

**ORDINANCE NO. 2025-02**

**AN ORDINANCE OF THE TOWN OF HILLIARD, FLORIDA, A MUNICIPAL CORPORATION; REZONING THE PROPERTY CONSISTING OF APPROXIMATELY 9.87 ACRES, MORE OR LESS, LOCATED ON THE EAST SIDE OF PINE STREET NORTH OF HENRY SMITH ROAD, MORE PARTICULARLY DESCRIBED IN ATTACHMENT "A", LEGAL DESCRIPTION; SPECIFICALLY DESCRIBED IN ATTACHMENT "B" WRITTEN DESCRIPTION; AND ATTACHMENT "C" SITE PLAN; HILLIARD FLORIDA, NASSAU COUNTY PARCEL ID NO. 16-3N-24-0000-0021-0030; FROM AGRICULTURAL A-1 TO PUD, PLANNED UNIT DEVELOPMENT; PROVIDING FOR SEVERABILITY, REPEALER, AND SETTING AN EFFECTIVE DATE.**

**WHEREAS**, the property owner for the property consisting of approximately 9.87 acres, more or less, which is located on the east side of Pine Street north of Henry Smith Road and more particularly described in Attachment "A" Legal Description, Hilliard, FL, Nassau County Parcel ID No. 16-3N-24-0000-0021-0030, requested zoning change for the subject from A-1 Agricultural to PUD, Planned Unit Development ; and

**WHEREAS**, the owner has requested to rezone the property described in Attachment "A" Legal Description to PUD, Planned Unit Development to create the Holland Walk PUD; and

**WHEREAS**, the Town of Hilliard Planning & Zoning Board held a duly noticed Public Hearing on March 4, 2025, regarding the rezoning of the subject property to PUD, Planned Unit Development; and

**WHEREAS**, the Town of Hilliard Planning & Zoning Board, has reviewed the proposed rezoning of the subject property to PUD, Planned Unit Development and found it to be consistent with the Town's Comprehensive Plan and the Town's Code, and recommended approval to the Town Council of the rezoning of the subject property from A-1, Agricultural to PUD, Planned Unit Development, at their March 4, 2025, Regular Meeting; and

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

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

**SECTION 1. RECITALS.** The foregoing findings are true and correct and are hereby adopted and made a part hereof.

**SECTION 2. LEGAL DESCRIPTION.** The property with Nassau County Parcel ID No. 16-3N-24-0000-0021-0030, more particularly described in Attachment "A", Legal Description, is hereby rezoned from A-1, Agricultural, to PUD, Planned Unit Development to create the Holland Walk PUD:

**SECTION 3. PUD PLAN.** This Ordinance includes Attachment "B", Written Description and "C", Site Plan, for the Holland Walk PUD created by this Ordinance. Development of and uses within the PUD shall conform to the limitations and conditions set forth in this Ordinance and in the attached Written Description and Site Plan.

**SECTION 4. Recording.** The Town Clerk is authorized and directed to forward a certified copy of this Ordinance to the Clerk of the Circuit Court for recordation and to the Nassau County Property Appraiser to update any records as may be deemed necessary.

**SECTION 4. REPEALER.** Any Ordinances or parts thereof in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

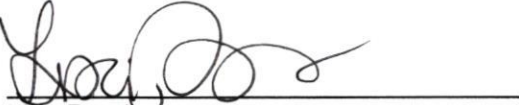
**SECTION 5. EFFECTIVE DATE.** This Ordinance shall take effect immediately upon its final adoption.

**ADOPTED** this 17<sup>th</sup> day of April, 2025, by the Hilliard Town Council, Hilliard, Florida.



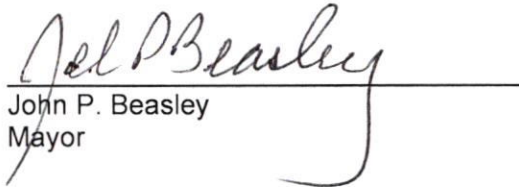
Kenneth A. Sims, Sr.  
Council President

ATTEST:



Lisa Purvis  
Town Clerk

APPROVED:



John P. Beasley  
Mayor

Planning & Zoning Board Publication:	February 12, 2025
Planning & Zoning Boards Signs Posted:	February 17, 2025
Planning & Zoning Board Public Hearing:	March 4, 2025
Town Council First Publication:	March 5, 2025
Town Council First Public Hearings:	March 20, 2025
Planning & Zoning Boards Report:	March 20, 2025
Town Council First Reading:	March 20, 2025
Town Council Second Publication:	March 26, 2025
Town Council Second Public Hearings:	April 17, 2025
Town Council Second & Final Reading:	April 17, 2025

**ATTACHMENT "A"**  
**LEGAL DESCRIPTION**

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4  
OF SECTION 16, TOWNSHIP 3 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA.**

**LESS AND EXCEPT ROAD RIGHT OF WAY CONVEYED IN OR BOOK 77, PAGE 42, AND  
OR BOOK 77, PAGE 44, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.**

**ATTACHMENT "B"**  
**WRITTEN DESCRIPTION**



**Holland Walk Planned Unit Development  
PUD Written Description  
April 4, 2025**

**I. PROJECT DESCRIPTION**

Intact Construction Management Group LLC (“Applicant”) proposes to rezone approximately 9.87 acres of property in the northeast quadrant of Pine Street and Henry Smith Road (the “Property”) from A-1 to Planned Unit Development (“PUD”) in the Town of Hilliard (the “Town”). The Property is owned by the Applicant and has Nassau County Parcel Identification No. 16-3N-24-0000-0021-0030. A legal description of the Property is attached as **Exhibit “A”**.

As set forth below, the PUD zoning district is being sought to provide for the development of the Property with as a residential development of a maximum of 28 residential lots (the “Project”). A preliminary conceptual site plan indicating the general layout of the site is attached to the PUD as **Exhibit “B”** (the “Conceptual Site Plan”). The Conceptual Site Plan is conceptual only and may be subject to change due to site characteristics, design, and engineering factors. The Conceptual Site Plan shows the locations of the proposed uses within the Property. The Project will allow for densities and intensities within the parameters of the proposed Medium Density Residential FLUM designation set forth in the Town of Hilliard Comprehensive Plan 2040.

The Applicant will provide access roads and drives, utilities, recreational facilities and other infrastructure to serve the PUD. Unless specified otherwise in this PUD text and the PUD ordinance approving the same, the Project will comply with applicable provisions of the Town of Hilliard Zoning and Land Development Regulations (hereafter, “LDR” or the “Code”). All references herein to the Applicant shall include the Applicant’s successors and assigns.

**II. USES AND RESTRICTIONS**

**A. Permitted Uses:** The development will be constructed in an orderly manner, and the allowable uses shall be as follows: a maximum of 28 residential dwelling units and related amenities and facilities which residential units may include single-family dwelling units and attached single-family dwelling (townhomes and/or duplexes). In addition, all typical residential accessory and ancillary uses will be allowed as outlined in the LDR and provided herein. Temporary construction/sales trailers may be utilized and placed on the Property until completion of the development. Model homes may be constructed within the development. Upon approval of the construction plans for the infrastructure improvements within the PUD, the Applicant may seek and obtain building permits for the construction of up to three (3) model homes within the PUD. The model homes may be constructed during construction of related infrastructure and may include real estate services, sales activities, administration, and construction offices within the model homes. Associated parking for the model homes and sales offices may be located within the driveway or adjacent to the model homes.

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

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

### III. DESIGN GUIDELINES

#### A. Lot Requirements:

##### Single-Family Homes:

Minimum Lot Width	60 feet
Minimum Lot Depth	110 feet
Minimum Lot Area	6,600 square feet
Maximum Height	35 feet from established grade
Minimum Setbacks	Front 25 feet, Rear 10 feet, Side 5 feet, Corner Lots 15 feet
Maximum Lot Coverage	60%

##### Attached Single-Family Homes (Townhome/Duplex):

Minimum Lot Width	37 feet
Minimum Lot Depth	95 feet
Minimum Lot Area	3,515 square feet
Maximum Height	35 feet from established grade
Maximum Lot Coverage	50%

## Minimum Setbacks

For attached units, the setbacks shall apply to the building and not the individual unit or platted lot.

Front 20 feet, 15 feet to front façade. Lots having second frontage shall have a setback of 15 feet for the second frontage. Side 0 feet for units that will share an internal wall and 5 feet for end units. Rear 10 feet, providing a minimum 5-foot setback is maintained for accessory structures, including screen enclosures.

The Project will be constructed in five (5) years in one (1) or more phases. Construction will be commenced within three (3) years of approval of this PUD and shall be completed within five (5) years. For purposes of this PUD, "commencement" shall mean securing approved construction drawings. "Completion" shall be defined as the installation of horizontal infrastructure and Town approval of as-builts. Upon request from the Applicant, the Town Council may extend the commencement period by an additional one (1) year for good cause. For purposes of clarification, the commencement and completion periods shall also be subject to any statutory extensions including, without limitation, Section 252.363, Florida Statutes.

The Conceptual Site Plan indicates the preliminary, general layout for the PUD for construction of the development. The location and size of all lots, roads, Project entrances, recreation/open space and other areas shown on the Conceptual 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 between a garage and driveway paved to the roadway for each residential unit. For purposes of clarification, it is intended that the attached single-family dwelling units (townhomes and duplexes) will have a single car garage. The Applicant also intends to provide additional parking near the Neighborhood Park/Recreation area as shown on the Conceptual Site Plan. The PUD shall comply with applicable off-street parking and loading requirements of the LDRs.
- b) **Vehicular Access/Interconnectivity:** The Conceptual Site Plan depicts preliminary vehicular circulation system and shows all points of connection with public rights-of-way. Access to the Property will be provided via two (2) points of connection, both off of Pine Street as depicted on the Conceptual Site Plan, it being



intended that the southernmost point of connection will be the entrance, and the northernmost point of connection shall be the exit of the Project. The internal streets shall be designed and constructed with a minimum 50-foot right-of-way, curb and gutter, potable water and sanitary sewer treatment and collection systems. The roads within the Project shall be privately owned and not dedicated to the Town, and maintenance thereof shall be maintained by the Applicant and/or a homeowners' association ("HOA"). It is the intent of the Applicant that the access drive and/or exit drive into and leaving the Project may include security gate(s) with a common area at the entrance as shown on the Conceptual Site Plan. The Applicant will coordinate with Nassau County to obtain approval of the road connections to Pine Street and any related requirement for turn lanes warranted by the Project. Future connectivity to properties to the north and south shall be provided as shown on the Conceptual Site Plan.

- c) **Pedestrian Access and Streetlights:** Pedestrian circulation will be provided via sidewalks that are a minimum width of five (5) feet. Sidewalk will be located on one side of all internal rights-of-ways within the Project, which locations are depicted on the Conceptual Site Plan. In addition, sidewalks will be located on one side of Pine Street. All pedestrian accessible routes shall meet the requirements of the LDR, Florida Accessibility Code for Building Construction ("FACBC") and Americans Disability Act Accessibility Guidelines ("ADAAG") established by Florida law and 28 CFR Part 36. Common area sidewalks located along any parks, ponds and open space will be constructed during the roadway construction phase. Streetlights will be purchased and installed at the Applicant's expense.

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

**D. Landscaping:** Landscaping for the Project shall be provided in accordance with Article XI and Article XII Trees, LDR.

**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 Conceptual Site Plan provides more than 20% open space which is comprised of the pond area, recreation areas, and natural areas. The Applicant intends to dedicate all recreation areas to the HOA for active and passive recreation uses. Active recreation uses may include, at the Applicant's sole discretion, a playground, tot lot, open sports field area, walking trails, community garden, and similar uses.

#### **F. Utilities:**

- a) **Potable Water/Sanitary Sewer:** Existing water lines are located within Pine Street across from the Project. Wastewater shall consist of an internal master pump station complete with a standby emergency generator. The Project will connect to the sanitary force main located north of Pine Street. This work will be installed by the Applicant and no public funds shall be needed for the provision of new infrastructure. The onsite lift station serving the Property shall include a standby emergency generator (diesel). Prior to the date that is ninety (90) days following buildout of the Project, the Applicant shall have the option to dedicate the lift station and standby emergency generator to the Town; provided, that if the lift station remains privately owned and not dedicated to the Town, maintenance thereof shall be maintained by the Applicant and/or a HOA. If the Applicant dedicates the lift station and standby emergency generator to the Town, the Applicant acknowledges it shall be required to enter into a memorandum of understanding or other acknowledgment with the Town to ensure the Town is not responsible for damages and losses within the Property resulting from periods when the emergency generator is offline due to routine maintenance or repair and there is a power outage event.
- 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. In addition, the Applicant shall provide one of the following options to address existing hydrant flow and pressure deficiency that exists at the south end of Pine Street, which option shall be selected by the Applicant during the preliminary plat and final development plan approval process and shall be subject to the Town's approval as part of said preliminary plat and final development approval applications.

Option 1: Hydrant Well System or Private System. A hydrant well to supplement water availability and improve system efficiency. The hydrant well must be designed according to NFPA 24 and provide a minimum fire flow of 500 GPM at 20 PSI (pounds per square inch)



for one and two-family dwellings with proper spacing and accessibility to meet firefighting requirements. The private well would be protected from power outages by connection to the lift station generator. To the extent the Applicant provides a private water system for fire protection, the Applicant retains the right to utilize the private water system and well to serve as irrigation for the Project, whether for irrigation for individual dwelling units and/or common areas. Any private system may be privately owned (in which case it would be maintained by the Applicant and/or the HOA); provided, that at such time the hydrant flow and pressure deficiency at the south end of Pine Street is corrected and resolved, the Applicant (or HOA, as applicable) may choose to dedicate the system to the Town.

Option 2: Individual Residential Fire Suppression or Sprinkler System. Installing individual sprinkler inside each home to ensure localized fire protection and safety compliance according to NFPA 13D standards. Each individual sprinkler system would be maintained by the individual lot owner. Water meters for this system would need to be upsized to obtain the required gallons per minute of flow.

- d) **Solid Waste:** Solid waste will be handled by the licensed franchisee in the area.

**G. Wetlands/Environmental:** The Property contains approximately 0.14 acres of jurisdictional wetlands as depicted on the Conceptual Site Plan, all of which will be retained to preserve and enhance the natural attributes of the Property. Appropriate buffers will be provided as required by the LDR and St. Johns River Water Management District ("SJRWMD") requirements, which upland buffers are depicted on the Conceptual Site Plan.

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

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

**I. Homeowners' Association Restrictions:** The Applicant shall establish a not-for-profit HOA for the residential portion of the PUD prior to the sale of any lots. Membership shall be mandatory for all lot owners. The HOA shall own and be responsible to manage and maintain the roads, all residential common areas, open spaces, recreational areas, and enforce the covenants

and restrictions of the community to be recorded in the Public Records of Nassau County, Florida. The covenants and restrictions shall notify all property owners that they are living in a Planned Unit Development and shall run with the land in order to protect both present and future property owners within the development.

#### **IV. ADDITIONAL CONDITIONS**

1. In coordination with the Nassau County School District, the Town, 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. The Applicant shall coordinate with the Nassau County School District on the location of the school bus stop and waiting area during the preliminary platting process.

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



**ATTACHMENT "C"**  
**SITE DEVELOPMENT PLAN**

