

ORDINANCE NO. 2021-01

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF HILLIARD, FLORIDA, AMENDING THE COMPREHENSIVE PLAN OF HILLIARD FLORIDA, WHICH WILL CONTROL FUTURE LAND USE, GUIDE PUBLIC FACILITIES, AND PROTECT NATURAL RESOURCES PURSUANT TO THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING AND LAND DEVELOPMENT REGULATION ACT (CHAPTER 163, PART II, FLORIDA STATUTES), INCLUDING THE GOALS, OBJECTIVES AND POLICIES OF FUTURE LAND USE; TRANSPORTATION; HOUSING; INFRASTRUCTURE, CONSERVATION, RECREATION AND OPEN SPACE; INTERGOVERNMENTAL COORDINATION; CAPITAL IMPROVEMENTS; AND PROVIDING FOR REPEALER, SEVERABILITY, AND SETTING AN EFFECTIVE DATE.

WHEREAS, Chapter 166, Florida Statutes, empowers the Hilliard Town Council to prepare and enforce a Comprehensive Plan for the development of the Town; and

WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, the Local Government Comprehensive Planning and Land Development Regulation Act, empowers and requires the Town Council of Hilliard to (a) plan for the Town's future development and growth; (b) adopt and amend Comprehensive Plans, or elements or portions thereof, to guide the future growth and development of the Town, (c) implement adopted or amended Comprehensive Plans by the adoption of appropriate land development regulations; and (d) establish, support, and maintain administrative instruments and procedures to carry out the provisions and purpose of the Act; and

WHEREAS, pursuant to Section 163.3174(1), Florida Statutes, the Town Council of Hilliard, duly designated the Planning and Zoning Board as the Local Planning Agency for the Town of Hilliard; and

WHEREAS, the Town Council has undertaken and prepared an Evaluation and Appraisal Report as specified in Section 163.3191, Florida Statutes, setting forth an assessment and evaluation of the Town of Hilliard Comprehensive Plan; and

WHEREAS, supporting data and analysis documentation was prepared as background and justification for the revised Comprehensive Plan's goals, objectives and policies; and

WHEREAS, the Town Council empowered by the above-cited laws and ordinances, and by Sections 163.3161 through 163.3215, Florida Statutes, prepared an amendment to the above-cited Comprehensive Plan, amending the Comprehensive Plan to address more adequately, and prepare for Hilliard's future development and growth; and

WHEREAS, pursuant to Section 163.3174, Florida Statutes, the Planning and Zoning Board, as the Local Planning Agency, held a public hearing on the amended version of the Hilliard Comprehensive Plan with due public notice having been provided, and having reviewed and considered all comments received during the public hearings and having provided for necessary revisions, and on August 4, 2020 recommended the amended version of the Hilliard Comprehensive Plan to the Town Council for approval; and

WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Town Council of Hilliard on September 3, 2020 directed the transmittal of the amended version of the Comprehensive Plan to the Department of Economic Opportunity for review; and

WHEREAS, the Department of Economic Opportunity, by letter dated November 20, 2020, transmitted its objections, recommendations, and comments on the amended version of the Comprehensive Plan to the Town; and

WHEREAS, the amended version of the Comprehensive Plan was revised in view of the objections, recommendations and comments by the Department of Economic Opportunity; and

WHEREAS, pursuant to Section 163.3184, Florida Statutes, on January 7, 2021 and on March 4, 2021 the Town Council of Hilliard held a public hearing with due public notice having been provided, on the amended version of the Comprehensive Plan; and

WHEREAS, the Town Council of Hilliard further considered all oral and written comments received during public hearings, including the data collection and analysis packages, the recommendation of the Planning and Zoning Board, and objections, recommendations, and comments of the Department of Economic Opportunity; and

WHEREAS, in exercise of its authority, the Town Council of Hilliard has determined it necessary and desirable to adopt the amended version of the Comprehensive Plan to preserve and enhance present advantages; encourage the most appropriate use of land, water and resources consistent with the public interest; overcome present handicaps; and deal effectively with future problems that may result from the use and development of land within Hilliard.

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

Section 1. Purpose and Intent. This Ordinance is enacted to carry out the purpose and intent of, and exercise the authority set out in the Local Government Comprehensive Planning and Land Development Regulation Act, Sections 163.3161 through 163.3215, Florida Statutes, and Chapter 166, Florida Statutes, as amended.

Section 2. Title of Comprehensive Plan. The revised version of the Comprehensive Plan for the Town of Hilliard, Florida, shall be entitled "Hilliard Comprehensive Plan 2040".

Section 3. Adoption of Goals, Objectives, and Policies, Comprehensive Plan 2040. The Town Council of Hilliard hereby adopts the goals, objectives and policies of the following elements as the Hilliard Comprehensive Plan 2040: Future Land Use; Transportation; Housing; Infrastructure; Conservation; Recreation and Open Space; Intergovernmental Coordination; and Capital Improvements as a part of the Comprehensive Plan 2040.

Section 4. Applicability and Effect. The applicability and effect of the Hilliard Comprehensive Plan 2040 shall be as provided by the Local Government Comprehensive Planning and Land Development Regulation Act, Sections 163.3161 through 163.3215, Florida Statutes, and this Ordinance.

Section 5. Copy on file.

(a) A certified copy of the enacting Ordinance, as well as certified copies of the Town of Hilliard Comprehensive Plan 2040 and any amendments thereof, shall be filed with the Town Clerk of Hilliard and hereby incorporated herein by reference and attached hereto as Exhibit "A".

(b) To make the Comprehensive Plan 2040 available to the public, a certified copy of the

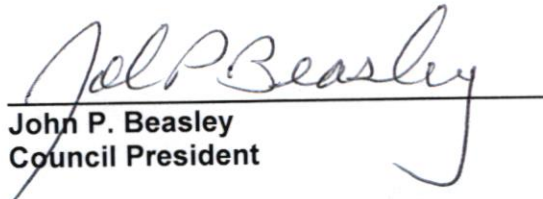
enacting Ordinance, as well as certified copies of the Town of Hilliard Comprehensive Plan 2040 and any amendments thereto, shall be maintained at Hilliard Town Hall and shall be available to the public for a reasonable publication charge.

Section 6. Repealer. Any ordinances or parts thereof in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

Section 7. Severability. The various parts, sections and clauses of this Ordinance are hereby declared to be 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.

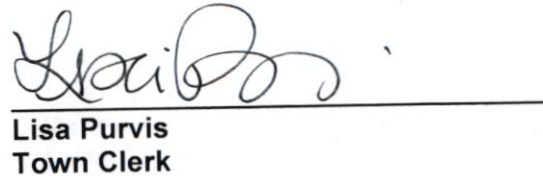
Section 8. Effective Date. This Ordinance shall take effect immediately upon passage.

Adopted this 4th day of March, 2021, by the Hilliard Town Council, Hilliard, Florida.



John P. Beasley
Council President

ATTEST:



Lisa Purvis
Town Clerk

APPROVED:



Floyd L. Vanzant
Mayor

Planning & Zoning Board Publication:	December 23, 2020
Planning & Zoning Board Public Hearing:	January 5, 2021
Town Council Publication:	December 23, 2020
Town Council First Public Hearing:	January 7, 2021
Town Council First Reading:	January 7, 2021
Town Council Publication:	January 27, 2021
Town Council Second Public Hearing:	March 4, 2021
Town Council Second & Final Reading:	March 4, 2021

ATTACHMENT "A"
2040 COMPREHENSIVE PLAN

TOWN OF HILLIARD



COMPREHENSIVE PLAN 2040

Goals, Objectives, and Policies

FUTURE LAND USE ELEMENT

Goal A.1

~~Council of Hilliard and the residents will shall manage future development and with balanced growth. Further, through the formulation and implementation of land use management plans policies that improve the quality of life and maintain small town character of Hilliard, programs, and projects to be used by the Town of Hilliard in attaining the stated goals will be in accord with the following planning objectives and policies.~~

Goal A.1

~~Maintain and improve the quantity and quality of life services available to the residents of Hilliard, both present and future.~~

Objective A.1.1

~~Upon plan adoption, Hilliard shall regulate future land use and development through the adoption and implementation of land development regulations based on the Comprehensive Plan and the availability of public facilities and services in accord with adopted levels of service.~~

Policy A.1.1.1

~~The Town of Hilliard shall not issue a building permit or other development order until the building official certifies that unless the required public facilities and services will be provided concurrent with the impact of development or that infrastructure and services are in place, consistent with the requirements of F.A.C. 9J-5.0055; Potable water, sanitary sewer, solid waste and drainage — 9J-S.0055 (2)(a)1-4. Parks and Recreation — 9J-S.055 (2)(b)1, 2. Roads — 9J-S.0055 (2)(c).~~

Policy A.1.1.2

~~The Town shall adopt maintain land development regulations which contain specific and detailed provisions required to implement the adopted Comprehensive Plan, including at a minimum:~~

~~S subdivision regulations with — road and sidewalk design specifications, drainage requirements and plat approval procedures; signage size, location, height, colors and materials~~

~~Signage — size, location, height, colors and materials; land use densities, type of use, and buffering requirements~~

~~Land Use — controlling factors, densities, type of use, buffering requirements.~~

Policy A.1.1.3

~~Land development regulations shall be adopted which address the location and extent of land uses in accordance with the categories, densities, and intensities of land uses contained in this Element and depicted on the Future Land Use Map. Land uses within each land use category shall be consistent with the following standards:~~

A. Residential

The residential land use category provides for a variety of land use densities and housing types, including attached and detached single family, modular homes, multi-family, mobile/manufactured homes, and "tiny homes". ~~Mobile homes shall be provided for in accordance with Chapters 320.8285 (5) and 553 F.S. Parcels of land designated residential are intended to be used predominately for housing and should be protected from intrusion by land uses that are incompatible with residential density or intensity of use.~~

1. Low Density Residential

Provides for a range of densities of two or fewer dwelling units of conventional housing per acre for single family development. ~~<.2-0~~

2. Medium Density Residential

Provides for a range of densities above two dwelling units per acre up to six dwelling units of conventional housing per acre, in which selected areas can be developed with single family and multi-family dwelling units mobile homes.

3. High Density Residential

Provides for a range of densities greater than six dwelling units of conventional or housing per acre to twelve units per acre or mobile home. This includes single family dwelling units, mobile home and multi-family developments.

B. Main Street Commercial

Land designated for Main Street eCommercial use is intended for activities that are predominately associated with the sale, ~~rental, and distribution of products~~ or the performance of services, including healthcare and other professional services both on a neighborhood and a community wide basis. Residential development is permitted in the Main Street Commercial land uses category. Commercial uses shall be appropriately located and buffered (i.e., sight, access, noise) from adjacent land uses of lesser density or intensity of use.

Commercial land uses will be permitted an intensity of use up to 50 percent of lot/parcel coverage not to include parking or drainage facilities. Building height shall not exceed 35 feet.

C. Commercial

Land designated for commercial use is intended for activities that are predominately associated with the sale, rental, and distribution of products or the performance of services a community wide basis. Commercial land uses shall be appropriately located and buffered (i.e., sight, access, noise) from adjacent land uses of lesser density or intensity of use.

Commercial land uses will be permitted an intensity of use up to 60 percent of lot/parcel coverage not to include parking or drainage facilities. Building height shall not exceed 35 feet.

GD. Industrial

Land designated for industrial use is intended for activities that are predominately associated with the manufacturing, processing, wholesaling, and/or warehousing or other storage of products. Industrial land use provides for a variety of intensities of use including: light industry, bulk storage and some public infrastructure operations.

Industrial land uses will be permitted an intensity of use up to 65 percent of lot/parcel coverage not to include parking or drainage facilities. Building height shall not exceed 35 feet.

DE. Agricultural

Agricultural lands within the Town limits represent land which is in transition to residential use as the population increases. Agricultural designated lands within the Town of Hilliard may be developed for single family or mobile homes at a density of one unit per acre.

EF. Recreation

Land designated for recreation is intended for a variety of leisure time activities. Included in this land use classification are both resource-based and activity-based sites and facilities. Resource-based sites and facilities are oriented toward natural resources; activity-based sites and facilities are those that require major development for the enjoyment of a particular activity. Activity-based sites and facilities may include ball fields, golf courses, tennis courts, etc.; resource-based facilities include undeveloped open space and conservation lands.

New recreational sites must be compatible with adjacent land uses or must be buffered in a manner (physical or spatial) that allows for coexistence with adjacent land uses.

FG. Conservation

Conservation Land Use shall be designated for land areas within the 100-year floodplain and wetlands. These are areas which are ecologically significant and so must be protected, but are not always under public ownership. For the publicly owned lands within the Conservation land use category, the permitted uses are limited to resource-based passive recreation and open space uses. These lands when under private ownership shall have a density of one unit per two acres, which shall be transferred to the adjacent non-floodplain or non-wetland portion of the site, as applicable, except that

- ~~1. for lots of record existing on November 1, 1990 that lie entirely within the 100-year floodplain, the lowest floor elevation of all structures shall be elevated at least one foot above the 100-year flood height without the use of dredging and/or filling other than that required to set pilings so as to preserve the natural functions of the 100-year floodplain so that flood carrying and flood storage capacities are maintained. In addition, land uses requiring the storage or use of hazardous materials and waste shall be prohibited within the 100-year floodplain;~~
- ~~2. for lots of record existing on November 1, 1990, if the proposed development site does not include sufficient uplands to permit use of the property without developing in the wetlands, then the amount of~~

development is limited to the minimum amount necessary to permit construction of a dwelling on pilings; however, in all cases at least 95% of the wetlands must remain in undisturbed open space; the Town may vary setback requirements to allow transfer of the density from the wetlands to the upland portion of the site.

However, when setback reductions cannot accommodate the location of the dwelling, mitigation of wetlands shall be required at a ratio of 2 to 1 so that twice as much wetlands will be created or restored as is destroyed or damaged due to the development; central water and sewer must be available to meet the Town's concurrency requirements; all permits shall have been issued by the Florida Department of Environmental Regulations, the Florida Department of Natural Resources and the U.S. Army Corps of Engineers, as required by the agency or agencies having jurisdiction; the dwelling shall be constructed so that the lowest floor elevation is elevated at least one foot above the 100-year flood height for those wetlands that are also located within the 100-year flood plains; and, no dredging and filling shall be allowed in the wetlands other than that required to set pilings; and

3. the wetlands and floodplains from which the development has been transferred shall remain as undisturbed and unaltered open space. In order to accommodate the development transferred to the adjacent non-wetland and non-floodplain (upland) portion of the site, clustering will be allowed. While this transfer of development might exceed the allowable density or intensity for the upland acreage, the overall density or intensity for the entire site (uplands, wetlands and floodplains) remains the same. The proposed clustered development plan shall undergo a site plan review to ensure that the site design allows adequate access for emergency vehicles; that water and sewer are available to serve the clustered development; and that the open space is contiguous with the adjacent wetland or floodplain, as applicable.

GH. Educational Use, Public Buildings, and Grounds Institutional

Lands designated in this category are those used for the construction of public service structures such as schools, police, fire, and other governmental buildings potable water, sanitary sewer treatment, stormwater/drainage control structures, roadways and other infrastructure facilities. Other lands designated as public buildings on grounds Institutional may include churches, private schools, hospitals, nursing homes, assisted living facilities, and other structures generally under private non-profit ownership that serve the general public. Institutional land uses will be permitted an intensity of use up to 50 percent of lot/parcel coverage not to include parking or drainage facilities. Building height shall not exceed 35 feet.

H. Other Public Facilities

Lands designated here are used or reserved for development with: potable water, sanitary sewer treatment, stormwater/drainage control structures, roadways and other infrastructure facilities.

I. Mixed Use

Lands designated in this 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/parcel coverage not to include parking or drainage facilities.

Policy A.1.1.4

~~Adopted~~ Maintain in the land development regulations shall include a provisions mandating that all required infrastructure improvements be constructed and accepted, or otherwise guaranteed through a letter of credit, cash or other form of guarantee acceptable to the Town" before subdivision parcels or lots may be sold. This includes all existing lots of record sold or transferred after May 7, 1992. to meet LOS standards before or concurrent with the impact of development.

~~This enforceable guarantee must ensure that facilities and services will be in place to meet LOS standards before or concurrent with the impact of development in accordance with the provisions of 9J-S.005(2)(a)1-3, 9J-S.005(2)(b)1 and 2, and 9J-S.005(2)(c).~~

Policy A.1.1.5

~~Planned Unit Developments (PUDs) shall be encouraged and included in the Land development regulations shall include alternative available land use control techniques and programs including:-~~

- ~~a)Planned Unit Development;~~
- ~~b)Overlay Districts.~~

Policy A.1.1.6

~~The Town shall apply concurrency management to all permitting for new development and subdivisions to ensure that private development and public facility construction remain coordinated to meet adopted levels of service standards consistent with the concurrency requirements of 9J-S.0055(2)(a),(b) and (c).~~

Policy A.1.1.7

~~The Town, annually, shall review all Town codes to ensure that an acceptable level of service is maintained. established which shall provide for the needs of a growing population and changing lifestyles. Where it is noted that levels of service should be raised to meet current living conditions, the Comprehensive Plan will be amended to revise the deficient level of service.~~

Policy A.1.1.8

~~The Town shall require, as a condition of obtaining local permits, that all new development shall obtain all required permits from the appropriate federal, state, and regional agencies as well as meet the concurrency provision of Policy A.1.1.1.~~

Policy A.1.1.9

~~The Town shall allow smaller lots sizes in all residential land use categories and use conservation areas to maintain overall densities.~~

Policy A.1.1.10

~~Residential land uses shall be protected from intrusion by incompatible land uses.~~

Policy A.1.1.11

Prepare a Federal Aviation Administration Control Center (FAA Center) development plan for those lands adjacent to the FAA Center by 2025.

Objective A.1.2

~~Upon plan adoption, Hilliard shall regulate the location of future land use and development with regard to topography and soil conditions through implementing the following policies:~~

Policy A.1.2.1

New development may be constructed only in those areas where Town utility services are available or can be extended to serve the new development.

Policy A.1.2.2

~~The Planning and Zoning Board of the Town of Hilliard shall review all future building and subdivision applications for development compatibility with topography, soil conditions, and natural resources as well as compliance with existing subdivision and fire safety regulations.~~

Policy A.1.2.3

The Town shall require development in the FEMA 100-year flood hazard zone to be constructed so that the lowest floor elevation is at least one foot above the 100-year base flood height ~~without the use of dredging and/or filling as provided by the Conservation land use. In addition, land uses that require the storage or use of hazardous materials and waste shall be prohibited within the Conservation land use category.~~

Policy A.1.2.3

The Town shall enforce land use regulations that protect residential neighborhoods from incompatible land uses.

Policy A.1.2.4

Filing procedures shall require topographic, soil condition, flood hazard, and wetland information on all applications filed in support of a request for a land use amendment ~~or development order.~~

Objective A.1.3

~~In order to raise the quality of substandard housing and generally improve housing standards, the~~ The Town shall continue to enforce the promote property maintenance through Standard Building Code, as amended, and as published by the Southern Building Code Congress International, to establish minimum housing standards for construction and rehabilitation code enforcement activities.

Policy A.1.3.1

~~The Town shall prepare and adopt a Minimum Housing Code~~ Property Maintenance Code at the same time as the Land Development Regulations to ensure that structures are safe, sanitary and fit for occupancy.

Policy A.1.3.2

~~The Town Building Official~~ Code Enforcement Officer shall periodically monitor the housing stock structures in Hilliard for signs of deterioration and substandard buildings, and enforce the building and housing codes when required and cite buildings, as provided by the Town's Code.

Policy A.1.3.3

As deteriorated properties become vacant, the Town in the interest of health and safety, shall require that these properties be brought up to ~~building~~ code standards or be demolished at owners' expense.

Policy A.1.3.4

The Town shall review the Town's code enforcement procedures and determine if the use of a Special Magistrate would be a more effective methods of obtaining compliance for code violations.

Objective A.1.4

In order to eliminate or reduce land uses which are inconsistent with the Town's character and designated future land uses, the Town, ~~upon plan adoption,~~ shall coordinate all new development and rezonings with the land use categories, densities and intensities as outlined in the Town's adopted Future Land Use Map.

Policy A.1.4.1

~~By May 1, 1991, the Town shall inform owners of~~ Maintain provisions in the Land Development Regulation non-conforming properties that such status may that restrict the expansion on non conforming land uses and structures. owners' ability to expand or add to their properties.

Policy A.1.4.2

~~Upon adoption of the Comprehensive Plan, t~~The Town shall discourage the issuance of variances, special use or other permits to non-conforming land uses or take any other action that may prolong their existence as a non-conforming land use.

Policy A.1.4.3

~~The Town shall enforce its land development regulations which control the issuance of variances, special use permits, or other zoning changes.~~

Objective A.1.5

~~Upon plan adoption t~~The Town shall coordinate development with Nassau County adjacent jurisdictions or and will annex surrounding areas where proposed land uses may adversely impact the Town or as a condition to the extension of Town water/sewer services.

Policy A.1.5.1

The Town shall monitor and take positive action to guide development on lands adjacent to the Town boundary, or annex surrounding areas where proposed land uses may create an adverse impact on adjacent Town land use.

Policy A.1.5.2

The Town may enter into joint agreements with the County to provide water/sewer services where such action will promote infilling.

Policy A.1.5.3

The Town of Hilliard will work with Nassau County shall establish a "Memorandum of Agreement" with local governments of adjacent counties/towns/cities to arbitrate on the siting of "Locally Undesirable Land Uses" (LULUs) within two (2) miles of adjacent the Town's local government boundaries and implement develop procedures for reviewing such cases.

Objective A.1.6A

~~Upon plan adoption, t~~The Town shall protect natural resources from destruction by development, through implementing the following policies:

Policy A.1.6A.1

~~The Town shall establish a 200-foot perimeter for control of land use adjacent to the Town's well heads and private well heads that serve the public so as to ensure protection of the Town wells and associated cones of influence from potential contamination.~~

~~Land uses within the 200-foot perimeter of the Town's wellheads will be restricted to low density residential or low intensity commercial use, and t~~The nonresidential use, sale and or storage of hazardous and other polluting materials within the 200-foot perimeter of the Town's well heads is prohibited.

Policy A.1.6A.2

~~The Town shall require that no permit or other development order shall be issued without a review of the application to ensure that all other agency applicable environmental permits are issued by appropriate governmental agencies prior to any development that will and that impact on wetlands are mitigated.~~

Policy A.1.6A.3

~~The Town shall continue to review all lands within the Town for possible unique vegetation, wetlands, and wildlife habitat with the technical assistance of the appropriate federal, state, and regional agencies.~~

Policy A.1.6A.4

~~Hilliard shall require the retention of existing native vegetation, including canopy, understory and groundcover and the retention specimen trees (which are defined as those trees which have k diameter at breast height of six inches or more) for all new developments. Hilliard shall also develop and adopt tree and land clearing ordinances which incorporate these requirements and the provisions of Policies A.1.6A.5, A.1.6A.6, and A.1.6A.7.~~

Policy A.1.6A.5

~~The Town shall require the use of a minimum of 50 percent native plants species in the landscaping of new development projects and additions to existing projects and require the removal of exotic nuisance plants from the sites of new development. To implement this requirement, the Town shall maintain and distribute a recommended native plant listing and other educational materials to increase public awareness of the need to utilize native plant species in the developed landscape and eliminate exotic nuisance plants from existing developed areas. The Town shall also develop programs to apply this standard to lands the Town owns or leases.~~

Policy A.1.6A.6

~~During construction, a~~All development shall use appropriate screening materials which will prevent run-off and siltation from entering adjacent waters, wetlands, and floodplains as required by issued permits for the project.

Policy A.1.6A.

~~Development in upland wildlife habitats, including threatened and endangered species of plants and animals and plant and animal species of special concern shall be as follows:~~

- ~~a) for proposed development on sites of less than five (5) acres, the Town shall require at least 50% retention of the native vegetation (including canopy, understory and groundcover) on-site to fulfill part of the landscaping requirements;~~

- require the retention of specimen trees (which are defined as those trees which have a diameter at breast height of six inches or more); require the use of tree protection barriers during the time that heavy construction equipment is used on-site for land clearing and delivery of building materials; and, require site development design to use such techniques as locating drive ways, roadways and clustering on the least environmentally sensitive portion of the site;
- b) ~~for proposed development on sites of five (5) acres or more the Town's land development regulations shall require the retention of native vegetation (including canopy, understory and ground cover) on-site; and, require that the site be inspected by an ecologist, biologist or other similar professional for the presence of state and federally protected plant and animal species. Criteria for site surveys shall be specified in the Town's land development regulations and are to be professionally accepted techniques for such surveys. Site surveys shall address the size and distribution of the native habitat, wildlife and listed species populations within a proposed development site, the feasibility and viability of on-site protection and management, whether the proposed development site includes a wildlife corridor and the feasibility of maintaining the wildlife corridor. The survey shall also address the appropriateness of mitigation to an acceptable off-site location in the event that on-site mitigation is shown to be ineffective. Protection of any wildlife and protected plant and animal species found on the site and their habitat will be required as part of the overall development plan submitted for development approval. The development must be clustered on the least environmentally sensitive twenty percent (20%) of the site with the remaining eighty percent (80%) remaining in undisturbed and unaltered open space to ensure the protection of the habitats;~~
- c) ~~during the land use planning and development review processes, the Town shall evaluate the effect of development on wildlife habitat and protect wildlife corridors from fragmentation. To prevent fragmentation of wildlife corridors, the Town shall require the preservation of wildlife corridors within developments which connect to other protected wildlife habitats; and, the proposed clustered development plan shall undergo a site plan review to ensure that the site design allows adequate access for emergency vehicles; that water and sewer are available to serve the clustered development; and that the open space is contiguous to other wildlife habitats.~~

Objective A.1.6B-7

~~Upon plan adoption, the~~ The Town shall protect historical resources from destruction or degradation by development, through implementing the following policies:

Policy A.1.6B7.1

The Town shall ~~continue to~~ coordinate with the Department of State, Division of Historic Resources to identify potential historic/archaeologic sites that may be located within the Town limits.

Policy A.1.6B7.2

~~The Town Council shall encourage the preservation of the Ivor McConnell house and other identified historic resources and protect them from encroachment by development through the adoption of an ordinance protecting historic properties in Hilliard through:~~
~~Informing owners of the property of state/federal funding opportunities for restoration/rehabilitation;~~
~~Strictly enforcing zoning codes on neighboring properties to ensure that historic property will not be encroached upon by non-compatible land uses; and~~
~~Permitting non-conforming land uses for the property when such action is required to protect the property from demolition.~~

Objective A.1.78

~~Upon plan adoption, in order to discourage urban sprawl, new residential construction shall be~~ The Town shall encouraged to development of infill lots on existing paved streets and in areas already served with water and sewer facilities.

Policy A.1.7.1

~~Hilliard shall extend roads and other utilities within Town limits only when such action promotes compact patterns of development.~~

Policy A.1.78.2

~~The Town shall issue building permits promptly when state, county, and local criteria are met thereby encouraging developers to locate on preferred developable sites.~~

Objective A.1.8-9

~~Upon plan adoption, t~~The Town shall ensure that utility facility sites are made available as may be needed for the service of each new existing and future development.

Policy A.1.89.1

~~The Hilliard Town Council shall review the Town's future needs for public facilities annually through the budgetary process and shall maintain a map showing proposed reserved public facility sites and road rights-of-way to be considered for future acquisition.~~

Policy A.1.89.2

~~The Town of Hilliard shall review all proposed site plans in terms of physical layout including on-site traffic flow, parking demand and stormwater management facilities. At a minimum the review shall consider:~~

~~Physical Layout — setbacks, sideyards, lot coverage;~~

~~On-Site Traffic Flow — curb cut locations, interconnections with adjacent properties;~~

~~Stormwater Management — direction of water flow, on-site retention, potential for polluting adjacent properties or waterways.~~

Objective A.1.9

~~Upon plan implementation, the Town of Hilliard shall provide for the development multi-family residential housing in proximity with the central business area.~~

Policy A.1.9.1

~~Rezone property to conform with the Comprehensive Plan Future Land Use Map by May 1, 1991. Encourage the use of innovative land development regulations which may include provisions for planned unit developments and other mixed land use development techniques.~~

Goal A.2

~~The Town shall protect private property rights and recognize the existence of legitimate and often competing public and private interests in land use regulations and other government action.~~

Objective A.2.1

~~Hilliard shall, by 1995, ensure that all designated land uses within the Town are consistent with the physical and environmental character of the land; surrounding land uses, constitutional law, and furthers the public's right to a healthy environment.~~

Policy A.2.1.1

~~Hilliard will regulate the use of land only for valid public purposes in a reasonable manner, in accordance with due process.~~

Policy A.2.1.2

~~The Town shall include in its Land Development Regulations criteria to be used for determining whether changes in land use which severely limit the use of property may constitute a "taking".~~

Policy A.2.1.3

~~Hilliard shall adopt Land Development Regulations that provide a process to be used to determine compensation for the loss of use of property by Town action.~~

TRANSPORTATION ELEMENT

Goal B.1

Develop and maintain a well balanced and integrated transportation system which provides for the safe, convenient, and efficient movement of people and goods throughout Hilliard, and which is consistent with desired land use patterns, conserves energy, and protects the natural environment.

Objective B.1.1

~~Upon plan implementation, t~~The Town shall provide for a safe, convenient, and efficient motorized and non-motorized transportation system by developing a plan for correcting all existing roadway capacity deficiencies identified in this plan and maintaining acceptable operating conditions in the future.

Policy B.1.1.1

The Town hereby adopts peak hour ~~LOS standard C for U.S. 1, 23, 301 (S.R. 15), a principal arterial, and~~LOS D for the remaining all roadways within Hilliard, consistent with the standards contained in the FDOT Highway System Plan.

Policy B.1.1.2

The Town shall coordinate with the North Florida TPO, FDOT, and Nassau County for use operational improvements where possible, such as traffic calming techniques, traffic signals, turn lanes, signs, and pavement striping to ensure smooth traffic flow for all modes of transportation, including pedestrians and cyclist to promote a walkable community and to reduce accidents.

Policy B.1.1.3

The Town shall ~~pursue federal, state, and local funding sources investigate road assessment fees as a method to fund which could supplement the Hilliard budget for road construction and maintenance improvements to existing Town roads and will requires developers to improve road affected by developments.~~

Policy B.1.1.4

The Town shall ~~establish and maintain a~~ provide input to the North Florida TPO's Transportation Improvement Program (TIP), with priorities for candidate projects based on their consistency with the Comprehensive Plan.

Policy B.1.1.5

The Town will continue to ~~implement~~ develop a road paving program in order that existing unpaved roads are paved according to prioritized needs based on traffic volumes and established criteria, and according to the adopted TIP.

Policy B.1.1.6

Develop procedures for street closures for community festivals.

Objective B.1.2

~~Upon plan implementation in conjunction with the Capital Improvements Element of this Plan, t~~The Town shall ~~have adopted~~ maintain a concurrency management system whereby all development proposals are reviewed for consistency with this element and with the Future Land Use Map.

Policy B.1.2.1

The Town shall review ~~North Florida TPO's all FDOT and county~~ proposed transportation plans and improvements which includes all FDOT and county plans and improvements to determine the impacts such projects or proposals will have on the Town's traffic circulation system.

Policy B.1.2.2

The Town shall review all proposed development to determine the impact upon the adopted LOS standard and consistency with the Comprehensive Plan and shall adhere to the provisions of the concurrency management system in ensuring that the adopted level of service is maintained for all roadways ~~shown on the Traffic Circulation map series.~~

Policy B.1.2.3

The Town shall ensure that the necessary transportation facilities are in place when a development permit is issued or that a development permit is issued subject to the condition that the necessary transportation facilities will be in place ~~in accordance with Rule FAC 9J-5.0055(2)(c)~~ when the impacts of development occur. ~~The data used to assess development impact on the Traffic Circulation network is specified in the Town's Concurrency Management System plan.~~

Policy B.1.2.4

The Town of Hilliard shall control the connections and access points of driveways and roads to roadways through implementation of the land development regulations and coordinating with FDOT in implementing strategies ~~contained in the FDOT Access Management Rule~~ for access management.

Policy B.1.2.5

~~The Town shall adopt Land Development Regulations which will provide for safe and convenient on-site traffic flow, considering motorized and non-motorized vehicle parking.~~

Policy B.1.2.6

The Town shall review all construction plans by FDOT for highway improvements to SR 15 and comment on any deficiencies in the provision of pedestrian ways and bikeways.

Policy B.1.2.7

The Town will review all proposed development for its accommodation of bicycle and pedestrian traffic.

Policy B.1.2.8

~~The Town shall cooperate with FDOT in efforts to increase the number of Hilliard residents who rideshare by referring interested citizens to the FDOT staff person with ridesharing coordination responsibilities and maintaining an inventory of FDOT ridesharing information to be disseminated to the public upon request.~~

Objective B.1.3

~~Upon plan implementation, t~~The Town shall have adopted official procedures whereby all transportation improvement plans within the Town shall be coordinated with the North TPO, FDOT, and Nassau County related local, state, regional, and federal agencies for an integrated, cost effective transportation system by ~~establishing the Town Land Use Administrator as the entity responsible for reviewing all planned improvements and soliciting comments from the other agencies.~~

Policy B.1.3.1

~~The Town shall coordinate roadway improvements with the North Florida TPO, Nassau County, and the Florida Department of Transportation to ensure effective application of available revenue by reviewing and commenting on FDOT and County proposals~~the North Florida TPO plans on their consistency with this element ~~and submitting Town proposals to those two entities for their review and comment.~~

Policy B.1.3.2

~~The Town shall review, for compatibility with this element, the traffic circulation plans and programs of unincorporated areas of Nassau County that surround Hilliard as they are amended in the future and submit written comments to the County when deemed necessary to ensure coordination between the Town and the County~~appropriate entity responsible for implementation.

Policy B.1.3.3

The Town shall coordinate with the North Florida TPO and the FDOT on the construction of a bypass around Hilliard.

Policy B.1.3.4

The Town shall provide input to FDOT 5-Year Work Plan and monitor phasing of the "Outer Beltway" for Nassau County.

Policy B.1.3.4

The Town shall work with Nassau County to create a "Main Street" in Hilliard with sidewalks and bike paths.

Policy B.1.3.5

The Town shall adopt a "Complete Streets" policy.

Policy B.1.3.6

The Town shall work with the FAA, FDOT, and the North Florida TPO to implement the Master Plan for the Hilliard Airpark and other planned projects in the North Florida TPO Five Year Transportation Improvement Plan.

Objective B.1.4

~~Upon plan implementation, t~~The Town shall formally identify right-of-way needs and establish a priority schedule for acquisition procedures to protect existing right of ways in Hilliard.

Policy B.1.4.1

~~The Town shall adopt and implement a right-of-way protection ordinance and map coordinated with the Traffic Circulation Element, to ensure continuity of the state, regional, and which identifies right of way widths for state roadways as recommended by~~North Florida TPO, FDOT, and Nassau County.

Policy B.1.4.2

~~The Town shall adopt land development regulations which implement a program for acquiring and/or protecting necessary rights-of-way through the use of building setbacks, donation/dedication of right-of-way by developers, and a right-of-way protection ordinance.~~

Objective B.1.5

The Town shall cooperate with the North Florida TPO and other public agencies, private business, and civic associations responsible for the planning and operation of transportation disadvantaged to promote efficient coordination of transit service delivery.

Policy B.1.5.1

The Town shall cooperate with the North Florida TPO and other public agencies, private business, and civic associations responsible for the planning and operation of transportation disadvantaged service to promote efficient coordination of transit service delivery.

Policy B.1.5.2

~~The Town shall supplement the requirements of Chapter 427, F.S., by providing local participation on the designated official planning agency "coordinating board" and in meeting the prescribed duties as necessary.~~

HOUSING ELEMENT

Goal C.1

~~Plan~~Assure adequate housing programs to adequately and safely house is available for the current and projected populations of the Town.

Objective C.1.1

The Town shall ensure the provision of housing to all citizens of the Town including special needs households by implementing the following policies:

Policy C.1.1.1

~~The Town shall provide available technical guidance information on land use techniques, permitting, and zoning, and financing mechanisms to local builders and developers, and bankers to assist in the development of affordable housing opportunities for low and moderate income households.~~

Policy C.1.1.2

~~To reduce the high cost of land for construction of affordable housing,~~ The Town shall adopt maintain Land Development Regulations that encourage the development of a variety of housing choices though the use of innovative land development techniques such as zero lot line and planned units development to promote affordable housing. ~~These techniques shall provide density bonuses for construction of affordable housing units.~~

Objective C.1.2

~~Upon Plan adoption,~~ The Town shall coordinate with the Nassau County SHIP program implement housing policies that to provide adequate and affordable housing for existing and projected population; and households with special needs.

Policy C.1.2.1

~~The Town of Hilliard shall request Nassau County to initiate the creation of an Interagency Task Force on affordable housing with membership from such agencies as the School Board, the Hospital Authority, Development Commission, Housing Authority, municipalities, and representatives of the housing industry such as developers and bankers.~~

Policy C.1.2.2

~~The Interagency Task Force should coordinate with the Regional Planning Council's affordable housing Task Force.~~

Policy C.1.2.3

~~Hilliard shall coordinate with Nassau County SHIP. The Interagency Task Force on affordable housing should identify, analyze, and address the growing need for affordable housing in the County and its municipalities and explore and to support their efforts in the implementation of delivery of affordable housing.~~

Objective C.1.3

~~Upon Plan adoption, the Town will ensure adequate sites for low and moderate income households and for mobile homes.~~

Policy C.1.3.1

~~Hilliard should utilize selective incentives toward the provision of affordable housing such as density bonuses, transfer of development rights, land cost write downs, tax increment financing, community development districts, creative bonds and mortgages, leveraging, tax credits, and public/private partnership ventures.~~

Objective C.1.4

~~Upon Plan adoption, t~~The Town shall implement programs that provide for promote the conservation and ~~rehabilitation of existing housing in Hilliard, or~~ and the demolition of identified substandard dwelling units in the Town.

Policy 1.4.1

The Town shall ~~develop and adopt a~~ the Minimum Housing Property Maintenance Code for use in ~~a~~ by code enforcement program.

Policy C.1.4.2

~~The Town shall enforce land use controls that protect residential neighborhoods from incompatible land uses.~~

Policy C.1.4.3

~~The Town shall aggressively research and apply for CDBG and similar government funding for housing improvements in the Town.~~

Objective C.1.5

Adequate sites shall be available for development of group homes or foster care facilities should the ~~current or projected~~ population require them.

Policy C.1.5.1

~~In the event group quarters facilities should be needed in the Town in the future, adequate sites with required infrastructure shall be identified for the potential development of such facilities.~~

Policy C.1.5.2

~~The Town's Zoning Ordinance shall include provisions for ensuring the availability adequate infrastructure and public facilities for potential mobile home parks, low and moderate income housing development, and group home facilities.~~

Policy C.1.5.3

~~The Town's Zoning Ordinance shall continue to allow the siting, in the appropriate zoning district, of mobile homes, housing for low and moderate income families, group homes, and foster care facilities.~~

Policy C.1.5.4

~~Upon Plan adoption, t~~The Town's zoning regulations will allow group homes and foster care facilities, licensed or funded by the Health and Rehabilitative Services, in accordance with Chapter 419, F.S. consistent with the Florida Statutes.

Objective C.1.6

The Town shall establish a system to monitor housing conditions in order to target conservation, rehabilitation, and demolition activity resources.

Policy C.1.6.1

~~The Town shall identify and prioritize housing rehabilitation programs and pursue available CDBG and other federal and state housing-related grants to target deteriorating neighborhoods.~~

Policy C.1.6.2

~~The Town shall increase code enforcement activities through regular review of the Town's housing stock in neighborhoods where code violations are more prevalent, and institute special concentrated code enforcement activities where warranted.~~

Objective C.1.7

The Town shall support the preservation of its historically significant housing assets.

Policy C.1.7.1

The Town shall conduct a survey in cooperation with the Florida Department of State, Division of Historical Preservation, to identify all residential structures with historical significance and ensure their registration on the State Master Site File.

Policy C.1.7.2

~~The Town shall research and identify all historically significant dwelling units and target funds for their preservation.~~

Policy C.1.7.3

The Town shall adopt an ordinance to protect historic housing.

Objective C.1.8

~~Upon Plan adoption, adequate and affordable housing will be provided to persons displaced by state and local government programs consistent with Sec. 421.55 F.S.~~

Policy C.1.8.1

~~No occupied housing unit shall be cleared before adequate and affordable housing is provided the occupants.~~

Policy C.1.8.2

~~The Town will coordinate with agencies or government programs responsible for household displacement to ensure equitable treatment is provided affected households.~~

Objective C.1.9

The Town shall continually review housing regulations to ensure the maximizing of the existing and future use of residential lands in the Town.

Policy C.1.9.1

~~The Town shall establish a method of recording all building permits in order to monitor growth by area, cost, and ownership.~~

Policy C.1.9.2

The Town shall continue to issue ~~incorporate~~ a Certificate of Occupancy into the building permit process.

PUBLIC FACILITIES ELEMENT

Goal D.1

The Town of Hilliard shall ensure the provision of potable water, sanitary sewer, drainage, and solid waste facilities and services to meet existing and projected demands identified in this plan.

Objective D.1.1

~~Upon implementation,~~The Town of Hilliard shall enforce procedures to ensure that at the time a development order is issued, adequate facility capacity is available when needed to meet the impacts of development.

Policy D.1.1.1

The following level of service standards shall be used as the basis for determining the availability of facility capacity and the demand generated by a development.

<u>Facilities</u>	<u>Level of Service Standard</u>
A. Potable Water	130 gallons per capita per day
Main design flow	15 gallons per capita per day
Storage capacity	160,000 gallons
Pressure level	30 to 50 pounds/square inch
B. Sanitary Sewer	130 gallons per capita per day
Avg. design flow	60 gallons per capita per day
Peak design flow	72 gallons per capita per day
C. Solid Waste Design Capacity	59,701 cum. cu. Yds. 1990 to 2000 or 5.3 pounds per capita per day.

D. Drainage Facilities

Stormwater management facilities shall be designed to accommodate the 24-year frequency, 24-hour duration design storm to meet the standards that follow:

1. Water Quantity

Peak post-development run-off rates shall not exceed peak predevelopment run-off rates.

2. Water Quality

Stormwater treatment shall be required for all new development, redevelopment, and when expansion occurs, including in existing developed areas. The stormwater treatment system or systems can be site-specific, serve sub-areas of the Town, or be a system to serve the entire Town. Regardless of the area served, the stormwater treatment systems must provide a level of treatment which meets the requirements of Chapter 40C-42, in particular section 40C42.025, Florida Administrative Code (F.A.C.), for the run-off from the first one (1) inch of rainfall for projects in drainage basins of 100 acres or more, or, as an option for projects or project subunits with drainage basins less than 100 acres, the first one half (1/2) inch of run-off, from the design storm in accordance with Rule

~~1725, F.A.C. in order to meet the receiving water quality standards of Rule 17-302, section 17-302.500, F.A.C.~~

Stormwater discharge facilities shall be designed so as to not lower the receiving water quality or degrade the receiving water body below the minimum conditions necessary to maintain their classifications as established in Chapter 17-302, F.A.C. ~~It is intended that all standards in these citations are to apply to all development and redevelopment and that any exemptions or exceptions in these citations, including project size thresholds, do not apply for concurrency determinations.~~

Infill residential development within improved residential areas or subdivisions existing prior to the adoption of this comprehensive plan, must ensure that its post development stormwater runoff will not contribute pollutants which will cause the run-off from the entire improved area or subdivision to degrade receiving water bodies and their water quality ~~as stated above.~~

Development and redevelopment projects which are not exempt from the St. John's River Water Management District permitting requirements must also meet the requirements of Chapter 40C-4 and 40C-40, F.A. C.

3. Wetland Stormwater Discharge Permits for wetland stormwater discharge shall follow F.A.C. Chapter 17-5.042.

4. Stormwater Discharge Facilities ~~Permits for construction of new stormwater discharge facilities shall follow F.A.C.17-25.040.~~

5. Closed Circuits ~~10-year frequency, 24-hour duration; IDF curve Zone 4, DOT Drainage Manua1 1987.~~

6. Open Channels ~~25-year frequency, 24-hour duration; IDF curve Zone 4, DOT Drainage Manual 1987.~~

Note: ~~The Florida Administrative Code citations refer to these regulations as they exist at the time of adoption of this comprehensive plan. The standards stated above shall pertain to all new development and redevelopment without exception. The exemption regarding project size thresholds provided in Rule 17-25.040 F.A.C. does not apply for concurrency determinations.~~

Policy D.1.1.2

All improvements for replacement, expansion, or increase in capacity of facilities shall be compatible with the adopted level of service standards for the facilities.

Objective D.1.2

~~Upon plan implementation, t~~The Town of Hilliard shall take measures to coordinate the extension of, or increase of, facilities to meet future needs, ~~as noted in the following policies.~~

Policy D.1.2.1

Issuance of development orders or permits will be conditioned upon demonstration of sufficient supply of potable water and adequate facilities for sanitary sewer, drainage, and solid waste, at the adopted level of service standards when the impact of development occurs. Consistent with public health and safety, sanitary sewer, solid waste, drainage, adequate water supplies, and potable water facilities shall be in place and available to serve new development no later than the issuance by the Town of a certificate of occupancy or its functional equivalent. Prior to approval of a building permit or its functional equivalent, the Town shall consult with its utilities department or the applicable water supplier to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance by the local government of a certificate of occupancy or its functional equivalent [Section 163.3180, F.S.]

Policy D.1.2.2

The Town shall prohibit any development that adversely affects the LOS standards established for potable water, sanitary sewer, drainage, or solid waste when the impact of development occurs.

Objective D.1.3

~~Upon plan adoption, t~~The Town shall require the use of existing potable water or wastewater treatment facilities.

Policy D.3.1

The Town shall ~~discourage urban sprawl by requiring~~ any applicant for development to connect to existing potable water lines or extend the lines to serve the development. ~~A similar requirement for connection will pertain to sanitary sewer lines where such connection will not diminish the system's capability to meet the adopted level of service.~~

Objective D.1.4

To correct deficiencies as well as to coordinate the extension of facilities to meet future needs, the Town shall develop and maintain a five-year schedule of capital improvement needs for public facilities, to be updated annually during the budget process ~~in conformance with a well coordinated review process for the Capital Improvement Element of this plan.~~

Policy D.1.4.1

The Town Council will coordinate, evaluate, and rank capital improvement projects proposed for inclusion in the five-year schedule of capital improvement needs, ~~according to the following priority level guidelines:~~

~~Level One – Whether the project is needed to protect public health and safety, and to provide the Town's legal commitment to provide services.~~

~~Level Two~~ Whether the project provides service developed service areas shown for such facilities in the Future Land Use element of this plan.

~~Level Three~~ Whether the project represents a logical extension of facilities and services within a designated service area.

Policy D.1.4.2

~~Projects shall be completed in accordance with the schedule provided in the Capital Improvements Element of this plan.~~

Policy D.1.4.3

~~Projects needed to correct existing deficiencies, particularly where the public's health and safety would be jeopardized, shall be ranked and completed as a priority level one in the schedule of programs in the Capital Improvements element.~~

Policy D.1.4.4

~~The Town shall maintain up to date inventories of all public facilities.~~

Policy D.1.4.5

~~The Town's Capital Improvements Element shall be coordinated with the Future Land Use element and also with the adopted Capital Improvements Elements of the state and regional agencies as appropriate.~~

Objective D.1.5

The Town shall undertake the following projects to meet projected demands through the year ~~2000~~planning period.

Policy D.1.5.1

The Town shall closely monitor the demand on the potable water treatment plant to plan for plant expansion.

Policy D.1.5.2

~~As the wastewater treatment plant's capacity is apt to be surpassed before the year 1995, the Town shall plan to expand the plant concurrent with demand so as to: increase the sludge drying beds; increase the size of the retention pond; increase the irrigation site; and increase the effluent disposal site.~~

Policy D.1.5.3

~~By 2011,~~ The Town shall work with developers and land owners to extend sewer and water lines to the southern portion of the Town to connect the projected residential dwelling units to the Town's potable water and wastewater facilities. The cost of the extensions will be paid through developer agreements and assessments to property owners.

Policy D.1.5.4

Extensions of the potable water distribution system shall have sufficient capacity to provide a least 20 pounds per square inch (psi) at all service connections and fire hydrants when the required fire flow is being drawn.

Objective D.1.6

~~Upon plan adoption,~~ The Town shall implement a program to reduce the level of potable water demand by 5 percent by implementing specific water conservation measures in the policies listed below.

Policy D.1.6.1

~~The Town shall conduct a public information program alerting water customers of wasteful water usage practices and encouraging encourage responsible and practical use of the water system by maintaining a rates that promote water conservation.~~

Policy D.1.6.2

The Town shall adopt Land Development Regulations which provide for the use of water-saving devices, limit landscape watering to certain hours during droughts, provide for the use of drought resistant native/natural plants, and, in general, promote public education and awareness of the benefits of conserving water.

Policy D.1.6.3

~~The Town shall require that all new development follow the Florida Building Construction Standards of Chapter 553, F.S. Code, which states that no new building shall be constructed which employs a tank type water closet having a tank capacity in excess of three and one-half gallons of water, or employs a shower head or faucet that allows a flow of more than an average of three gallons of water per minute at 60 pounds of pressure per square inch require water conserving plumbing fixtures.~~

Policy D.1.6.4

The Town's Water Supply Facilities Work Plan is incorporated into the comprehensive plan as Appendix A of the Public Facilities Element.

Policy D.1.6.5

The Town will maintain a Water Supply Facilities Work Plan that is coordinated with SJRWMD's North Florida Regional Water Supply Plan (NFRWSP) by updating the work plan and related comprehensive plan policies within 18 months of an update to the NFRWSP that affects the Town. In addition, the Town will participate in the development of updates to NFRWSP and other water supply development-related initiatives facilitated by SJRWMD that affect the Town.

Policy D.1.6.6

The Town will monitor its water supply planning process to ensure that the Town accounts for and meets Hilliard's current and future water needs.

Goal D.2

The Town shall ensure that water resources are protected from potential adverse impacts associated with sewer facilities, stormwater drainage, and with solid waste disposal.

Objective D.2.1

~~Upon plan adoption, t~~The Town shall protect surface water bodies by enforcing specific measures concerning septic tanks so listed in the policies below.

Policy D.2.1.1

The Town shall ensure that septic tanks are properly sited and that building permits shall be conditioned upon the receipt of a are not issued until a permit for a septic tank has been issued.

Policy D.2.1.2

~~The Town shall direct the building official, law enforcement personnel and fire protection personnel to be alert the Nassau County Department of Health to signs of improper septic tank operations within the Town limits. Such cases shall be immediately referred to the Department of Health for investigation and correction.~~

Policy D.2.1.3

~~Within the Town's sanitary sewer plant capacity to provide the adopted level of service, the Town shall enforce Chapter, which includes the stipulation that n~~No septic tank shall be constructed within 1000 feet of the sewer line.

Policy D.2.1.4

~~The Town shall adopt Land Development Regulations~~maintain policies which embody requirements to ensure that the Hilliard sewage treatment plant is properly maintained and meets all applicable surface water quality standards as established by the Department of Environmental RegulationProtection.

Objective D.2.2

~~Upon plan adoption, t~~The Town shall take specificmaintain flood protection regulations measures, which will also protect the Toomer Branch and its tributaries from pollutants. All measures are listed in the policies below.

Policy D.2.2.1

~~The Town, by January J, 1993, shall complete a drainage evaluation study, as part of a infrastructure master plan which delineates strategies for 1) determining the volume, rate, timing, and pollutant load of runoffs where improvements have" been made; 2) identifying areas which have recurring drainage problems and evaluating the extent to which water bodies are being impacted by the Town's stormwater discharges; and 3) determining~~determines where additional improvements are needed to the existing streets, expanding the street network, expanding the sewer, upgrading the existing sewer and replacing clay pipes, including improvements needed to accommodate residential areas or subdivisions existing prior to the adoption of this comprehensive plan. The study shall use the Town's adopted level of service standards for drainage facilities established in Policy D.1.1.1 to evaluate the existing deficiencies.

~~The findings of this study will be applied to produce a Town Master Drainage Plan which identifies existing deficiencies, needed improvements, improvement project priorities, recommended funding sources to finance the needed improvements, and includes a schedule or program for implementing the improvements.~~

~~The Town will amend the comprehensive plan during the 1995 EAR process, to include the results of the study, including the findings, recommendations, revenue sources and implementation schedule as an adopted amendment to the Drainage Sub-element of the Town Comprehensive Plan.~~

Policy D.2.2.2

~~The Town shall implement~~coordinate with FDOT and Nassau County for a routine maintenance program of the ditches, ~~the costs of which into the Town's operating budget maintenance program are incorporated~~

Policy D.2.2.3

~~The Town shall ensure that require the retention of buffers of native vegetation adjacent to water bodies and wetlands which provide filtration of storm water pollutants~~are maintained as required by permits issued.

Policy D.2.2.4

~~The Town should design its n~~New streets shall be designed with drainage structures to direct storm drainage to be filtered through soils and native vegetation before the drainage enters the drainage creeks where possible and shall be permitted by the St. Johns River Water Management District and/or the Department of Environmental Protection.

Policy D.2.2.5

~~The Town shall not issue a building permit until permits from the St. Johns River Water Management District, the Department of Environmental Protection and/or the Corps of Engineers jurisdictional agencies for dredge and fill, stormwater, and drainage are secured.~~

Policy D.2.2.6

~~As the Town does not own the drainage facilities along US 1 or along the CSX Railroad, the Town shall initiate a coordinating agreement with the Florida Department of Transportation (DOT) and CSX Railroad. The Town shall work with DOT and CSX to add drainage committee to work with DOT and CSX to add drainage facilities under US 1 and under the railroad tracks to allow normal flow into the Toomer Branch from the west side of the Town.~~

Policy D.2.2.7

~~All development shall be constructed above base flood elevations within the 100-year Flood Plain.~~

Policy D.2.2.8

~~All proposed development for the Town shall follow land Use designations assigned by the Future Land Use Policies which established density and intensity of use.~~

Policy D.2.2.9

~~The Town shall require the construction of sidewalks, as the drainage facilities are upgraded in Hilliard.~~

Objective D.2.3

~~During the first five-year planning period (1990-1995), t~~The Town residents shall take the following contract with licensed solid waste providers measure to meet their needs requirement for safe and sanitary disposal of solid waste, as listed in the policies below:

Policy D.2.3.1

~~The Town shall enter into a binding agreement with Nassau County wherein the County shall provide the disposal capacity to meet the generation rate that the Town projects through the planning period~~continue to allow residents to select the solid waste providers of their choice.

Policy D.2.3.2

~~The Town shall enter a joint agreement with the County concerning a cooperative recycling effort.~~

CONSERVATION ELEMENT

Goal E.1

~~Future growth within Hilliard's growth shall be carefully managed to accommodate future populations development while maintaining an acceptable quality of life for its citizens through the protection of natural resources.~~

AIR QUALITY

Objective E.1.1

~~By 1991, air quality shall meet the minimum standards established by state and federal agencies.~~

Policy E.1.1.1

~~Hilliard shall adopt Land Development Regulations which require that any activity conducted in the Town meets the air quality standards set by state and federal agencies.~~

SURFACE WATERS

Objective E.1.2

~~By 1991, t~~The Town shall protect the quality and quantity of surface waters entering Toomer Branch and its associated tributaries shall be maintained and protected, and by assuring all development meet minimum state and Water Management District standards.

Policy E.1.2.1

~~Septic tanks shall be prohibited in areas where soils are hydric as defined by the Nassau County Soil Conservation Service and are not suited for septic tanks.~~

Policy E.1.2.2

~~The Town should provide adequate drainage of storm waters and seek opportunities funding to minimize water pollution from runoff pollutants, by installing additional culverts and ditches, and by properly aligning existing culverts.~~

Policy E.1.2.3

~~Hilliard's sewage treatment plant shall be properly maintained and inspected (by DERDEP), and meet all applicable surface water quality standards as established by the Department of Environmental Regulation Protection.~~

Policy E.1.2.4

~~The Town shall not issue a building permit until permits from jurisdictional applicable agencies including the St. Johns River Water Management District, Florida Department of Environmental Protection, and Corps of Engineers for dredge and fill, stormwater, and drainage are secured.~~

GROUNDWATER RESOURCES

Objective E.1.3

~~By 1991, t~~The Town shall conserve, appropriately use and protect the quality and quantity of current and projected water sources to provide future adequate supplies for Hilliard's citizens through the implementation of programs which provide for the use of water-saving devices, limit landscape watering to certain hours during droughts, and, in general, promote public education and awareness of the benefits of conserving water.

Policy E.1.3.1

~~Hilliard shall adopt maintain policies Land Development Regulations for the conservation of water during emergencies (water shortages), as declared by the St. Johns River Water Management District (SJRWMD). This plan shall be compatible with WMD guidelines for water shortages.~~

Policy E.1.3.2

~~The Town shall enforce the State Uniform Energy Florida Building Code which requires water conservation devices in all new developments.~~

Policy E.1.3.3

~~By 1991, tThe Town shall seek grant funds establish a schedule for to rehabilitateing and/or replacing deteriorated water lines or any deteriorated water meters used for billing customers thereby reducing any unaccounted for loss of water through leakage.~~

Policy E.1.3.4

~~Upon plan implementation, tThe Town shall promote a public information program alerting water customers of wasteful water usage practices and encouraging responsible and practical use of the water system.~~

Policy E.1.3.5

~~The Town shall adopt land development regulations that establish maintain a 200-foot perimeter for control of land use adjacent to the Town's wellfield or private wellfields that serve the public so to low density residential or low intensity commercial use and shall prohibit the use, sale or storage of polluting materials in commercial quantities, as to ensure protection of the Town wellfield and associated cones of influence from potential contamination.~~

~~Land use within the 200-foot perimeter will be restricted to low density residential or low intensity commercial use and shall prohibit the use, sale or storage of polluting materials in commercial quantities.~~

~~Should later determinations by the Water Management District find that cones of influence for wells within the Hilliard Town limits are greater or less than 200 feet, the Plan shall be amended through procedures identified in Chapter 163 F.S. to reserve land use in an amount appropriate to afford adequate protection.~~

Policy E.1.3.6

~~Upon receipt of data from the SJRWMD, the Town shall amend the Potable Water and Aquifer Sub Elements of the Public Facility Element to include data and policies regarding the conservation of existing water resources and the use of alternative water resources.~~

FLOODPLAIN

Objective E.1.4

~~By 1991, dDevelopment within the 100 year floodplain shall be regulated in order to protect the health, safety, and welfare of the public.~~

Policy E.1.4.1

~~Hilliard shall revise its Floodplains Land Development Regulations to establishThe minimum first floor level shall be 1 foot above the FEMA 100 year floodplain elevation and other criteria for development/construction in areas designated as floodplain in the Future Land Use Map series.~~

Policy E.1.4.2

~~Current Hilliard shall maintain in the Land Development Regulations shall be reviewed and revised to reduce or eliminate provisions that limit allowable variances on construction in floodplain areas.~~

Policy E.1.4.3

~~The Town shall implement a routine maintenance program of all ditches, the costs of which are incorporated into the Town's operating budget as based on available funding.~~

Policy E.1.4.4

~~Hilliard shall continue to participate in the Federal Flood Insurance Program.~~

WETLANDS

Objective E.1.5

~~Upon Plan adoption, tThe Town shall ensure the conservation, appropriate use, and protection of its wetland resources, through implementing the following policies:~~

Policy E.1.5.1

~~By 1992, the Town shall designate as "Limited Development" areas designated as "Conservation" on its Future Land Use Map. This overlay shall identify wetland areas in the Town that shall be protected from destruction by development activity.~~

Policy E.1.5.2

~~Hilliard shall require permits from the DEP, SJRWMD and/or the Corps of Engineers that LDRs shall require upland vegetated buffers of at least 25 feet required for preserved wetlands within new developments~~

Policy E.1.5.3

~~Dredge and fill not be permitted in wetlands. When no reasonable use can be made of the property without impacting wetlands, then such activity shall be subject to the provisions of the Conservation land use category in Policy A.1.1.3 and permitting from the appropriate agencies having jurisdiction, unless permitted by the DEP, SJRWMD and/or the Corps of Engineers.~~

SOIL EROSION

Objective E.1.6

~~By 1992, Hilliard shall reduce soil erosion in areas where it is known to be a problem.~~

Policy E.1.6.1

~~The Town shall enforce current Subdivision Land Development Regulations to that require paved roads in new subdivisions to reduce soil erosion.~~

Policy E.1.6.2

~~Land Development Regulations will maintain provisions shall be adopted which will to require the use of acceptable erosion control practices in new construction to reduce soil erosion from wind and water. The LDRs shall address various methods such as retention of cover; use of mulch, resinous adhesives, or other materials on exposed surfaces; use of hay bales or mesh screens within drainageways; phasing to minimize exposed surfaces; and stormwater ponds or swales to retain erosion.~~

VEGETATION AND WILDLIFE

Objective E.1.7

~~By 1991, n~~Native plant and animal communities shall be conserved and managed to maintain a healthy wildlife environment which supports the survival of the species.

Policy E.1.7.1

Hilliard shall ~~promote~~require the inventory and protection of listed species of plants and animals by the appropriate agencies ~~through the following means:~~ for developments over 50 acres.

- a. ~~The Town shall pass a resolution to declare the Town a bird sanctuary;~~
- b. ~~The Town shall request Game and Fish and DNR to support local Audubon representatives in identifying threatened and endangered species' habitat within the Town limits.~~
- c. ~~Upon receipt of information from Game and Fish and DNR locating viable habitat of threatened and endangered species, the Town Council shall add these sites to the Conservation limited Development Overlay.~~

Policy E.1.7.2

~~Hilliard shall establish an intergovernmental agreement with the county to conserve and protect unique vegetative communities (wetlands) associated with Toomer Branch.~~

Policy E.1.7.2

The Town shall adopt a tree protection and landscape ordinance.

HAZARDOUS WASTE

Objective E.1.8

~~By 1991, large and small quantity generators of hazardous waste shall be educated as to the need for and be provided the means to properly dispose of their waste in a timely manner.~~

Policy E.1.8.1

~~Small quantity generators of hazardous waste shall meet any requirements of the county in disposing of their waste.~~

Policy E.1.8.2

~~The Town shall enforce the new state law requiring proper disposal of used automobile and truck tires.~~

Policy E.1.8.3

~~Town residents shall be informed through public education of hazardous waste problems and the proper disposal methods.~~

Objective E.1.9

~~By 1991, the Town shall obtain information available about the use and transportation of hazardous and extremely hazardous materials (as defined by EPA for SARA Title III) and shall prepare for a safe and timely response to incidents involving the release of such materials.~~

Policy E.I.9.1

~~The Town should require that fire department personnel have proper training in regard to hazardous materials spills and evacuation procedures in the event that hazardous materials are released due to train or truck accidents or other causes.~~

Policy E.I.9.2

~~Information currently obtainable from EPA, DER, and Nassau County regarding hazardous materials, and evacuation procedures shall be made available to Town residents through the Town Hall, fire station or other location deemed appropriate.~~

RECREATION AND OPEN SPACE ELEMENT

Goal F

The Town shall maintain parks and provide sufficient recreational facilities to meet the needs of Hilliard's citizens and visitors.

Objective F.1.1

~~Upon plan adoption, t~~The Town shall continue to adequately and efficiently maintain the parks and recreation facilities listed in the plan through the year 2000, and ensure public access to recreation sites, identified in this plan through implementation of the following policies:

Policy F.1.1.1

The Town shall ~~adopt~~maintain the following of the level of service standards for recreation as noted in Table F-2 in the Recreation and Open Space element and adopted as Objective H.6.5 in the Capital Improvement Element.

<u>Facility</u>	<u>Use or Measure</u>	<u>Population Service Design</u>
Recreation Center/Gym	1	6,000
Swimming pools	1	6,000
Fields	1	3,000
Courts	1	2,000
Playgrounds	1	1,500

Policy F.1.1.2

The Town shall preserve and maintain existing parks and recreation facilities through the assignment of adequate budgeting operating budgets and proper management techniques in the FY 1990-1991 Town budget and seeking grant funds for upgrades, expansion, and programming.

Policy F.1.1.3

~~By 1992, the Town shall ensure access to the parks and recreation facilities to accommodate all age groups and the handicapped through maintaining park hour schedules, providing a minimum of ten parking sites and providing a access ramp for the physically impaired.~~

Policy F.1.1.4

The Town shall promote recreational opportunities that promote ecotourism.

Policy F.1.1.5

The Town shall work to improve access to recreation facilities for pedestrian and bicycles.

Objective F.1.2

~~Upon plan implementation, t~~The Town shall ensure the provision of open space by public agencies and private enterprise as a component of development.

Policy F.1.2.1

The Town shall ~~adopt~~maintain in the land development regulations which include specific open space definitions and standards provisions for the protection of open space, as well as the provision and use of open space for buffering between land uses. ~~These standards shall include:~~

~~The designation of all conservation land on the FLUM as open space;
The designation of specific corridors between schools and recreation sites as linear parks;
Spatial buffering between incompatible land uses (of a minimum 10,000 square feet) shall be designated as open space.~~

Policy F.1.2.2

~~The Town shall regularly review land development regulations to include current definitions of open space, and to maximize the preservation of open space.~~

Policy F.1.2.3

~~Open space lands as identified in Policy F.1.2.1 shall be designated on the Future Land Use Map. Lands shall be protected from adjacent incompatible land uses and development through the adoption of land development regulations which restricts adjacent land uses to those of a compatible density/intensity of use.~~

Policy F.1.2.4

~~The Town shall protect wetlands by designating these lands as "Limited Development" in the land development regulations which limits disruption or development in the wetlands to instances where such changes to the land must be permitted to avoid a "taking" situation.~~

Objective F.1.3

~~Upon plan adoption, t~~The Town shall establish a coordination mechanism for public and private resources to meet recreation demands.

Policy F.1.3.1

~~The Town shall coordinate with the Nassau County Board of County Commissioners and the Nassau County School Board West Nassau Chamber of Commerce to ensure cooperation with the private sector in meeting recreational needs for facilities and programs, particularly those needs that cannot be provided by the public sector.~~

Policy F.1.3.2

~~The Town shall adopt incentives which encourage developers of future projects to promote clustering to provide open space within proposed development. Incentives shall include increase in permitted densities where water/sewer is available and special consideration by the Town for mixed-use type development~~

Policy F.1.1.4

~~The Town shall work with the area athletic associations to expand youth programs and leagues for baseball, softball, soccer, and other team sports.~~

Policy F.1.1.5

~~The Town shall promote festivals and events in Hilliard.~~

INTERGOVERNMENTAL COORDINATION ELEMENT

Goal G.1

The Town shall improve coordination with Nassau County and with local, regional, and state agencies in order to improve development activities and to facilitate services needed to accommodate the needs of the Town's existing and future growth.

Objective G.1.1

The Town shall institute a formal process for intergovernmental coordination with Nassau County via a memorandum or letter of agreement, which establishes specific coordination activities to occur between each of the local governments on a regular basis.

Policy G.1.1.1

~~By 1991, the Town of Hilliard shall form a special intergovernmental coordination committee among its Council shall annually, during the budgetary process, members for the purpose (if meeting at least quarterly to discuss intergovernmental issues such as police and fire protection and water and sewer system impacts on natural resources, and to provide information and make recommendations to the respective government agencies to improve services.~~

Policy G. 1. 1. 2

~~The Town Council shall use its special intergovernmental coordination committee to participate in intergovernmental coordination activities with other governmental, public, and private entities, to include DEPR, DOT, SJRWMD, HRS, the Nassau County School Board, and the Nassau County Sheriff's Office, and with the Nassau County Soils Conservation Office.~~

Policy G.1.1.3

~~Upon Plan adoption, the Town shall coordinate with Nassau County and, via coordination, request Nassau County to initiate the creation of an Interagency Task Force on Housing.~~

Policy G.1.1.4

The Town Council shall coordinate with Nassau County for economic development and transportation.

Objective G.1.2

~~Upon Plan adoption, the Town shall adopt Land Development Regulations which ensure that the Town establishes procedures to coordinate its Comprehensive Plan and proposed amendments thereto with adjacent local government plans of Nassau County.~~

Policy G.1.2.1

~~Upon Plan adoption, the Town shall participate in local government review and adoption proceedings of comprehensive plans and amendments for Nassau County.~~

Policy G. 1. 2. 2

The Town shall use its comprehensive plans and land development regulations as the primary basis for coordinating development proposals and comprehensive plan amendments.

Policy G.1.2.3

The Town shall request Nassau County to send copies of proposed comprehensive plan or plan amendments for review.

Policy G.1.2.4

The Town shall establish formal procedures for using the Northeast Regional Planning Council in resolving conflicts with ~~neighboring jurisdictions~~ Nassau County regarding land use and the protection of natural resources. ~~The Town will participate in RPC-sponsored workshops relating to land planning.~~

Policy G.1.2.5

The Town shall continue to comply with State procedures in all annexation activities and promote annexation of adjacent properties with incentives if possible.

Policy G.1.2.6

The Town shall continue to maintain coordination with ~~adjacent local governments~~ Nassau County ~~through the Town Council offices~~ to ensure that the Comprehensive Plan ~~and proposed amendments~~ are consistent with the land use and development programs of ~~adjacent local government plans~~ Nassau County.

Objective G.1.3

~~By 1991, t~~The Town of Hilliard shall establish a process whereby level of service standards for public facilities are coordinated with state, regional, and local entities which have operational, monitoring, and maintenance responsibilities for such facilities.

Policy G. 1.3.1

The Town shall coordinate with ~~DER-DEP~~ concerning levels of service pertaining to water and sewer systems, and with the DOT and Nassau County, concerning levels of service and access control management in relation to state and county maintained roads in Hilliard.

Policy G.1.3.2

~~Upon Plan adoption, t~~The Town shall coordinate the timing, location, and capacity of public facilities to ensure that required services will be available when needed.

Policy G.1.3.3

The Town shall continue to coordinate development plans with utilities and other entities which provide service but do not have regulatory authority over the use of land.

CAPITAL IMPROVEMENT ELEMENT

Goal H.1

To provide the necessary capital facilities to meet current infrastructure deficiencies and to accommodate future growth concurrent with demonstrated infrastructure needs in a timely and fiscally sound manner.

Objective H.1.1

Replace or improve capital facilities that have existing deficiencies, as funding is available by January 1, 1995.

Policy H.1.1.1

Prepare a infrastructure master plan that identifies Review all current deficiencies reported in the Comprehensive Plan and identify facility needs and outlines a phased and coordinated plan for improvements.

Policy H.1.1.2

Include all identified facility needs ~~found~~ annually in the Five Year Schedule of Capital Improvements.

Policy H.1.1.3

The Town shall pursue grant funding for infrastructure and recreation improvements.

Objective H.1.2

~~By January 1, 1992, develop and annually maintain a list of inefficient, worn-out, or obsolete facilities that may become infrastructure deficiencies requiring upgrading or replacement before the year 2000.~~

Policy H.1.2.1

~~Town departments shall review capital facilities annually to determine the extent of effective economic life remaining in each facility.~~

Policy H.1.2.2

~~Town departments shall review out-moded and other economically inefficient public facilities for inclusion in new proposed infrastructure.~~

Objective H.1.3

~~Upon Plan adoption, m~~ Maintain and annually update a five year capital budget detailing the timing and expenditures necessary for each new or to be renovated public facility, ranked by priority of need, with funding sources available ~~for debt service.~~

Policy H.1.3.1

~~Review and rank need for the need for new and additional public infrastructure as detailed in the Comprehensive Plan with the advice of the Town department heads and public advisory groups annually, during the budget process.~~

Policy H.1.3.2

~~The Town Council shall R~~review proposed capital projects with each department and ~~appropriate consultants or other sources to provide best construction cost and time estimates for each proposed facility annually.~~

Policy H.1.3.3

~~Review the Town of Hilliard budget and other available revenue sources and estimate future funds available for public facility debt service improvements.~~

Policy H.1.3.4

~~Review projects and facilities that will serve needs identified in future plans of the St. Johns River Water Management District and other state agencies that may provide public facilities within the Town.~~

Policy H.1.3.5

~~Review outstanding land development orders to ensure public facility impacts of development are included in the capital budgeting process annually.~~

Policy H.1.3.6

Include adoption of a Five Year Capital Budget with an annually updated Five Year Schedule of Improvements at the time of the adoption of the annual governmental budget of the Town of Hilliard.

Policy H.1.3.7

There shall be no limitation placed on the use of revenue bonds as a percentage of the total public debt of the Town of Hilliard.

Policy H.1.3.8

~~The maximum debt service that may be outstanding for capital improvement bonds in any given year shall not exceed the total of: twenty (20) percent of the general fund revenues and fifty (50) percent of the total enterprise fund revenues as estimated to be collected by the Town in that year.~~

Policy H.1.3.9

~~The ratio of outstanding capital improvement bonded indebtedness shall not exceed twenty (20) percent of the total non-exempt real property adjusted value~~

Policy H.1.3.10 ~~9J-S.016(3)(c)9~~

~~Review each proposed capital improvement to ensure that the policies of all the elements of the adopted comprehensive plan are recognized before a project is included in the capital budgeting process.~~

Goal H.2

Coordinate land use decisions with projected new or improved public facilities to maintain the required level of service.

Objective H.2.1

~~Upon plan adoption, a~~ All new developments shall be provided with infrastructure to ~~must~~ meet or exceed the adopted level of service standards as stated in the Comprehensive Plan, concurrent with the needs of development.

Policy H.2.1.1

Review land use decision impacts and timing against existing and future facilities as proposed in the Capital Improvements schedule for maintenance of the adopted level of service standards.

Policy H.2.1.2

The Town of Hilliard shall not issue a building permit or other development order until the ~~designated Town official~~ Land Use Administrator certifies that required public facilities and services will be provided concurrent with the impact of development or that infrastructure and services are in place consistent with the requirements of ~~FAC 9J-S~~ impacts of the development.

Policy H. 2.1.3

Require the developer/builder to provide funds to upgrade or expand existing Town facilities or to construct new facilities for donation to the Town in order to maintain the adopted level of service standards as provided in the Comprehensive Plan.

Goal H.3

Require future development to pay their fair share of the costs of providing public infrastructure at the levels of service included in the Comprehensive Plan.

Objective H.3.1

~~By May 1, 1991 April 1, 2008, adopt~~ Maintain in the Land Development Regulations provisions to obtain fair share exaction or impact fees from developers ~~to hold harmless present residents and taxpayers of the Town of Hilliard~~ for the provision of public infrastructure to meet or exceed the adopted level of service standards.

Policy H.3.1.1

Set fair share exaction where necessary by evaluating impact of new development against the adopted level of service standards, existing facilities capacity, and the fair share cost of improving infrastructure capacity to maintain an adequate level of service.

Policy H.3.1.2

Collect a fair share exaction in those cases where the new development will create the necessity that the Town of Hilliard construct new capital facilities or expand existing capital facilities to maintain the adopted level of service standards, ~~or as the comprehensive plan level of service standards may be amended to conform to an Intergovernmental Coordination Agreement with Nassau County.~~

Goal H.5

~~Monitor, review, and upgrade annually, level of service standards as contained in the Comprehensive Plan to maintain and improve the quality of the Town's life services.~~

Objective H.5.1

~~Public or private infrastructure serving all areas of the Town shall meet or exceed the required levels of service by May 1, 1991.~~

Policy H.5.1.1

~~Evaluate the level of service standards presently in existence and the actions necessary to achieve the adopted level of service standards stated in the Comprehensive Plan by May 1, 1991.~~

Policy H.5.1.2

~~Require developers of new subdivisions or commercial construction to prove that the adopted level of service standards will be available concurrent with development impact before a development order is issued.~~

Goal H.6

~~That a~~All new and existing construction be provided with infrastructure adequate to shall meet that required by the level of service standards.

Objective H.6.1

~~Upon plan adoption, t~~The following level of service standards for sanitary sewer usage and wastewater treatment shall be required for all new development shall be 130 gallons per capita per day. ~~Average design flow shall be calculated at a rate of 60 gallons per capita per day.~~

~~Peak design flow shall be calculated at a rate of 72 gallons per capita per day.~~

Policy H.6.1.1

The Town of Hilliard shall not issue a building permit or other development order ~~in any case where the above~~ unless the standards for sanitary sewer and wastewater treatment levels of service are not met.

Policy H.6.1.2

~~The Town shall continue to enforce Ordinance Number 58 which stipulates that e~~Existing septic tanks situated ~~within 200 feet of on~~ a collector sewer line shall be required to hook up and that a septic tank may be installed only if the property is more than 200 feet from a collector sewer line.

Objective H.6.2

~~Upon plan adoption, t~~The level of service standards to be met ~~by~~for the Town of Hilliard for solid waste shall be the equivalent of 5.3 pounds per capita per day.

Policy H.6.2.1

The Town of Hilliard shall ~~negotiate an Intergovernmental Coordination Agreement on Solid Waste with Nassau County to ensure that it reserves specific and adequate capacity in the county landfill site, in the amount of 59,701 cumulative cubic yards between the years 1990 and 2000~~ allows residents and businesses to contract directly with solid waste providers.

Policy H.6.2.2

The Town shall support the County's effort concerning ~~a cooperative recycling effort.~~

Objective H.6.2.1

~~Upon plan adoption, t~~The level of service standards to be met for storm water drainage and treatment shall be as required by the various jurisdictional state and federal agencies. In any event the design LOS standards shall not be less than the following:

Stormwater management facilities shall be designed to accommodate the 24-year frequency, 24-hour duration design storm to meet the standards that follow:

1. Water Quantity Peak post-development runoff rates shall not exceed peak predevelopment run-off rates.

2. Water Quality

Stormwater treatment shall be required for all new development, redevelopment and, ~~when expansion occurs, including in~~ existing developed areas. The stormwater treatment system or systems can be site-specific, serve sub-areas of the Town, or be a system to serve the entire Town. Regardless of the area served, the stormwater treatment systems must provide a level of treatment which meets the requirements of Chapter 40C-42, in particular section 40C-42.025, Florida Administrative Code (F.A.C.), for the run-off from the first one (1) inch of rainfall for projects in drainage basins of 100 acres or more, or, as an option for projects or project subunits with drainage basins less than 100 acres, the first one-half (1/2) inch of run-off, from the design storm in accordance with Rule 17-25, F.A.C. in order to meet the receiving water quality standards of Rule 17-302, section 17-302.500, F.A.C.

Stormwater discharge facilities shall be designed so as to not lower the receiving water quality or degrade the receiving water body below the minimum conditions necessary to maintain their classifications as established in Chapter 17-302, F.A.C. It is intended that all standards in these citations are to apply to all development and redevelopment and that any exemptions or exceptions in these citations, including project size thresholds, do not apply for concurrency determinations.

Infill residential development within improved residential areas or subdivisions existing prior to the adoption of this comprehensive plan must ensure that its post-development stormwater runoff will not contribute pollutants which will cause the run-off from the entire improved area or subdivision to degrade receiving water bodies and their water quality as stated above.

Development and redevelopment projects which are not exempt from the St. John's River Water Management District permitting requirements must also meet the requirements of Chapter 40C-4 and 40C-40, F.A.C.

3. Wetland Stormwater Permits for Wetland stormwater discharge shall follow Chapter FAC 17-Discharge-25.042.
4. Stormwater Discharge Permits for construction of new stormwater discharge facilities shall Facilities follow FAC 17-25.040.
5. Closed Conduit 10 year frequency, 24-hour duration; IDF curve Zone 4 DOT Drainage Manual 1987.
6. Open Channel 25 year frequency, 24-hour duration; IDF curve Zone 4 DOT Drainage Manual 1987

Note: The Florida Administrative code citations refer to these regulations as they exist at the time of adoption of this comprehensive plan.

The standards stated above shall pertain to all new development and redevelopment

~~without exception. The exemption regarding project size thresholds provided in Rule 17-25.040 F.A.C. does not apply for concurrency determinations.~~

Policy H.6.3.1

~~The Town of Hilliard shall not issue a building permit or other development order in any case where the above where the level of service standards for the storm water drainage levels of service are not met.~~

Policy H.6.3.2

~~A town wide study shall be prepared to develop a storm water evaluation strategy including runoff quality and quantity considerations by January 1, 1993.~~

Policy H.6.3.3

~~A town wide storm water evaluation strategy shall be reviewed for inclusion as an LOS standard during the 1995 comprehensive plan review and update.~~

Objective H.6.4

~~Upon plan adoption, tThe level of service standards to be met for potable water shall be as follows:~~

~~The main design flow of potable water shall be calculated at a rate of 115 gallons per capita per day;~~

- ~~1. Total storage capacity shall be 160,000 gallons.~~
- ~~2. The potable water pressure level shall be maintained in the range between 40 and 60 pounds per square inch (psi).~~

Policy H.6.4.1

~~The Town of Hilliard shall not issue a building permit or other development order in any case where the above level of service standards for the potable water level of service are not met or concurrent with the impacts of the development.~~

Objective H.6.5

~~Upon plan enactment, tThe adopted level of service standards to be met for recreation facilities shall be:~~

Facility	Use or Measure	Population Service Design
Recreation Center/ <u>Gym</u>	1	8,000
<u>Gym</u>	1	5,000
Swimming pools	1	8,7008,000
Baseball/multipurpose f <u>Fields</u>	1	3,000
Football field	1	4,000
Multipurpose field	1	3,000
Tennis c <u>Courts</u>	1	2,000
Equipped p <u>Playgrounds</u>	1	1,500

Policy H.6.5.1

~~The Town of Hilliard shall not issue a building permit or other development order in any case where the above level of service standards for the recreational levels of service are not met.~~

Objective H.6.6

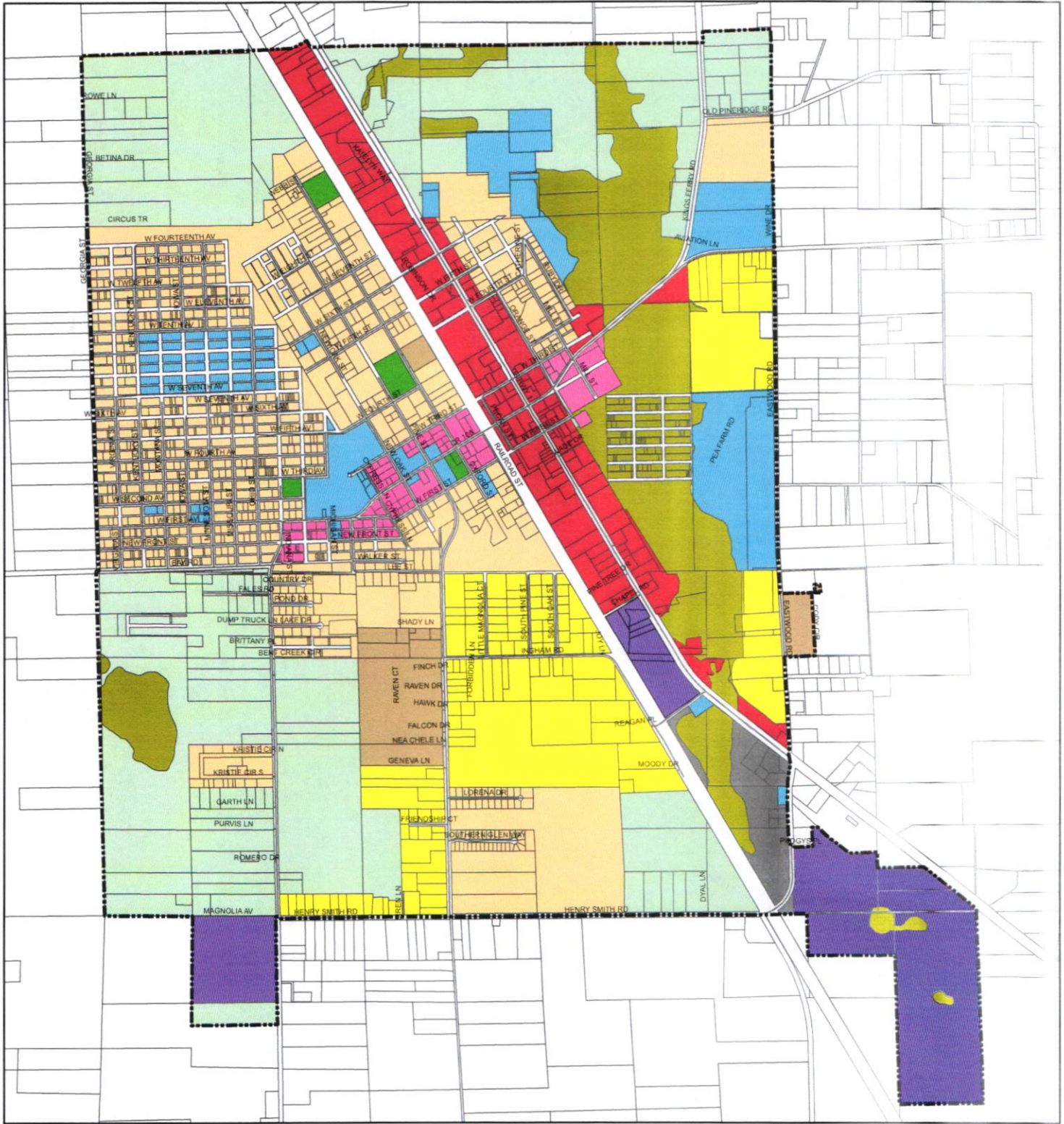
~~Upon plan adoption, the level of service standards to be met for the Town all roadway system shall be D as stated in this objective and as may be modified or required by the jurisdictional state agency (FDOT).~~

~~ACCEPTABLE OPERATING LEVEL OF SERVICE STANDARDS~~

Roadway Type	Level of Service
Principal Arterials	C
Minor Arterials, Collector Roadways, and Others Paved Roads	D

Policy H.6.6.1

~~The Town of Hilliard shall not issue a building permit or other development order, in any case where the above level of service standards for the levels of service on State for roadways within the Town are not met.~~

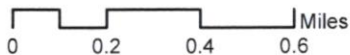


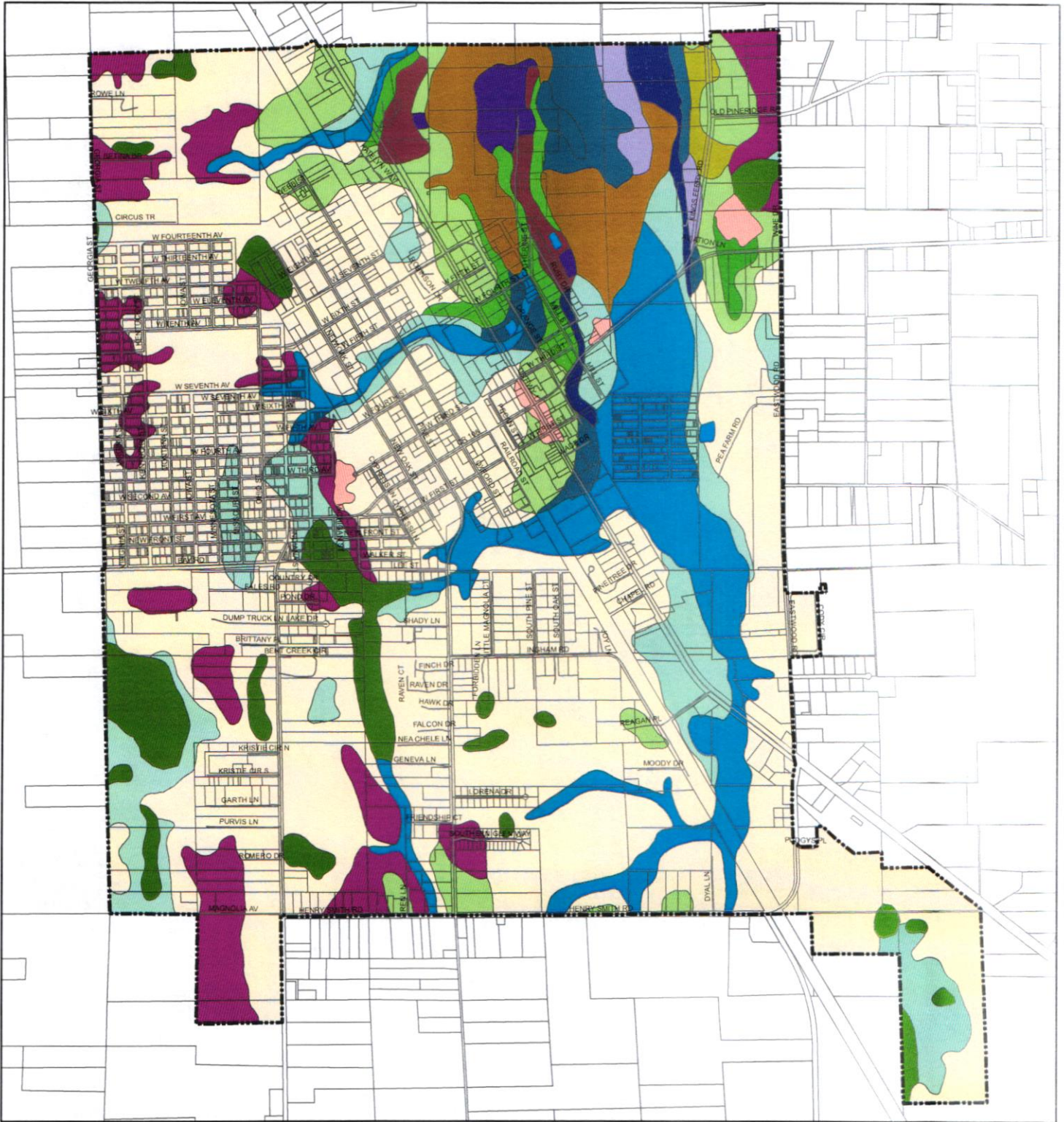
Future Land Use

Town of Hilliard

Legend

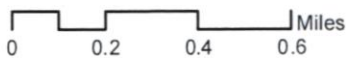
- | | |
|--|--|
|  LOW DENSITY RESIDENTIAL |  MIXED USED |
|  MEDIUM DENSITY RESIDENTIAL |  INDUSTRIAL |
|  HIGH DENSITY RESIDENTIAL |  RECREATION |
|  INSTITUTIONAL |  AGRICULTURAL |
|  COMMERCIAL |  CONSERVATION |
|  MAIN STREET COMMERCIAL |  TownBoundary |





Soil Types

Town of Hilliard

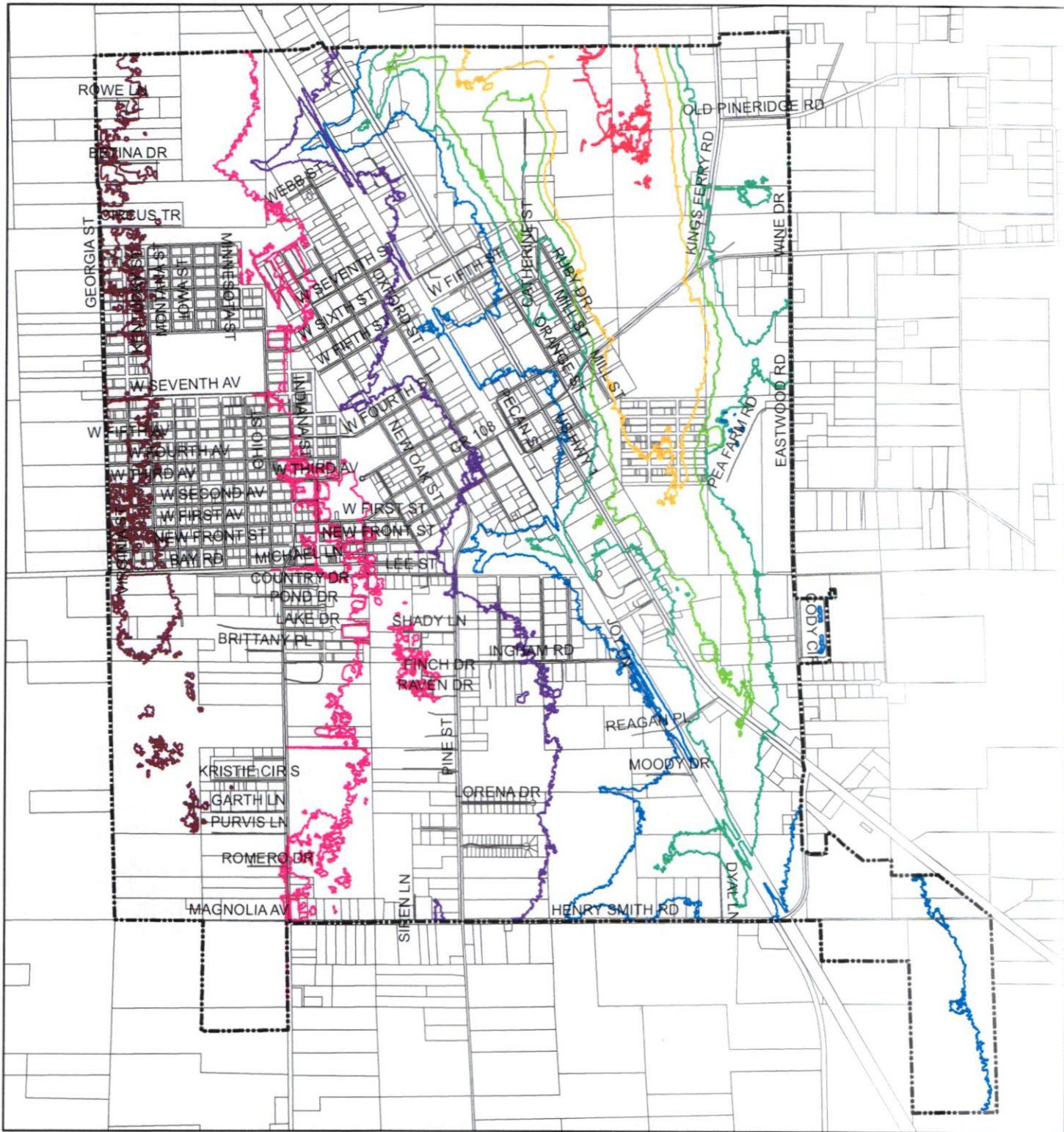


Legend

 ALBANY	 ELLABELLE	 MEADOWBROOK
 AQUALFS	 EVERGREEN	 RIDGEWOOD
 BLANTON	 GOLDHEAD	 RUTLEGE
 BOULOGNE	 HURRICANE	 URBAN LAND
 BUCCANEER	 KINGSFERRY	 WATER
 CENTENARY	 LEON	 TownBoundary

FLEET & ASSOCIATES
ARCHITECTS/PLANNERS, INC.

3/31/2020

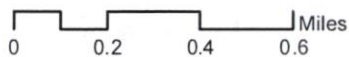


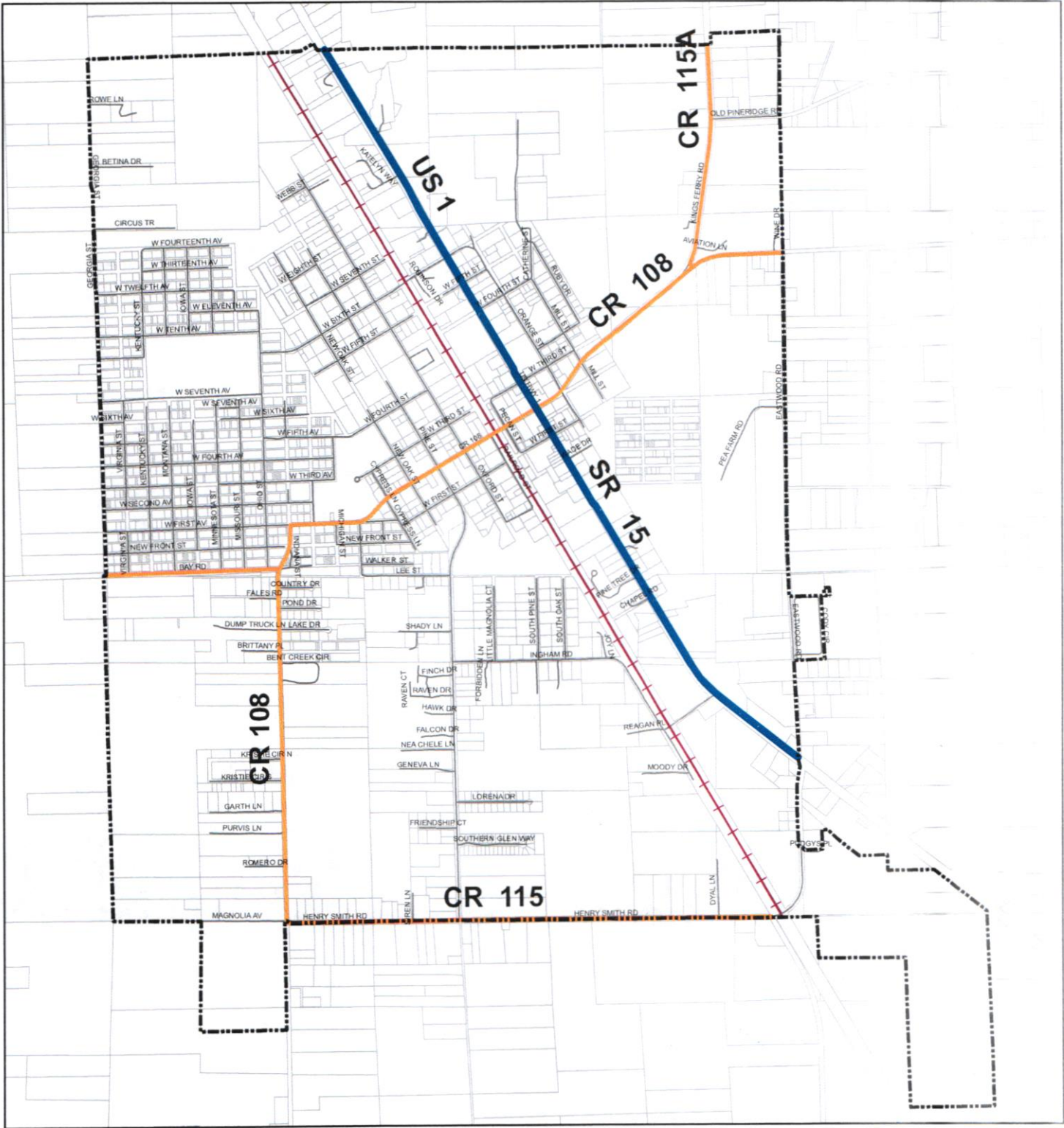
Topography

Town of Hilliard

Legend

- Elevation - 20'
- Elevation - 30'
- Elevation - 40'
- Elevation - 50'
- Elevation - 60'
- Elevation - 70'
- Elevation - 80'
- Elevation - 90'
- Town Boundary



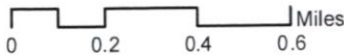


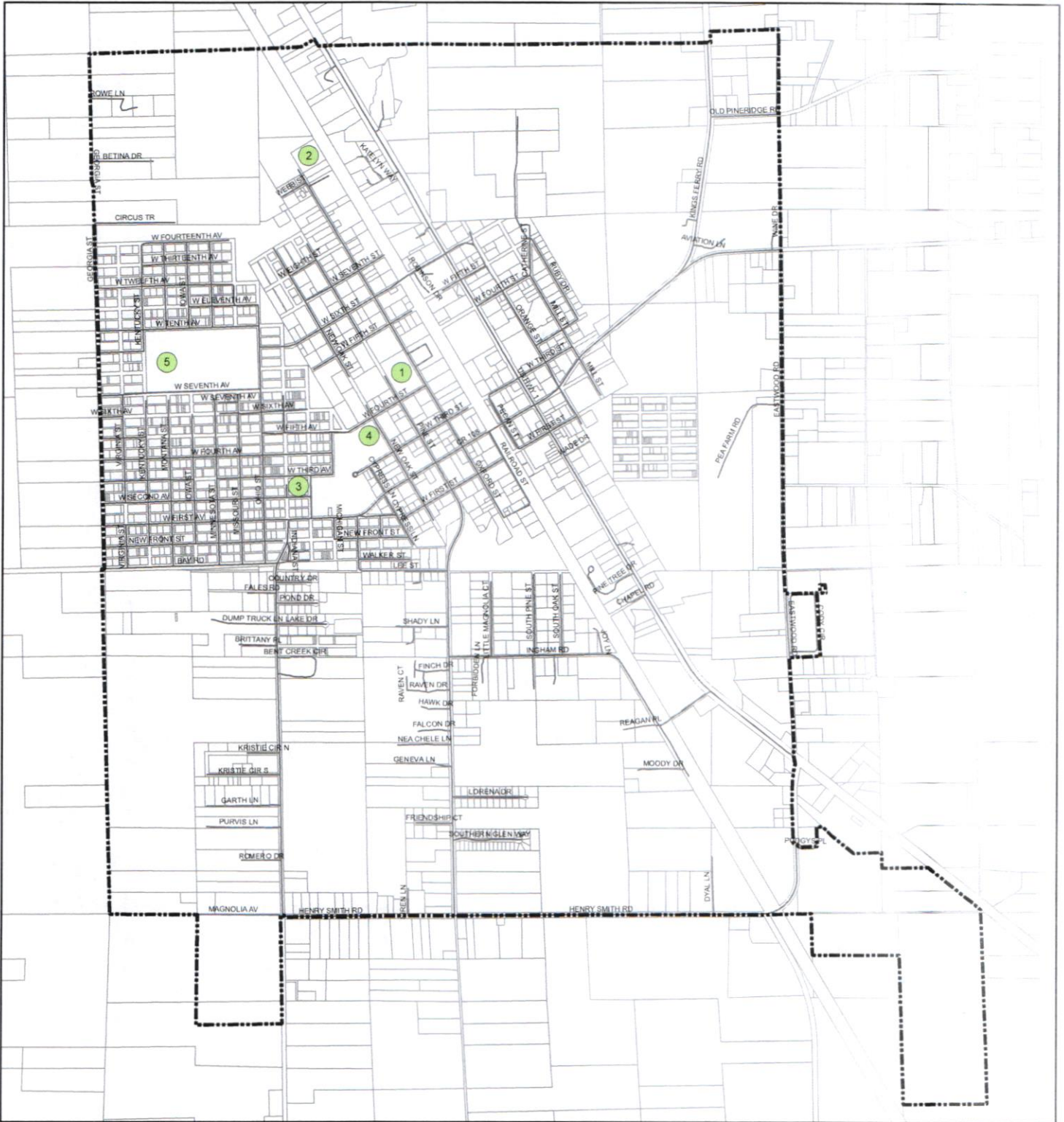
Future Transportation

Town of Hilliard

Legend

- FDOT 4 Lane Principal Arterial
LOS C
- County 2 Lane Collector
- CSX Rail
- Town Boundary





Recreation

Town of Hilliard

Legend

- ① Oxford Street Park
- ② North Oxford Street Park
- ③ D.H. "Buck" Buchanan Town Square Park
- ④ Hilliard Middle-Senior High School
- ⑤ Hilliard Elementary School

⋯ Town Boundary



0 0.2 0.4 0.6 Miles

Town of Hilliard



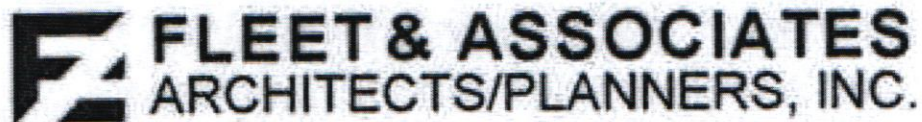
Water Supply Facilities Work Plan

Infrastructure Element

Appendix A

(2020-2040)

Prepared by:



Introduction

The St. Johns River Water Management District's (SJRWMD's) North Florida Water Supply Plan (NFRWSP) identifies the Town of Hilliard (Town) as being within a Water Resource Caution Area (WRCA). Therefore, in accordance with Section 167.3177(6)(c), Florida Statutes (F.S.), the Town is required to adopt and maintain a water supply facilities work plan (work plan), and update the comprehensive plan, as necessary, to implement the work plan and address water supply-related legislative requirements. The Public Facilities Element Policy D.1.6.4 contains enabling language that incorporates the work plan into the comprehensive plan.

This work plan addresses the planning period of 2020-2040 and, at a minimum, it will be necessary to update the work plan prior to the end of the planning period. In addition, in accordance with the Section 163.3177(6)(h), F.S., the Town must ensure coordination of its comprehensive plan with the plans of SJRWMD. Therefore, if SJRWMD updates its NFRWSP and affects the Town, it may be necessary to update the work plan during the planning period. Public Facilities Element Policy D.1.6.5 will ensure maintenance of the work plan and coordination of the Town's comprehensive plan with SJRWMD's plans.

Potable Water Supplier and Service Agreement

Public Supplier and Potable Water Service Agreements

The Town owns and maintains a potable water system and is the only public water supplier within its municipal limit. The current boundaries of the Town's service area are primarily located within town limits and are established in both in the Comprehensive Plan and Section 58-41 of the Town Code. The Town provides water to few customers outside of the Town limits. Planned expansions for the water system is extending water lines to create a loop with the lines in the east and west sides of the Town. Grant funding has been secured in 2020 to create the loop in the eastside of the Town. Once eastside loop is completed, grant funding will be sought for the westside loop. The following page contains a map of the Town's current potable water service area and the lines.

The Town of Hilliard owns and operates the Hilliard Water System. The water supply, treatment, and storage system are located 3748 Pecan Street, between First Street and Second Street. The system is adequate to serve the existing and projected population in Hilliard. Most of the businesses and residents in the Town are served by the Town's water system. The Town's facility does serve some customers outside of the Town limits.

Potable water is obtained from the Floridan Aquifer. The Town has four wells each of which has a pumping capacity of 350 gallons per minute (g.p.m.). The water is of excellent quality and only needs chlorination.

The water system has a permitted capacity of 1.5 million gallons per day and it is operating at .270 million gallons per day. The water distribution system in Hilliard consists of the total of; main lines, fire hydrants, service pipes, meters, and all other means by which the water is delivered to consumers from the elevated storage tank. The Town's water system supplies water to all areas within the town limits and to residents and business outside the town limits. All of the land uses in Hilliard are supplied water by the Town's water system.

The existing lines are reported to be in good condition. Lines serve the F.A.A. Center and to Pinetree: Apartments located on US 1 south of the airport. Hydrants have located where water lines. Pressure throughout the distribution system is maintained at a minimum of 20 pounds per square inch (psi), required by Chapter 17-22, F.A.C.

The foreseeable improvements for the Town's potable water facilities would involve the extension of water mains to serve all new development and users within the Town limits an creating the loop with the water lines in the east and west sides of Hilliard. Such extensions of water mains necessary for development will be the responsibility of the developers. Policy D.1.1.1 of the Comprehensive Plan sets forth concurrency management for water.

Potable Water Sources, Demand, and Supply

Water Sources

The Town's current Consumptive Use Permit (CUP 948-8) was issued on July 3, 2018 and expires on April 11, 2026. The CUP he continued use of 200.75 million gallons per year of groundwater from the Upper Floridan aquifer for public supply use (or approximately 0.55 million gallons per day).

The Floridian Aquifer lies 400-500 feet below the ground surface in the Hilliard area. In comparison to other area of the state, recharge to the Floridian Aquifer in the Hilliard area is very low. The surficial aquifer lies just below the land surface and extends through the planning area. Recharge of the surficial aquifer is directly from rainfall the local area, and possibly upward leakage from the deeper Floridian Aquifer or where the hardpan has been cut by excavation.

Water Demand and Supply

Water demand associated with the Town's existing and projected populations were accounted for in the adopted water supply facilities work plans for the [Town]^[SF1]. The following Table contains both historical and projected water demand for the Town's potable water service area. The data was obtained from the Town's Comprehensive Plan.

The table below contains projected population and water demand for the Town's potable water service area, in addition to Town's CUP allocation and WTP facility data.

Town of Hilliard Water Supply Service Area Projections

	2020	2025	2030	2035
Population ¹	3,182	3,465	3,736	3,985
Potable water demand (mgd) ²	0.30	0.32	0.35	0.37
CUP Allocation (mgd) ³	0.55	0.55	0.55	0.55
WTP Capacity (mgd) ⁴	1.5	1.5	1.5	1.5

The table above demonstrates that the Town has adequate potable water supply and facility capacity to accommodate the existing population and projected growth within its service area throughout the planning period.

The previous Tables indicate that the Town's municipal system can accommodate the Town's existing population and projected growth throughout the planning period. The distribution mains of the Town's water supply system have a design life of 20 years and are expected to provide adequate capacity through the planning period.

The current configuration of the distribution mains provides water services to most area within the Town's corporate limits. Expansion of the distribution main network beyond the current service area boundaries may be done on a case by case basis. The Comprehensive Plan Policy H. 2.1.3 require developers to pay for the expansion or

¹ North Florida Regional Water Supply Plan (2015-2035), Appendix B.

² Ibid.

³ table utilized the CUP allocation for the last year of the CUP [2026] for 2030 and 2035.

⁴ Town of Hilliard Utilities Department.

upgrades to the potable water system to serve development.

Potable Water Treatment and Distribution Facilities

Potable Water Treatment and Distribution Facilities

The Town of Hilliard is located in northwestern Nassau County at the intersection of CR 108 and US 301. The permittee's existing and proposed wells are located throughout the Town. Wells 1 and 2 are located at the intersection of Pecan Street and First Street. Well 1 has a 10-inch diameter and Well 2 has a 6-inch diameter. Well 3, is located at CR 108 and Oxford Street has a 8-inch diameter and Well 4, located at Minnesota Avenue and 3rd Avenue has a 8-inch diameter. All four wells draw water from the Floridan aquifer and are for public supply purposes. These wells have all been constructed or rehabilitated in the past 5 years and are in excellent condition.

Financial Responsibilities and Capital Improvements

The Town has sufficient water supply to meet demand for the WSFWP's 10-year planning period. Planned expansions for the water system is extending water lines to create a loop with the lines in the east and west sides of the Town. Grant funding has been secured in 2020 to create the loop in the eastside of the Town. Once eastside loop is completed, grant funding will be sought for the westside loop. These capital improvements area scheduled for the WSFWP's 10-year planning period.

Non-potable Water Sources, Services and Facilities

Non-potable Water Sources

The Town of Hilliard is the operator of the sanitary sewer system in the town limits. Wastewater from the sewer system is treated and discharged to a receiving wetland that is connected to the Little Saint Mary's River. Approximately 100 dwelling units in Hilliard use individual septic systems for wastewater disposal. These dwelling units are located in parts of Hilliard that area not served by sanitary sewer. Comprehensive Plan Objective D.2.1 and Policies D.2.1.1, D.2.1.2, D.2.1.3 limit the use of septic tanks. D.2.1.3 prohibits septic tanks to be constructed within 1,000 feet of a sewer line. Policy H.6.1.2 requiring existing septic tanks situated on a collector sewer line to hook up. The number of septic tanks in the Town is expected to decrease during the planning period with the implementation of these Comprehensive Plan policies. The Town does not have any reuse service areas in the town limits.

Non-potable Water Services and Facilities

Non-potable water service is not currently available within the Town's municipal limits and there are no plans to provide this service within the planning period of the work plan.

Water Supply Concurrency and Level of Service Standards

The Town is responsible for authorizing development within its municipal limits. Per Policy D.1.1.2, all improvements for replacement, expansion, or increase in the Town shall be compatible with the adopted LOS standard. Further, the Town reviews any new extension of water service for concurrency.

Water Supply and Facility Concurrency

The current legislative requirements for concurrency require that the Town's comprehensive plan and land development regulations ensure that adequate water supplies and facilities are available to serve new development no later than the date on which the Town anticipates issuing a certificate of occupancy. In addition, the Town must, prior to the approval of a building permit, determine if adequate water supplies will be available to serve the development by the anticipated issuance date of the certificate of occupancy. Policy D.1.2.1 provides enabling language for water supply and facility concurrency and addresses the requirements of Section 163.3180(2)(a), F.S.

The Town's current and projected usage is consistent with the adopted LOS. The Town ensures compliance with the State's water supply and facility concurrency requirements (i.e., Section 163.3180, F.S.) through implementation of Policies D.1.6.4 through D.1.6.6.

Water Conservation Practices

The Town currently implements water conservation practices, including some that are enabled by comprehensive plan policies. Objective D.1.6 and Policies D.1.6.1 and D.1.6.2 promote water conservation within the Town by promoting water saving techniques.

New Water Conservation Practices

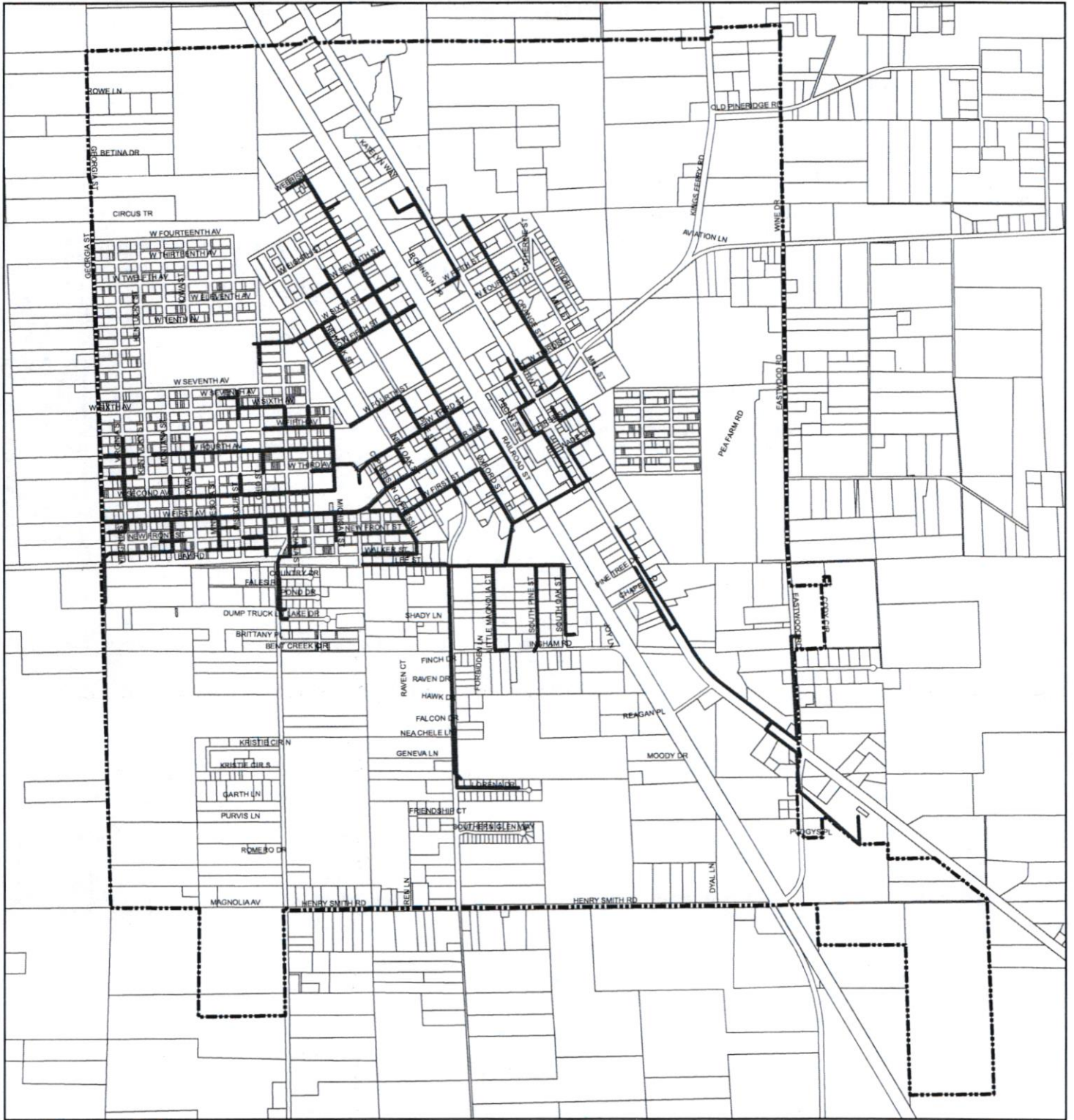
Water conservation is important to reduce potable water demand. The Town's water conservation practices include the following:

- Implementing water use monitoring, indoor conservation programs, irrigation design requirements, individual metering, use of low-volume plumbing devices, and education (Policies D.1.6.1 – D.1.6.3).
- All service connections are metered.
- A water conserving rate structure has been implemented.
- Low flow plumbing fixtures and/or low-flow restriction devices are used throughout the community, when plumbing fixtures are replaced.
- Are a member the Florida Rural Water Association and take advantage of their programs.
- All residents are encouraged to use water-conserving practices through the distribution of brochures and flyers.
- Posting information on the Town's website.

Water Source Protection Practices

Protection of water sources is important to ensure the quality and quantity water. The Town's water source protection practices include the following:

- Objective D.2.1 and Policy E.1.2.1 prohibiting new septic tanks to protect groundwater.
- Objective E.1.5 Requiring conservation of environmentally sensitive land.





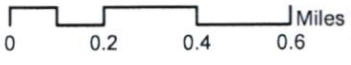
Sewer

Town of Hilliard



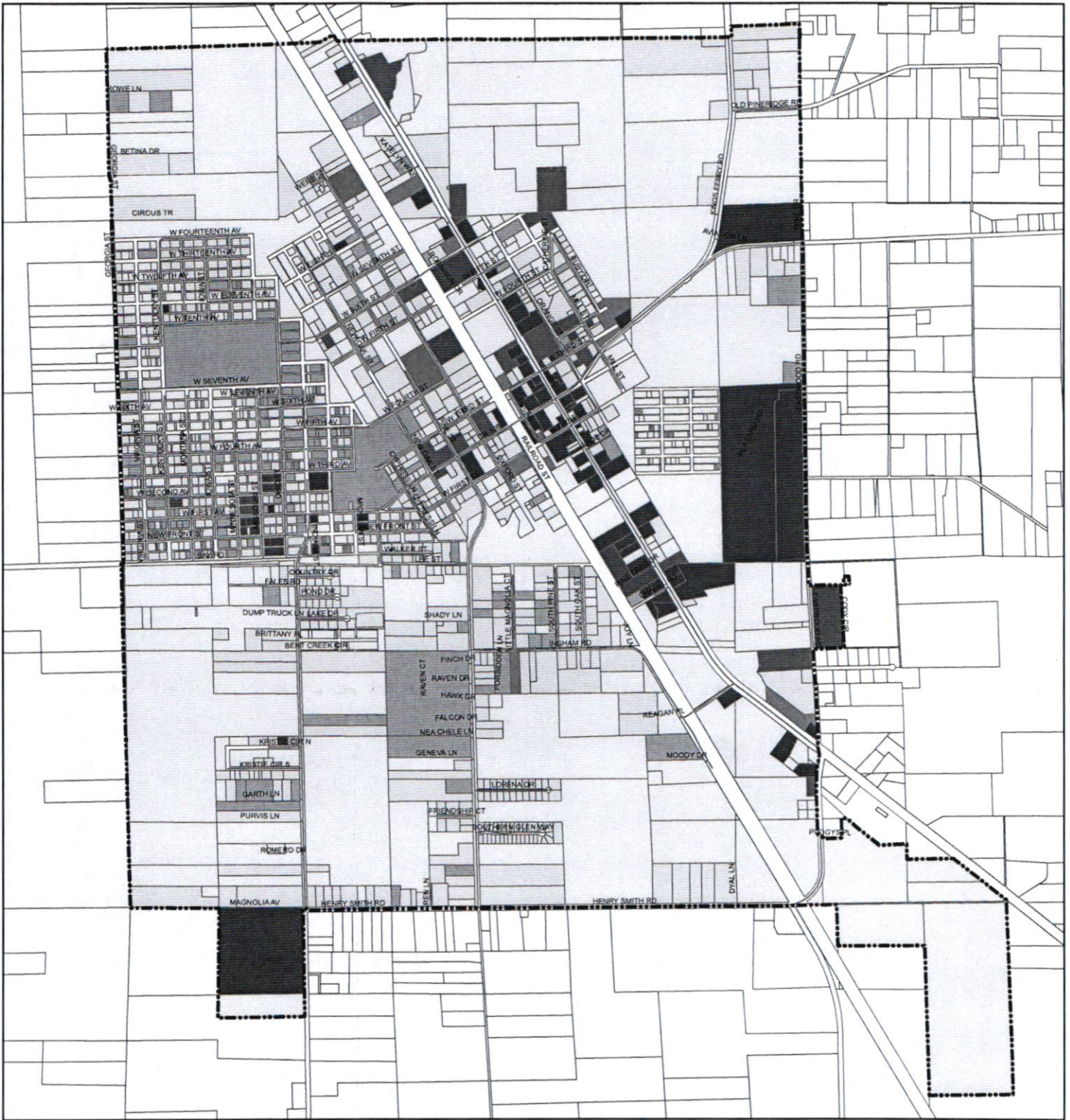
Legend

-  Sewer Lines
-  Town Boundary



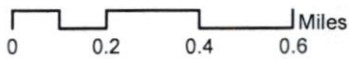
FLEET & ASSOCIATES
ARCHITECTS/PLANNERS, INC.

3/31/2020



Existing Land Use

Town of Hilliard



Legend

- | | |
|---------------|---------------|
| SINGLE FAMILY | INSTITUTIONAL |
| MULTI-FAMILY | EDUCATION |
| MOBILE HOME | RECREATION |
| COMMERCIAL | AGRICULTURE |
| INDUSTRIAL | VACANT |
| GOVERNMENT | Town Boundary |

FLEET & ASSOCIATES
ARCHITECTS/PLANNERS, INC.

3/31/2020

Nassau County Record
Published Weekly
617317 Brandies Avenue, PO Box 609
Callahan, Nassau County FL 32011
904-879-2727

STATE OF FLORIDA
COUNTY OF NASSAU:

Before the undersigned authority personally appeared
Foy R. Maloy, Jr

Who on oath says that (s)he is the Publisher of the
Nassau County Record, a weekly newspaper published at
Callahan in Nassau County, Florida; that the attached copy of
the advertisement, being a LEGAL DISPLAY
ADVERTISEMENT in the matter of

N/ OF INTENT-AMENDMENT

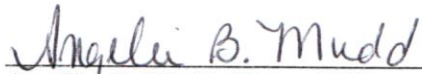
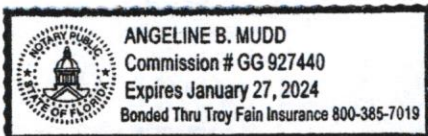
Was published in said newspaper in the issue(s) of

12/23/2020
LEGAL DISPLAY

Affiant further says that the said Nassau County Record is a
newspaper published at Callahan in Nassau County, Florida,
and that the said newspaper has heretofore been continuously
published in said Nassau County, Florida, each week and has
been entered as second class matter at the post office in
Callahan, Nassau County, Florida for a period of one year
preceding the first publication of the attached copy of
advertisement; and Affiant further says that (s)he has neither paid
nor promised any person, firm or corporation any discount,
rebate, commission or refund for the purpose of securing this
advertisement in said newspaper.



Sworn to and subscribed to before me
This 23rd day of December, A.D. 2020


Angeline B. Mudd, Notary Public Personally Known

NOTICE OF INTENT TO ADOPT AMENDMENTS TO THE HILLIARD COMPREHENSIVE PLAN FIRST READING OF ORDINANCE NO. 2021-01 NOTICE OF PUBLIC HEARING

The Town Council of the Town of Hilliard, Florida proposes to adopt an ordinance amending the Hilliard Comprehensive Plan after an Evaluation and Appraisal of the Comprehensive Plan. The Public Hearing has been scheduled for **Thursday, January 7, 2021 at 7:00 p.m.** The Public Hearing will be held in the Hilliard Town Hall Council Chambers, located at 15859 West County Road 108.

Action on the matter may be taken following the closing of the Public Hearing at the Regular Meeting of the Town Council. A copy of Ordinance No. 2021-01, with the proposed amendments to the Comprehensive Plan are available for inspection and copying at Town Hall during normal business hours 9:00 a.m. to 5:00 p.m., Monday through Friday.

PURSUANT TO THE REQUIREMENTS OF F.S. 286.0105, the following notification is given: If a person decides to appeal any decision made by the Town Council with respect to any matter considered at such meetings 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.

Persons with disabilities requiring accommodations in order to participate in this proceeding should contact the Land Use Administrator or the Town Clerk at (904) 845-3555 at least seventy-two hours in advance to request such accommodations.

Town of Hilliard
Janis K. Fleet, AICP, Land Use Administrator
Lisa Purvis, MMC, Town Clerk

Nassau County Record

Published Weekly
617317 Brandies Avenue, PO Box 609
Callahan, Nassau County, FL 32011
904-879-2727 – Fax 904-879-5155

NOTICE OF INTENT TO ADOPT AMENDMENTS TO THE HILLIARD COMPREHENSIVE PLAN SECOND AND FINAL READING OF ORDINANCE NO. 2021-01 NOTICE OF PUBLIC HEARING

The Town Council of the Town of Hilliard, Florida proposes to adopt an ordinance amending the Hilliard Comprehensive Plan after an Evaluation and Appraisal of the Comprehensive Plan. The Public Hearing has been scheduled for Thursday, March 4, 2021 at 7:00 p.m. The Public Hearing will be held in the Hilliard Town Hall Council Chambers, located at 15859 West County Road 108, Hilliard, Florida.

Action on the matter may be taken following the closing of the Public Hearing at the Regular Meeting of the Town Council. A copy of Ordinance No. 2021-01, with the proposed amendments to the Comprehensive Plan are available for inspection and copying at Town Hall during normal business hours 9:00 a.m. to 5:00 p.m., Monday through Friday.

PURSUANT TO THE REQUIREMENTS OF F.S. 286.0105, the following notification is given: If a person decides to appeal any decision made by the Town Council with respect to any matter considered at such meetings 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.

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Town of Hilliard
Janis K. Fleet, AICP; Land Use Administrator
Lisa Purvis, MMC, Town Clerk

STATE OF FLORIDA
COUNTY OF NASSAU:

Before the undersigned authority appeared
Angeline B. Mudd

Who on oath says that she is the Business Office Manager of the Nassau County Record, a weekly newspaper published at Callahan in Nassau County, Florida; that the attached copy of the advertisement, being a Legal Notice in the matter of

NOTICE OF INTENT

was published in said newspaper in the issue(s) of

01/27/2021
LEGAL DISPLAY

Affiant further says that the said Nassau County Record is a newspaper published at Callahan in Nassau County, Florida, and that the said newspaper has heretofore been continuously published in said Nassau County, Florida, each week and has been entered as second class matter at the post office in Callahan, Nassau County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and Affiant further says that he has neither paid nor promised any person, firm or corporation any discount; rebate, commission or refund for the purpose of securing this advertisement in said newspaper.

Angeline B. Mudd

Sworn to and subscribed before me
This 27nd day of January, A.D. 2021.

Robert O. Fiege
Robert O. Fiege, Notary Public

[Signature] Personally Known



RECEIVED
FEB 08 2021

TOWN OF HILLIARD