

RESOLUTION NO. 2020-09

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF HILLIARD, FLORIDA, A MUNICIPAL CORPORATION APPROVING THE CREATION OF A PRIVATE STREET TO BE KNOWN AS SOLI DEO GLORIA WAY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Hilliard Town Code Chapter 62 Zoning and Land Development Regulations, section 62-347 requires every building hereafter erected or moved shall be on a lot adjacent to a public street or private street approved by the town council, provided that such private street right-of-way shall be not less than 60 feet in width and further provided that all structures shall be so located on lots as to provide safe and convenient access for servicing, fire protection and required off-street parking, and existing easements or rights-of-way of record shall be excluded;

WHEREAS, Nassau County has established the "911" rescue system;

WHEREAS, the rescue system requires that each residence and business establishment have a street address;

WHEREAS, certain property owners within the Town of Hilliard, Julie G. Pickett and Harry Pickett, as Trustees of the Julie G. Pickett Revocable Living Trust dated August 29, 2005, now require a private street and private street name;

WHEREAS, the property owners in coordination with the Land Use Administrator have designated real property to be set aside for the private street, which is more particularly described as:

NASSAU COUNTY, FLORIDA, AND BEING A PORTION OF PROPERTY HEREBY (PART TRACT), OFFICIAL RECORD BOOK 1443, PAGE 150 RECORDED IN THE PUBLIC RECORDS, OF SAID COUNTY AND STATE; BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF PROPERTY AS DESCRIBED IN DEED, OFFICIAL RECORD BOOK 127, PAGE 37 AS RECORDED IN THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING A FOUND 1/2 INCH IRON PIPE, NO CAP; THENCE N 87°57'12" E ALONG THE SOUTH LINE OF PROPERTY AFOREMENTIONED, A DISTANCE OF 550.00 FEET TO A POINT, BEING A FOUND 1/2 INCH IRON PIPE, NO CAP; THENCE N 02°53'24" W, A DISTANCE OF 274.78 FEET; THENCE CONTINUE N 02°53'24" W, A DISTANCE OF 200.16 FEET; THENCE N 87°57'06" E, A DISTANCE OF 445.43 FEET TO THE POINT OF BEGINNING; THENCE S 00°50'09" E, A DISTANCE OF 1055.11 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF PINERIDGE ROAD (HAVING A 60 FOOT RIGHT OF WAY) AND BEING THE BEGINNING OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1241.00 FEET; THENCE NORTHEASTERLY ALONG AND AROUND THE ARC OF SAID CURVE A ARC DISTANCE OF 60.16 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 85°02'47" E, 60.16 FEET; THENCE N 00°50'09" W, A DISTANCE OF 1052.06 FEET; THENCE S 87°57'06" W, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1.45 ACRES MORE OR LESS.

WHEREAS, the property owners of aforementioned described property have requested that the private street be named "**SOLI DEO GLORIA WAY**";

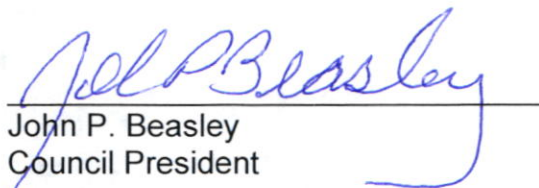
WHEREAS, the Land Use Administrator recommends this private street to be created so that the property owners will comply with Town Code § 62-347 as they proceed to subdivide their property;

WHEREAS, the Planning and Zoning Board voted to recommend to the Town Council that the private street be created so long as the property owners apply for the proper permits to develop the private road; and

WHEREAS, Nassau County has approved the use of the name of "SOLI DEO GLORIA WAY".

NOW THEREFORE, be it resolved by the Town Council of Hilliard that the private street now be approved and named "SOLI DEO GLORIA WAY".

APPROVED AND ADOPTED by the Town Council of the Town of Hilliard, Florida on this 6th day of February, 2020.



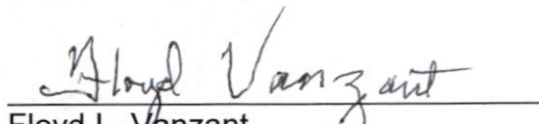
John P. Beasley
Council President

ATTEST:



Lisa Purvis
Town Clerk

APPROVED:



Floyd L. Vanzant
Mayor

I Harry Pickett And A co Trustee
of the Julie Pickett Trust And
I Approve The Application in Front
of The Town Council on 2-6-28

~~HARRY PICKETT~~
HARRY PICKETT

TOWN OF HILLIARD
PLANNING & ZONING BOARD REPORT TO TOWN COUNCIL

Date: February 4, 2020
Re: Recommendation for Private Road

Planning & Zoning Board
February 4, 2020 @ 7PM

Meeting Notes:

The Picketts have applied for lot reconfiguration to create 3 lots from one lot. The development will add 2 more lots, and therefore not subject to all the State requirements for a subdivision. Section 62-347 of the Land development Code requires that all building shall be on a public street or private street approved by the Town Council. The approved private street shall have right-of-way shall be a minimum of 60 feet in width. Easements are not considered private streets. Without creation of a private drive, 2 of the 3 lots will not have access to a public street or an approved private street.

The attached survey of the proposed lot reconfiguration indicates a 60 ft. private street.

The Planning and Zoning Board voted to recommend to the Town Council the approval of the private street with the compliance with the following condition:

1. The applicant shall apply for a site clearing/site development permit to develop the private road.

Respectfully submitted,


Janis K. Fleet, AICP
Land Use Administrator

Cc: Lisa Purvis, Town Clerk

TOWN OF HILLIARD

PLANNING & ZONING BOARD REPORT TO TOWN COUNCIL

Date: December 19, 2019

Re: Recommendation for Minor Subdivision – Lot Reconfiguration – Request by the Pickett, et al, Property Owners

Planning & Zoning Board

February 4, 2020@ 7PM

Meeting Notes:

The Picketts have applied for lot reconfiguration to create 3 lots from one lot. The development will add 2 more lots, and therefore 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.

The property is currently vacant and is located off Pineridge Road. It is zoned A-1, which requires a minimum of lot size of one acre and a minimum lot width of 150 feet.

Section 62-347 of the Land development Code requires that all building shall be on a public street or private street approved by the Town Council. The approved private street shall have right-of-way shall be a minimum of 60 feet in width. Easements are not considered private streets. Without creation of a private drive, 2 of the 3 lots will not have access to a public street or an approved private street.

The attached survey of the proposed lot reconfiguration indicates each lot being more than one acre in size and having over 150 feet on a proposed private street.

The Planning and Zoning Board recommends to the Town Council the lot reconfiguration with the compliance with the following condition:

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. The applicant shall apply for a site clearing/site development permit to develop the private road.
4. No clearing or development can occur on the property included on the survey without obtaining the appropriate permits.

Respectfully submitted,



Janis K. Fleet, AICP
Land Use Administrator

Cc: Lisa Purvis, Town Clerk