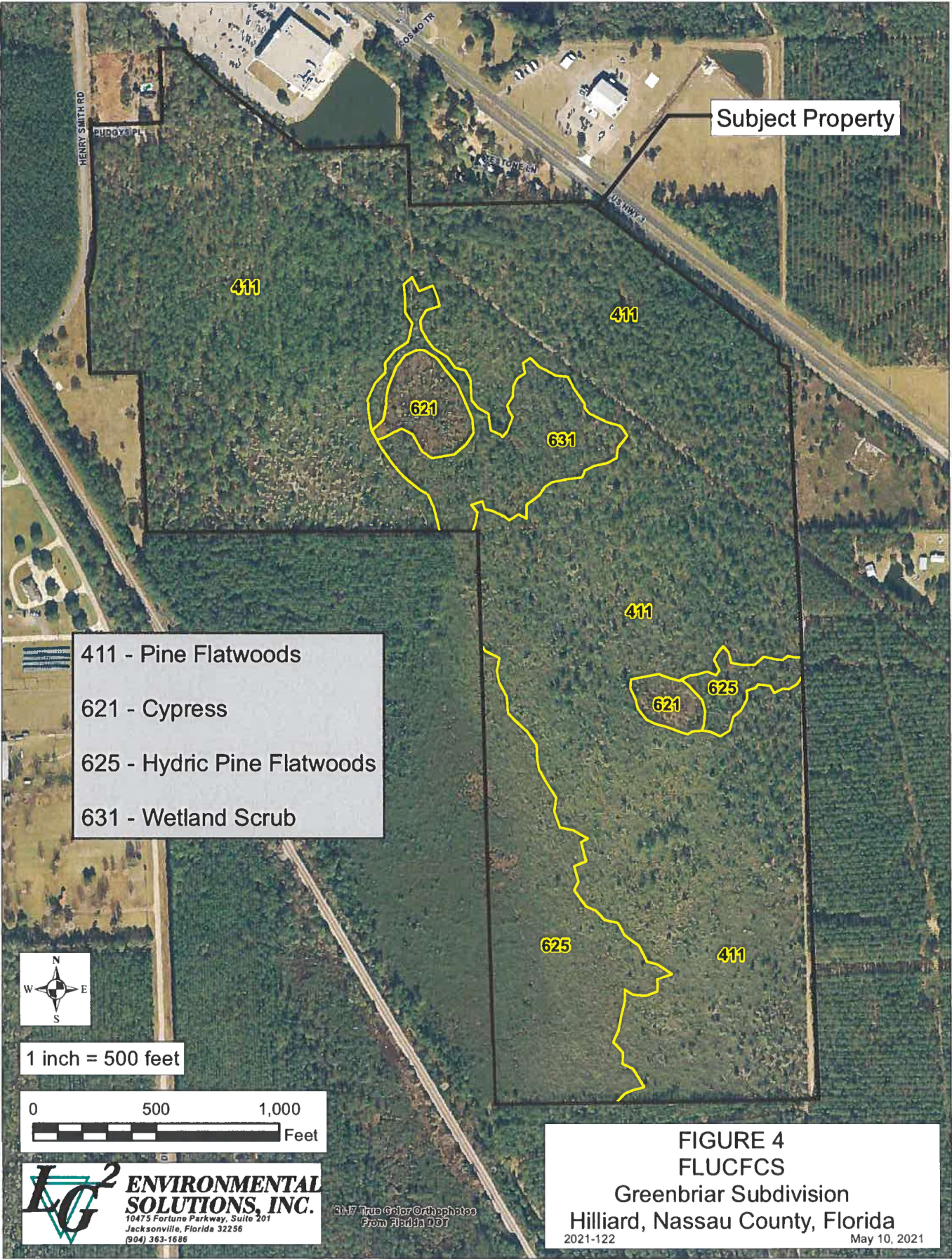
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- Florida Department of Transportation. Florida Land Use Cover and Forms Classification System (FLUCFCS) Final Report: 1999
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- Florida Fish & Wildlife Conservation Commission (FWC) 2020. Florida's Endangered Species, Threatened Species, or Species of Special Concern, updated January 2020 online at <http://www.myfwc.com/media/1515251/threatened-endangered-species.pdf>
- Florida Fish and Wildlife Conservation Commission (FWC). 2020 "Species Profiles" website. Accessed online at <http://myfwc.com/wildlifehabitats/profiles/>
- Florida Natural Areas Inventory (FNAI). 2021. Biodiversity Matrix Search. Accessed online at: <http://fnai.org/biointro.cfm>
- United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS) 1987. Accessed online at: <https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>
- United States Department of the Interior, Fish and Wildlife Service, Eastern Indigo Snake Programmatic Effect Determination Key, updated 2010; online at https://www.fws.gov/northflorida/indigosnakes/20130813_ltr_Update_addendum_2010_COE_Programmatic_EIS_Key.pdf
- United States Fish & Wildlife Service (USFWS) 2021. Threatened & Endangered Species System (TESS); listings by state and territory as of December 2020; online at <https://ecos.fws.gov/ecp0/reports/ad-hoc-species-report>

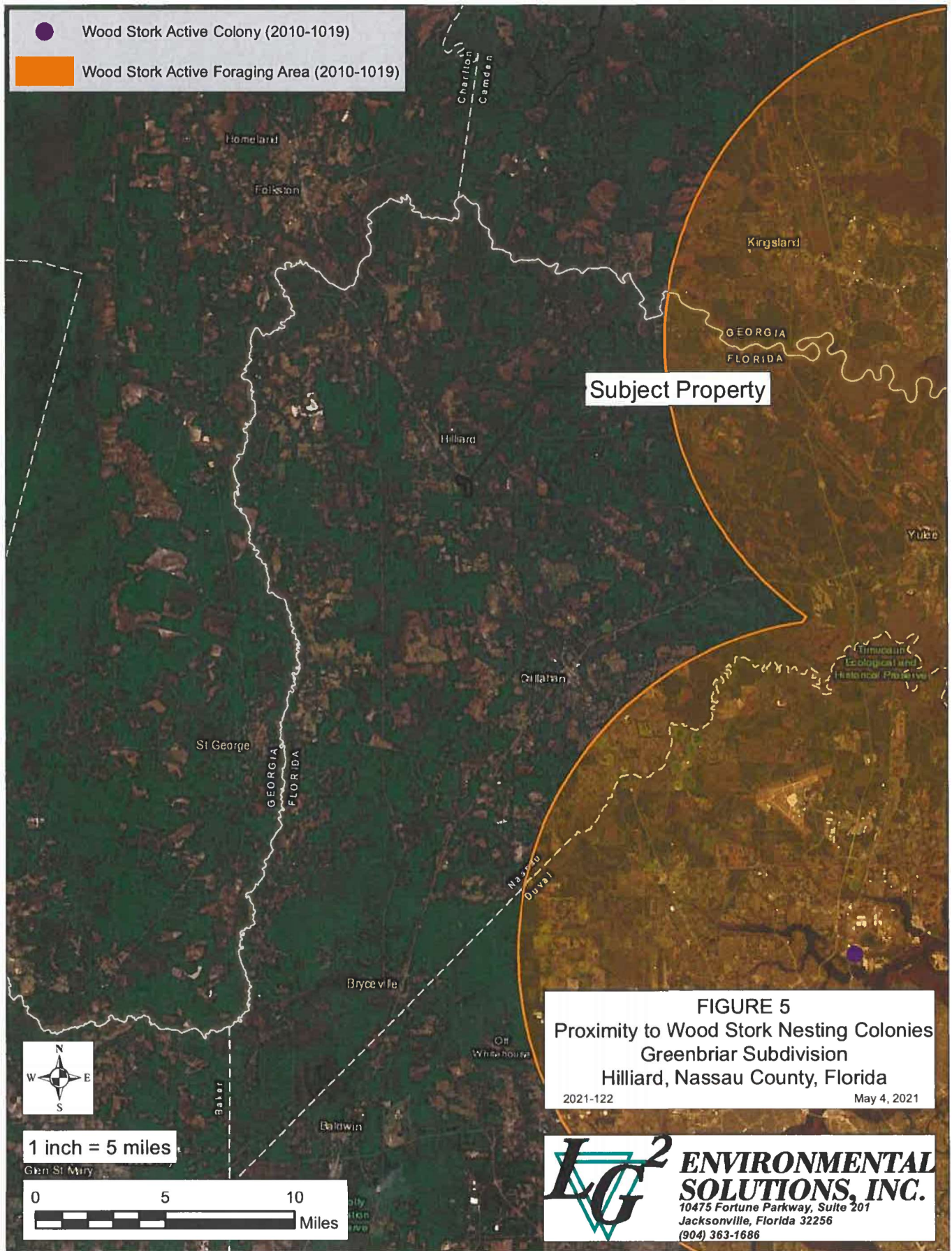
Appendix A
Figures 1-5











Appendix B
FNAI Biodiversity Matrix Report
IPaC Endangered Species List



FLORIDA
Natural Areas
INVENTORY

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

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

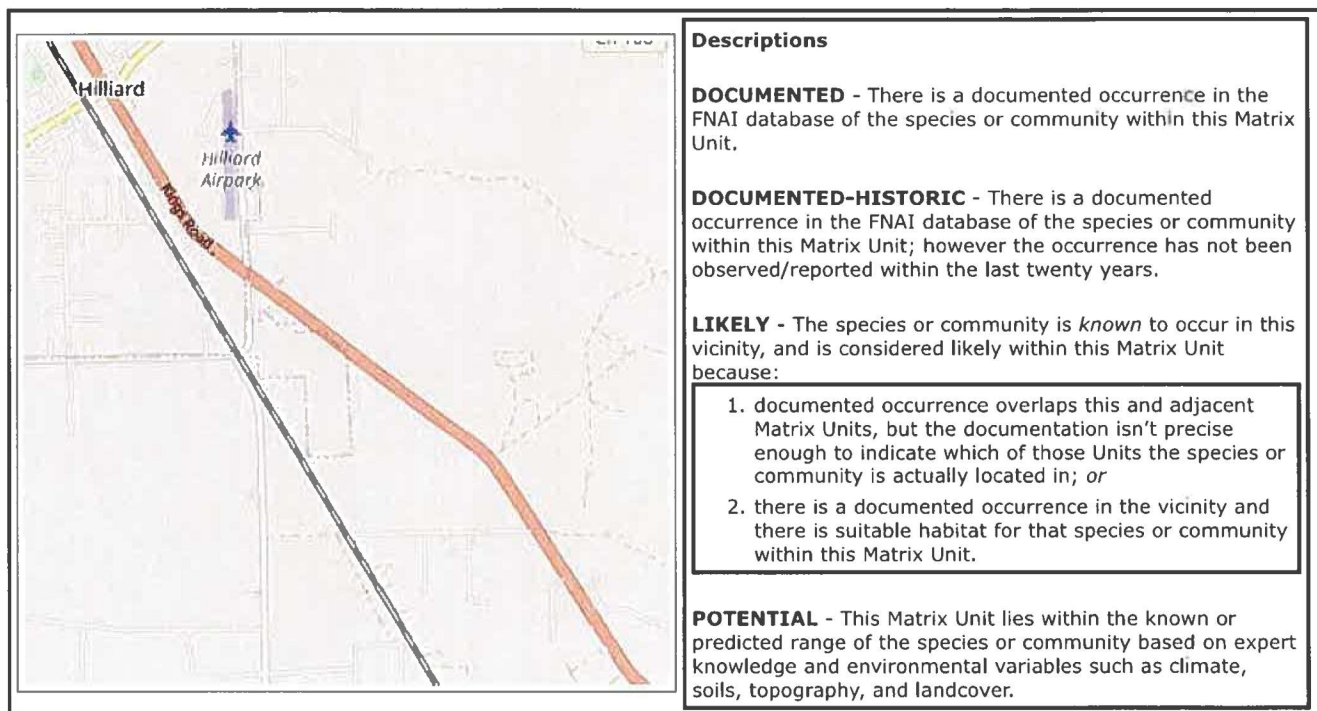
UNOFFICIAL REPORT

Created 5/3/2021

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

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

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



Descriptions

DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

LIKELY - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; or
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

Matrix Unit ID: 34874

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

1 **Likely** Element Found

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

Matrix Unit ID: 34875

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

3 **Likely** Elements Found

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

Matrix Unit ID: 35202

0 Documented Elements Found

0 Documented-Historic Elements Found

1 Likely Element Found

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

Matrix Unit ID: 35203

0 Documented Elements Found

0 Documented-Historic Elements Found

2 Likely Elements Found

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

Matrix Unit IDs: 34874 , 34875 , 35202 , 35203

21 Potential Elements Common to Any of the 4 Matrix Units

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

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

Disclaimer

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

Unofficial Report

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

IPaC resource list

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

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

Location

Nassau County, Florida



Local office

North Florida Ecological Services Field Office

☎ (904) 731-3336

📠 (904) 731-3045

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

Endangered species

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

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

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

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

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

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

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

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

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

Birds

NAME

STATUS

Eastern Black Rail *Laterallus jamaicensis* ssp. *jamaicensis* Threatened
Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/10477>

Red-cockaded Woodpecker *Picoides borealis* Endangered
Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/7614>

Wood Stork *Mycteria americana* Threatened
No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/8477>

Reptiles

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

Critical habitats

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

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

Migratory birds

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

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

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

Additional information can be found using the following links:

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

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

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

NAME

5/3/2021

IPaC: Explore Location resources

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

Bachman's Sparrow *Aimophila aestivalis*

Breeds May 1 to Sep 30

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

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

Common Ground-dove *Columbina passerina exigua*

Breeds Feb 1 to Dec 31

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

Kentucky Warbler *Oporornis formosus*

Breeds Apr 20 to Aug 20

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

Prothonotary Warbler *Protonotaria citrea*

Breeds Apr 1 to Jul 31

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

Red-headed Woodpecker *Melanerpes erythrocephalus*

Breeds May 10 to Sep 10

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

Swallow-tailed Kite *Elanoides forficatus*

Breeds Mar 10 to Jun 30

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

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

Wood Thrush *Hylocichla mustelina*

Breeds May 10 to Aug 31

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

Probability of Presence Summary

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

Probability of Presence (■)

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

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

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

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

Breeding Season (■)

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

Survey Effort (|)

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

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

No Data (—)

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

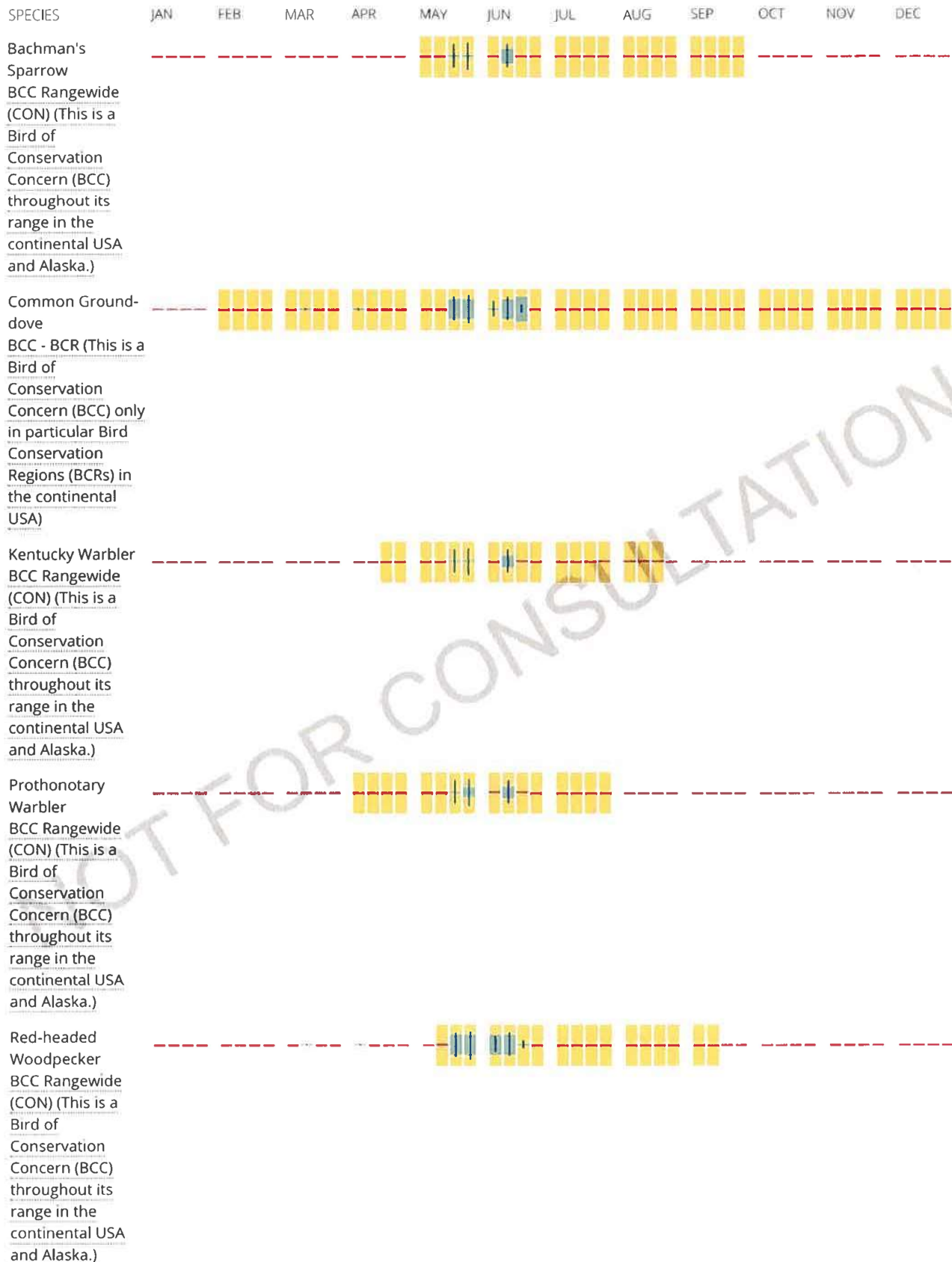
Survey Timeframe

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

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

5/3/2021

IPaC: Explore Location resources



5/3/2021

IPaC: Explore Location resources

Swallow-tailed Kite
BCC Rangewide
(CON) (This is a
Bird of
Conservation
Concern (BCC)
throughout its
range in the
continental USA
and Alaska.)



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



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

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

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

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

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

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

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

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

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

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

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

What are the levels of concern for migratory birds?

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

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

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

Details about birds that are potentially affected by offshore projects

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

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

What if I have eagles on my list?

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

Proper Interpretation and Use of Your Migratory Bird Report

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

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

Facilities

National Wildlife Refuge lands

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

THERE ARE NO REFUGE LANDS AT THIS LOCATION.

Fish hatcheries

THERE ARE NO FISH HATCHERIES AT THIS LOCATION.

Wetlands in the National Wetlands Inventory

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

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

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

This location overlaps the following wetlands:

FRESHWATER FORESTED/SHRUB WETLAND

[PSS3B](#)

[PFO7B](#)

[PFO4/1C](#)

[PFO1C](#)

RIVERINE

[R5UBH](#)

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

Data limitations

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

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

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

Data exclusions

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

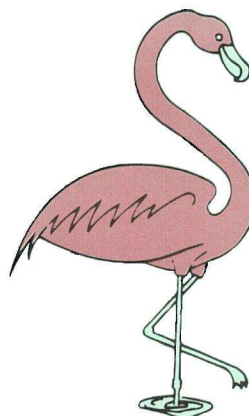
Data precautions

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

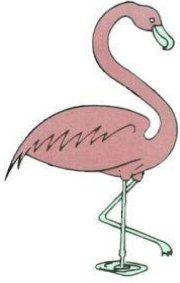
GREENBRIER PUD TRAFFIC STUDY

NASSAU COUNTY, FLORIDA

September 2021



BUCKHOLZ TRAFFIC



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

September 30, 2021

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

Re: Greenbrier PUD Traffic Study

Dear Mr. Patten:

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

Sincerely,

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

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

INTRODUCTION

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

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

EXISTING TRAFFIC VOLUMES

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

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

TRIP GENERATION OF SITE TRAFFIC

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

BUCKHOLZ TRAFFIC

DISTRIBUTION AND ASSIGNMENT OF SITE TRAFFIC

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

FUTURE TRAFFIC VOLUMES

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

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

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

TURN LANE ANALYSIS

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

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

BUCKHOLZ TRAFFIC

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

UNSIGNALIZED INTERSECTION CAPACITY ANALYSIS

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

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

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

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

SIGNAL WARRANT ANALYSIS

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

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

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

MAINLINE CAPACITY ANALYSIS

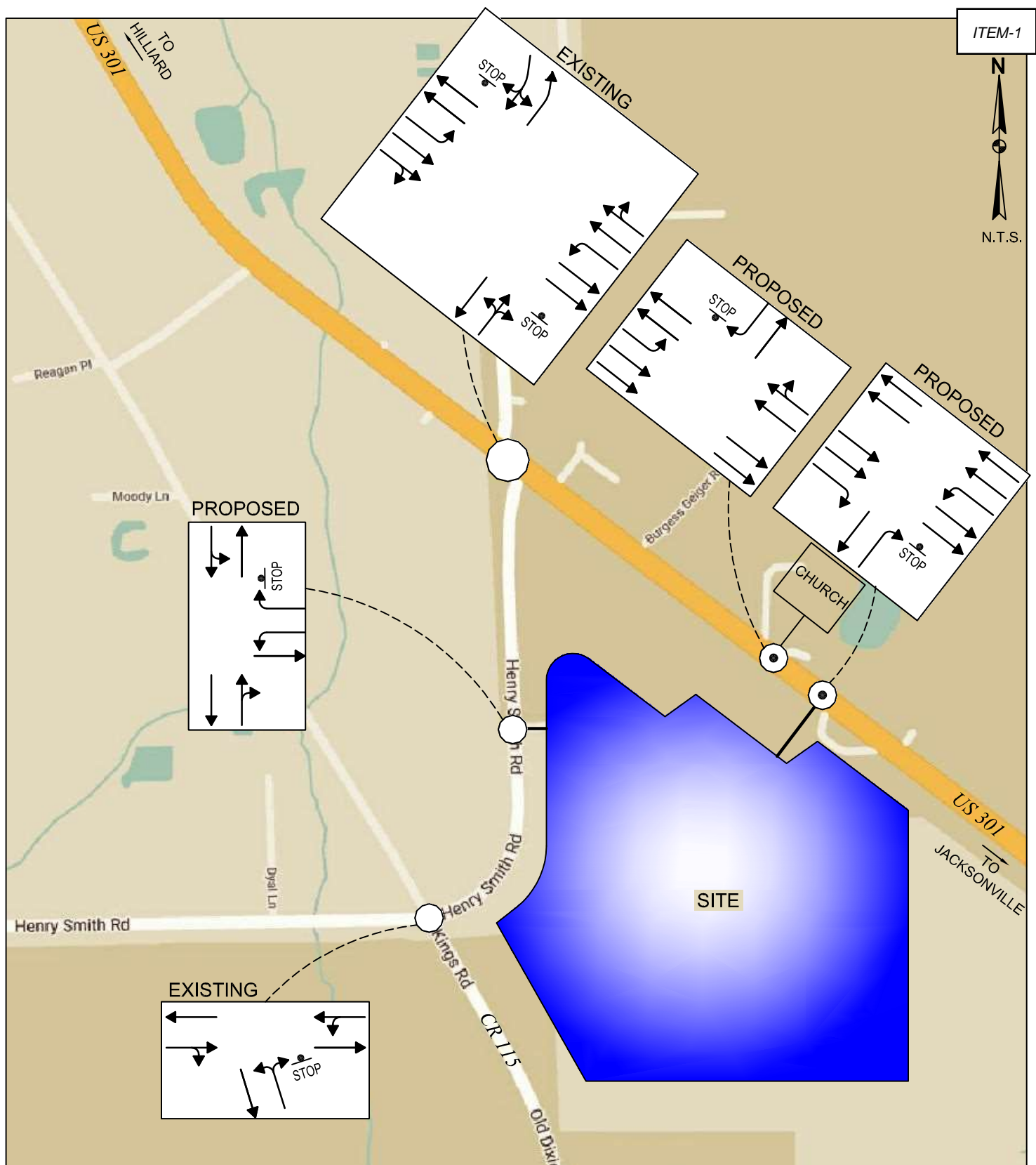
Table 15 provides a weekday peak-hour traffic level of service evaluation for roadway links near the site. The percent of roadway “capacity” in comparison to the desired level of service is calculated for the existing condition and for the future Build condition. Hourly two-way traffic “capacity” data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

US 301 ACCESS MANAGEMENT EVALUATION

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

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

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



- = FULL ACCESS
- = DIRECTIONAL MEDIAN OPENING

Buckholz Traffic

FIGURE 1

SITE LOCATION



7:00-8:00 AM

ITEM-1



N.T.S.

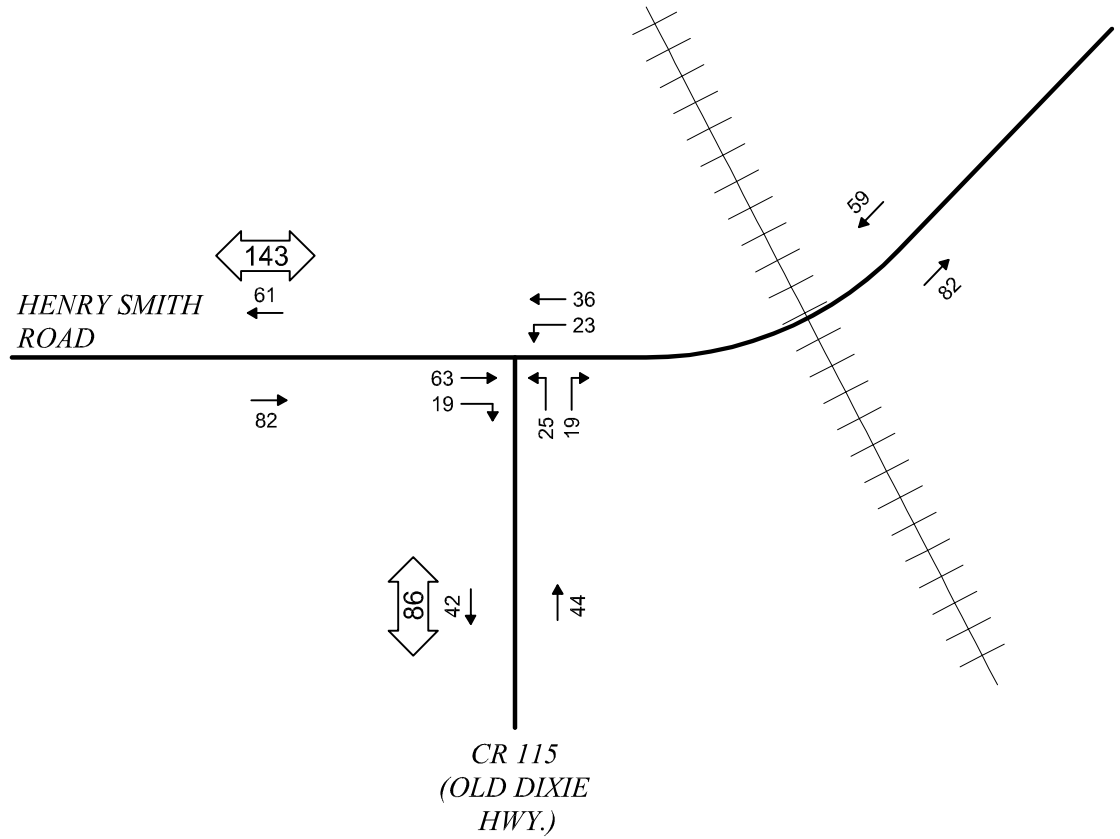


FIGURE 2B

TRAFFIC COUNTS

WEEKDAY AM PEAK HOUR



4:30-5:30 PM

ITEM-1



N.T.S.

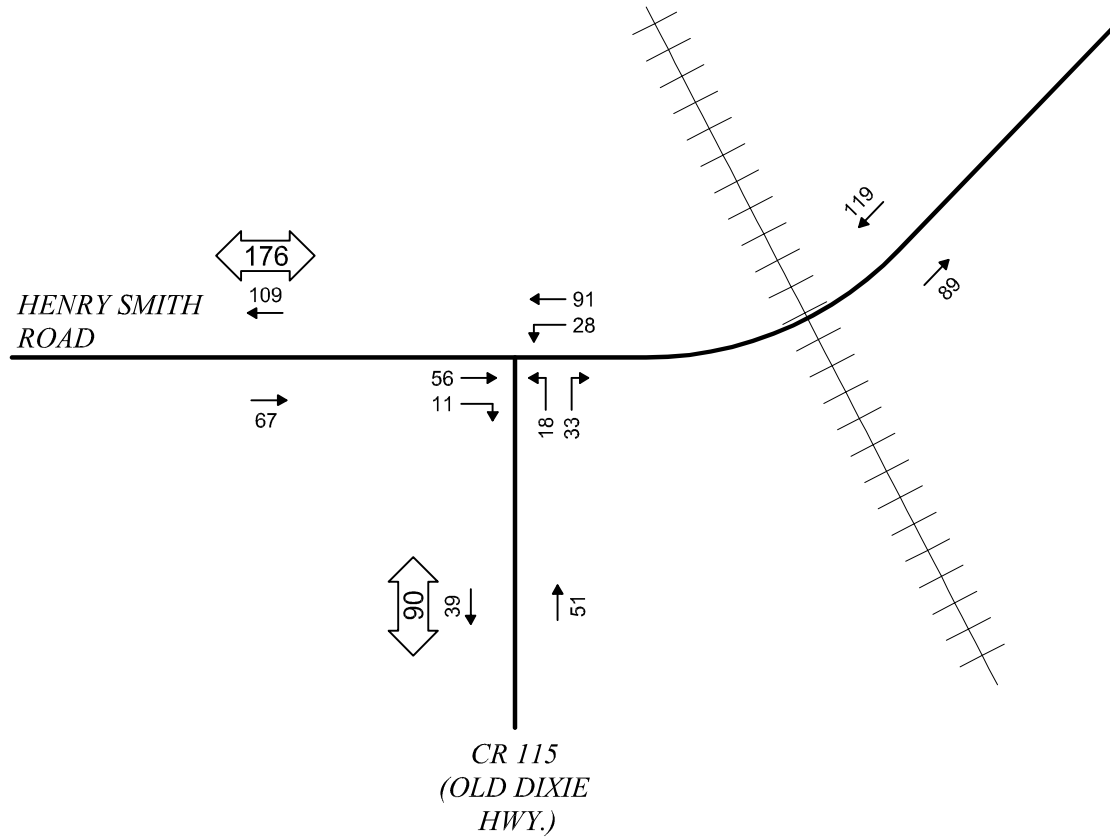
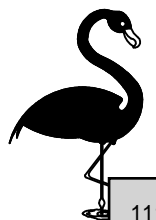
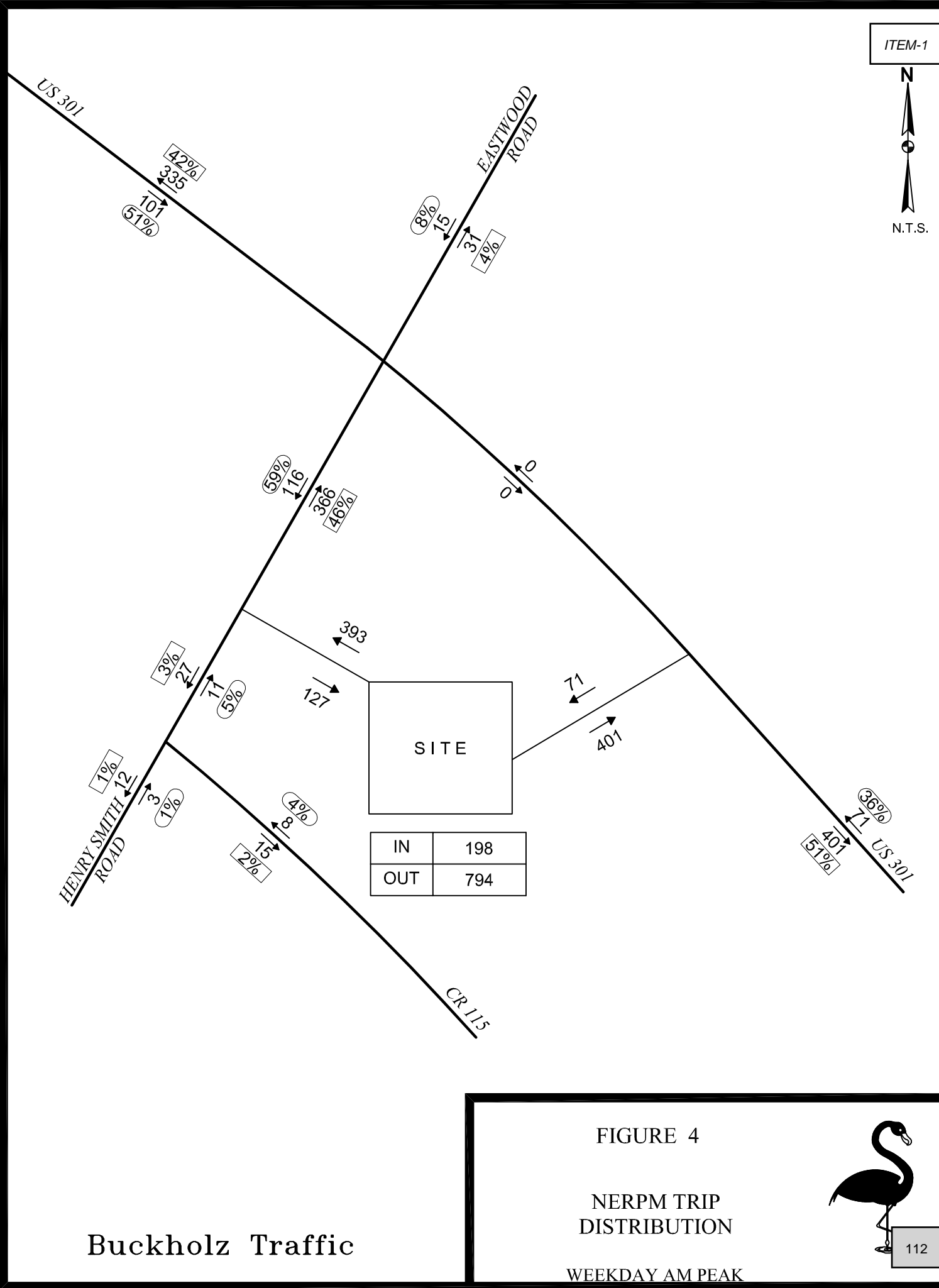


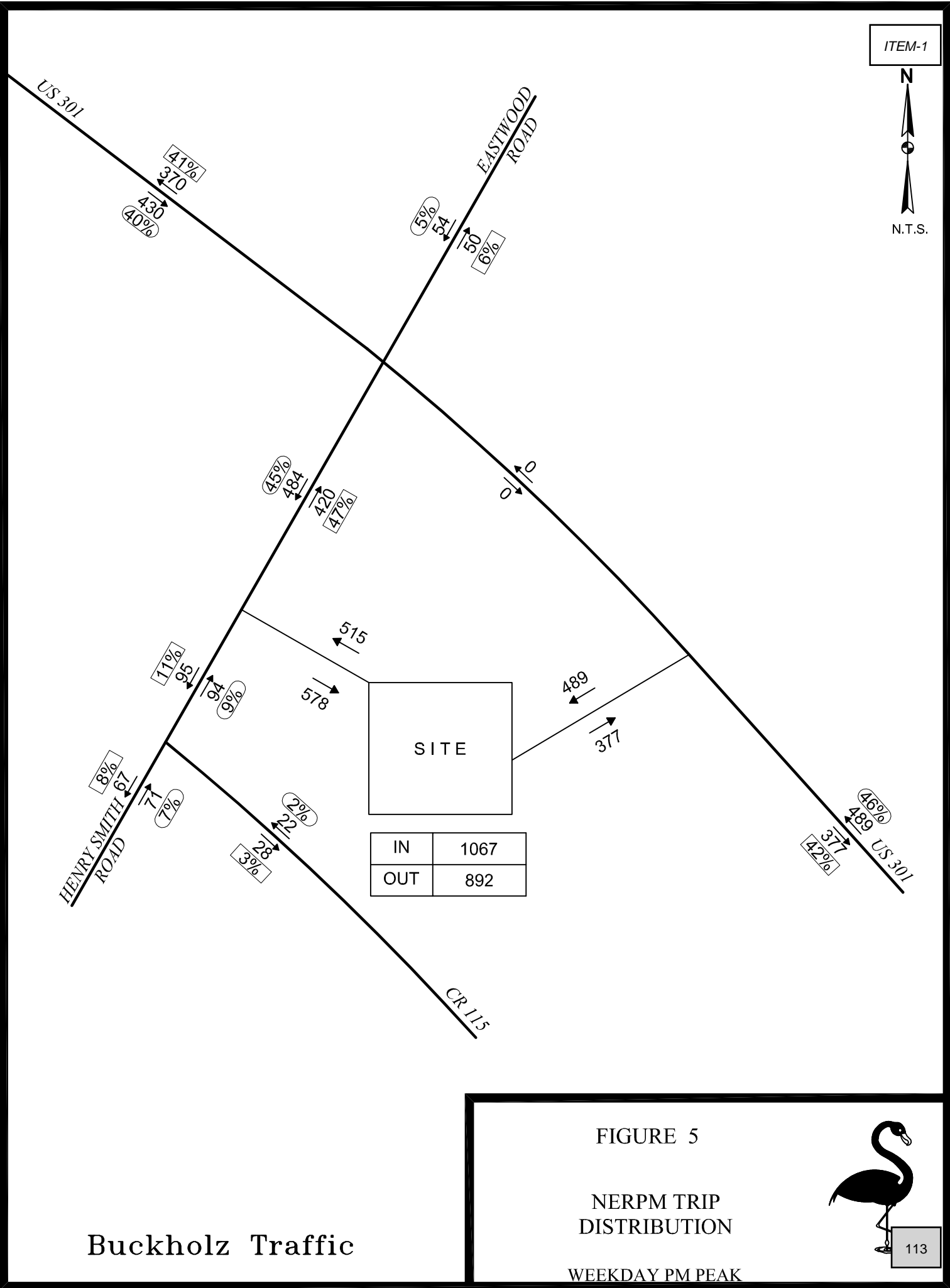
FIGURE 3B

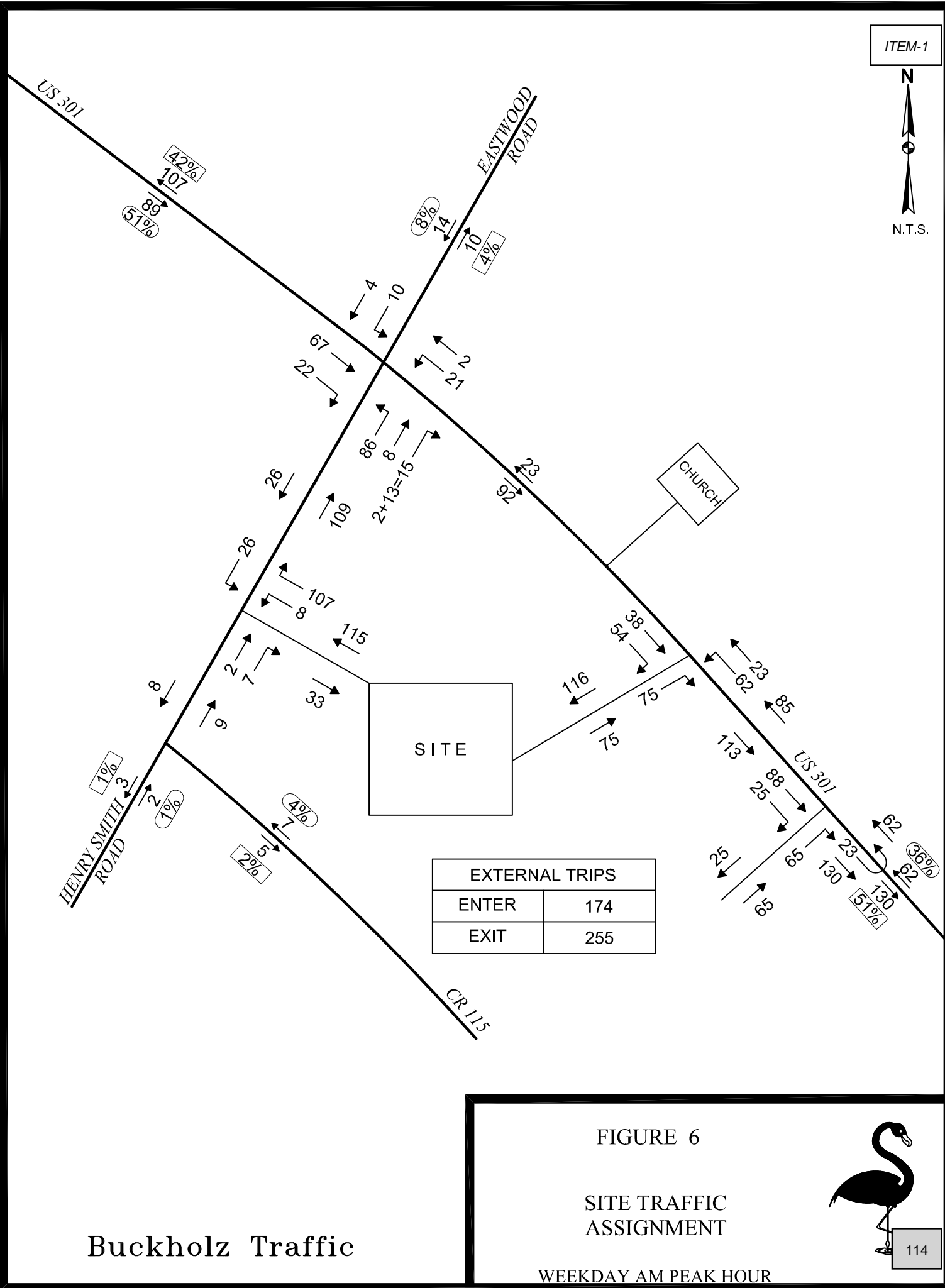
TRAFFIC COUNTS

WEEKDAY PM PEAK HOUR









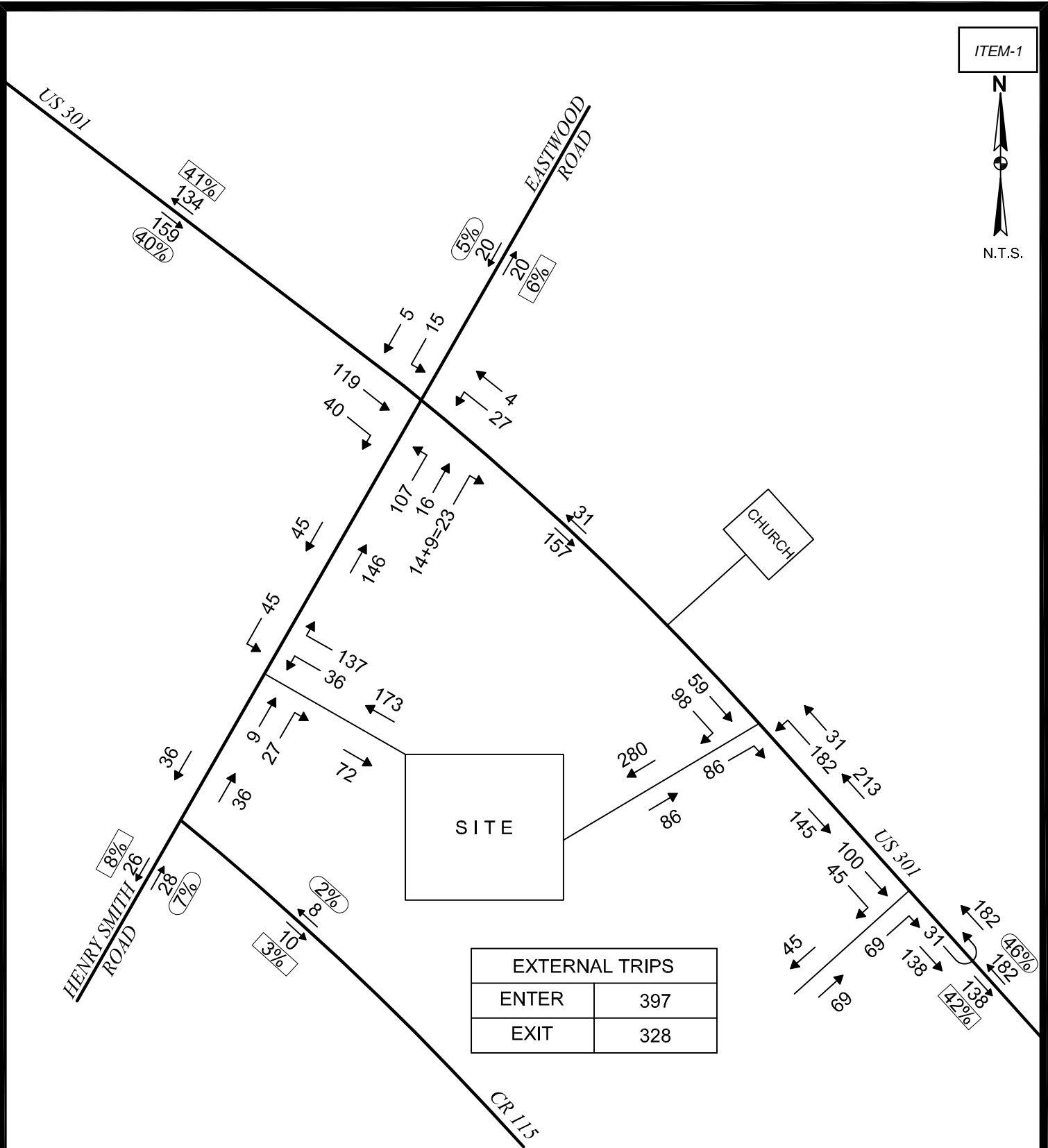
Buckholz Traffic

FIGURE 6

SITE TRAFFIC
ASSIGNMENT

WEEKDAY AM PEAK HOUR





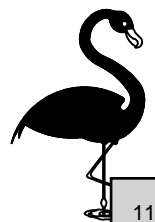
ITEM-1



N.T.S.

FIGURE 7

SITE TRAFFIC
ASSIGNMENT

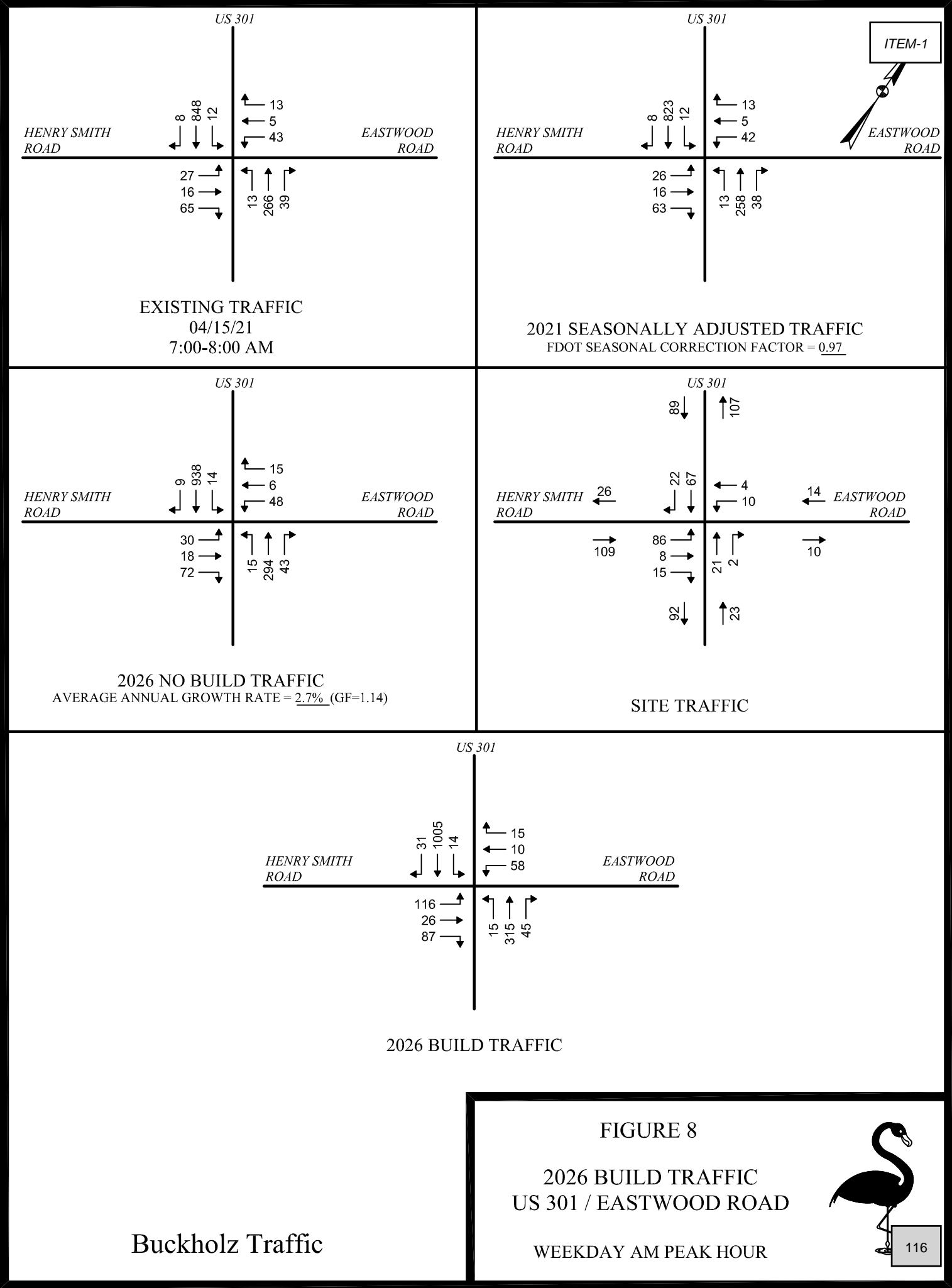


115

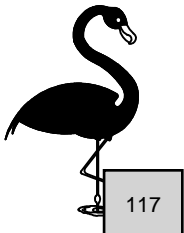
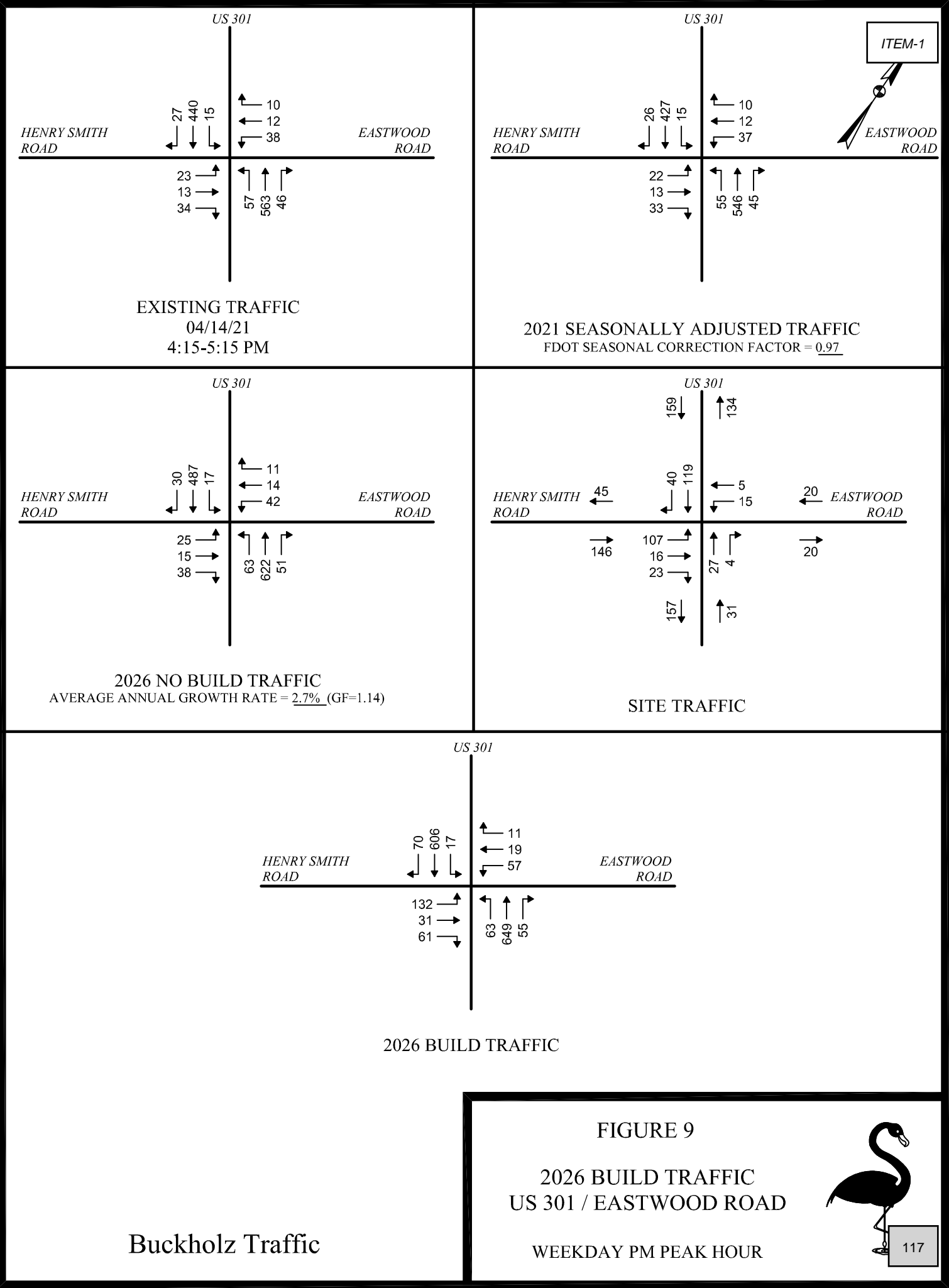
Buckholz Traffic

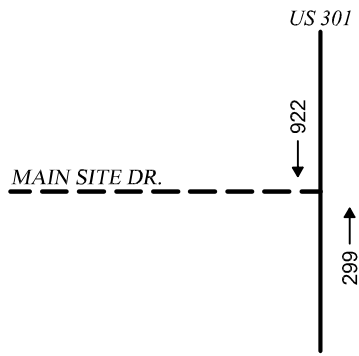
WEEKDAY PM PEAK HOUR

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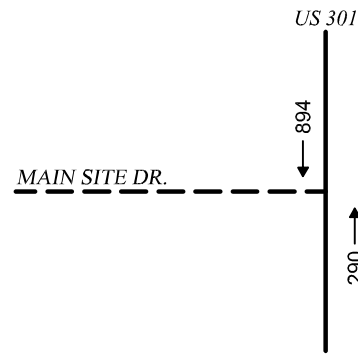


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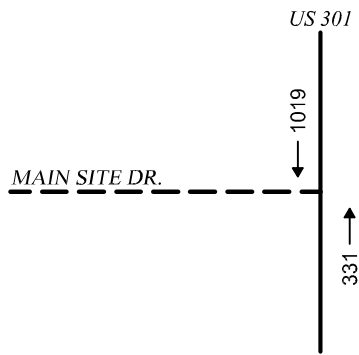




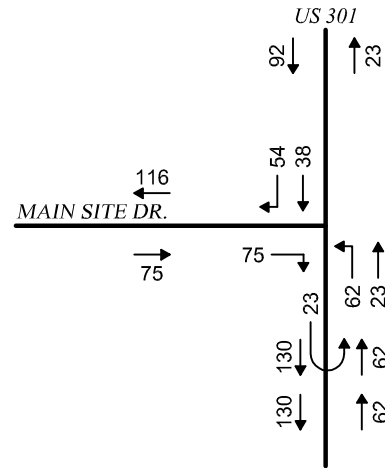
EXISTING TRAFFIC
04/15/21
7:00-8:00 AM



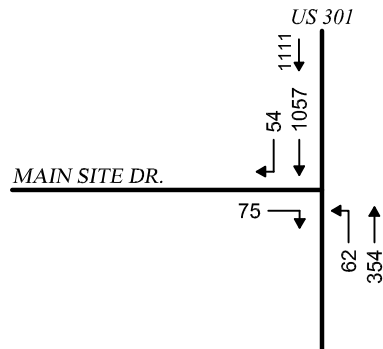
2021 SEASONALLY ADJUSTED TRAFFIC
FDOT SEASONAL CORRECTION FACTOR = 0.97



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



SITE TRAFFIC



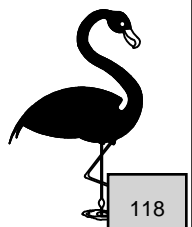
2026 BUILD TRAFFIC

Buckholz Traffic

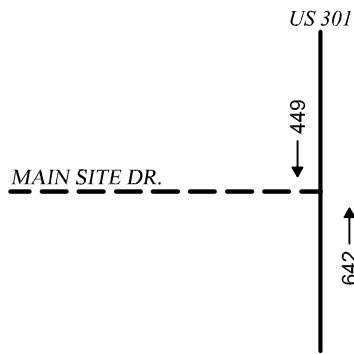
FIGURE 10

2026 BUILD TRAFFIC
US 301 / MAIN SITE DRIVE

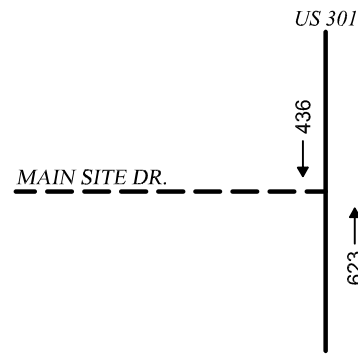
WEEKDAY AM PEAK HOUR



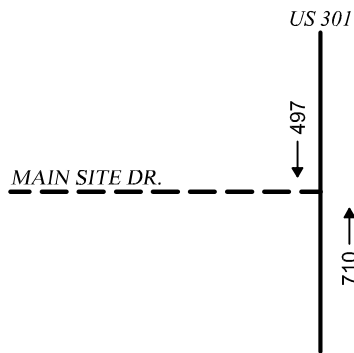
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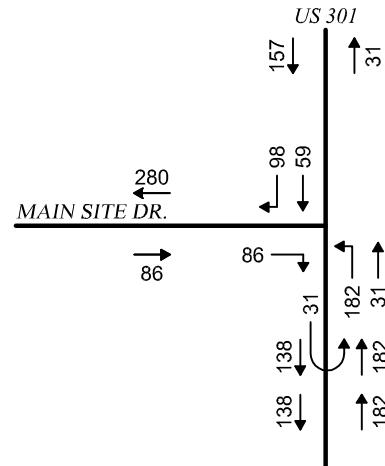
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04/14/21
4:15-5:15 PM



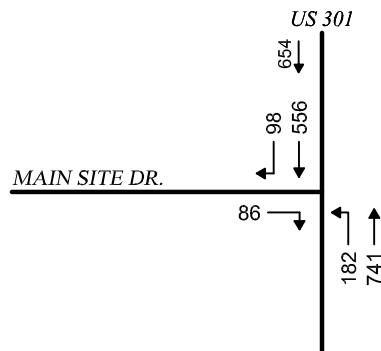
2021 SEASONALLY ADJUSTED TRAFFIC
FDOT SEASONAL CORRECTION FACTOR = 0.97



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



SITE TRAFFIC



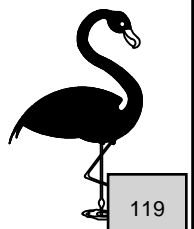
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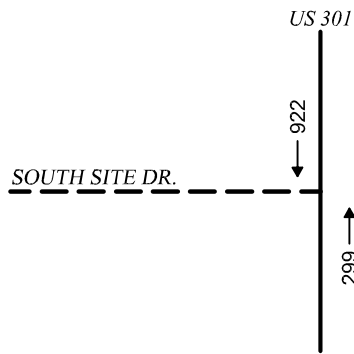
Buckholz Traffic

FIGURE 11

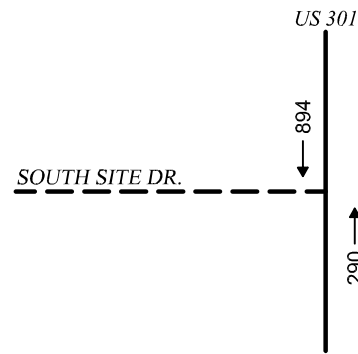
2026 BUILD TRAFFIC
US 301 / MAIN SITE DRIVE

WEEKDAY PM PEAK HOUR

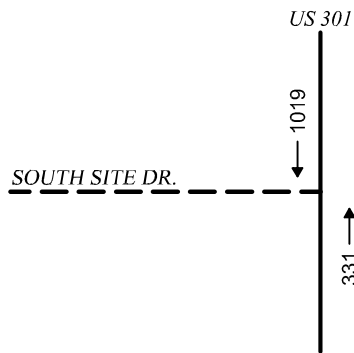




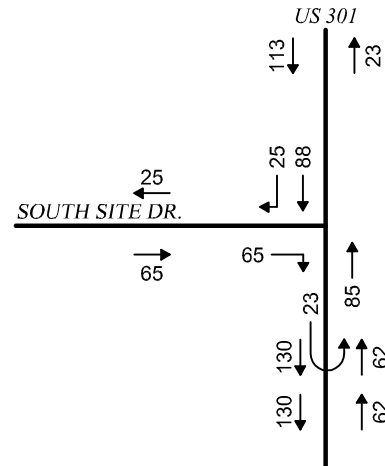
EXISTING TRAFFIC
04/15/21
7:00-8:00 AM



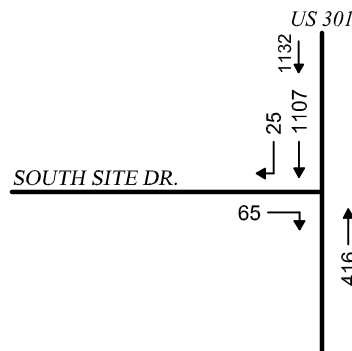
2021 SEASONALLY ADJUSTED TRAFFIC
FDOT SEASONAL CORRECTION FACTOR = 0.97



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



SITE TRAFFIC

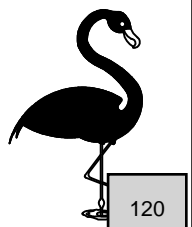


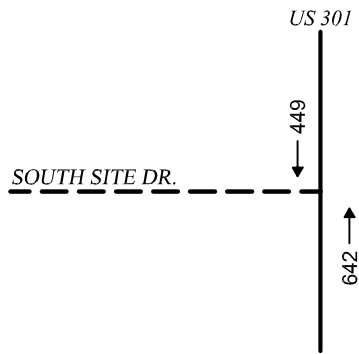
2026 BUILD TRAFFIC

FIGURE 12

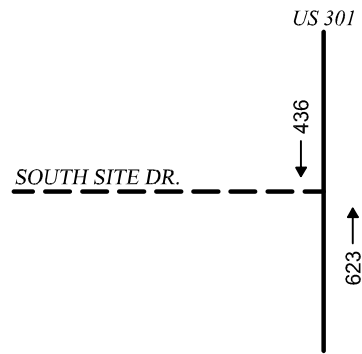
2026 BUILD TRAFFIC
US 301 / SOUTH SITE DRIVE

WEEKDAY AM PEAK HOUR

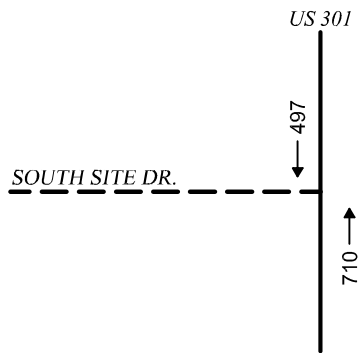




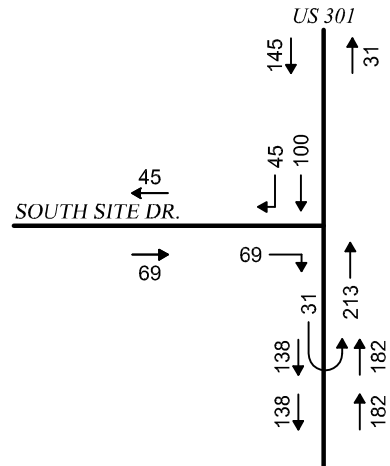
EXISTING TRAFFIC
04/14/21
4:15-5:15 PM



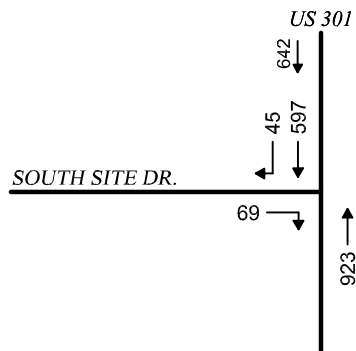
2021 SEASONALLY ADJUSTED TRAFFIC
FDOT SEASONAL CORRECTION FACTOR = 0.97



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



SITE TRAFFIC



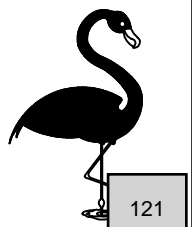
2026 BUILD TRAFFIC

Buckholz Traffic

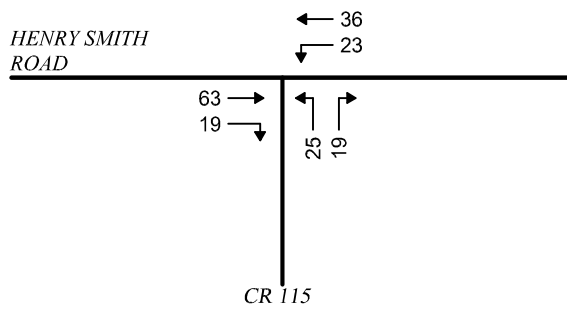
FIGURE 13

2026 BUILD TRAFFIC
US 301 / SOUTH SITE DRIVE

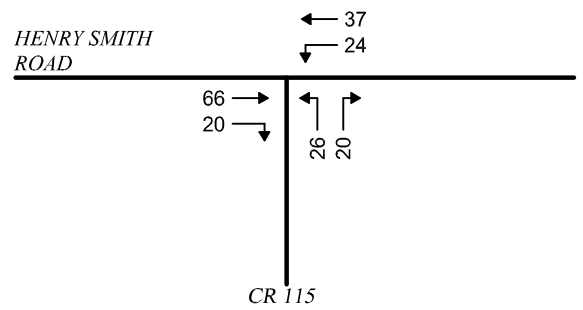
WEEKDAY PM PEAK HOUR



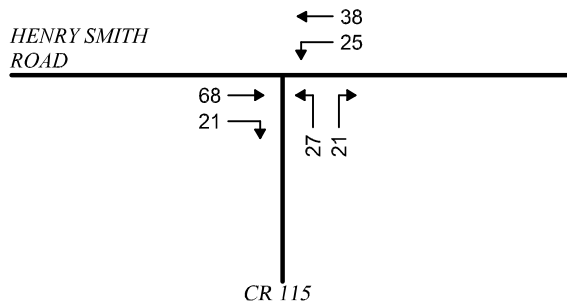
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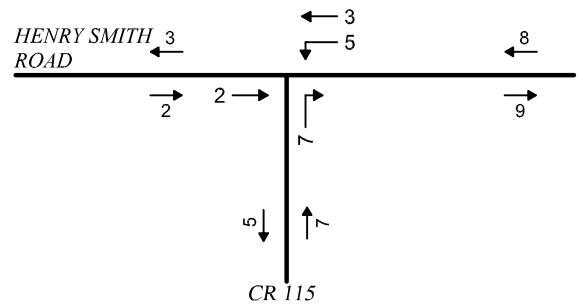
EXISTING TRAFFIC
09/02/21
7:30-8:30 AM



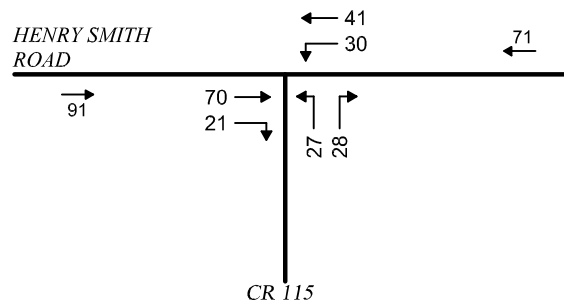
2021 SEASONALLY ADJUSTED TRAFFIC
FDOT SEASONAL CORRECTION FACTOR = 1.04



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



SITE TRAFFIC

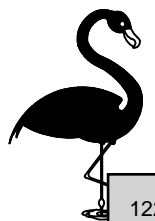


2026 BUILD TRAFFIC

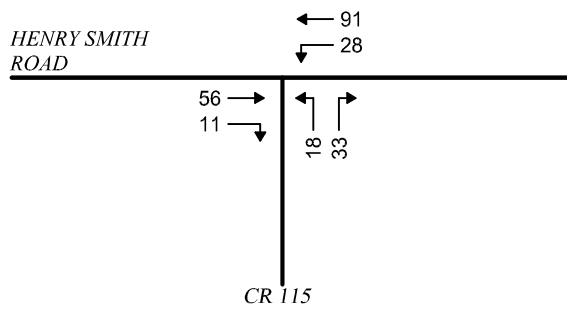
FIGURE 14

2026 BUILD TRAFFIC
HENRY SMITH RD. / CR 115

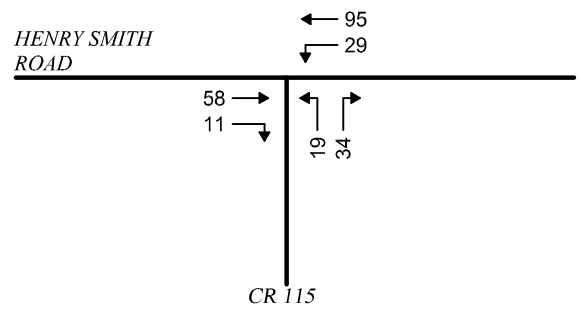
WEEKDAY AM PEAK HOUR



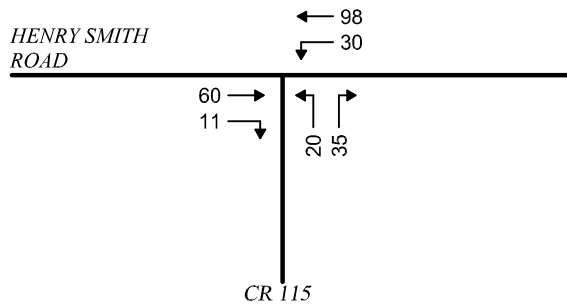
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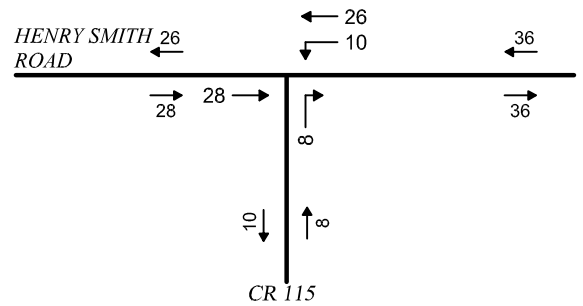
EXISTING TRAFFIC
09/03/21
4:30-5:30 PM



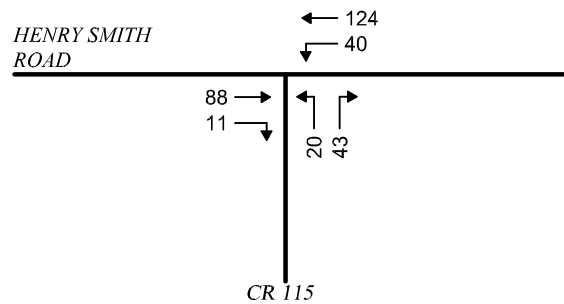
2021 SEASONALLY ADJUSTED TRAFFIC
FDOT SEASONAL CORRECTION FACTOR = 1.04



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



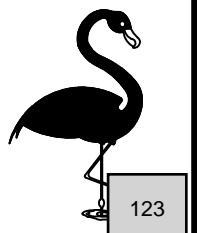
SITE TRAFFIC

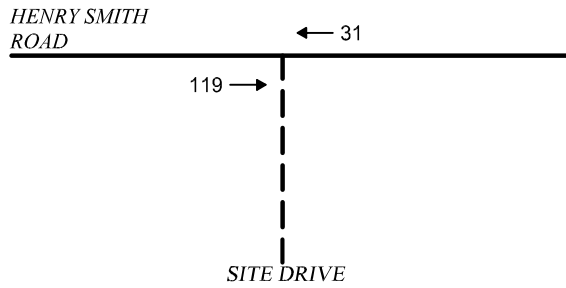


2026 BUILD TRAFFIC

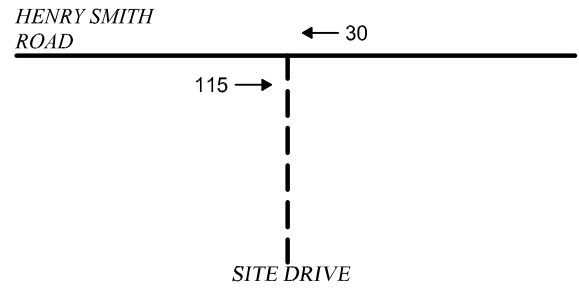
Buckholz Traffic

FIGURE 15
2026 BUILD TRAFFIC
HENRY SMITH RD. / CR 115
WEEKDAY PM PEAK HOUR

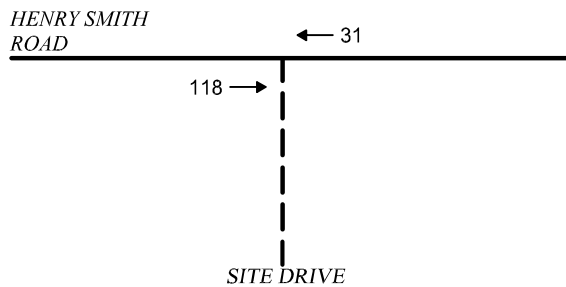




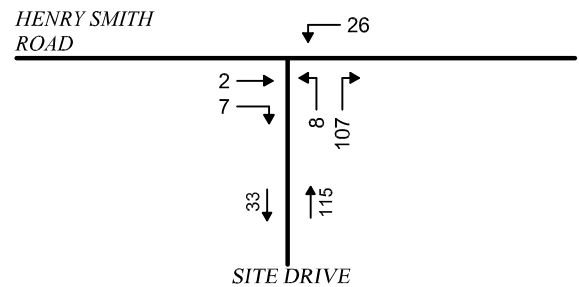
EXISTING TRAFFIC
04/15/21
7:00-8:00 AM



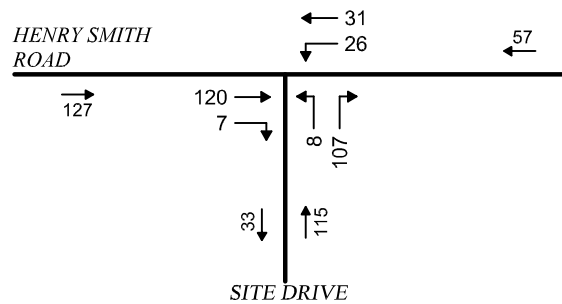
2021 SEASONALLY ADJUSTED TRAFFIC
FDOT SEASONAL CORRECTION FACTOR = 0.97



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



SITE TRAFFIC

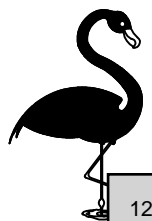


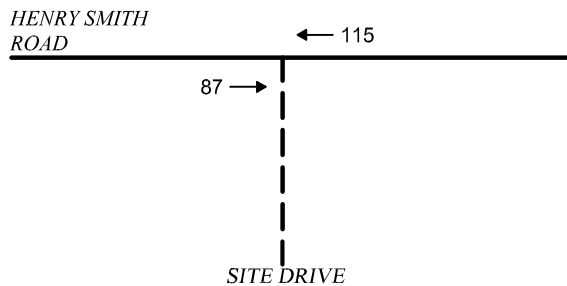
2026 BUILD TRAFFIC

FIGURE 16

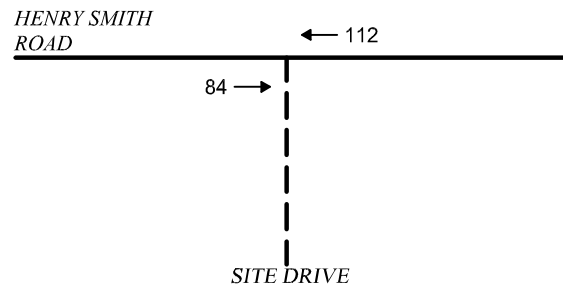
2026 BUILD TRAFFIC
HENRY SMITH RD. / SITE DRIVE

WEEKDAY AM PEAK HOUR

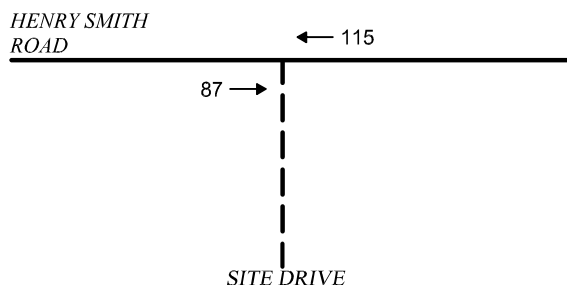




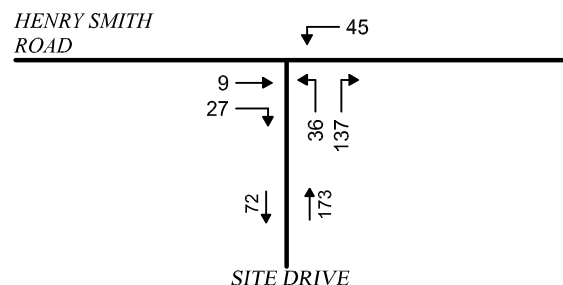
EXISTING TRAFFIC
04/14/21
4:15-5:15 PM



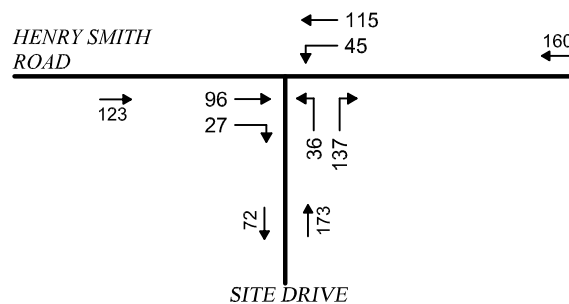
2021 SEASONALLY ADJUSTED TRAFFIC
FDOT SEASONAL CORRECTION FACTOR = 0.97



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



SITE TRAFFIC



2026 BUILD TRAFFIC

FIGURE 17

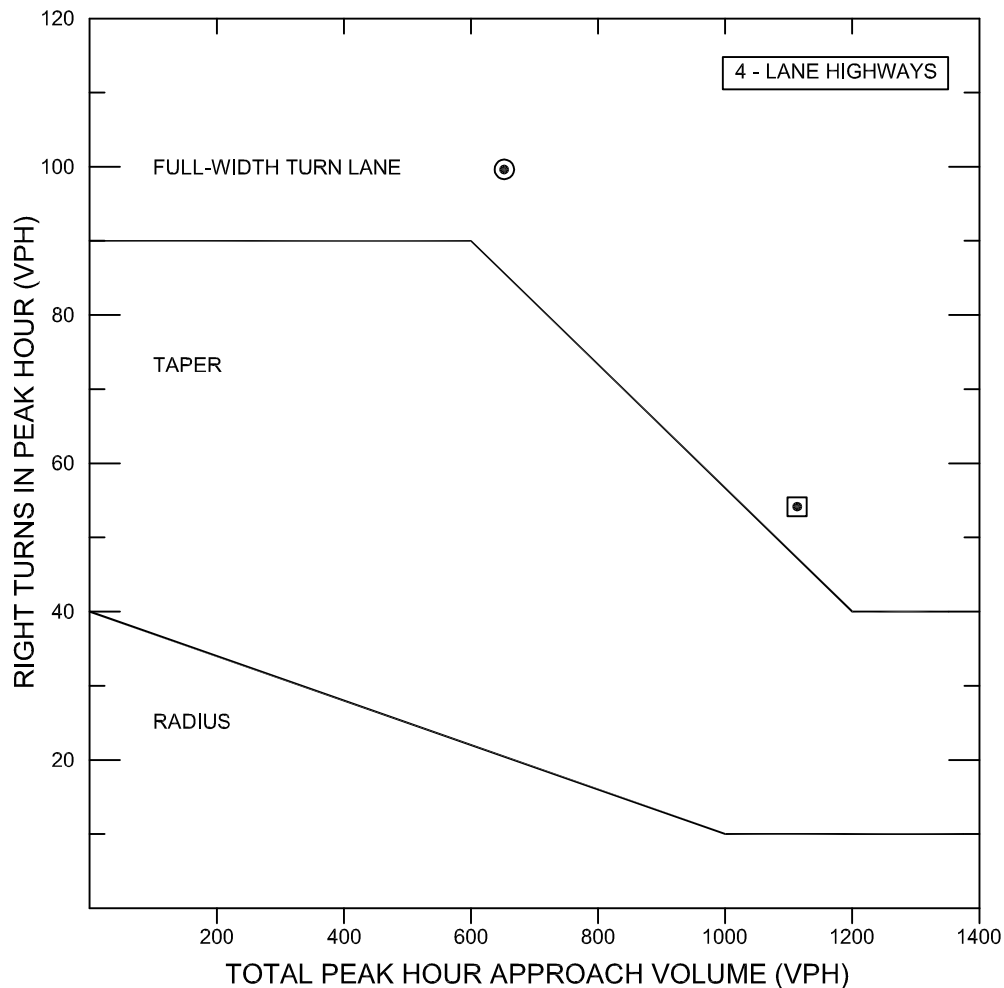
2026 BUILD TRAFFIC
HENRY SMITH RD. / SITE DRIVE

WEEKDAY PM PEAK HOUR



SOUTHBOUND US 301 AT MAIN SITE DRIVEWAY

ITEM-1



NOMOGRAPH FOR RIGHT TURN LANES

SOURCE: TRANSPORTATION RESEARCH BOARD NCHRP REPORT #279

▣ AM PEAK HOUR

V_A	1111
V_R	54

⊙ PM PEAK HOUR

V_A	654
V_R	98

NCHRP 420	
MULTI-LANE	> 45 MPH

54 & 98 > 40 REQUIRED

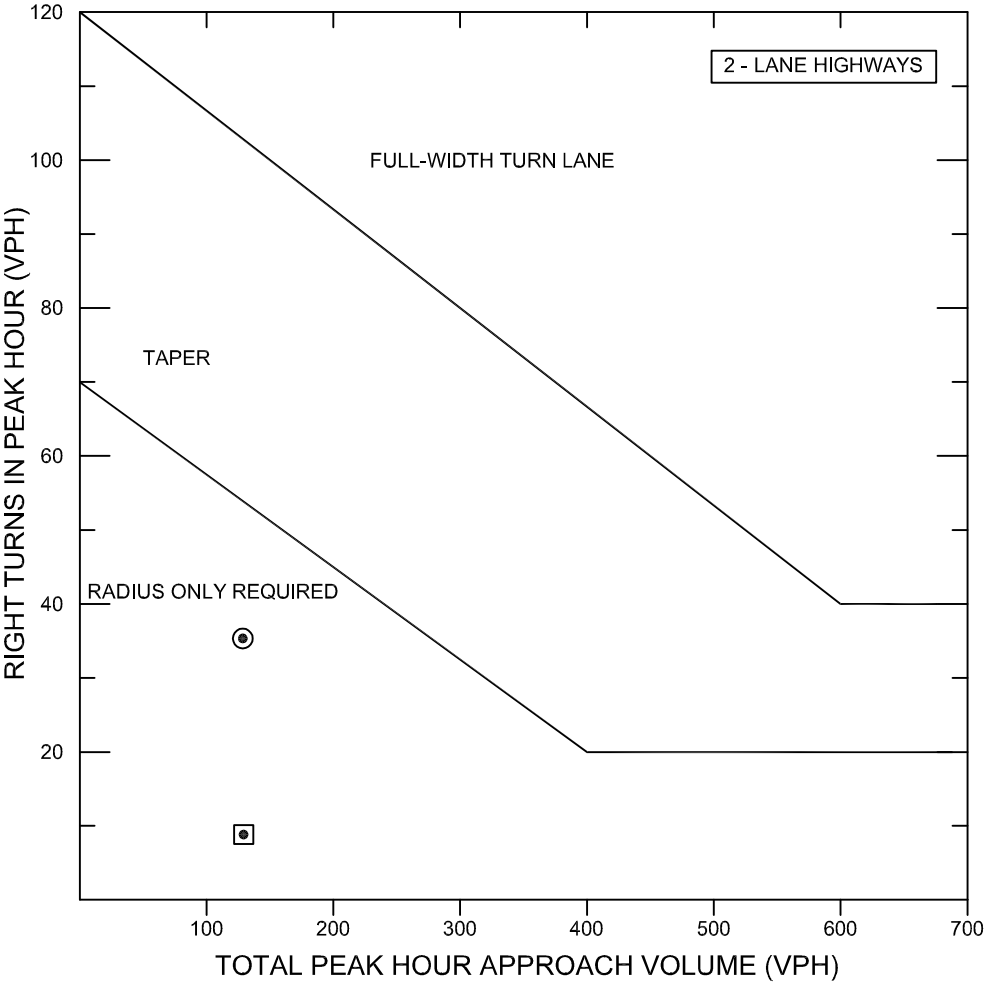
FIGURE 18

RIGHT TURN LANE
ANALYSIS



M:\2021\21-1681\CAD-1D\FIG-19.dwg Date: 09-30-21 T: 16:26 By: AVDelacruz

EASTBOUND HENRY SMITH ROAD AT SITE DRIVEWAY



NOMOGRAPH FOR RIGHT TURN LANES

SOURCE: TRANSPORTATION RESEARCH BOARD NCHRP REPORT #279

AM PEAK HOUR

V _A	127
V _R	7

PM PEAK HOUR

V _A	123
V _R	27

NCHRP 420	
2 LANE	≤ 45 MPH

7 & 27 < 80 REQUIRED

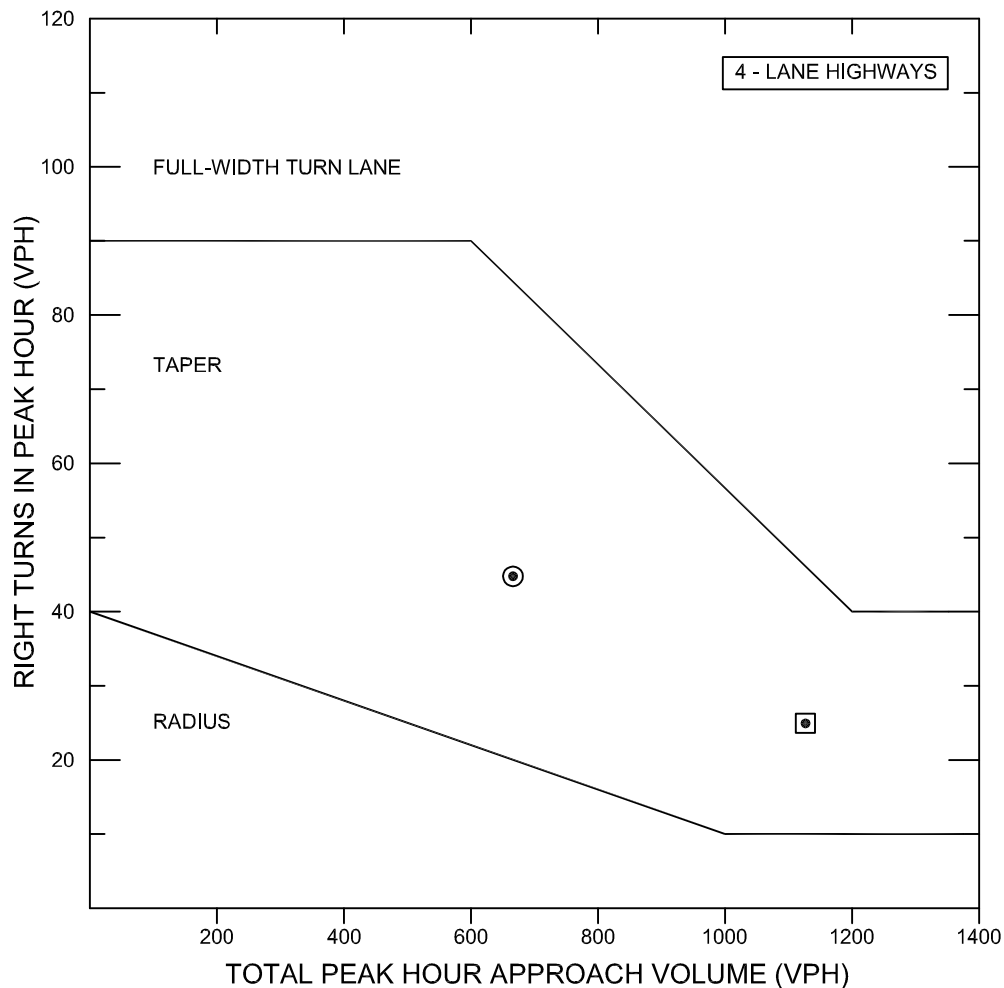
FIGURE 19

RIGHT TURN
LANE ANALYSIS



SOUTHBOUND US 301 AT SOUTH SITE DRIVEWAY

ITEM-1



NOMOGRAPH FOR RIGHT TURN LANES

SOURCE: TRANSPORTATION RESEARCH BOARD NCHRP REPORT #279

▣ AM PEAK HOUR

V_A	1132
V_R	25

⊙ PM PEAK HOUR

V_A	642
V_R	45

NCHRP 420	
MULTI-LANE	> 45 MPH

25 < 40 REQUIRED
45 > 40 REQUIRED

FIGURE 20

RIGHT TURN LANE
ANALYSIS



TABLE 1

TRIP GENERATION CALCULATIONS

SINGLE FAMILY DWELLING UNITS

Land Use Code 210

T = Number of Vehicle Trip Ends

X = Number of Dwelling Units = 350

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

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

BUCKHOLZ TRAFFIC

TABLE 2
TRIP GENERATION CALCULATIONS

SHOPPING CENTER

Land Use Code 820

T = Number of Vehicle Trip Ends

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

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

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

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

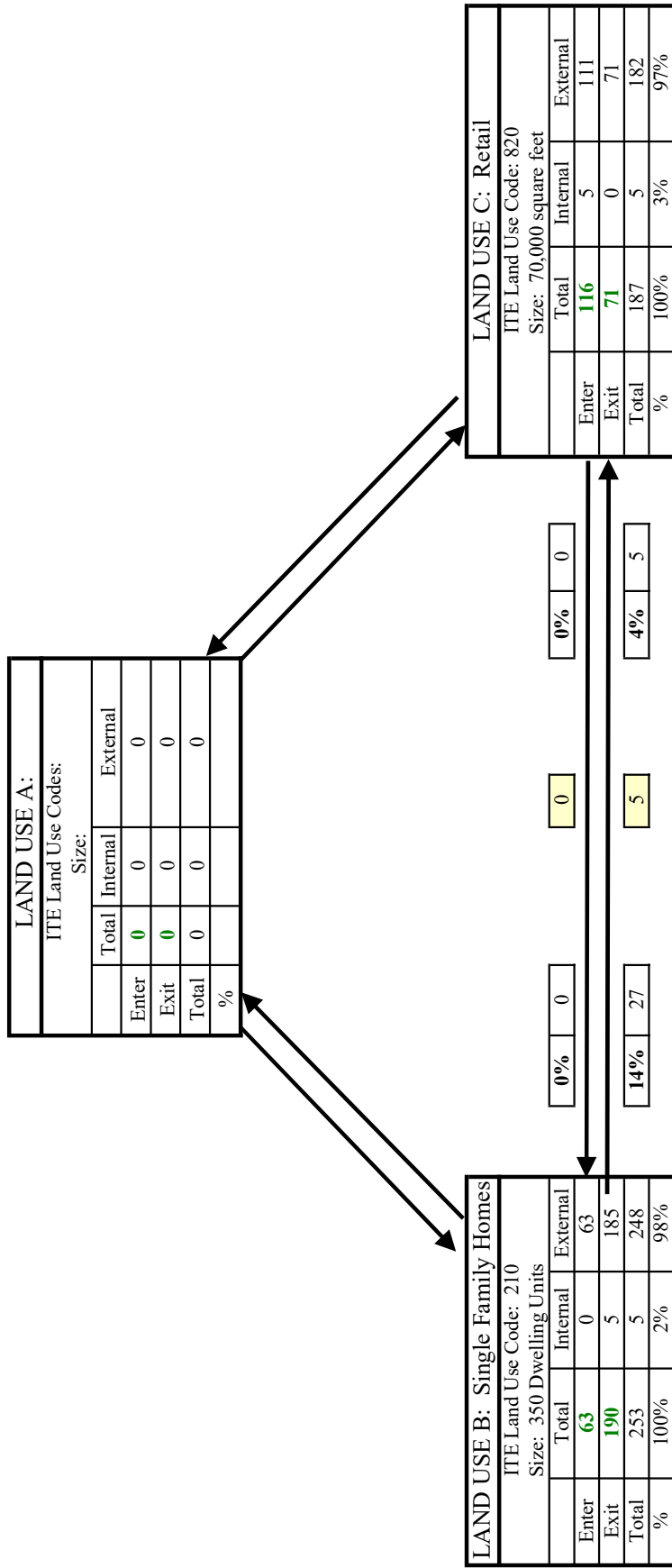
SOURCE: ITE "Trip Generation", 9th Edition, Volume 1, Figure 5.5

BUCKHOLZ TRAFFIC

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

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

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



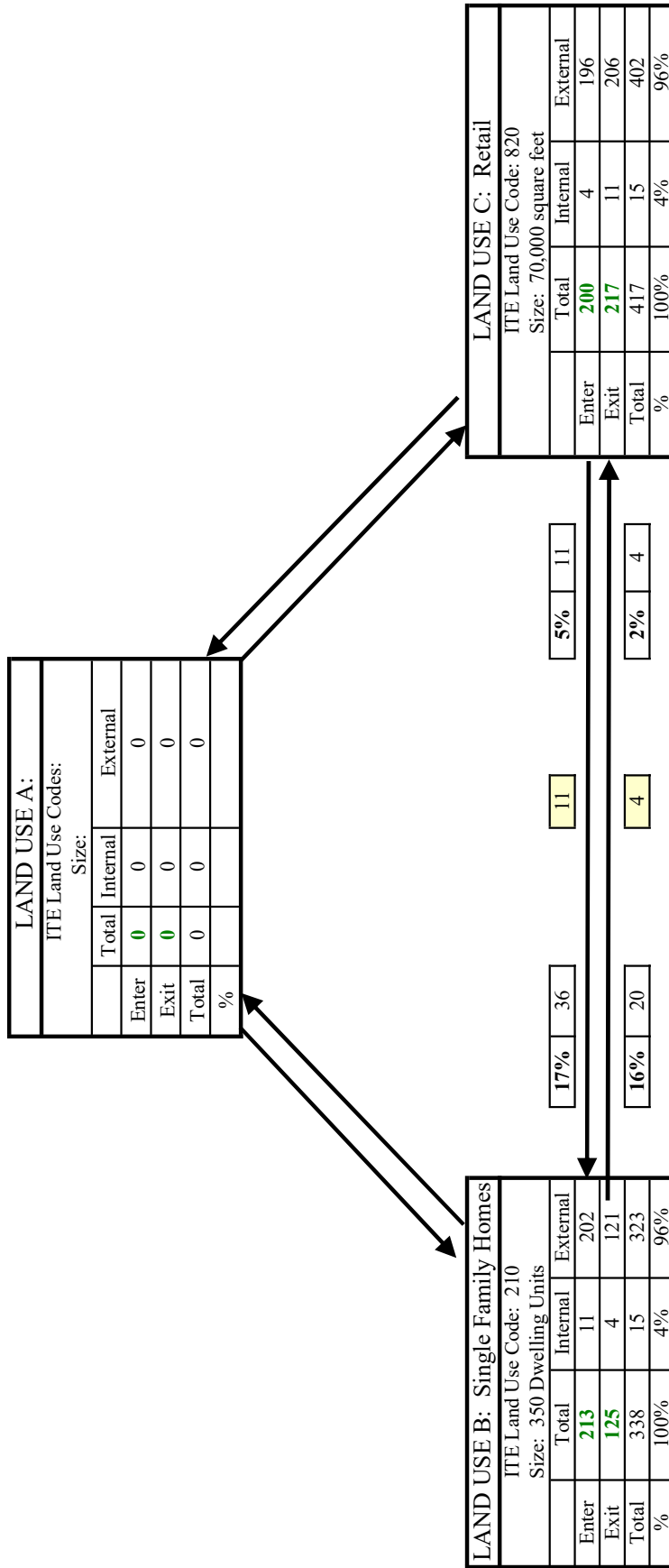
NET EXTERNAL TRIPS FOR MULTI-USE DEVELOPMENT				
	Land Use A	Land Use B	Land Use C	TOTAL
Enter	0	63	111	174
Exit	0	185	71	256
Total	0	248	182	430
Single Use Total	0	253	187	440
% Internal		2%	3%	2%

BUCKHOLZ TRAFFIC

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

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

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



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

BUCKHOLZ TRAFFIC

TABLE 5
TRIP GENERATION CALCULATIONS
WEEKDAY AM PEAK HOUR

TOTAL TRIPS		<u>Residential</u>	<u>Commercial</u>	<u>TOTAL</u>
ENTER	63	116	179	
EXIT	<u>190</u>	<u>71</u>	<u>261</u>	
TOTAL	253	187	440	
EXTERNAL TRIPS				
% External Trips:		98%	97%	
		<u>Residential</u>	<u>Commercial</u>	<u>TOTAL</u>
ENTER	62	112	174	
EXIT	<u>186</u>	<u>69</u>	<u>255</u>	
TOTAL	248	181	429	
NEW EXTERNAL TRIPS				
% New Trips:		100%	56.7%	
		<u>Residential</u>	<u>Commercial</u>	<u>TOTAL</u>
ENTER	62	63	125	
EXIT	<u>186</u>	<u>39</u>	<u>225</u>	
TOTAL	248	102	350	

BUCKHOLZ TRAFFIC

TABLE 6
TRIP GENERATION CALCULATIONS
WEEKDAY PM PEAK HOUR

TOTAL TRIPS			
	<u>Residential</u>	<u>Commercial</u>	<u>TOTAL</u>
ENTER	213	200	413
EXIT	<u>125</u>	<u>217</u>	<u>342</u>
TOTAL	338	417	755
EXTERNAL TRIPS			
% External Trips:			
	96%	96%	<u>TOTAL</u>
	<u>Residential</u>	<u>Commercial</u>	
ENTER	<u>205</u>	192	397
EXIT	120	<u>208</u>	<u>328</u>
TOTAL	325	400	725
NEW EXTERNAL TRIPS			
% New Trips:			
	100%	56.7%	<u>TOTAL</u>
	<u>Residential</u>	<u>Commercial</u>	
ENTER	205	109	314
EXIT	<u>120</u>	<u>118</u>	<u>238</u>
TOTAL	325	227	552

BUCKHOLZ TRAFFIC

TABLE 7
UNSIGNALIZED INTERSECTION CAPACITY RESULTS

ITEM-1

US 301 / SOUTH SITE DRIVE

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

US 301 / MAIN SITE DRIVE

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

HENRY SMITH ROAD / SITE DRIVE

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

BUCKHOLZ TRAFFIC

**TABLE 8
UNSIGNALIZED INTERSECTION CAPACITY RESULTS**

ITEM-1

US 301 / HENRY SMITH ROAD / EASTWOOD ROAD

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

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

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

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

TABLE 9
UNSIGNALIZED INTERSECTION CAPACITY RESULTS

ITEM-1

HENRY SMITH ROAD / CR 115

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

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

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

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

BUCKHOLZ TRAFFIC

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

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

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

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

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

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

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

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

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

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

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

Existing 2021 Traffic Conditions with Added Side Street Approach Lanes

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

BUCKHOLZ TRAFFIC

TABLE 13

PROJECTED HOURLY EXITING RESIDENTIAL TRAFFIC

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

Control Value

TOTAL

100.0%

1646

43%

45%

AM Percentage

PM Percentage

estimated

BUCKHOLZ TRAFFIC

TABLE 14

PROJECTED HOURLY RETAIL TRAFFIC

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

Control Value

TOTAL DAILY

ENTER:

2359

AM Percentage

43%

PM Percentage

45%

100.0%

estimated

BUCKHOLZ TRAFFIC

TABLE 15
ROADWAY LINK CAPACITY EVALUATION

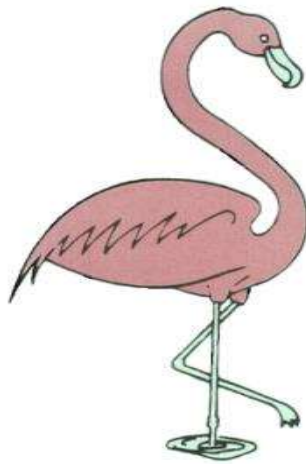
Link ID	Roadway	Segment	Roadway Type	Lanes	Required LOS	Current Hourly Two-Way Traffic	Peak Hour	Maximum Hourly Traffic For Required LOS	Current % of LOS	Expected Hourly Site Traffic	BUILD Hourly Traffic	Future % of LOS
						a		b	c = a / b	d	e = a + d	f = e / b
63A	US 1 (US 301)	Mussell White Road to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

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

BUCKHOLZ TRAFFIC

APPENDIX A

SITE PLAN





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



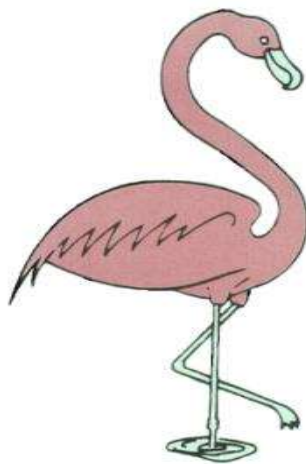
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MapWise 2020

ITEM-1

APPENDIX B

TURNING MOVEMENT COUNTS



DAY: WEDNESDAY

MANUAL TURNING MOVEMENT COUNTS

Site Code

DATE: 09/02/21

CR 115 @ HENRY SMITH ROAD

Start Date

WEATHER: CLEAR & DRY

NASSAU COUNTY, FLORIDA

File I.D. : 90221AM1

BEGIN TIME (MILITARY):06:30 Hrs

Page : 1

AUTOMOBILES, COMMERCIAL VEHICLES

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

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

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

MANUAL TURNING MOVEMENT COUNTS

CR 115 @ HENRY SMITH ROAD

NASSAU COUNTY, FLORIDA

Site Code

Start Date

File I.D. : 90221AM1

Page : 1

ITEM-1

DAY: WEDNESDAY

DATE: 09/02/21

WEATHER: CLEAR & DRY

BEGIN TIME (MILITARY):06:30 Hrs

AUTOMOBILES

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

TOTAL	0	0	0	0		31	41	0	0		26	0	30	0		0	126	28	0		282

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

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

DAY: WEDNESDAY

DATE: 09/02/21

WEATHER: CLEAR & DRY

BEGIN TIME (MILITARY):06:30 Hrs

MANUAL TURNING MOVEMENT COUNTS

CR 115 @ HENRY SMITH ROAD

NASSAU COUNTY, FLORIDA

Site Code

Start Date

File I.D. : 90221AM1

Page : 1

ITEM-1

COMMERCIAL VEHICLES

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

TOTAL	0	0	0	0	4	7	0	0	14	0	4	0	0	5	6	40

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

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

DAY: THURSDAY

DATE: 04/15/21

WEATHER: CLEAR & DRY

BEGIN TIME (MILITARY): 06:45 Hrs

MANUAL TURNING MOVEMENT COUNTS

US 301 @ HENRY SMITH ROAD

NASSAU COUNTY, FLORIDA

Site Code :

Start Date:

File I.D. : 41521AMA

Page : 1

ITEM-1

ALL VEHICLES

US 301					EASTWOOD ROAD					US 301					HENRY SMITH ROAD					
From North					From East					From South					From West					
Left	Thru	Right	U-TURN		Left	Thru	Right	Other		Left	Thru	Right	U-TURN		Left	Thru	Right	Other	Total	
Date 04/15/21																				
06:45	0	0	2	0	15	1	2	0		1	0	16	0		5	5	17	0	64	
07:00	2	0	3	0	12	1	3	0		3	0	12	0		7	7	21	0	71	
07:15	4	0	0	0	14	2	1	0		0	0	9	0		11	4	13	0	58	
07:30	3	0	2	0	6	1	4	0		4	0	8	0		5	3	21	0	57	
Hr Total	9	0	7	0	47	5	10	0		8	0	45	0		28	19	72	0	250	
07:45	3	0	3	0	11	1	5	0		6	0	10	0		4	2	10	0	55	
08:00	1	0	7	0	7	3	0	0		5	0	10	0		4	2	16	0	55	
08:15	1	0	3	0	5	3	0	0		5	0	10	1		6	2	8	0	44	
08:30	2	0	4	0	8	1	2	0		7	0	5	0		2	1	4	0	36	
Hr Total	7	0	17	0	31	8	7	0		23	0	35	1		16	7	38	0	190	
TOTAL	16	0	24	0	78	13	17	0		31	0	80	1		44	26	110	0	440	

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

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

DAY: THURSDAY

DATE: 04/15/21

WEATHER: CLEAR & DRY

BEGIN TIME (MILITARY): 06:45 Hrs

MANUAL TURNING MOVEMENT COUNTS

US 301 @ WINN-DIXIE DRIVE

NASSAU COUNTY, FLORIDA

Site Code :

Start Date:

File I.D. : 41521AMB

Page : 1

ITEM-1

ALL VEHICLES

US 301					US 301					US 301					MAIN WINN-DIXIE DRIVE					
From North					From East					From South					From West					
Left	Thru	Right	U-TURN		Left	Thru	Right	Other		Left	Thru	Right	U-TURN		Left	Thru	Right	Other		
Date 04/15/21 -----																				
06:45	0	0	64	0	0	0	0	0	0	413	0	0	0	0	132	0	28	0	13	
07:00	1	0	6	0	0	0	0	0	0	1	0	0	0	0	6	0	1	0	15	
07:15	0	0	9	0	0	0	0	0	0	2	0	0	0	0	7	0	3	0	21	
07:30	1	0	16	0	0	0	0	0	0	3	0	0	0	0	12	0	4	0	36	
Hr Total	2	0	37	0	0	0	0	0	0	10	0	0	0	0	26	0	10	0	85	
07:45	0	0	10	0	0	0	0	0	0	7	0	0	0	0	7	0	0	0	24	
08:00	0	0	10	0	0	0	0	0	0	5	0	0	0	0	9	0	5	0	29	
08:15	0	0	9	0	0	0	0	0	0	2	0	0	0	0	8	0	2	0	21	
08:30	0	0	10	0	0	0	0	0	0	3	0	0	0	0	7	0	3	0	23	
Hr Total	0	0	39	0	0	0	0	0	0	17	0	0	0	0	31	0	10	0	97	

TOTAL	2	0	76	0	0	0	0	0	0	27	0	0	0	0	57	0	20	0	182	

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

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

MANUAL TURNING MOVEMENT COUNTS

HENRY SMITH ROAD @ WINN-DIXIE DRIVEWAY
NASSAU COUNTY, FLORIDASite Code : **ITEM-1**

Start Date :

File I.D. : 41521AMC

Page : 1

DAY: THURSDAY

DATE: 04/15/21

WEATHER: CLEAR & DRY

BEGIN TIME (MILITARY): 06:45 Hrs

ALL VEHICLES

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

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

Peak start	06:45				06:45				06:45				06:45			
Volume	0	0	0	0	0	0	0	0	3	0	1	0	0	0	9	0
Percent	0%	0%	0%	0%	0%	0%	0%	0%	75%	0%	25%	0%	0%	0%	100%	0%
Pk total	0				0				4				9			
Highest	06:45				06:45				07:15				07:30			
Volume	0	0	0	0	0	0	0	0	3	0	0	0	0	0	4	0
Hi total	0				0				3				4			
PHF	.0				.0				.33				.56			

DAY: THURSDAY

DATE: 04/15/21

WEATHER: CLEAR & DRY

BEGIN TIME (MILITARY): 06:45 Hrs

MANUAL TURNING MOVEMENT COUNTS

US 301 @ CHURCH DRIVEWAY

NASSAU COUNTY, FLORIDA

Site Code :

Start Date:

File I.D. : 41521P3A

Page : 1

ITEM-1

AUTOMOBILES, COMMERCIAL VEHICLES

US 301					CHURCH DRIVEWAY					US 301										
From North					From East					From South					From West					
Left	Thru	Right	U-TURN		Left	Thru	Right	Other		Left	Thru	Right	U-TURN		Left	Thru	Right	Other		
Date 04/15/21																				
06:45	0	151	0	0	0	0	0	0	0	0	58	0	0	0	0	0	0	0	0	209
07:00	0	163	0	0	0	0	0	0	0	0	67	0	0	0	0	0	0	0	0	230
07:15	0	158	0	1	0	0	0	0	0	0	81	0	0	0	0	0	0	0	0	240
07:30	0	163	0	0	0	0	0	0	0	0	69	0	0	0	0	0	0	0	0	232
Hr Total	0	635	0	1	0	0	0	0	0	0	275	0	0	0	0	0	0	0	0	911
07:45	0	138	0	0	0	0	0	0	0	0	82	0	0	0	0	0	0	0	0	220
08:00	0	107	0	2	0	0	0	0	0	0	65	0	1	0	0	0	0	0	0	175
08:15	1	115	0	0	0	0	0	0	0	0	88	1	1	0	0	0	0	0	0	206
08:30	1	103	0	0	2	0	0	0	0	0	80	0	0	0	0	0	0	0	0	186
Hr Total	2	463	0	2	2	0	0	0	0	0	315	1	2	0	0	0	0	0	0	787
TOTAL	2	1098	0	3	2	0	0	0	0	0	590	1	2	0	0	0	0	0	0	1698

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

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

$$PHF = \frac{922}{4 \times 240} = 0.96$$

DAY: THURSDAY

DATE: 04/15/21

WEATHER: CLEAR & DRY

BEGIN TIME (MILITARY):06:45 Hrs

MANUAL TURNING MOVEMENT COUNTS

US 301 @ CHURCH DRIVEWAY

NASSAU COUNTY, FLORIDA

Site Code :

Start Date:

File I.D. : 41521P3A

Page : 1

ITEM-1

AUTOMOBILES

US 301				CHURCH DRIVEWAY				US 301												Total	
From North				From East				From South				From West									
Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other						
Date 04/15/21																					
06:45	0	135	0	0	0	0	0	0	0	51	0	0	0	0	0	0	0	0	186		
07:00	0	144	0	0	0	0	0	0	0	54	0	0	0	0	0	0	0	0	198		
07:15	0	138	0	1	0	0	0	0	0	72	0	0	0	0	0	0	0	0	211		
07:30	0	141	0	0	0	0	0	0	0	59	0	0	0	0	0	0	0	0	200		
Hr Total	0	558	0	1	0	0	0	0	0	236	0	0	0	0	0	0	0	0	795		
07:45	0	116	0	0	0	0	0	0	0	65	0	0	0	0	0	0	0	0	181		
08:00	0	86	0	2	0	0	0	0	0	51	0	1	0	0	0	0	0	0	140		
08:15	1	91	0	0	0	0	0	0	0	73	1	1	0	0	0	0	0	0	167		
08:30	1	81	0	0	1	0	0	0	0	59	0	0	0	0	0	0	0	0	142		
Hr Total	2	374	0	2	1	0	0	0	0	248	1	2	0	0	0	0	0	0	630		
TOTAL	2	932	0	3	1	0	0	0	0	484	1	2	0	0	0	0	0	0	1425		

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

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

DAY: THURSDAY

DATE: 04/15/21

WEATHER: CLEAR & DRY

BEGIN TIME (MILITARY): 06:45 Hrs

MANUAL TURNING MOVEMENT COUNTS

US 301 @ CHURCH DRIVEWAY

NASSAU COUNTY, FLORIDA

Site Code :

Start Date:

File I.D. : 41521P3A

Page : 1

ITEM-1

COMMERCIAL VEHICLES

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

16%T

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

Peak start 07:00	13%T	07:00	07:00	16%T	07:00	07:00
Volume	0	83	0	0	0	49
Percent	0%	100%	0%	0%	0%	100%
Pk total	83	0	49	0		
Highest	07:30	06:45	07:45	06:45		
Volume	0	22	0	0	17	0
Hi total	22	0	17	0		
PHF	.94	.0	.72	.0		

DAY: WEDNESDAY

MANUAL TURNING MOVEMENT COUNTS

Site Code :

DATE: 09/02/21

US 301 @ HENRY SMITH RD./EASTWOOD RD.

Start Date :

ITEM-1

WEATHER: CLEAR & DRY

NASSAU COUNTY, FLORIDA

File I.D. : 90221AM2

BEGIN TIME (MILITARY):08:45 Hrs

Page : 1

AUTOMOBILES, COMMERCIAL VEHICLES

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

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

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

DAY: WEDNESDAY

MANUAL TURNING MOVEMENT COUNTS

DATE: 09/02/21

US 301 @ HENRY SMITH RD./EASTWOOD RD.

WEATHER: CLEAR & DRY

NASSAU COUNTY, FLORIDA

BEGIN TIME (MILITARY):08:45 Hrs

Site Code

Start Date

File I.D. : 90221AM2

Page : 1

ITEM-1

AUTOMOBILES

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

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

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

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

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

Site Code
Start Date
File I.D. : 90221AM2
Page : 1

ITEM-1

COMMERCIAL VEHICLES

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

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

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

DAY: WEDNESDAY

DATE: 09/02/21

WEATHER: CLEAR & DRY

BEGIN TIME (MILITARY):12:00 Hrs

AUTOMOBILES, COMMERCIAL VEHICLES

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

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

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

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

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

Site Code
Start Date **ITEM-1**
File I.D. : 90221MD1
Page : 1

AUTOMOBILES

US 301				EASTWOOD ROAD				US 301				HENRY SMITH ROAD					
From North				From East				From South				From West					
Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Total	
Date 09/02/21																	
12:00	1	95	3	0	7	0	3	0	3	59	7	0	4	0	5	0	187
12:15	1	79	2	0	6	3	1	0	2	53	11	1	6	1	3	0	169
12:30	2	77	6	0	6	2	2	0	7	81	15	1	6	1	4	0	210
12:45	2	77	4	0	4	1	1	0	2	80	6	0	6	3	4	0	190
Hr Total	6	328	15	0	23	6	7	0	14	273	39	2	22	5	16	0	756
13:00	3	80	4	0	5	0	0	0	5	88	10	1	4	1	3	0	204
13:15	2	78	1	0	9	0	1	0	2	64	4	0	4	2	6	0	173
Hr Total	5	158	5	0	14	0	1	0	7	152	14	1	8	3	9	0	377
TOTAL	11	486	20	0	37	6	8	0	21	425	53	3	30	8	25	0	1133

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

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

DAY: WEDNESDAY

DATE: 09/02/21

WEATHER: CLEAR & DRY

BEGIN TIME (MILITARY):12:00 Hrs

ITEM-1

COMMERCIAL VEHICLES

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

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

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

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

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

Site Code
Start Date
File I.D. : 90221PM1
Page : 1

ITEM-1

AUTOMOBILES

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

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

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

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

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

Site Code
Start Date
File I.D. : 90221PM1
Page : 1

ITEM-1

COMMERCIAL VEHICLES

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

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

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

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

Site Code
Start Date
File I.D. : 90221PM1
Page : 1

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

PEDESTRIAN & BICYCLE

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

TOTAL	0	0	0	0		0	0	0	1		0	0	0	0		0	0	0	0		1

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

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

DAY: WEDNESDAY

DATE: 04/14/21

WEATHER: CLEAR & DRY

BEGIN TIME (MILITARY): 15:45 Hrs

MANUAL TURNING MOVEMENT COUNTS

US 301 @ HENRY SMITH ROAD

NASSAU COUNTY, FLORIDA

Site Code :

Start Date:

File I.D. : 41421P2A

Page : 1

ITEM-1

ALL VEHICLES

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

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

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

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

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

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

ITEM-1

AUTOMOBILES, COMMERCIAL VEHICLES

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

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

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

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

AUTOMOBILES

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

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

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

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

COMMERCIAL VEHICLES

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

DAY: WEDNESDAY

DATE: 04/14/21

WEATHER: CLEAR & DRY

BEGIN TIME (MILITARY):15:45 Hrs

MANUAL TURNING MOVEMENT COUNTS

US 301 @ WINN-DIXIE DRIVE

NASSAU COUNTY, FLORIDA

Site Code :

Start Date:

File I.D. : 41421P2B

Page : 1

ITEM-1

ALL VEHICLES

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

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

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

DAY: WEDNESDAY

MANUAL TURNING MOVEMENT COUNTS

Site Code :

DATE: 04/14/21

HENRY SMITH ROAD @ WINN-DIXIE DRIVEWAY

Start Date:

WEATHER: CLEAR & DRY

NASSAU COUNTY, FLORIDA

File I.D. : 41421P2C

BEGIN TIME (MILITARY):15:45 Hrs

Page : 1

ALL VEHICLES

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

TOTAL	0	0	1	0	7	0	5	0	61	3	9	0	2	0	39	0	127

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

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

DAY: TUESDAY

MANUAL TURNING MOVEMENT COUNTS

Site Code :

DATE: 04/14/21

US 301 @ CHURCH DRIVE

Start Date :

ITEM-1

WEATHER: CLEAR & DRY

NASSAU COUNTY, FLORIDA

File I.D. : 041421P1

BEGIN TIME (MILITARY): 15:45 Hrs

Page : 1

AUTOMOBILES, COMMERCIAL VEHICLES

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

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

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

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

DAY: TUESDAY

MANUAL TURNING MOVEMENT COUNTS

Site Code :

DATE: 04/14/21

US 301 @ CHURCH DRIVE

Start Date :

WEATHER: CLEAR & DRY

NASSAU COUNTY, FLORIDA

File I.D. : 041421P1

BEGIN TIME (MILITARY):15:45 Hrs

Page : 1

AUTOMOBILES

US 301					CHURCH DRIVE					US 301										Total
From North					From East					From South					From West					
Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other					
Date 04/14/21																				
15:45	0	98	0	1	0	0	0	0	0	118	0	0	0	0	0	0	217			
16:00	0	94	0	0	0	0	1	0	0	109	0	0	0	0	0	0	204			
16:15	0	106	0	0	0	0	0	0	0	144	1	0	0	0	0	0	251			
16:30	0	99	0	1	0	0	1	0	0	122	1	0	0	0	0	0	224			
Hr Total	0	397	0	2	0	0	2	0	0	493	2	0	0	0	0	0	896			
16:45	0	77	0	2	0	0	2	0	0	135	1	0	0	0	0	0	217			
17:00	0	102	0	0	0	0	0	0	0	174	0	0	0	0	0	0	276			
17:15	1	85	0	0	0	0	0	0	0	132	0	0	0	0	0	0	218			
17:30	0	80	0	0	0	0	0	0	0	143	1	0	0	0	0	0	224			
Hr Total	1	344	0	2	0	0	2	0	0	584	2	0	0	0	0	0	935			
TOTAL	1	741	0	4	0	0	4	0	0	1077	4	0	0	0	0	0	1831			

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

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

DAY: TUESDAY

DATE: 04/14/21

WEATHER: CLEAR & DRY

BEGIN TIME (MILITARY):15:45 Hrs

MANUAL TURNING MOVEMENT COUNTS

US 301 @ CHURCH DRIVE

NASSAU COUNTY, FLORIDA

Site Code :

Start Date:

File I.D. : 041421P1

Page : 1

ITEM-1

COMMERCIAL VEHICLES

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

237

11%T

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

Peak start 16:15	19%T	16:15	16:15	10%T	16:15	16:15
Volume	0	65	0	0	0	64
Percent	0%	100%	0%	0%	100%	0%
Pk total	65	1	64	0		
Highest	16:30	16:15	16:15	15:45		
Volume	0	18	0	0	21	0
Hi total	18	1	21	0		
PHF	.90	.25	.76	.0		

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

JW BUCKHOLZ TRAFFIC ENGINEERING INC

MANUAL TURNING MOVEMENT COUNTS

HENRY SMITH ROAD @ CR 115
 NASSAU COUNTY, FLORIDA

Site Code :
 Start Date: **ITEM-1**
 File I.D. : 90321PM1
 Page : 1

AUTOMOBILES, COMMERCIAL VEHICLES

From North					HENRY SMITH ROAD From East				CR 115 From South				HENRY SMITH ROAD From West				Total
Left	Thru	Right	Other		Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	
Date 09/03/21																	
15:30	0	0	0	0	3	20	0	0	2	0	8	0	0	12	3	0	48
15:45	0	0	0	0	7	19	0	0	3	0	6	0	0	12	1	0	48
16:00	0	0	0	0	5	23	0	0	5	0	6	0	0	13	4	0	56
16:15	0	0	0	0	3	25	0	0	3	0	8	0	0	6	2	0	47
Hr Total	0	0	0	0	18	87	0	0	13	0	28	0	0	43	10	0	199
16:30	0	0	0	0	5	18	0	0	6	0	9	0	0	15	1	0	54
16:45	0	0	0	0	7	26	0	0	2	0	10	0	0	11	2	0	58
17:00	0	0	0	0	11	25	0	0	8	0	8	0	0	11	3	0	66
17:15	0	0	0	0	5	22	0	0	2	0	6	0	0	19	5	0	59
Hr Total	0	0	0	0	28	91	0	0	18	0	33	0	0	56	11	0	237
TOTAL	0	0	0	0	46	178	0	0	31	0	61	0	0	99	21	0	436

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

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

DAY: FRIDAY

DATE: 09/03/21

WEATHER: CLEAR & DRY

BEGIN TIME (MILITARY):15:30 Hrs

MANUAL TURNING MOVEMENT COUNTS

HENRY SMITH ROAD @ CR 115

NASSAU COUNTY, FLORIDA

Site Code :

Start Date:

File I.D. : 90321PM1

Page : 1

ITEM-1

AUTOMOBILES

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

TOTAL	0	0	0	0		42	171	0	0		27	0	53	0		0	98	18	0		409

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

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

DAY: FRIDAY

DATE: 09/03/21

WEATHER: CLEAR & DRY

BEGIN TIME (MILITARY):15:30 Hrs

MANUAL TURNING MOVEMENT COUNTS

HENRY SMITH ROAD @ CR 115

NASSAU COUNTY, FLORIDA

Site Code :

Start Date:

File I.D. : 90321PM1

Page : 1

ITEM-1

COMMERCIAL VEHICLES

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

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

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

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

Thursday, April 15, 2021

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

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

Wednesday, April 14, 2021

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

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

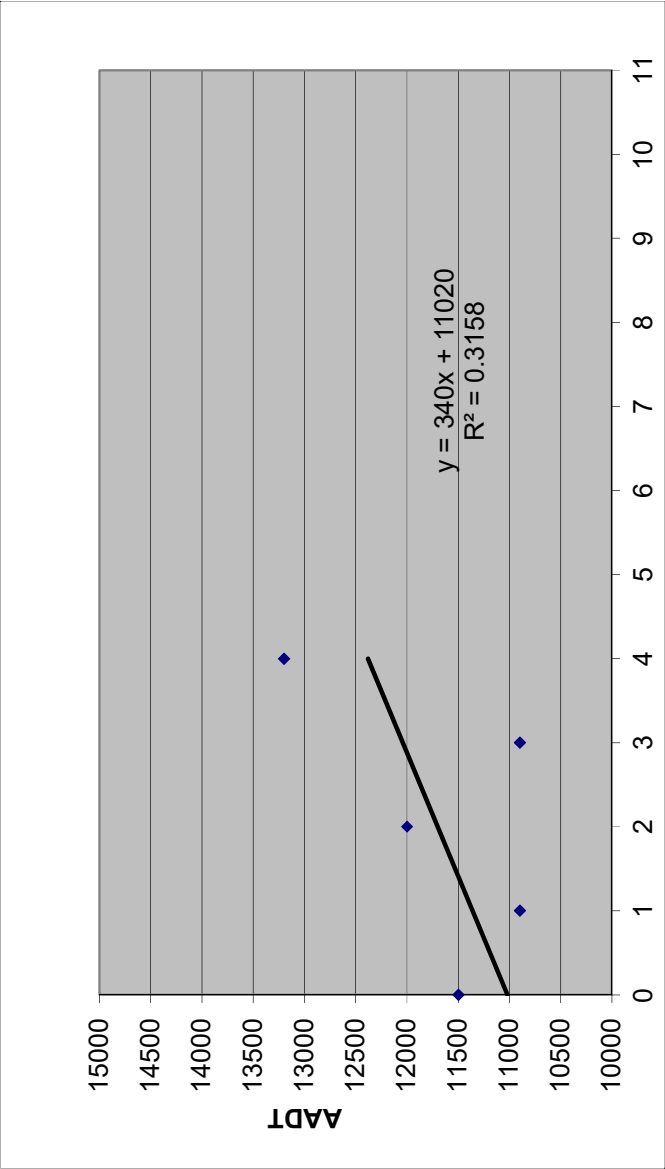
BUCKHOLZ TRAFFIC

APPENDIX C

FDOT TRAFFIC DATA



TABLE C-1
LINEAR REGRESSION ANALYSIS
US 301 (US 1), North of Eastwood Road

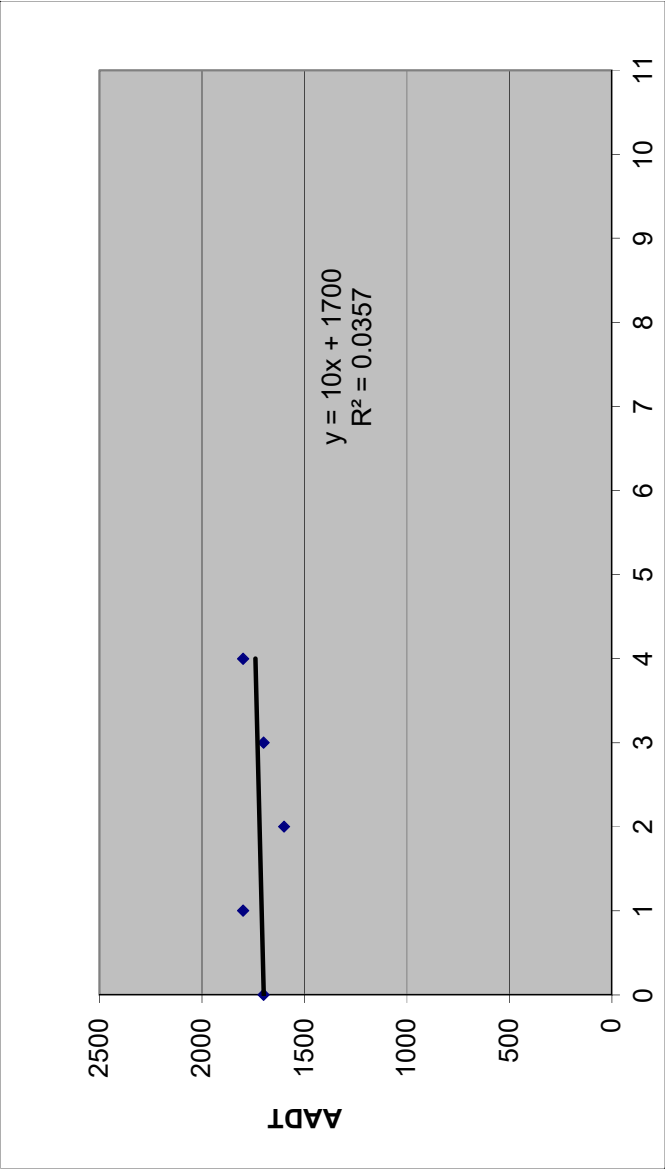


Year	X	Actual AADT (Y)	Predicted AADT
2015	0	11500	11020
2016	1	10900	11360
2017	2	12000	11700
2018	3	10900	12040
2019	4	13200	12380
2020	5		12720
2021	6		13060
2022	7		13400
2023	8		13740
2024	9		14080
2025	10		14420
2026	11		14760

i = 2.7%

BUCKHOLZ TRAFFIC

TABLE C-2
LINEAR REGRESSION ANALYSIS
Henry Smith Road, Southeast of US 301 (US 1)



BUCKHOLZ TRAFFIC

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

i = 0.6%

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 74 - NASSAU

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

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

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

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

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

PEAK VOLUME INFORMATION			
DIRECTION: N		DIRECTION: S	
HOURLY VOLUME	HOURLY VOLUME	HOURLY VOLUME	HOURLY VOLUME
A.M. 845	645	845	811
P.M. 1645	1330	1645	1187
DAILY 1645	630	1645	1187

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

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

PEAK VOLUME INFORMATION				COMBINED DIRECTIONS			
DIRECTION: N		DIRECTION: S		DIRECTION: N		DIRECTION: S	
HOURLY	VOLUME	HOURLY	VOLUME	HOURLY	VOLUME	HOURLY	VOLUME
A.M.	845	344	520	845	806	845	806
P.M.	1700	701	509	1645	1134	1645	1134
DAILY	1700	701	553	1645	1134	1645	1134

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 74 - NASSAU

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

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

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

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

ITEM-1

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

* PEAK SEASON

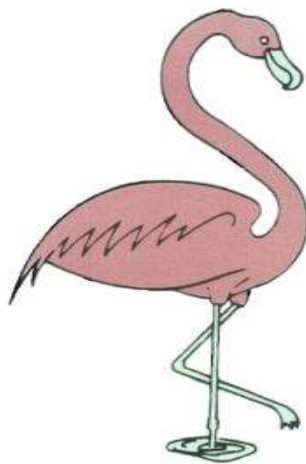
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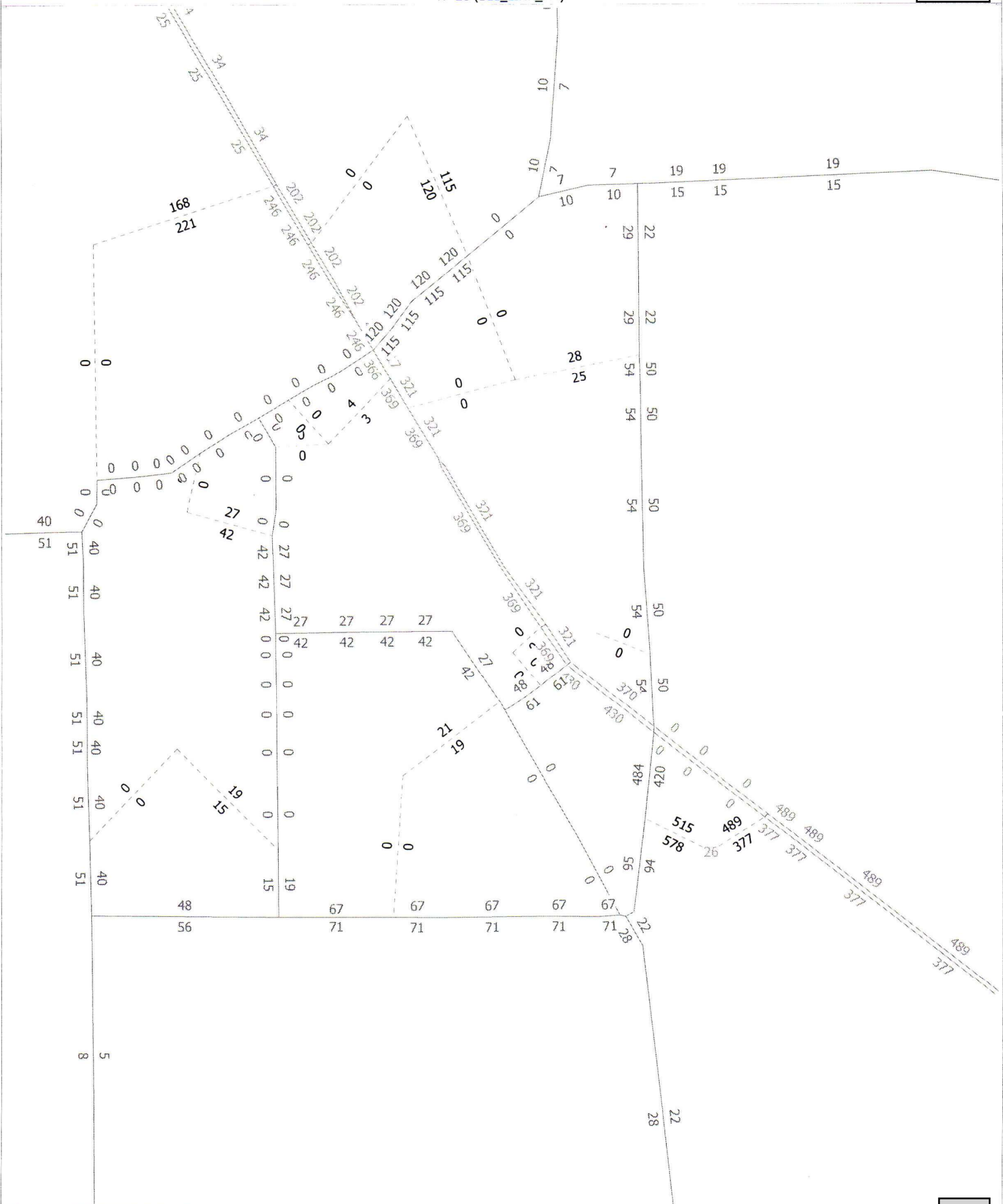
APPENDIX D

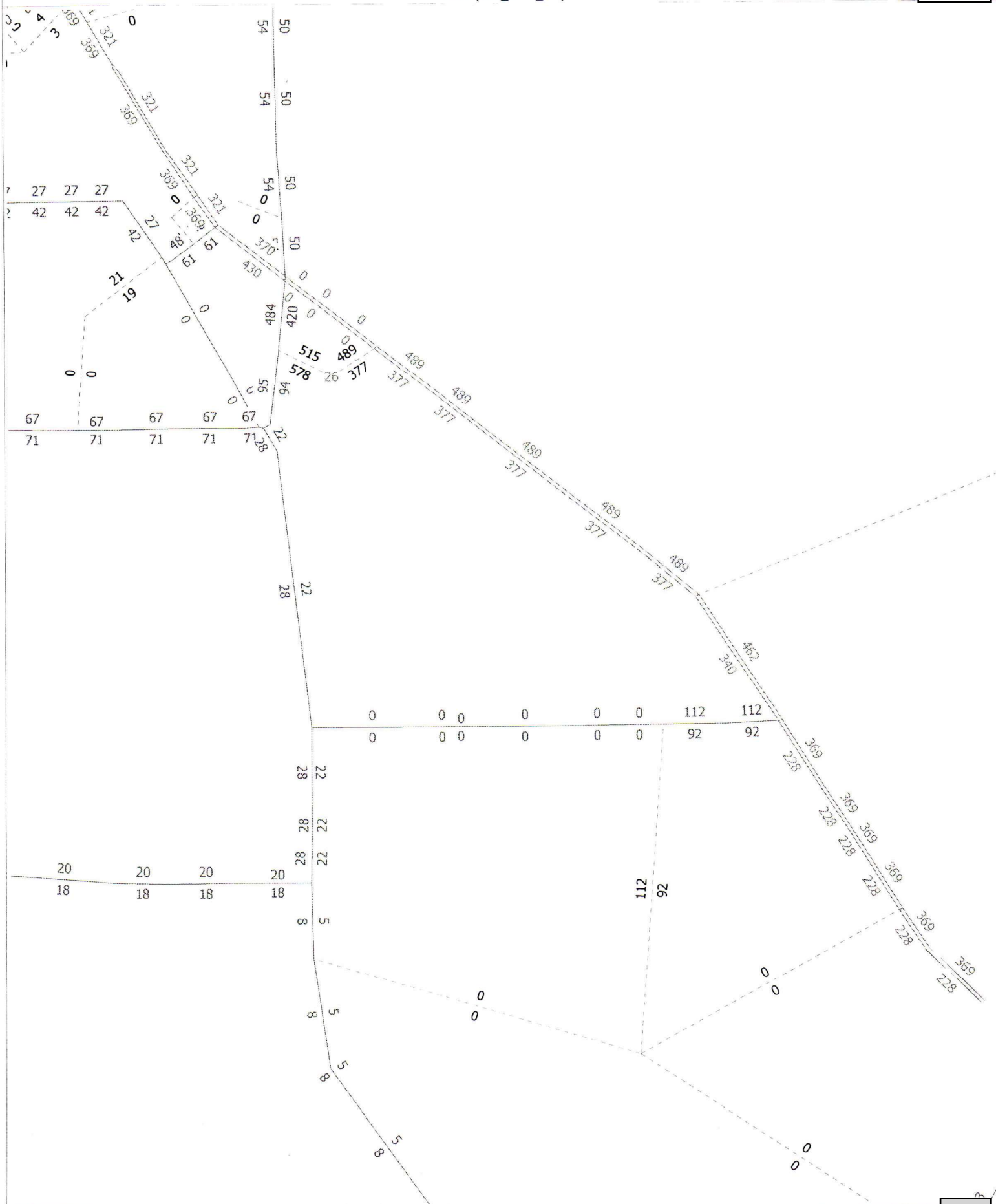
NERPM RESULTS



AM PEAK PERIOD

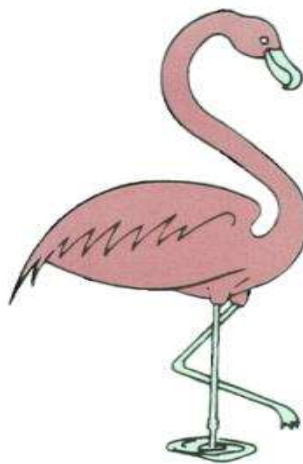
PM PEAK PERIOD





APPENDIX E

UNSIGNALIZED INTERSECTION CAPACITY CALCULATIONS



AM PEAK HOUR

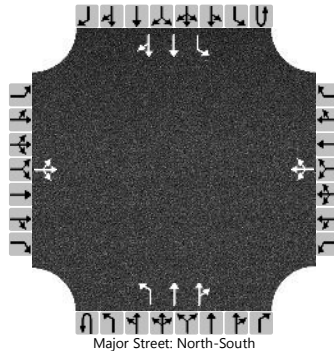
HCS7 Two-Way Stop-Control Report

ITEM-1

General Information

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

Lanes



Vehicle Volumes and Adjustments

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

Critical and Follow-up Headways

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

Delay, Queue Length, and Level of Service

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

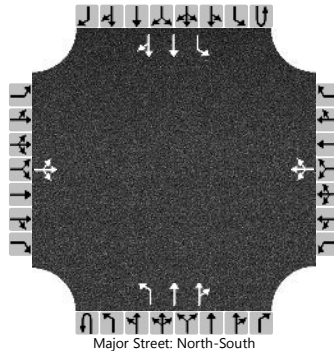
HCS7 Two-Way Stop-Control Report

ITEM-1

General Information

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

Lanes



Vehicle Volumes and Adjustments

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

Critical and Follow-up Headways

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

Delay, Queue Length, and Level of Service

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

HCS7 Two-Way Stop-Control Report

ITEM-1

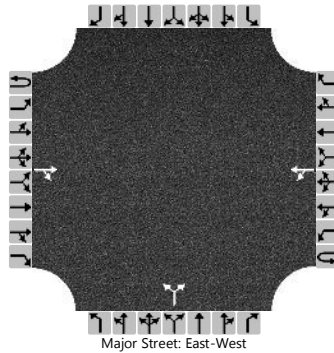
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	9/4/2021
Analysis Year	2021
Time Analyzed	AM Pk Hr ExistingTraffic
Intersection Orientation	East-West
Project Description	#21-1681

Site Information

Intersection	Henry Smith Rd/CR 115
Jurisdiction	Nassau County
East/West Street	Henry Smith Road
North/South Street	CR 115
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

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

Critical and Follow-up Headways

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

Delay, Queue Length, and Level of Service

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

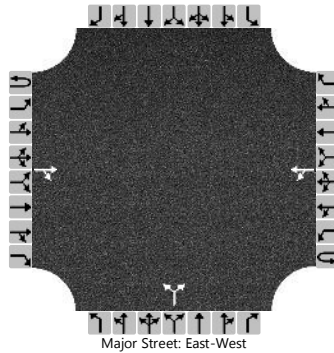
HCS7 Two-Way Stop-Control Report

ITEM-1

General Information

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

Lanes



Vehicle Volumes and Adjustments

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

Critical and Follow-up Headways

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

Delay, Queue Length, and Level of Service

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

HCS7 Two-Way Stop-Control Report

ITEM-1

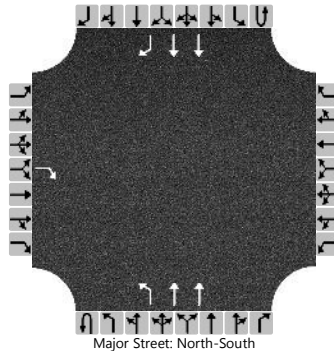
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	9/27/2021
Analysis Year	2026
Time Analyzed	AM Peak Hr, BUILD Traffic
Intersection Orientation	North-South
Project Description	#21-1681

Site Information

Intersection	US 301/Main Site Drive
Jurisdiction	Nassau County
East/West Street	Main Site Drive
North/South Street	US 301
Peak Hour Factor	0.96
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

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

Critical and Follow-up Headways

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

Delay, Queue Length, and Level of Service

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

HCS7 Two-Way Stop-Control Report

ITEM-1

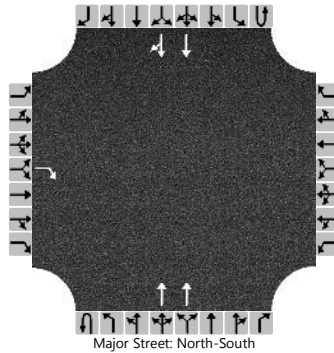
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	9/27/2021
Analysis Year	2026
Time Analyzed	AM Peak Hr, BUILD Traffic
Intersection Orientation	North-South
Project Description	#21-1681

Site Information

Intersection	US 301/South Site Drive
Jurisdiction	Nassau County
East/West Street	South Site Drive
North/South Street	US 301
Peak Hour Factor	0.96
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

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

Critical and Follow-up Headways

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

Delay, Queue Length, and Level of Service

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

HCS7 Two-Way Stop-Control Report

ITEM-1

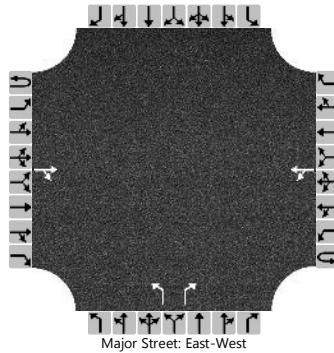
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	9/27/2021
Analysis Year	2026
Time Analyzed	AM Peak Hr BUILD Traffic
Intersection Orientation	East-West
Project Description	#21-1681

Site Information

Intersection	Henry Smith Rd/Site Drive
Jurisdiction	Nassau County
East/West Street	Henry Smith Road
North/South Street	Site Drive
Peak Hour Factor	0.90
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

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

Critical and Follow-up Headways

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

Delay, Queue Length, and Level of Service

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

PM PEAK HOUR

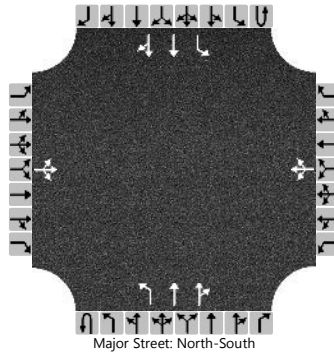
HCS7 Two-Way Stop-Control Report

ITEM-1

General Information

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

Lanes



Vehicle Volumes and Adjustments

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

Critical and Follow-up Headways

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

Delay, Queue Length, and Level of Service

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

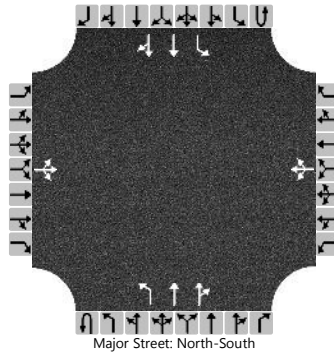
HCS7 Two-Way Stop-Control Report

ITEM-1

General Information

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

Lanes



Vehicle Volumes and Adjustments

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

Critical and Follow-up Headways

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

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			255				99				72				19	
Capacity, c (veh/h)			257				199				842				819	
v/c Ratio			0.99				0.50				0.09				0.02	
95% Queue Length, Q ₉₅ (veh)			9.6				2.5				0.3				0.1	
Control Delay (s/veh)			96.4				39.6				9.7				9.5	
Level of Service (LOS)			F				E				A				A	
Approach Delay (s/veh)	96.4				39.6				0.8				0.2			
Approach LOS	F				E											

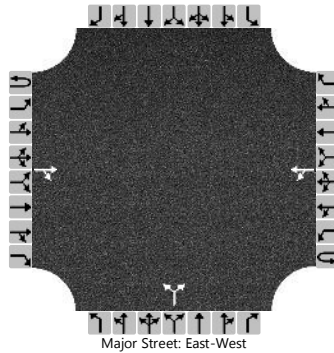
HCS7 Two-Way Stop-Control Report

ITEM-1

General Information

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

Lanes



Vehicle Volumes and Adjustments

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

Critical and Follow-up Headways

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

Delay, Queue Length, and Level of Service

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

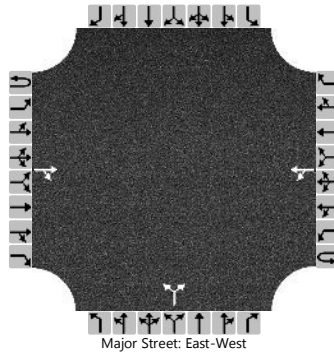
HCS7 Two-Way Stop-Control Report

ITEM-1

General Information

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

Lanes



Vehicle Volumes and Adjustments

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

Critical and Follow-up Headways

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

Delay, Queue Length, and Level of Service

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

HCS7 Two-Way Stop-Control Report

ITEM-1

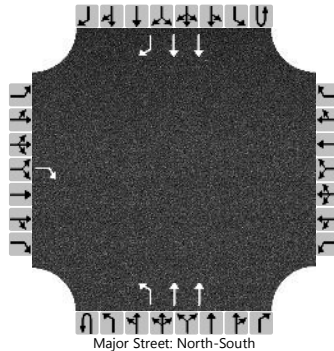
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	9/27/2021
Analysis Year	2026
Time Analyzed	PM Peak Hr BUILD Traffic
Intersection Orientation	North-South
Project Description	#21-1681

Site Information

Intersection	US 301/Main Site Drive
Jurisdiction	Nassau County
East/West Street	Main Site Drive
North/South Street	US 301
Peak Hour Factor	0.88
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

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

Critical and Follow-up Headways

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

Delay, Queue Length, and Level of Service

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

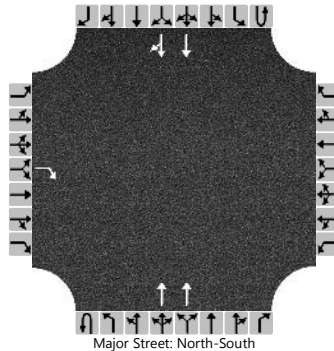
HCS7 Two-Way Stop-Control Report

ITEM-1

General Information

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

Lanes



Vehicle Volumes and Adjustments

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

Critical and Follow-up Headways

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

Delay, Queue Length, and Level of Service

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

HCS7 Two-Way Stop-Control Report

ITEM-1

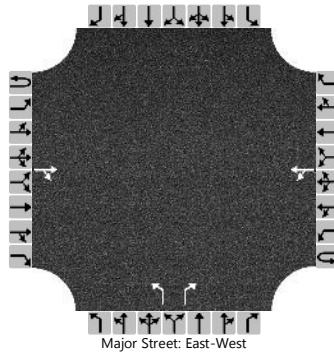
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	9/27/2021
Analysis Year	2026
Time Analyzed	PM Peak Hr, BUILD Traffic
Intersection Orientation	East-West
Project Description	#21-1681

Site Information

Intersection	Henry Smith Rd/Site Drive
Jurisdiction	Nassau County
East/West Street	Henry Smith Road
North/South Street	Site Drive
Peak Hour Factor	0.90
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

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

Critical and Follow-up Headways

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

Delay, Queue Length, and Level of Service

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



TOWN OF HILLIARD - SCHOOL IMPACT ANALYSIS (SIA) FORM

INTRODUCTION

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


Application Process for School Concurrency:

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

KEY CONTACTS

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

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

Project Information					
PIN: **see bottom of page*** - _____ - _____ - _____					
Project Address	550901 US Hwy 1; Near portions of US Hwy 1, Pudgys PL and Old Dixie Hwy				
Access Road	Name: U.S. 301 (US Hwy 1/State Road No. 5) & Henry Smith Road <input checked="" type="checkbox"/> City/County-Maintained <input type="checkbox"/> Private Road				
Size of Property	161.25 acres	Present Property Use	Timber/Vacant		
Zoning District	A-1	Future Land Use Map	Mixed Use; Conservation		
Wetlands	35.21 ac.	Flood Zone	A & X	Water & Sewer	Town of Hilliard
Project Description (use separate sheet if necessary): The Greenbrier Planned Unit Development proposes to rezone approximately 161.25 acres located at the Town's southwest boundary, from A-1 to PUD to develop a maximum of 350 single-family residential units with related amenities and a maximum of 150,000 square feet of commercial uses.					
Number of Dwelling Units Proposed (Total): 350 Units					
Number of Dwelling Units Proposed (By Type): 350 SFU					
Single-Family Detached:	Maximum 350 single-family units.				
Single-Family Attached:					
Multi-Family:					
List any applications under review or approved which may assist in the review of this application: Town of Hilliard - PUD rezoning					
I HEREBY CERTIFY THAT ALL INFORMATION IS TRUE AND CORRECT I understand that reasonable inspections of the project may be made as part of the application review process. I understand that I will incur any costs associated with third-party review fees. I also understand that any material misrepresentations or errors contained in this application or supporting documents may void an approved application, at the reasonable determination of the Town considering the Land Development Code, Comprehensive Plan, and other applicable regulations.					
ALAN L. MURRAY, Vice Pres. American Land Partners, Inc. Manager of National Land Partners II, LLC				8-6-2021	
PRINT		SIGNATURE		DATE	

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

Wells Fargo LC

Rogers Towers, P.A.1301 Riverplace Blvd
Suite 1500
Jacksonville, FL 32207**991238837**

Date: August 6, 2021

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

NOT VALID AFTER 90 DAYS

TO
THE
ORDER
OF

Town of Hilliard

Rogers Towers, P.A. - Wells Fargo LC

Paul J. Jankin

Memo: 805659

⑈0991238837⑈ ⑆063107513⑆ 2090003024729⑈

Rogers Towers, P.A. - Wells Fargo LC

Vendor ID: 20636 Payee: Town of Hilliard

Check #: 991238837

Check Date: Aug 06, 2021

Wells Fargo LC



★ R 1 1 8 5 2 7 1 ★

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

Trust Total: \$5,740.00



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Town Council Regular Meeting Meeting Date: Month DD, 2021

FROM: ***DOUGLAS D. ADKINS - DAYSPRING HEALTH***

SUBJECT: Town Council approval to request Legislative Appropriation Funding for the Construction and Paving of Sixth Street.

BACKGROUND: The legislature is expected to have significant non-recurring funding during the 2022 legislative session. These funds can be used to help fund economic development projects that require one-time appropriations aimed at helping small communities and towns expand employment and attract new economic development. The deadline for a request to be filed is November 17, 2021. This request would need to be filed by Rep. Cord Byrd and Senator Aaron Bean at the request of the Town of Hilliard. Dayspring Health is a locally owned company that desires to develop property adjacent to Sixth Street in the Town of Hilliard. This proposed request for economic development funding from the Transportation/ Economic Development funding would enable the Town of Hilliard to secure the necessary funding to ensure that sixth street located East of US Highway #1 could be paved and side walks added to help improve traffic flow in and out of the new development now known as Dayspring Commons. The estimated request for the appropriation would be \$389,000 for complete construction.

FINANCIAL IMPACT: This proposal would have zero financial impact on the Town of Hilliard.

RECOMMENDATION: It is recommended that the Town of Hilliard send a letter to Rep Cord Byrd and Senator Aaron Bean to request sponsorship of legislation to fund the paving and road construction of Sixth Street in the Town of Hilliard for \$389,000.

The cost of legislative lobbyist needed to help ensure this legislation is adopted and the funds appropriated to the Town of Hilliard would be paid for by Dayspring Health whose property is adjacent to Sixth Street and desires to construct an integrated housing campus to help serve the growing needs of the Hilliard Community.



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Town Council Regular Meeting Meeting Date: November 4, 2021

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

SUBJECT: Town Council Approval for the Minor Subdivision Application #20210908
Property Owner - Mr. William Pokorski
Parcel ID No. 08-3N-24-2380-0084-0010

BACKGROUND: Mr. Pokorski has applied for a lot reconfiguration/lot split to create two lots from one lot. The development will only add 1 more lot, and therefore is not subject to all the State requirements for a subdivision. The Town needs to review the lot reconfiguration to assure the lots created meet the requirements of the Land Development Code.

There is one single family dwelling unit located at 361216 Pine Street. The property is zoned R-2 Residential. The existing parcel is approximately 2.78 acres. The request is to split the parcel into two lots, the one with the house with 1.78 acres and the second parcel with 1 acre. The R-2 zoning district requires a minimum lot width of 90 feet and a minimum lot size of 10,000 square feet.

The attached surveys of the proposed lot reconfiguration indicate that each of the lots will meet requirements of the minimum of zoning district that they will be in.

At the October 12, 2021, Planning and Zoning voted to recommend to the Town Council to approve the Minor Subdivision Application #20210908, with the following conditions:

1. The applicant shall record the lot split with the Clerk of the Court and provide the Town evidence of the recordation.
2. The applicant shall obtain real estate parcel numbers for each parcel from the Property Appraiser and provide those real estate parcel numbers to the Town.
3. Prior to developing the west lot, the applicant will be responsible for improving New Oak Street to meet Town standards for a right of way.

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

RECOMMENDATION: Approve Minor Subdivision Application #20210908 for the lot reconfiguration of Parcel ID No. 08-3N-24-2380-0084-0010, with the compliance with the following conditions:

1. The applicant shall record the lot split with the Clerk of the Court and provide the Town evidence of the recordation.
2. The applicant shall obtain real estate parcel numbers for each parcel from the Property Appraiser and provide those real estate parcel numbers to the Town.
3. Prior to developing the west lot, the applicant will be responsible for improving New Oak Street to meet Town standards for a right of way.

**TOWN OF HILLIARD
TOWN CLERK'S OFFICE
Position Process**

Regular Meeting: July 26, 2021

Applicant: Alicia Head

Position: Administrative Assistant

Pay Rate: \$14.00 per hour

Position Starts: July 27, 2021 – Introductory/Probationary Period

Position Status: October 21, 2021 – Regular Full Time Position

Position Requirements:

Valid Florida Driver's License, High School Diploma required, Associates Degree in Business preferred and at the least two years' experience in the public sector or equivalent work experience. Individual must be proficient in Windows XP, Microsoft Office, Word & Excel computer programs and have knowledge of Florida Statutes.

Position Information:

Assist with professional and administrative work such as: customer service, cash collections, ability to proofread and edit, effective oral and written communication skills, ability to complete assignments within stringent deadlines, excellent follow-up skills, ability to be sensitive to political issues, responding to citizen inquiries regarding official actions; knowledge of Public Information and Records Laws, and have the ability to take on additional municipal duties as required.

Conditions of Employment:

Offer of employment is contingent upon the following: An interview of references and previous employers. Satisfactory results of a background investigation and/or medical examination or inquiry, including a drug screen test. The Town of Hilliard is an Equal Opportunity Employer and a Drug Free Workplace.

Employee Information:

Managerial Experience
Customer Service
Cash Handling
Delinquent Collections
Microsoft Access, Excel, Outlook & Word
Website Management

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

THURSDAY, OCTOBER 21, 2021, 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

ABSENT

Mayor Floyd Vanzant

COUNCIL PRESIDENT BEASLEY

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

No public wish to address the Council.

REGULAR MEETING

ITEM-1 Additions/Deletions to Agenda

No items are added to or deleted from the agenda.

ITEM-2 Ordinance No. 2021-10

An Ordinance Amending Chapter 42 of the Hilliard Town Code, Streets, Sidewalks and Other Public Places to permit the use of Golf Carts on roads within the Town limits; providing for severability; providing for codification; and providing for an effective date.

Council President Beasley

Town Council to discuss and review Ordinance No. 2021-10, on First Reading and Set the Public Hearing and Final Reading for Thursday, December 2, 2021, at 7:00 p.m. and set Workshop for November 18, 2021, at 6:00 p.m.

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-3 Town Council to review and accept the Building Official/Inspectors Quarterly Report for July 1, 2021, through September 30, 2021.

Bryan Higginbotham – Town Building Official / Inspector Services

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-4 Town Council to review and accept the Code Enforcement Officers Quarterly Report for July 1, 2021, through September 30, 2021.

Del Miley – Code Enforcement Officer

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

ITEM-5 Town Council to review and accept the Land Use Administrators Quarterly Report for July 1, 2021, through September 30, 2021.

Janis K. Fleet, AICP – Land Use Administrator

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-6 Town Council approval to set Workshop for Land Use Administrator for Thursday, November 4, 2021, following the 7:00 p.m. Regular Meeting and to advise the purpose of the Workshop, so that the Land Use Administrator can be prepared to answer questions.

Lisa Purvis, MMC - Town Clerk

Councilwoman Bishop advises the purpose of the Workshop is a performance review.

Council Pro Tem Sims states just has questions.

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

- ITEM-7 Town Council approval of Budgeted Capital Drainage Project on Georgia Street.
Ritchie Rowe – Public Works Director

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

- ITEM-8 Town Council review of Hilliard Parks & Recreation Annual Report
Gabe Whittenburg – Parks & Recreation Director

Gabe Whittenburg provides overview after one year on the job. A year of growth in the Parks and Recreation Department.

- ITEM-9 Town Council approval of the Minutes from the October 4, 2021, Public Hearing & Special Meeting and October 7, 2021, Regular Meeting.
Lisa Purvis, MMC - Town Clerk

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

- ITEM-10 Town Council approval of Core & Main payable through November 4, 2021, Project Name: Georgia Street Drainage Project in the amount of \$8,761.60.
CAPITAL FUNDED PROJECT TOTAL \$14,000.00

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

- ITEM-11 Town Council approval of Smart Quality Lawn Care Payable No. 8 thru October 6, 2021, Project Name: Mowing of Town Right of Ways in the amount of \$5,500.00.
MAINTENANCE FUNDED PROJECT LUMP SUM CONTRACT \$66,000.00

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-12 Town Council approval to terminate the Right-of-Way Mowing Services Contract dated May 6, 2021, with Richard Smart d/b/a Smart Quality Lawn Care per the Termination letter issued by Town Attorney Waugh dated October 12, 2021.
Town Attorney Waugh

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-13 Town Council approval of Parks & Recreation Park Facility Use Agreement between the Town of Hilliard and Hilliard Middle Senior High School for the 2022-2023, School Year.
Gabe Whittenburg - Parks and Recreation Director

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

- ITEM-14 Town Council approval to set second workshop to review Evergreen Solutions, LLC Compensation and Classification Study, date to be set at meeting with Mark Holcombe, Senior Consultant at Evergreen Solutions, LLC.
Lisa Purvis, MMC - Town Clerk

Motion is made to set Workshop for Monday, November 1, 2021, at 6:00 p.m.

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

ADDITIONAL COMMENTS

PUBLIC

Skip Frey 37125 West Fourth Street, Hilliard, Florida stated he would like to see the two teachers from the October 7, 2021, meeting come back before the Town Council and publicly apologize to the Town Clerk Lisa Purvis.

Westside Journal, Dawn West advises Bobby Rau, the former Mayor of the Town of Callahan, passed away on October 20, 2021.

MAYOR & TOWN COUNCIL

Town Attorney Waugh advises that he reviewed the emails and that the Town Clerk did not do what they were accusing her of.

Council Pro Tem Sims, Council President Beasley, and Councilman Wollitz all agree with Skip Frey's comments to the Council.

ADMINISTRATIVE STAFF

PRESENT

Town Clerk, Lisa Purvis
Public Works Director, Ritchie Rowe
Parks & Recreation Director, Gabe Whittenburg

TOWN ATTORNEY

Town Attorney, Christian Waugh advises that he spoke to Ryan Hern's legal counsel today, and that he has reached out to Mike Manzie regarding legal descriptions that are needed for the two properties in question.

ADJOURNMENT

Motion made to adjourn at 7:45 p.m.

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

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

October 25, 2021

Town of Hilliard
Honorable Mayor and Town Council Members
ATTN: Ms. Lisa Purvis
Highway 108 & Pine Street
Hilliard, Florida 32046

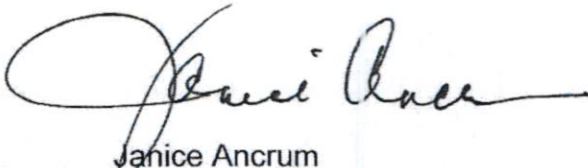
Dear Town of Hilliard:

The purpose of this letter is to officially request the budgeted amount of \$10,000.00 for the Nassau County Council on Aging to assist the seniors in Hilliard with their water and sewage bills who live within the Town of Hilliard city limits that meet the income requirement.

Thank you for your continuous support in providing this valuable assistance to many low income seniors in our community.

Feel free to contact me if you have any questions or concerns.

Sincerely,



Janice Ancrum
President and CEO
Nassau County Council on Aging

SENIORS LIVING HAPPY, HEALTHY LIVES
www.nassaucountycoa.org



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

ITEM-8

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

October 25, 2021

VIA EMAIL

Ms. Lisa Purvis, Town Clerk
Town of Hilliard
15859 West County Road 108
Hilliard, FL 32046

RE: Contractor's Pay Request No. 1
Gravity Sewer Overflow Pipe on 4th Street
Town of Hilliard, Florida
Mittauer & Associates, Inc. Project No. 9610-54-1

Dear Ms. Purvis:

We have reviewed Pay Request No. 1 from Baldwin's Quality Plumbing and find it acceptable. We have, accordingly, indicated our approval and are forwarding an electronic copy to you for approval and payment. This pay request totals \$29,542.50.

Please do not hesitate to call should you have any questions.

Sincerely yours,
Mittauer & Associates, Inc.

Timothy P. Norman, P.E.
Vice President

TPN/pj
Enclosure
cc: Baldwin's Quality Plumbing



Contractor's Application for Payment No.

1

Application Period: 08/15/2021-09/30/2021	Application Date: 09/30/2021
To (Owner): Town of Hilliard, FL	From (Contractor): Baldwin's Quality Plumbing
Project: Gravity Sewer Overflow Pipe on 4th Street	Via (Engineer): Mittauer & Associates, Inc.
Owner's Contract No.:	Contractor's Project No.:
	Engineer's Project No.: 9610-54-01

**Application For Payment
Change Order Summary**

Approved Change Orders		
Number	Additions	Deductions
TOTALS		
NET CHANGE BY		
CHANGE ORDERS		

1. ORIGINAL CONTRACT PRICE.....	\$	\$110,075.00
2. Net change by Change Orders.....	\$	
3. Current Contract Price (Line 1 + 2).....	\$	\$110,075.00
4. TOTAL COMPLETED AND STORED TO DATE (Column F total on Progress Estimates).....	\$	\$32,825.00
5. RETAINAGE:		
a. 10% X \$32,825.00 Work Completed.....	\$	\$3,282.50
b. 10% X Stored Material.....	\$	
c. Total Retainage (Line 5.a + Line 5.b).....	\$	\$3,282.50
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c).....	\$	\$29,542.50
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application).....	\$	
8. AMOUNT DUE THIS APPLICATION.....	\$	\$29,542.50
9. BALANCE TO FINISH, PLUS RETAINAGE (Column G total on Progress Estimates + Line 5.c above).....	\$	\$80,532.50

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:

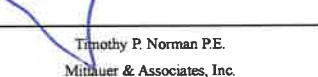
- (1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;
- (2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances); and
- (3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor Signature

By: Terence McKenzie Digitally signed by Terence McKenzie
Date: 2021.10.22 14:18:28 -04'00'

Date: _____

Payment of: \$ 29,542.50
(Line 8 or other - attach explanation of the other amount)

is recommended by:  10/25/21
Timothy P. Norman P.E.
Mittauer & Associates, Inc. Date

Payment of: \$ _____
(Line 8 or other - attach explanation of the other amount)

is approved by: _____
City of High Springs, Florida (Date)

Approved by: _____
Funding or Financing Entity (if applicable) (Date)

Progress Estimate - Unit Price Work

Contractor's Application ITEM-8

For (Contract): Gravity Sewer Overflow Pipe on 4th Street Town of Hilliard, Florida						Application Number: 1					
Application Period: 08/15/2021-09/30/2021						Application Date: 9/30/2021					
A					B	C	D	E	F		
Item		Contract Information				Estimated Quantity Installed	Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D + E)	% (F / B)	Balance to Finish (B - F)
Bid Item No.	Description	Item Quantity	Units	Unit Price	Total Value of Item (\$)						
1	Mobilization & General Conditions	1	LS	\$10,000.00	\$10,000.00						\$10,000.00
2	8" HDPE DR 17, Directionally Drilled	505	LF	\$65.00	\$32,825.00	505	\$32,825.00		\$32,825.00	100.0%	
3	Connection to Existing Manholes	2	Each	\$18,500.00	\$37,000.00						\$37,000.00
4	Restoration	1	LS	\$7,500.00	\$7,500.00						\$7,500.00
	ADDITIVE ALTERNATE										
1	Mobilization & General Conditions	1	LS	\$6,000.00	\$6,000.00						\$6,000.00
2	Replace 14 LF of 8" VCP with 15" PVC	14	LF	\$125.00	\$1,750.00						\$1,750.00
3	Bypass Pumping	1	LS	\$8,500.00	\$8,500.00						\$8,500.00
4	Restoration	1	LS	\$6,500.00	\$6,500.00						\$6,500.00
Totals					\$110,075.00		\$32,825.00		\$32,825.00	29.8%	\$77,250.00

Stored Material Summary

Contractor's Application

For (Contract): Gravity Sewer Overflow Pipe on 4th Street Town of Hilliard, Florida						Application Number: 1					
Application Period: 08/15/2021-09/30/2021						Application Date: 9/30/2021					
A		B	C		D		E	Subtotal Amount Completed and Stored to Date (D + E)	F		G
Bid Item No.	Supplier Invoice No.	Submittal No. (with Specification Section No.)	Storage Location	Description of Materials or Equipment Stored	Stored Previously		Amount Stored this Month (\$)		Incorporated in Work		Materials Remaining in Storage (\$) (D + E - F)
					Date Placed into Storage (Month/Year)	Amount (\$)		Date (Month/Year)	Amount (\$)		
					Totals						



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

ITEM-9

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

October 29, 2021

VIA EMAIL

Ms. Lisa Purvis, Town Clerk
Town of Hilliard
15859 West County Road 108
Hilliard, FL 32046

RE: Contractor's Pay Request No. 2
Gravity Sewer Overflow Pipe on 4th Street
Town of Hilliard, Florida
Mittauer & Associates, Inc. Project No. 9610-54-1

Dear Ms. Purvis:

We have reviewed Pay Request No. 2 from Baldwin's Quality Plumbing and find it acceptable. We have, accordingly, indicated our approval and are forwarding an electronic copy to you for approval and payment. This pay request totals \$49,050.00.

Please do not hesitate to call should you have any questions.

Sincerely yours,
Mittauer & Associates, Inc.

Timothy P. Norman, P.E.
Vice President

TPN/pj
Enclosure
cc: Baldwin's Quality Plumbing

Contractor's Application for Payment No.

2

Application Period: 10/01/2021 - 10/28/2021		Application Date: 10/28/2021
To (Owner): Town of Hilliard, FL	From (Contractor): Baldwin's Quality Plumbing	Via (Engineer): Mittauer & Associates, Inc.
Project: Gravity Sewer Overflow Pipe on 4th Street	Contract:	
Owner's Contract No.:	Contractor's Project No.:	Engineer's Project No.: 9610-54-01

 RECEIVED
 OCT 29 2021
 Mittauer & Assoc., Inc.

**Application For Payment
 Change Order Summary**

Approved Change Orders		
Number	Additions	Deductions
TOTALS		
NET CHANGE BY CHANGE ORDERS		

1. ORIGINAL CONTRACT PRICE.....	\$	\$110,075.00
2. Net change by Change Orders.....	\$	
3. Current Contract Price (Line 1 + 2).....	\$	\$110,075.00
4. TOTAL COMPLETED AND STORED TO DATE (Column F total on Progress Estimates).....	\$	\$87,325.00
5. RETAINAGE:		
a. 10% X \$87,325.00 Work Completed.....	\$	\$8,732.50
b. 10% X Stored Material.....	\$	
c. Total Retainage (Line 5.a + Line 5.b).....	\$	\$8,732.50
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c).....	\$	\$78,592.50
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application).....	\$	\$29,542.50
8. AMOUNT DUE THIS APPLICATION.....	\$	\$49,050.00
9. BALANCE TO FINISH, PLUS RETAINAGE (Column G total on Progress Estimates + Line 5.c above).....	\$	\$31,482.50

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:

(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;

(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances); and

(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor Signature

By: Terence McKenzie	Digitally signed by Terence McKenzie Date: 2021.10.29 08:18:50 -04'00'	Date: 10/29/2021
----------------------	---	------------------

Payment of: \$ 49,050.00
 (Line 8 or other - attach explanation of the other amount)

is recommended by: Timothy P. Norman P.E. 10/29/21
 Mittauer & Associates, Inc. Date

Payment of: \$ _____
 (Line 8 or other - attach explanation of the other amount)

is approved by: _____
 City of High Springs, Florida (Date)

Approved by: _____
 Funding or Financing Entity (if applicable) (Date)

Progress Estimate - Unit Price Work

Contractor's Application

For (Contract): Gravity Sewer Overflow Pipe on 4th Street Town of Hilliard, Florida						Application Number: 2					
Application Period: 10/01/2021 - 10/28/2021						Application Date: 10/28/2021					
A					B	C	D	E	F		
Item		Contract Information				Estimated Quantity Installed	Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D + E)	% (F / B)	Balance to Finish (B - F)
Bid Item No.	Description	Item Quantity	Units	Unit Price	Total Value of Item (\$)						
1	Mobilization & General Conditions	1	LS	\$10,000.00	\$10,000.00	1	\$10,000.00		\$10,000.00	100.0%	
2	8" HDPE DR 17, Directionally Drilled	505	LF	\$65.00	\$32,825.00	505	\$32,825.00		\$32,825.00	100.0%	
3	Connection to Existing Manholes	2	Each	\$18,500.00	\$37,000.00	2	\$37,000.00		\$37,000.00	100.0%	
4	Restoration	1	LS	\$7,500.00	\$7,500.00	1	\$7,500.00		\$7,500.00	100.0%	
	ADDITIVE ALTERNATE										
1	Mobilization & General Conditions	1	LS	\$6,000.00	\$6,000.00						\$6,000.00
2	Replace 14 LF of 8" VCP with 15" PVC	14	LF	\$125.00	\$1,750.00						\$1,750.00
3	Bypass Pumping	1	LS	\$8,500.00	\$8,500.00						\$8,500.00
4	Restoration	1	LS	\$6,500.00	\$6,500.00						\$6,500.00
Totals					\$110,075.00		\$87,325.00		\$87,325.00	79.3%	\$22,750.00

Contractor's Application

[illegible]

Check Payment to:
AECOM Technical Services, Inc.
An AECOM Company
1178 Paysphere Circle
Chicago, IL 60674

ACH Payment to:
AECOM Technical Services, Inc.
An AECOM Company
Bank of America
Account Number 5800937020
ABA Number 071000039

Wire Transfer Payment to:
AECOM Technical Services, Inc.
An AECOM Company
Bank of America
New York, NY 10001
Account Number 5800937020
ABA Number 026009593
SWIFT CODE BOFAUS3N

AECOM

7650 West Courtney Campbell Causeway, Tampa, FL 33607-1462

Tel: 813-286-1711

Fax: 813-287-8591

Federal Tax ID No. 95-2661922

ATTN : Lisa Purvis
TOWN OF HILLIARD
15859 West County Road 106
Hilliard, FL 32046
United States

RECEIVED
OCT 25 2021
TOWN OF HILLIARD

Invoice Date: 15-OCT-21
Invoice Number: 2000549545

Agreement Number: 60600917-1
Agreement Description:

Payment Term: 30 DAYS

Please reference Invoice Number and Project Number with Remittance

Project Number : 60600917

Project Name : 01J NEW BOX HANGER & HANGER REPAIRS TO-13

Bill Through Date : 07-NOV-20 - 08-OCT-21

Bill Prange

Phase Lump Sum					
Project Number	Description	Fee	Percent Complete	Earned	Previous
60600917	01J NEW BOX HANGER & HANGER REPA	58,940.00	70.00%	41,258.00	38,000.00
Total Phase Lump Sum:					3,258.00
Project Total : 01J NEW BOX HANGER & HANGER REPAIRS TO-13					3,258.00

Invoice Summaries

Total Current Amount :	3,258.00
Retention Amount :	0.00
Pre-Tax Amount :	3,258.00
Tax Amount :	0.00
Total Invoice Amount :	3,258.00

Billing Summaries

Billing Summary	Current	Prior	Total	Total Fee	Percent Complete
Billings	3,258.00	38,000.00	41,258.00	58,940.00	70.00
Tax	0.00	0.00	0.00		
Billing Total :	3,258.00	38,000.00	41,258.00		

IMPORTANT REMITTANCE INFORMATION

Please include the AECOM invoice number when sending payment

INVOICE NUMBER: 2000549545

Invoice Date: 15-OCT-21

Invoice Due Date: 14-NOV-21

Amount Due: \$3,258.00 USD

Project Number: 60600917

To process your payment timely and ensure credit is given, please include the AECOM invoice number when sending payment. Including this invoice number will allow AECOM to promptly apply your payment without delay or additional information requests placed upon your organization.

Failure to reference the AECOM invoice number when sending payment may result in delay of your account being credited.

To expedite payment processing, AECOM is asking its clients to submit payments electronically by ACH (Automated Clearing House) if possible.

ACH payments provide an alternative to paper checks, affording you the following advantages:

- Certainty of delivery
- Reduced operating costs through the elimination of paper check mailing

Regards,

AECOM Cash Application Department
CashAppsRemittance@aecom.com

Exhibit M

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE 1 of 2 PAGES

TO OWNER: PROJECT: APPLICATION NO: 1 Distribution to:

Town of Hilliard New Box Hangar, Hangar Repairs and New Equipment Storage Bldg. ☒ OWNER

15859 West CR 108 Hilliard Airpark ☐ ARCHITECT

Hilliard, FL 32046 37792 Eastwood Rd. Hilliard FL 3246 PERIOD TO: 10/31/2021 ☐ CONTRACTOR

FROM CONTRACTOR: ARCHITECT: FDOT FPID Nos. 431303-1-94-18 and 444413-1-94-01

McInnis Services, LLC dba LMC Steel AECOM

PO Box 367 7650 W Courtney Campbell Cswy

Obrien, FL 32071 Tampa, FL 33607

CONTRACT FOR: New Box Hangar, Hangar Repairs and New Equipment Storage Bldg. CONTRACT DATE: 8/19/2021

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

1. ORIGINAL CONTRACT SUM	\$515,857.00
2. Net change by Change Orders	\$28,300.00
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$544,157.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$103,520.00
5. RETAINAGE:	
a. 5 % of Completed Work (Column D + E on G703)	\$5,176.00
b. % of Stored Material (Column F on G703)	\$-
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$5,176.00
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$98,344.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	
8. CURRENT PAYMENT DUE TO McInnis Services, LLC	\$98,344.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$445,813.00

CONTRACTOR: McInnis Services, LLC dba LMC Steel

By:  Date: 10/25/21

State of: County of:

Subscribed and sworn to before me this day of

Notary Public:

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$98,344.

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

Digitally signed by Prange, Bill
DN: cn=Prange, Bill, ou=USTPA1,
email=bill.prange@aecom.com
Date: 2021.10.26 08:56:21 -04'00'

October 26, 2021

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Added work in Hangars 12 and 13 See CO #1	\$28,300.00	\$0.00
Total approved prior months	\$28,300.00	\$0.00
Total approved this month	\$0.00	\$0.00
TOTALS	\$28,300.00	\$0.00
NET CHANGES by Change Order	\$28,300.00	

CONTINUATION SHEET

AIA DOCUMENT G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached.

In tabulations below, amounts are listed to the nearest dollar.

APPLICATION NUMBER:

1

APPLICATION DATE:

10/25/2021

PERIOD TO:

10/31/2021

PROJECT NAME: New Box Hangar, Hangar Repairs and New Equipment Storage Bldg.

ITEM-11

A	B	C	D	E	F	G	I	J	
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	PREVIOUS APPLICATIONS	WORK COMPLETE THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED (D+E+F)	% COMPLETE (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (5% OF G)
	BOX HANGAR BUILDING (FPID 431303-1-94-18)								
C-105-2.1	MOBILIZATION	\$ 12,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 12,000.00	\$ -
13125-1	PREFABRICATED BOX HANGAR WITH HYDRAULIC DOOR, INCLUDING FINAL DESIGN, PERMITTING, FOUNDATION, SITE WORK, BUILDING ELECTRICAL WORK, AND ALL NECESSARY APPURTENANCES, COMPLETE IN PLACE	\$ 193,891.00	\$ -	\$ 20,000.00	\$ -	\$ 20,000.00	10%	\$ 173,891.00	\$ 1,000.00
	U-1	\$ 7,800.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 7,800.00	\$ -
	SUBTOTAL - BOX HANGAR BUILDING (FPID 431303-1-94-18)	\$ 213,691.00	\$ -	\$ 20,000.00	\$ -	\$ 20,000.00	9%	\$ 193,691.00	\$ 1,000.00
	REPAIRS TO MULTIPLE HANGARS (FPID 431303-1-94-18)								
C-105-2.1	MOBILIZATION	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -
REPAIR-1	HANGAR #12 REPAIRS	\$ 19,410.00	\$ -	\$ 19,410.00	\$ -	\$ 19,410.00	100%	\$ -	\$ 970.50
REPAIR-2	HANGAR #7 REPAIRS	\$ 24,820.00	\$ -	\$ 24,820.00	\$ -	\$ 24,820.00	100%	\$ -	\$ 1,241.00
REPAIR-3	HANGAR #13 REPAIRS	\$ 6,800.00	\$ -	\$ 6,800.00	\$ -	\$ 6,800.00	100%	\$ -	\$ 340.00
REPAIR-4	HANGAR #5 REPAIRS	\$ 24,820.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 24,820.00	\$ -
REPAIR-5	HANGAR #3 REPAIRS	\$ 17,490.00	\$ -	\$ 17,490.00	\$ -	\$ 17,490.00	100%	\$ -	\$ 874.50
REPAIR-6	HANGAR #14 (FBO) REPAIRS	\$ 1,620.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 1,620.00	\$ -
REPAIR-7	HANGAR #6 REPAIRS	\$ 19,910.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 19,910.00	\$ -
REPAIR-8	HANGAR #8 REPAIRS	\$ 16,900.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 16,900.00	\$ -
REPAIR-9	HANGAR #22 REPAIRS	\$ 980.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 980.00	\$ -
	SUBTOTAL - REPAIRS TO MULTIPLE HANGARS (FPID 431303-1-94-18)	\$ 132,750.00	\$ -	\$ 68,520.00	\$ -	\$ 68,520.00	52%	\$ 64,230.00	\$ 3,426.00
	AIRPORT EQUIPMENT STORAGE BUILDING (FPID 444413-1-94-01)								
C-105-2.21	MOBILIZATION	\$ 12,000.00	\$ -		\$ -	\$ -	0%	\$ 12,000.00	\$ -
13125-2	PREFABRICATED STORAGE BUILDING WITH ROLL-UP DOORS, INCLUDING FINAL DESIGN, PERMITTING, FOUNDATION, SITE WORK, BUILDING ELECTRICAL AND ALL NECESSARY APPURTENANCES, COMPLETE IN PLACE	\$ 147,916.00	\$ -	\$ 15,000.00	\$ -	\$ 15,000.00	10%	\$ 132,916.00	\$ 750.00
	U-2	\$ 9,500.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 9,500.00	\$ -
	SUBTOTAL - AIRPORT EQUIPMENT STORAGE BUILDING (FPID 444413-1-94-01)	\$ 169,416.00	\$ -	\$ 15,000.00	\$ -	\$ 15,000.00	9%	\$ 154,416.00	\$ 750.00
	TOTAL PROJECT COST	\$ 515,857.00	\$ -	\$ 103,520.00	\$ -	\$ 103,520.00	70%	\$ 412,337.00	\$ 5,176.00
	Change Orders								
	added work Hangar 12	\$ 12,500.00	\$ -		\$ -	\$ -	0%	\$ 12,500.00	
	added work Hangar 13	\$ 15,800.00	\$ -		\$ -	\$ -	0%	\$ 15,800.00	
		\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -
	TOTAL CHANGE ORDERS	\$ 28,300.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 28,300.00	\$ -
	GRAND TOTALS:	\$ 544,157.00	\$ -	\$ 103,520.00	\$ -	\$ 103,520.00	\$ 0.70	\$ 440,637.00	\$ 5,176.00

Exhibit M

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE 1 of 2 PAGES

TO OWNER:

Town of Hilliard
15859 West CR 108
Hilliard, FL 32046

PROJECT:

New Box Hangar, Hangar Repairs and New Equipment Storage Bldg.
Hilliard Airpark
37792 Eastwood Rd. Hilliard FL 3246

APPLICATION NO:

2

Distribution to:

<input checked="" type="checkbox"/>	OWNER
<input type="checkbox"/>	ARCHITECT
<input type="checkbox"/>	CONTRACTOR

PERIOD TO: 10/31/2021

FROM CONTRACTOR:

McInnis Services, LLC dba LMC Steel
PO Box 367
Obrien, FL 32071

ARCHITECT:

AECOM
7650 W Courtney Campbell Cswy
Tampa, FL 33607

FDOT FPID Nos. 431303-1-94-18 and 444413-1-94-01

CONTRACT FOR: New Box Hangar, Hangar Repairs and New Equipment Storage Bldg.

CONTRACT DATE: 8/19/2021

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

1. ORIGINAL CONTRACT SUM	\$515,857.00
2. Net change by Change Orders	\$28,300.00
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$544,157.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$131,820.00
5. RETAINAGE:	
a. 5 % of Completed Work (Column D + E on G703)	\$5,176.00
b. % of Stored Material (Column F on G703)	\$-
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$5,176.00
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$126,644.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$98,344.00
8. CURRENT PAYMENT DUE TO McInnis Services, LLC	\$28,300.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$417,513.00

CONTRACTOR:

McInnis Services, LLC dba LMC Steel

By:



Date:

10/25/21

State of:

County of:

Subscribed and sworn to before me this
day of
Notary Public:

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$28,300.

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)
ARCHITECT:

Digitally signed by Prange, Bill
DN: cn=Prange, Bill, ou=USTPA1,
email=bill.prange@aecom.com
Date: 2021.10.26 08:54:15 -04'00'

By:

Date:

October 26, 2021

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Added work in Hangars 12 and 13 See CO #1	\$28,300.00	\$0.00
Total approved prior months	\$28,300.00	\$0.00
Total approved this month	\$0.00	\$0.00
TOTALS	\$28,300.00	\$0.00
NET CHANGES by Change Order	\$28,300.00	

CONTINUATION SHEET

AIA DOCUMENT G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached.

In tabulations below, amounts are listed to the nearest dollar.

APPLICATION NUMBER:

2

APPLICATION DATE:

10/25/2021

PERIOD TO:

10/31/2021

ITEM-12

PROJECT NAME: New Box Hangar, Hangar Repairs and New Equipment Storage Bldg.

A	B	C	D	E	F	G	H	I	J
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	PREVIOUS APPLICATIONS	WORK COMPLETE THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED (D+E+F)	% COMPLETE (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (5% OF G)
	BOX HANGAR BUILDING (FPID 431303-1-94-18)								
C-105-2.1	MOBILIZATION	\$ 12,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 12,000.00	\$ -
13125-1	PREFABRICATED BOX HANGAR WITH HYDRAULIC DOOR, INCLUDING FINAL DESIGN, PERMITTING, FOUNDATION, SITE WORK, BUILDING ELECTRICAL WORK, AND ALL NECESSARY APPURTENANCES, COMPLETE IN PLACE	\$ 193,891.00	\$ 20,000.00		\$ -	\$ 20,000.00	10%	\$ 173,891.00	\$ 1,000.00
	U-1	\$ 7,800.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 7,800.00	\$ -
	SUBTOTAL - BOX HANGAR BUILDING (FPID 431303-1-94-18)	\$ 213,691.00	\$ 20,000.00	\$ -	\$ -	\$ 20,000.00	9%	\$ 193,691.00	\$ 1,000.00
	REPAIRS TO MULTIPLE HANGARS (FPID 431303-1-94-18)								
C-105-2.1	MOBILIZATION	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -
REPAIR-1	HANGAR #12 REPAIRS	\$ 19,410.00	\$ 19,410.00	\$ -	\$ -	\$ 19,410.00	100%	\$ -	\$ 970.50
REPAIR-2	HANGAR #7 REPAIRS	\$ 24,820.00	\$ 24,820.00	\$ -	\$ -	\$ 24,820.00	100%	\$ -	\$ 1,241.00
REPAIR-3	HANGAR #13 REPAIRS	\$ 6,800.00	\$ 6,800.00	\$ -	\$ -	\$ 6,800.00	100%	\$ -	\$ 340.00
REPAIR-4	HANGAR #5 REPAIRS	\$ 24,820.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 24,820.00	\$ -
REPAIR-5	HANGAR #3 REPAIRS	\$ 17,490.00	\$ 17,490.00	\$ -	\$ -	\$ 17,490.00	100%	\$ -	\$ 874.50
REPAIR-6	HANGAR #14 (FBO) REPAIRS	\$ 1,620.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 1,620.00	\$ -
REPAIR-7	HANGAR #6 REPAIRS	\$ 19,910.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 19,910.00	\$ -
REPAIR-8	HANGAR #8 REPAIRS	\$ 16,900.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 16,900.00	\$ -
REPAIR-9	HANGAR #22 REPAIRS	\$ 980.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 980.00	\$ -
	SUBTOTAL - REPAIRS TO MULTIPLE HANGARS (FPID 431303-1-94-18)	\$ 132,750.00	\$ 68,520.00	\$ -	\$ -	\$ 68,520.00	52%	\$ 64,230.00	\$ 3,426.00
	AIRPORT EQUIPMENT STORAGE BUILDING (FPID 444413-1-94-01)								
C-105-2.21	MOBILIZATION	\$ 12,000.00	\$ -		\$ -	\$ -	0%	\$ 12,000.00	\$ -
13125-2	PREFABRICATED STORAGE BUILDING WITH ROLL-UP DOORS, INCLUDING FINAL DESIGN, PERMITTING, FOUNDATION, SITE WORK, BUILDING ELECTRICAL AND ALL NECESSARY APPURTENANCES, COMPLETE IN PLACE	\$ 147,916.00	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	10%	\$ 132,916.00	\$ 750.00
	U-2	\$ 9,500.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 9,500.00	\$ -
	SUBTOTAL - AIRPORT EQUIPMENT STORAGE BUILDING (FPID 444413-1-94-01)	\$ 169,416.00	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	9%	\$ 154,416.00	\$ 750.00
	TOTAL PROJECT COST	\$ 515,857.00	\$ 103,520.00	\$ -	\$ -	\$ 103,520.00	70%	\$ 412,337.00	\$ 5,176.00
	Change Orders								
	added work Hangar 12	\$ 12,500.00	\$ -	\$ 12,500.00	\$ -	\$ 12,500.00	100%	\$ -	
	added work Hangar 13	\$ 15,800.00	\$ -	\$ 15,800.00	\$ -	\$ 15,800.00	100%	\$ -	
	TOTAL CHANGE ORDERS	\$ 28,300.00	\$ -	\$ 28,300.00	\$ -	\$ 28,300.00	100%	\$ -	\$ -
	GRAND TOTALS:	\$ 544,157.00	\$ 103,520.00	\$ 28,300.00	\$ -	\$ 131,820.00	\$ 1.70	\$ 412,337.00	\$ 5,176.00

TO OWNER: **Town of Hilliard**
15859 West CR 108
Hilliard FL 32046

FROM: **AEC Electrical Contractors Inc.**
7005 Lloyd Road West
Jacksonville, FL 32220

CONTRACT FOR:

PROJECT: **Hilliard Airport Security and lighting**
FDOT FPID No.443125-1-94-18

Engineer: **AECOM**
7650 West Courtney Camp
Tampa FL 33607

APPLICATION #: **1**

APPLICATION DATE: **10/26/2021**

PERIOD FROM: **10/1/2021**

PERIOD TO: **10/26/2021**

PROJECT #: **6598**

SUBCONTRACT#

CONTRACT DATE: **10/5/2021**

Distribution to:

Owner

Architect

Contractor

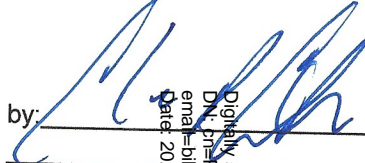
CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		
Total changes approved in previous months by Owner	ADDITIONS	DEDUCTIONS
Total approved this Month		
Number		
TOTALS	\$0.00	
NET CHANGES by Change Order	\$0.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR

AEC Electrical Contractors Inc.

by: 

October 26, 2021

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

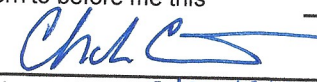
Application is made for payment, as shown below, in connection with Contract.

Continuation Sheet (Schedule of Values), is attached.

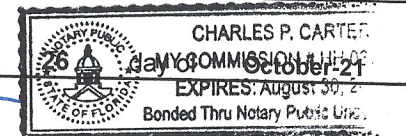
1. ORIGINAL CONTRACT SUM.....	\$165,000.00
2. Net change by Change Orders.....	\$0.00
3. CONTRACT SUM TO DATE	\$165,000.00
4. TOTAL COMPLETED AND STORED TO DATE.....	\$42,500.00
5. RETAINAGE:	
a. <u>5</u> % of Completed work.....	\$2,125.00
b. <u>5</u> % of Stored Material.....	\$0.00
Total Retainage (Line 5a + 5b or Total in Column I)	\$2,125.00
6. TOTAL EARNED LESS RETAINAGE.....	\$40,375.00
(Line 4 less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT.....	\$0.00
(Line 6 from prior certificate)	
8. CURRENT PAYMENT DUE.....	\$40,375.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE	
(Line 3 less Line 6)	\$124,625.00

State of: Florida County of: Duval

Subscribed and sworn to before me this

Notary Public: 

My Commission expires: **8/30/24**



AMOUNT CERTIFIED

(Attach explanation of amount differs from the amount applied for)

ARCHITECT:

By:

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

AIA DOCUMENT G703 (Instruction on reverse side)

Page 2 of **ITEM-13**

AEC Electrical Contractors Inc.
7005 Lloyd Road West
Jacksonville, FL 32220

APPLICATION #: 1
APPLICATION DATE 10/26/2021
PERIOD FROM: 10/1/2021
PERIOD TO: 10/26/2021
PROJECT #: 6598

WORK COMPLETED

DESCRIPTION OF WORK	SCHEDULED VALUE	WORK FROM PREVIOUS APPLICATION (D + E)	COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% COMPLETE (G -- C)	BALANCE TO FINISH (C -- G)	RETAINAGE 5%
mobilization	\$ 10,500.00	\$ -	\$ 10,500.00	\$ -	\$ 10,500.00	100%	\$ -	\$525.00
Gate 1	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	
Set pole and conduit	\$ 13,500.00	\$ -	\$ 8,000.00	\$ -	\$ 8,000.00	59%	\$ 5,500.00	\$400.00
Electrcial	\$ 6,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 6,000.00	
Comm	\$ 12,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 12,000.00	
Gate 2	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	
Set pole and conduit	\$ 13,500.00	\$ -	\$ 8,000.00	\$ -	\$ 8,000.00	59%	\$ 5,500.00	\$400.00
Electrcial	\$ 6,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 6,000.00	
Comm	\$ 12,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 12,000.00	
Gate 3	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	
Set pole and conduit	\$ 13,500.00	\$ -	\$ 6,000.00	\$ -	\$ 6,000.00	44%	\$ 7,500.00	\$300.00
Electrcial	\$ 6,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 6,000.00	
Comm	\$ 12,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 12,000.00	
FBO		\$ -	\$ -	\$ -	\$ -		\$ -	
rough-in data	\$ 10,000.00	\$ -	\$ 10,000.00	\$ -	\$ 10,000.00	100%	\$ -	\$500.00
trim -out data	\$ 3,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 3,000.00	
test-label	\$ 2,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 2,000.00	
Cameras	\$ 45,000.00	\$ -		\$ -	\$ -	0%	\$ 45,000.00	
		\$ -	\$ -	\$ -	\$ -		\$ -	
	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	
	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	
	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	
	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	
	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	
	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	
TOTAL	\$ 165,000.00	\$ -	\$ 42,500.00	\$ -	\$ 42,500.00	26%	\$ 122,500.00	\$2,125.00

Check Payment to:
AECOM Technical Services, Inc.
An AECOM Company
1178 Paysphere Circle
Chicago, IL 60674

ACH Payment to:
AECOM Technical Services, Inc.
An AECOM Company
Bank of America
Account Number 5800937020
ABA Number 071000039

Wire Transfer Payment to:
AECOM Technical Services, Inc.
An AECOM Company
Bank of America
New York, NY 10001
Account Number 5800937020
ABA Number 026009593
SWIFT CODE BOFAUS3N

AECOM

7650 West Courtney Campbell Causeway, Tampa, FL 33607-1462

Tel: 813-286-1711

Fax: 813-287-8591

Federal Tax ID No. 95-2661922

ATTN : Lisa Purvis
TOWN OF HILLIARD
15859 West County Road 108
Hilliard, FL 32046
United States

RECEIVED
OCT 22 2021

Invoice Date: 15-OCT-21
Invoice Number: 2000549603

Agreement Number: 60600918-1
Agreement Description:

Payment Term: 30 DAYS

TOWN OF HILLIARD

Please reference Invoice Number and Project Number with Remittance

Project Number : 60600918
Bill Through Date : 07-NOV-20 - 08-OCT-21
Bill Prange

Project Name : 01J 2019 AIRFIELD SECURITY IMPROVEMENTS TO-14

Phase Lump Sum		Percent				
Project Number	Description	Fee	Complete	Earned	Previous	Current
60600918	01J 2019 AIRFIELD SECURITY IMPRO	51,370.00	70.00%	35,959.00	33,000.00	2,959.00

Total Phase Lump Sum: 2,959.00

Project Total : 01J 2019 AIRFIELD SECURITY IMPROVEMENTS TO-14 2,959.00

Invoice Summaries

Total Current Amount :	2,959.00
Retention Amount :	0.00
Pre-Tax Amount :	2,959.00
Tax Amount :	0.00

Total Invoice Amount : 2,959.00

Billing Summaries

Billing Summary	Current	Prior	Total	Total Fee	Percent Complete
Billings	2,959.00	33,000.00	35,959.00	51,370.00	70.00
Tax	0.00	0.00	0.00		
Billing Total :	2,959.00	33,000.00	35,959.00		

IMPORTANT REMITTANCE INFORMATION

Please include the AECOM invoice number when sending payment

INVOICE NUMBER: 2000549603

Invoice Date: 15-OCT-21

Invoice Due Date: 14-NOV-21

Amount Due: \$2,959.00 USD

Project Number: 60600918

To process your payment timely and ensure credit is given, please include the AECOM invoice number when sending payment. Including this invoice number will allow AECOM to promptly apply your payment without delay or additional information requests placed upon your organization.

Failure to reference the AECOM invoice number when sending payment may result in delay of your account being credited.

To expedite payment processing, AECOM is asking its clients to submit payments electronically by ACH (Automated Clearing House) if possible.

ACH payments provide an alternative to paper checks, affording you the following advantages:

- Certainty of delivery
- Reduced operating costs through the elimination of paper check mailing

Regards,

AECOM Cash Application Department
CashAppsRemittance@aecom.com



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Town Council Regular Meeting Meeting Date: 11/04/2021

FROM: ***Lisa Purvis, MMC – Town Clerk***

SUBJECT: Town Council to set a Special Meeting to Discuss and Decide on Classification and Compensation Study for the Town of Hilliard.

BACKGROUND:

Due to the COVID-19 pandemic and the uncertainty of its financial impact, it was decided that Town of Hilliard Employees would not receive salary increases in October 2020, but instead to review employee salaries at a later date. Following a workshop held on May 3, 2021, to review employee salaries it was discussed that the Clerk would investigate companies that perform salary studies. At the May 20, 2021, Regular Meeting a Classification and Compensation study with Evergreen Solutions, LLC was approved in the amount of \$5,000. The study was delivered first on Monday October 18, 2021, at a Workshop and then reviewed a second time on November 1, 2021, at a workshop with Mark Holcombe, Senior Consultant for Evergreen Solutions, LLC in attendance. Several options were presented within the study.

FINANCIAL IMPACT:

To Be Determined.

RECOMMENDATION:

The Town Council set a date to have a Special Meeting to discuss and decide on findings from Compensation Study that was presented before the council by Evergreen Solutions, LLC.