

ORDINANCE NO. 2021-02

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF HILLIARD, FLORIDA, REZONING THE PROPERTY LOCATED ON THE EAST SIDE OF KINGS FERRY ROAD AND SOUTH OF OLD PINERIDGE ROAD, DESCRIBED IN ATTACHMENT "A", LEGAL DESCRIPTION FROM A-1, AGRICULTURAL TO PUD, PLANNED UNIT DEVELOPMENT, SPECIFICALLY DESCRIBED IN ATTACHMENT "B" WRITTEN DESCRIPTION, AND ATTACHMENT "C" SITE PLAN; PROVIDING FOR SEVERABILITY, REPEALER, AND SETTING AN EFFECTIVE DATE.

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

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

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

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

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

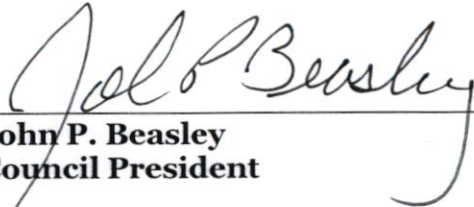
Parcel Nos.: #04-3N-24-0000-0006-0010
#04-3N-24-0000-0004-0100

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

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 Repealed. Any Ordinances or parts thereof in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

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

Adopted this 15th day of April, 2021, by the Hilliard Town Council, Hilliard, Florida.



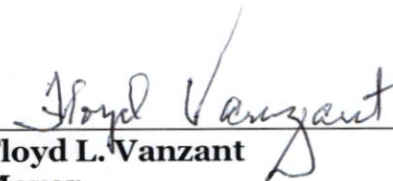
John P. Beasley
Council President

ATTEST:



Lisa Purvis
Town Clerk

APPROVED:



Floyd L. Vanzant
Mayor

P&Z Publication: December 16, 2020
P&Z Public Hearing: January 5, 2021
TC 1st Publication: January 20, 2021
TC 1st Public Hearing: February 4, 2021
TC 2nd Publication: February 17, 2021
TC 2nd Public Hearing: April 1, 2021

ATTACHMENT "A"
LEGAL DESCRIPTION

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

POINT OF BEGINNING IS A 2 1/2 IRON PIPE AS SHOWN ON THE FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP, SECTION NO.7452-150 AS RECORDED IN MAP BOOK 6, PAGE 26 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE PROCEED SOUTH 87°57'25"WEST, ALONG THE SOUTH LINE OF SAID SECTION 4, A DISTANCE OF 16.86 FEET; THENCE NORTH 00°36'17"WEST, ALONG THE WEST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 97, PAGE 47, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 417.89 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 89°45'45"WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 1144.09 FEET TO A CONCRETE MONUMENT ON THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 115-A (FORMERLY STATE ROAD NO. 115-A)(A 100.00 FOOT PUBLIC RIGHT OF WAY); THENCE NORTH 07°59'22"EAST, ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD NO.115-A, A DISTANCE OF 687.25 FEET TO A CONCRETE MONUMENT AND A POINT OF CURVE SAID CURVE BEING CONCAVE TO THE NORTHWEST WITH A RADIUS OF 2914.79 FEET, A CENTRAL ANGLE OF 04°31'07"AND A CHORD BEARING OF NORTH 05°43'48"EAST AND A DISTANCE OF 229.82 FEET; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY AND CURVE AN ARC DISTANCE OF 229.88 FEET TO A CONCRETE MONUMENT; THENCE NORTH 87°10'05"EAST DEPARTING SAID RIGHT OF WAY LINE AND ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 AS MONUMENTED AND OCCUPIED, A DISTANCE OF 1029.48 FEET TO AN OLD AXLE; THENCE SOUTH 00°46'33"EAST, ALONG THE EAST LINE OF SECTION 4, A DISTANCE OF 1370.96 FEET TO THE POINT OF BEGINNING.

Parcel Identification Number: 04-3N-24-0000-0006-0010

TOGETHER WITH

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

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

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

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

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

and more fully described as follows:

ALL THAT CERTAIN TRACT OF LAND BEING A PORTION OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGIN AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF KINGS FERRY ROAD (COUNTY ROAD 115-A)(A 100.00 FOOT RIGHT OF WAY) WITH THE SOUTHERLY RIGHT OF WAY LINE OF OLD PINERIDGE ROAD (A 60.00 FOOT RIGHT OF WAY); THENCE NORTH 86°59'42"EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF OLD PINERIDGE ROAD, 952.07 FEET TO A POINT OF CURVE TO THE LEFT AND HAVING A RADIUS OF 1301.00 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE LEFT AN ARC DISTANCE OF 70.51 FEET TO ITS INTERSECTION WITH THE WESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 901, PAGE 1124, OF THE PUBLIC RECORDS OF SAID COUNTY AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 85°26'52"EAST, 70.50 FEET; THENCE SOUTH 01°10'38"EAST ALONG SAID WESTERLY LINE OF OFFICIAL RECORDS BOOK 901, PAGE 1124, 123.69 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL

RECORDS BOOK 1076, PAGE 1440, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 87°17'33"WEST, ALONG THE NORTH LINE OF SAID OFFICIAL RECORDS BOOK 1076, PAGE 1440, 1029.68 FEET TO ITS INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF KINGS FERRY ROAD (COUNTY ROAD NO.115-A) SAID POINT BEING A POINT OF NON TANGENT CURVE TO THE LEFT AND HAVING A RADIUS OF 2914.79 FEET; THENCE NORTH ALONG SAID WESTERLY RIGHT OF WAY LINE OF KINGS FERRY ROAD AND SAID CURVE TO THE LEFT AN ARC DISTANCE OF 116.91 FEET SUBTENDE BY A CHORD BEARING AND AND DISTANCE OF NORTH 02°25'35"EAST, 116.90 FEET TO THE POINT OF BEGINNING. THIS PARCEL CONTAINS 2.80 ACRES MORE OR LESS.

Parcel Identification Number: 04-3N-24-0000-0004-0100

ATTACHMENT "B"
WRITTEN DESCRIPTION

Whisper Ridge Planned Unit Development
PUD Written Description
October 29, 2020
Revised March 15, 2021

I. PROJECT DESCRIPTION

This application is for the Whisper Ridge Planned Unit Development (“PUD”). The Whisper Ridge PUD proposes to rezone approximately 26.09 acres located in the northeast corner of the Town from A-1 to PUD to develop a maximum of 72 single-family residential units with related amenities. The property, as more particularly described in **Exhibit “A”** attached hereto (the “Property”), is located on the southeast corner of Kings Ferry Road and Old Pineridge Road, directly north of the U.S. Federal Aviation Administration – Jacksonville Air Route Traffic Control Center. The Property consists of two (2) parcels (RE #s 04-3N-24-0000-0006-0010 and 04-3N-24-0000-0004-0100), both owned by B.A.M.S. Properties LLC (the “Applicant”). All references herein to the Applicant shall include the Applicant’s successors and assigns.

This application is a companion to the proposed amendments to the Town of Hilliard’s Future Land Use Map after an Evaluation and Appraisal of the Comprehensive Plan, which—if approved—would change the Property’s Future Land Use designation from Agriculture to Medium Density Residential (with a minimum density of two dwelling units per acre and a maximum of six dwelling units per acre). The Property is surrounded by single-family residential homes and timber land to the north, west and east, with the air traffic control center to the south. The Property presently contains agricultural timber and wetlands.

A preliminary conceptual site plan indicating the general layout of the site is attached to the PUD as **Exhibit “B”** (the “Site Plan”). The Site Plan is conceptual only and may be subject to change due to site characteristics, design and engineering factors. The proposed construction of 72 single-family homes will result in a maximum gross density of 2.8 units per acre on the Property which is consistent and compatible with land uses in the surrounding area. The project will provide public benefits including (i) providing family and active adult housing for Town residents, (ii) extending the water distribution and sanitary sewer systems which will improve fire flows and safety in adjoining neighborhoods, (iii) preservation of all state jurisdictional wetlands and required buffers as open space, (iv) providing multi-purpose trails and parks, open to the public, and (v) property taxes and other revenues generated which shall pay for public services for new residents.

II. USES AND RESTRICTIONS

A. Permitted Uses: The development will be constructed in an orderly manner, and the allowable uses will include Residential Uses as defined within the Zoning and Land Development Regulations (hereafter, “LDR”), allowing for single-family residential dwellings and related recreational amenities and facilities. In addition, all typical residential accessory and ancillary uses will be allowed as outlined in the LDR and provided herein. Temporary construction/sales trailers may be utilized and placed on the Property until completion of the

development. Model homes may be constructed within the development. The model homes may be constructed during construction of the infrastructure (see Section V below) and may include real estate services, sales activities, administration, and construction offices within the model homes. Associated parking for the model homes and sales offices may be located within the driveway or adjacent to the model homes.

B. Uses by Special Exception: None.

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

D. Restriction on Uses: As provided, the development will only allow Residential Uses as defined within the LDRs.

III. DESIGN GUIDELINES

A. Lot Requirements: The Property will contain a maximum of 72 single-family dwelling units, subject to the final engineering.

- | | |
|-------------------------|--|
| a) Minimum Lot Area | 5,250 square feet |
| b) Minimum Lot Width | 50 feet at front building line
25 feet frontage on cul-de-sac |
| c) Maximum Lot Coverage | All buildings including accessory buildings
Shall not cover more than 60% of the total
lot area. |
| d) Minimum Front Yard | 20 feet* |
| e) Minimum Side Yard | 5 feet, Corner Lots, 15 feet* |
| f) Minimum Rear Yard | 10 feet
*For double-frontage or through lots, the front yard
shall be deemed as that part of the lot with the front
of the house facing forward. For the purposes of
corner lots the portion of the yard with the face of the
house shall be deemed the front yard, with the second
yard being deemed a side yard. |
| g) Maximum Height | 35 feet from established grade |

The Site Plan indicates the preliminary, general layout for the PUD for construction of the development. The development may be built in one (1) or more phases as the housing market dictates, provided the overall project unit allotment shall not exceed 72 single-family residential units at buildout. The location and size of all lots, roads, project entrances, recreation/open space and other areas shown on the Site Plan are conceptual such that the final location of any roads, project entrances, recreation/open space and other areas will be depicted on the final development plan and the final engineering plans for the particular phase of the project.

B. Ingress, Egress and Circulation:

- a) **Parking Requirements:** Two (2) parking spaces per residential unit will be provided through a garage for each single-family unit with a driveway paved to the roadway. The PUD shall comply with applicable off-street parking and loading requirements of the LDRs.
- b) **Vehicular Access/Interconnectivity:** Access to the Property will be provided via two (2) entrances off of Kings Ferry Road and Old Pineridge Road, respectively, as depicted on the Site Plan. The internal streets shall be designed and constructed with a minimum 50' right-of-way, curb and gutter, stormwater treatment and collection systems and maintenance thereof shall be dedicated or granted to the Town of Hilliard in accordance with the Town's standards for acceptance and dedication. Vehicular interconnectivity to the property adjacent to the east is provided via a 60' easement.
- c) **Pedestrian Access & Streetlights:** A four-foot-wide sidewalk shall be installed on one side of all internal rights-of-way by the builder(s) as they construct the homes. The Applicant shall install any sidewalks that are in common areas, during the development phase of the community. Streetlights will also be purchased and installed at the Applicant's expense along all streets as approved by the Town of Hilliard's Engineering Department. Electrical services and maintenance of the streetlights shall be the responsibility of the Town once the Town accepts dedication of the streets.

C. Signs and Entry: Whisper Ridge will have an entry feature and related community identification signage at the main entry along Kings Ferry Road with a potential secondary entrance feature on Old Pineridge Road. A landscaped entrance will be constructed at all entrances to the development. The landscaped entrancing will be designed to be aesthetically compatible with each other so as to result in a uniform aesthetically pleasing appearance. Compatibility of design shall be achieved by the repetition of certain plant varieties and other landscape materials. All signage will comply with the Town Signage Code.

D. Landscaping: Landscaping in the PUD shall comply with the LDR standards. The natural vegetation along Kings Ferry Road and Old Pineridge Road will remain. Trees will be provided on each single-family lot by the builder(s) as they construct the homes. Trees will be planted within the front yard of each single-family unit, outside the right-of-way and any utility easements, at a minimum 2-inch caliper and spaced appropriately to avoid any conflicts with the homesite and utilities.

E. Recreation and Open Space: The design of the PUD incorporates common open space, as well as varied active and passive recreation opportunities, meeting and exceeding the standards of the LDR. Open space and common areas will exceed the 20% open space requirement of LDR Section 62-316(b). The preliminary Site Plan provides approximately 38.9% of open space which is comprised of all onsite wetlands, the upland buffer and easement, pond area, and recreation areas. The Applicant intends to dedicate all recreation areas to the homeowners' association for active and passive recreation uses. Active recreation uses may include, at the developer's and/or homeowners' association's discretion, a playground, dog park, open sports field area, walking trails, community garden, and similar uses.

F. Utilities:

- a) **Potable Water/Sanitary Sewer:** Existing water and sewer lines are located approximately 1,500 linear feet (watermain) and 300 linear feet (gravity sewer line), respectively, from the Property boundary, in the Kings Ferry Road right-of-way. The Applicant will extend those lines to the Property and no public funds shall be needed for the provision of new infrastructure to serve the project development.
- b) **Electrical Utilities:** All electrical and telephone lines will be installed underground on the site. Electrical power will be provided by Okefenokee Rural Electric Membership.
- c) **Fire Protection:** The Applicant will install fire hydrants in accordance with the LDR.
- d) **Solid Waste:** Solid waste will be handled by the licensed franchisee in the area.

G. Wetlands: The Property contains approximately 5.77 acres of jurisdictional wetlands as depicted on the Site Plan, all of which shall be preserved to enhance the natural attributes of the site. Appropriate buffers will be provided as required by the LDR and the St. Johns River Water Management District requirements.

H. Stormwater: Stormwater will be handled on site within retention areas, with conveyance via the roadways and/or piping within appropriate easements. The drainage structures and facilities will be designed and constructed in compliance with the LDR in effect at the time of permitting, subject to the permitting standards of the St. Johns River Water Management District (the "District"). The stormwater treatment facility will be maintained by a homeowners' association.

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

IV. JUSTIFICATION FOR THE PUD

The proposed project allows for the development of the Property for single-family residential uses in a manner that warrants flexibility in the application of land use controls for the Town of Hilliard consistent with the LDR. The project design is in harmony with the general purpose and intent of the Town of Hilliard Comprehensive Plan and the Town Code. The design and layout of the PUD implemented by these conditions:

1. Is creative in its approach through the use of natural features for the development of the Property; and
2. Accomplishes a more desirable environment than would be possible through the strict application of minimum requirements of the LDR; and
3. Enhances the appearance of the area through preservation of natural features, the provision of underground utilities, and the provision of recreation and open space areas in excess of existing LDR and subdivision requirements; and
4. Provides much needed housing and an opportunity for new approaches to ownership through the implementation of a variety of lot styles that will allow opportunities for home ownership by a broad range of individuals; and
5. Provides an environment of stable character compatible with the surrounding areas; and
6. Retains property values over the years and makes a substantial improvement of the quality of development of the Property after the date hereof; and
7. Furthers the orderly development of the Town consistent with the Comprehensive Plan and LDR; and
8. Promotes the health, safety, and welfare of the Town by providing a unified plan of development that offers homeownership opportunities to a broad range of individuals; and
9. Furthers the goals, objectives, and policies of the Comprehensive Plan and the LDR.

V. ADDITIONAL CONDITIONS

1. Upon approval of the construction plans for the infrastructure improvements within the PUD, the Applicant may seek and obtain building permits for the construction of up to three (3) model homes within the PUD. With the exception of model homes, all infrastructure (water, sewer, drainage, roads) must be completed to the Town's standards and accepted by the Town prior to any additional dwelling units to be constructed.

2. The Applicant will construct a vinyl fence six (6) feet in height along the Property boundary adjacent to Old Pineridge Road and Kings Ferry Road. The fencing will be located on the rear lot lines of the homes adjacent to Kings Ferry Road and Old Pineridge Road and may slope to connect to the entrance features with low-profile fencing.

3. Pursuant to the recommendations of the traffic study conducted by Chindalur Traffic Solutions, Inc., dated March 10, 2021, attached hereto as **Exhibit "C"** (the "Traffic Study"), a 235-foot northbound right-turn lane will be constructed on Kings Ferry Road at the subdivision's western entrance consistent with Nassau County standards. The Applicant shall be responsible for designing, permitting, and constructing the turn lane.

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

ATTACHMENT "C"
SITE DEVELOPMENT PLAN

LEGEND

ST. ASPH. DRIVE WATER
MANAGEMENT NETWORK
ADDITIONAL UTILITY LINES
ADDITIONAL UTILITY LINES
BULKHEAD NETWORK LINE

PROJECT INFORMATION

PROJECT NAME: WHISPER RIDGE
15-000-000-0000-0000 &
15-000-000-0000-0000
OWNER: B.A.M.S. PROPERTIES LLC
PREPARED BY: CONNELLY & WICKER INC.
DATE: JANUARY 2020

PROJECT LOCATION: HILLIARD, FLORIDA
PROJECT NO. 2020-0001

PROJECT APPROVAL: HILLIARD TOWN BOARD
DATE: JANUARY 20, 2020

PROJECT PREPARED: CONNELLY & WICKER INC.
DATE: JANUARY 20, 2020

PROJECT CHECKED: CONNELLY & WICKER INC.
DATE: JANUARY 20, 2020

PROJECT DESIGNED: CONNELLY & WICKER INC.
DATE: JANUARY 20, 2020

PROJECT DRAWN: CONNELLY & WICKER INC.
DATE: JANUARY 20, 2020

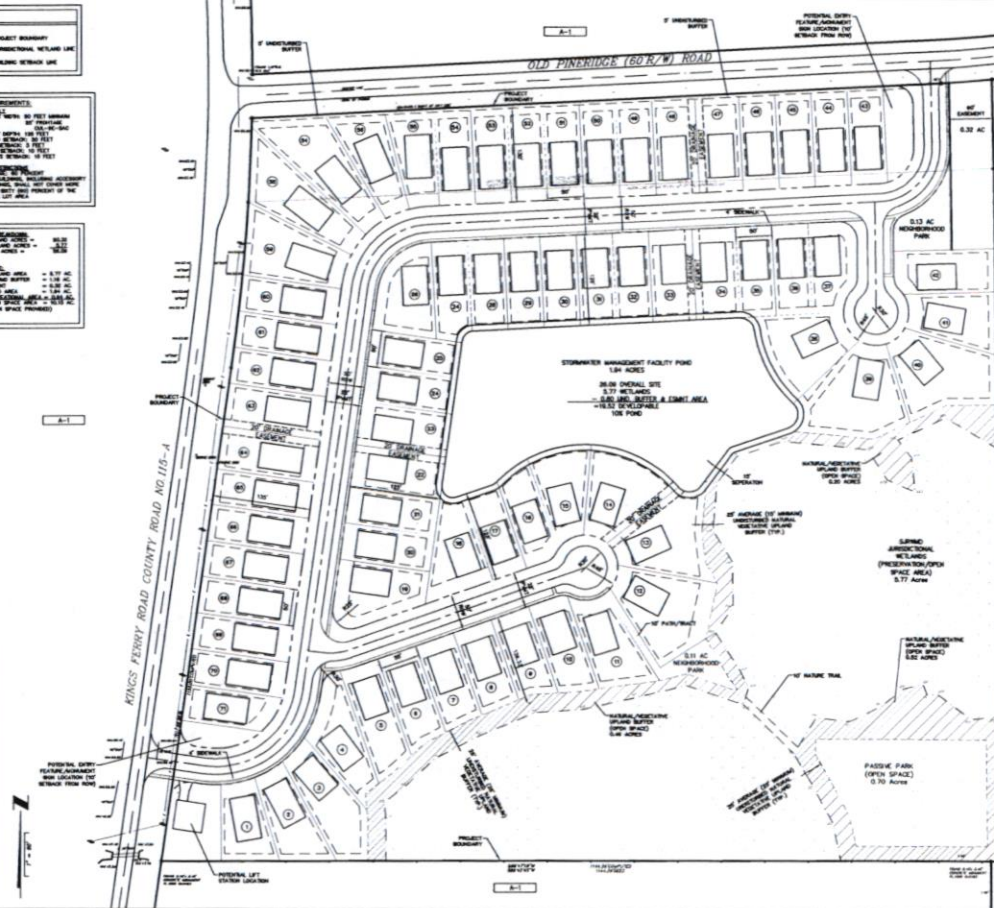
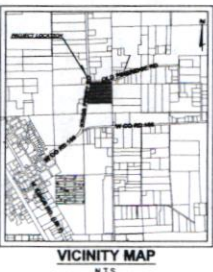
PROJECT PLOTTED: CONNELLY & WICKER INC.
DATE: JANUARY 20, 2020

PROJECT PRINTED: CONNELLY & WICKER INC.
DATE: JANUARY 20, 2020

LOT REQUIREMENTS

MINIMUM LOT AREA: 10,000 SQ. FT.
MINIMUM LOT WIDTH: 100 FT.
MINIMUM LOT DEPTH: 100 FT.
MINIMUM LOT FRONT SETBACK: 10 FT.
MINIMUM LOT SIDE SETBACK: 5 FT.
MINIMUM LOT REAR SETBACK: 5 FT.
MINIMUM LOT AREA PER LOT: 10,000 SQ. FT.
MINIMUM LOT WIDTH PER LOT: 100 FT.
MINIMUM LOT DEPTH PER LOT: 100 FT.
MINIMUM LOT FRONT SETBACK PER LOT: 10 FT.
MINIMUM LOT SIDE SETBACK PER LOT: 5 FT.
MINIMUM LOT REAR SETBACK PER LOT: 5 FT.

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MINIMUM LOT WIDTH PER LOT: 100 FT.
MINIMUM LOT DEPTH PER LOT: 100 FT.
MINIMUM LOT FRONT SETBACK PER LOT: 10 FT.
MINIMUM LOT SIDE SETBACK PER LOT: 5 FT.
MINIMUM LOT REAR SETBACK PER LOT: 5 FT.



CONNELLY & WICKER INC.
10000 U.S. HIGHWAY 90, SUITE 100, HILLIARD, FLORIDA 32048
(904) 225-3300 FAX: (904) 225-3301 www.connellyandwicker.com

PRELIMINARY SITE PLAN

WHISPER RIDGE
HILLIARD, FLORIDA
PREPARED FOR:
B.A.M.S. PROPERTIES LLC

DATE: 2020-0001
SCALE: AS SHOWN
DATE: JANUARY 2020
BY: CONNELLY & WICKER INC.

1

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 Notice in the matter of

N/PH ORDINANCE #2021-02
02-04-21

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

01/20/2021
Ad # 619108

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 20th day of January, A.D. 2021

Angelina B. Mudd, Notary Public

Personally Known



TOWN OF HILLIARD
NOTICE OF PUBLIC HEARING
FIRST READING OF
ORDINANCE

ORDINANCE NO. 2021-02
AN ORDINANCE OF THE
TOWN COUNCIL OF THE
TOWN OF HILLIARD, FLORIDA,
REZONING THE PROPERTY LO-
CATED ON THE EAST SIDE OF
KINGS FERRY ROAD AND
SOUTH OF OLD PINERIDGE
ROAD, DESCRIBED IN ATTACH-
MENT A, LEGAL DESCRIPTION
FROM A-1, AGRICULTURAL TO
PUD, PLANNED UNIT DEVELOP-
MENT, SPECIFICALLY DE-
SCRIBED IN ATTACHMENT B
WRITTEN DESCRIPTION, AND
ATTACHMENT C SITE PLAN;
PROVIDING FOR SEVERABILITY,
REPEALER, AND SETTING AN

EFFECTIVE DATE.

The Town of Hilliard, Town
Council will hold a Public
Hearing at 7:00 p.m. Thurs-
day, February 4, 2021, in the
Hilliard Town Hall Council
Chambers, located at 15859
West County Road 108, to
hear input on Ordinance
2021-02, regarding the Prop-
erty Consisting of 26.09 Acres,
More or Less on the East Side
of Kings Ferry Road and South
of Old Pineridge Road,
Parcels #04-3N-24-0000-0006-
0010 AND 04-3N-24-0000-
0004-0100, from A-1, Agricul-
tural to PUD, PLANNED UNIT
DEVELOPMENT to Create the
Whisper Ridge PUD.

The rezoning will allow the
property to be developed for
72 Single Family Dwelling
Units.

Action on the matter may
be taken following the clos-
ing of the Public Hearing at
the regular meeting of the
Town Council. A copy of the
application is available for
inspection and copying at
Town Hall during normal busi-
ness hours 9:00 a.m. to 5:00
p.m., Monday through Friday.
PURSUANT TO THE REQUIRE-
MENTS OF F.S. 286.0105, the
following notification is given:
If a person decides to appeal
any decision made by the
Planning & Zoning Board with
respect to any matter consid-
ered at such meeting he or
she may need to ensure that
a verbatim record of the pro-
ceeding is made, which
record includes the testimony
and evidence upon which
the appeal is to be based.

Persons with disabilities re-
quiring accommodations in
order to participate in this
proceeding should contact
the Land Use Administrator for
the Planning and Zoning
Board meeting or the Town
Clerk for the Town Council
meeting at (904) 845-3555 at
least seventy-two hours in ad-
vance to request such ac-
commodations.
Janis Fleet, AICP,
Land Use Administrator
Lisa Purvis, MMC,
Town Clerk
Town of Hilliard
NCR IT 01-20-2021
#619108

RECEIVED
FEB 01 2021

TOWN OF HILLIARD

Nassau County Record

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

TOWN OF HILLIARD NOTICE OF PUBLIC HEARING

SECOND AND FINAL
READING OF ORDINANCE
ORDINANCE NO. 2021-02
AN ORDINANCE OF THE
TOWN COUNCIL OF THE
TOWN OF HILLIARD, FLORI-
DA, REZONING THE PROP-
ERTY LOCATED ON THE
EAST SIDE OF KINGS FERRY
ROAD AND SOUTH OF OLD
PINERIDGE ROAD, DE-
SCRIBED IN ATTACHMENT A,
LEGAL DESCRIPTION FROM
A-1, AGRICULTURAL TO
PUD, PLANNED UNIT DEVEL-
OPMENT, SPECIFICALLY DE-
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SETTING AN EFFECTIVE
DATE.

The Town of Hilliard, Town
Council will hold a Public Hear-
ing at 7:00 p.m. Thursday, April
1, 2021, in the Hilliard Town
Hall Council Chambers, located
at 15859 West County Road
108, to hear input on Ordinance
2021-02, regarding the Prop-
erty Consisting of 26.09 Acres,
More or Less on the East Side
of Kings Ferry Road and South
of Old Pineridge Road, Parcels
#04-3N-24-0000-0006 0010
AND 04-3N-24-0000-0004-
0100, from A-1, Agricultural to
PUD, PLANNED UNIT DEVEL-
OPMENT to Create the Whip-
per Ridge PUD.

The rezoning will allow the
property to be developed for 72
Single Family Dwelling Units.

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 the applica-
tion is available for inspection
and copying at Town Hall dur-
ing normal business hours 9:00
a.m. to 5:00 p.m., Monday
through Friday.

PURSUANT TO THE RE-
QUIREMENTS OF F.S.
286.0105, the following notifica-
tion is given: If a person de-
cides to appeal any decision
made by the Planning & Zoning
Board with respect to any mat-
ter considered at such meeting
he or she may need to ensure
that a verbatim record of the
proceeding is made, which
record includes the testimony
and evidence upon which the
appeal is to be based.

Persons with disabilities re-
quiring accommodations in
order to participate in this pro-
ceeding should contact the
Land Use Administrator for the
Planning and Zoning Board
meeting or the Town Clerk for
the Town Council meeting at
(904) 845-3555 at least seven-
ty-two hours in advance to re-
quest such accommodations.

Janis Fleet, AICP, Land Use
Administrator
Lisa Purvis, MMC, Town Clerk
Town of Hilliard
NCR 1T 02-17-2021
#624211

STATE OF FLORIDA
COUNTY OF NASSAU:

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

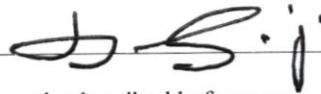
who on oath says that (s)he is the Publisher of the Nassau
County Record, a weekly newspaper published at Callahan in
Nassau County, Florida; that the attached copy of the
advertisement, being a LEGAL NOTICE in the matter of

NOPH/ORDINANCE NC2021-02

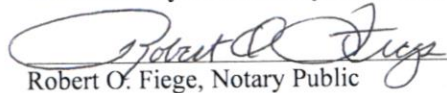
was published in said newspaper in the issue(s) of

02/17/2021
AD # 624211

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 before me
This 17th day of February, A.D. 2021.


Robert O. Fiege, Notary Public

 Personally Known

RECEIVED
FEB 22 2021

TOWN OF HILLIARD

