

# TOWN OF HILLIARD



## COMPREHENSIVE PLAN 2040

### Goals, Objectives, and Policies

Adopted 3/4/2021  
Amended 8/17/2023





**COMPREHENSIVE  
PLAN  
2040**

**Future Land Use Element**



**COMPREHENSIVE  
PLAN  
2040**

**Future Land Use Element**

## **FUTURE LAND USE ELEMENT**

### **Goal A.1**

Hilliard shall manage future development with balanced growth through the implementation of land use policies that improve the quality of life and maintain small town character of Hilliard.

### **Objective A.1.1**

Hilliard shall regulate future land use and development through the a implementation of the land development regulations.

### **Policy A.1.1.1**

The Town of Hilliard shall not issue a building permit or other development order unless the required public facilities and services will be provided concurrent with the impact of development or that infrastructure and services are in place.

### **Policy A.1.1.2**

The Town shall maintain land development regulations which contain specific and detailed provisions required to implement the Comprehensive Plan, including subdivision regulations with road and sidewalk design specifications, drainage requirements and plat approval procedures; signage size, location, height, colors and materials; land use densities, type of use, and buffering requirements.

### **Policy A.1.1.3**

Land development regulations shall 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”.

##### **1. Low Density Residential**

Provides for a range of densities of two or fewer dwelling units per acre for single family development.

##### **2. Medium Density Residential**

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

##### **3. High Density Residential**

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

B. Main Street Commercial

Land designated for Main Street Commercial use is intended for activities that are predominately associated with the sale or the performance of services, including healthcare and other professional services on a neighborhood 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.

D. 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.

E. 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.

F. 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.

#### G. 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.

#### H. 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 Institutional may include churches, schools, hospitals, nursing homes, assisted living facilities, memory care, independent senior living facilities, and other facilities licensed by the State of Florida under private or not for profit ownership that serve the general public. Supportive uses including neighborhood related commercial, retail and professional offices allowed in the MSC, Main Street Commercial/C-N zoning Districts may also be permitted as part of a planned unit development zoning for the Institutional development. Supportive uses are limited to 30% of the square footage of the institutional structures. Institutional land use will be permitted an intensity of use up to 50 percent of lot/parcel coverage not to include parking or drainage facilities. The building height shall not exceed 35 feet.

#### Mixed Use

Lands designated in this category are those used for a planned development with a combination of residential and commercial development that promotes 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

Maintain in the land development regulations provisions mandating that all required infrastructure improvements be constructed and accepted to meet LOS standards before or concurrent with the impact of development.

#### Policy A.1.1.5

Planned Unit Developments (PUDs) shall be encouraged and included in the Land development regulations.

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.

Policy A.1.1.7

The Town shall review all Town codes to ensure that an acceptable level of service is maintained.

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

Hilliard shall regulate the location of future land use and development with regard to topography and soil conditions.

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 shall review all subdivision applications for development compatibility with topography, soil conditions, and natural resources as well as compliance with existing subdivision 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.

Policy A.1.2.4

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

Policy A.1.2.5

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.

Objective A.1.3

The Town shall promote property maintenance through code enforcement activities.

Policy A.1.3.1

The Town shall adopt a Property Maintenance Code to ensure that structures are safe, sanitary and fit for occupancy.

Policy A.1.3.2

The Code Enforcement Officer shall monitor the structures in Hilliard for signs of deterioration and substandard buildings 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 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 method 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 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

Maintain provisions in the Land Development Regulations that restrict the expansion of nonconforming land uses and structures.

Policy A.1.4.2

The Town shall discourage the issuance of variances, or other permits to nonconforming land uses or take any other action that may prolong their existence as a nonconforming land use.

Objective A.1.5

The Town shall coordinate development with Nassau County 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 on the siting of "Locally Undesirable Land Uses" (LULUs) within two (2) miles of the Town's boundaries and develop procedures for reviewing such cases.



Objective A.1.6

The Town shall protect natural resources from destruction by development.

Policy A.1.6.1

Land uses within the 200-foot perimeter of the Town's wellheads will be restricted to low density residential or low intensity commercial use. 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.1.6.2

The Town shall require that all applicable environmental permits are issued by appropriate governmental agencies prior to any development that will impact wetlands.

Policy A.1.6.3

Hilliard shall also develop and adopt tree and land clearing ordinances.

Policy A.1.6.4

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.

Objective A.1.7

The Town shall protect historical resources from destruction or degradation by development.

Policy A.1.7.1

The Town shall 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.1.7.2

The Town Council shall encourage the preservation of identified historic resources and protect them from encroachment by development through the adoption of an ordinance protecting historic properties in Hilliard.

Objective A.1.8

The Town shall encourage development of infill lots on existing paved streets and in areas already served with water and sewer facilities.

Policy A.1.8.1

The Town shall issue building permits when state, county, and local criteria are met.

Objective A.1.9

The Town shall ensure that utility facility sites are available for existing and future development.

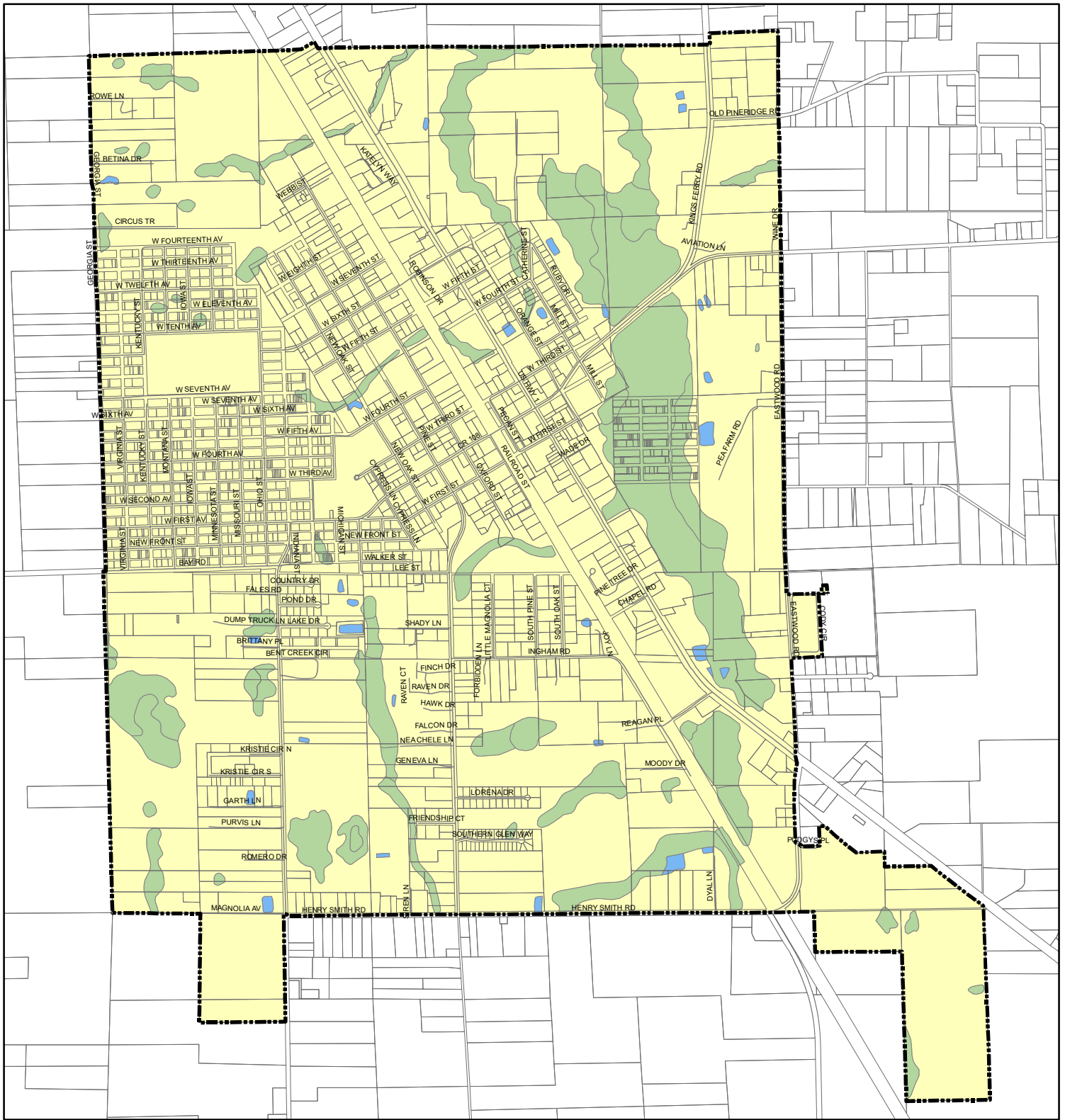
Policy A.1.9.1

The Hilliard Town Council shall review the Town's future needs for public facilities annually through the budgetary process.

Policy A.1.9.2

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.



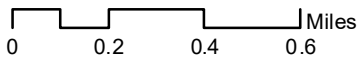


# Wetlands

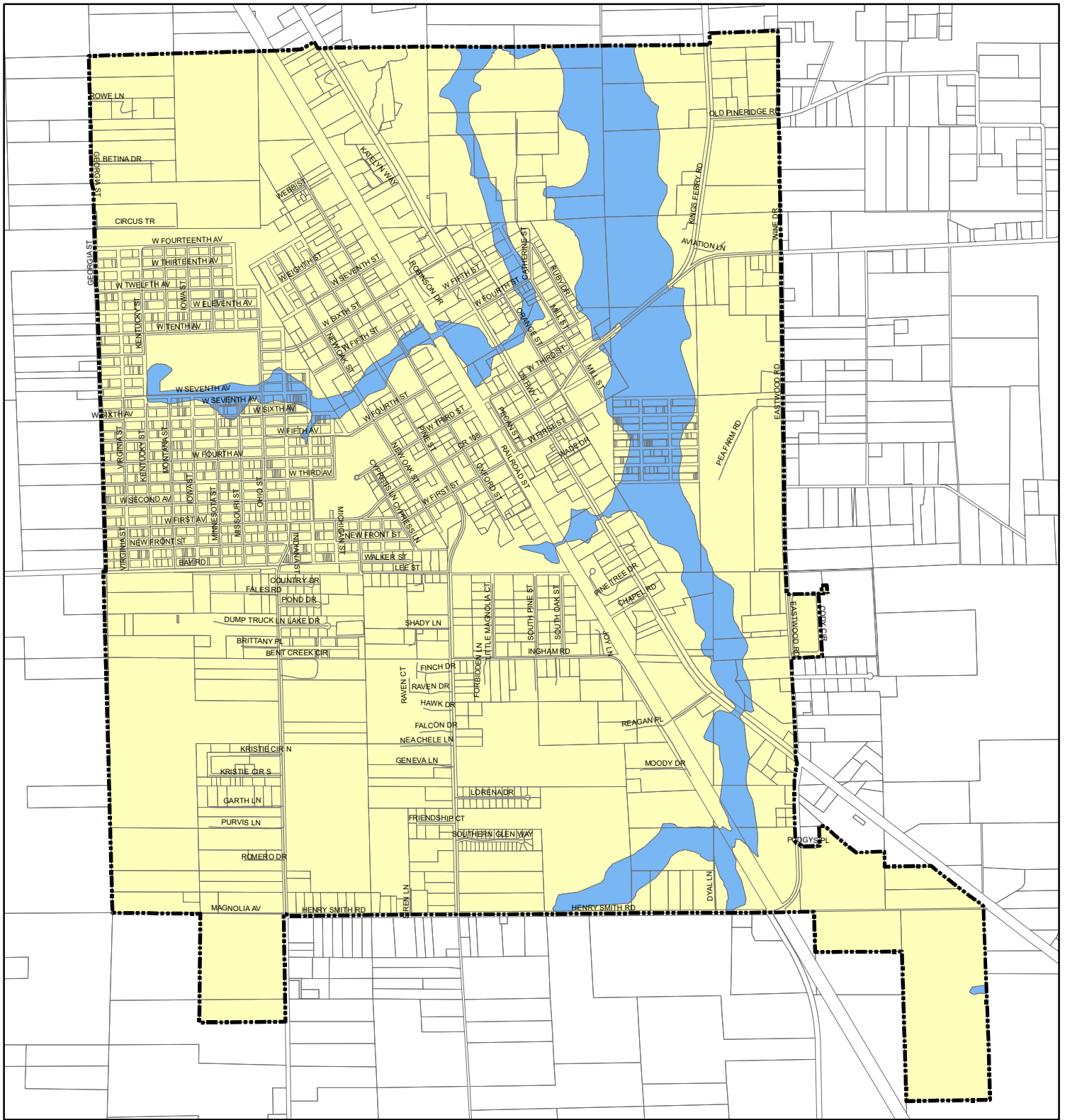
# Town of Hilliard

## Legend

- WATER
- VEGETATED WETLANDS
- UPLANDS
- TownBoundary



3/31/2020



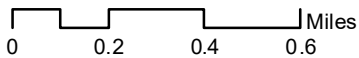
# Flood Zone

# Town of Hilliard



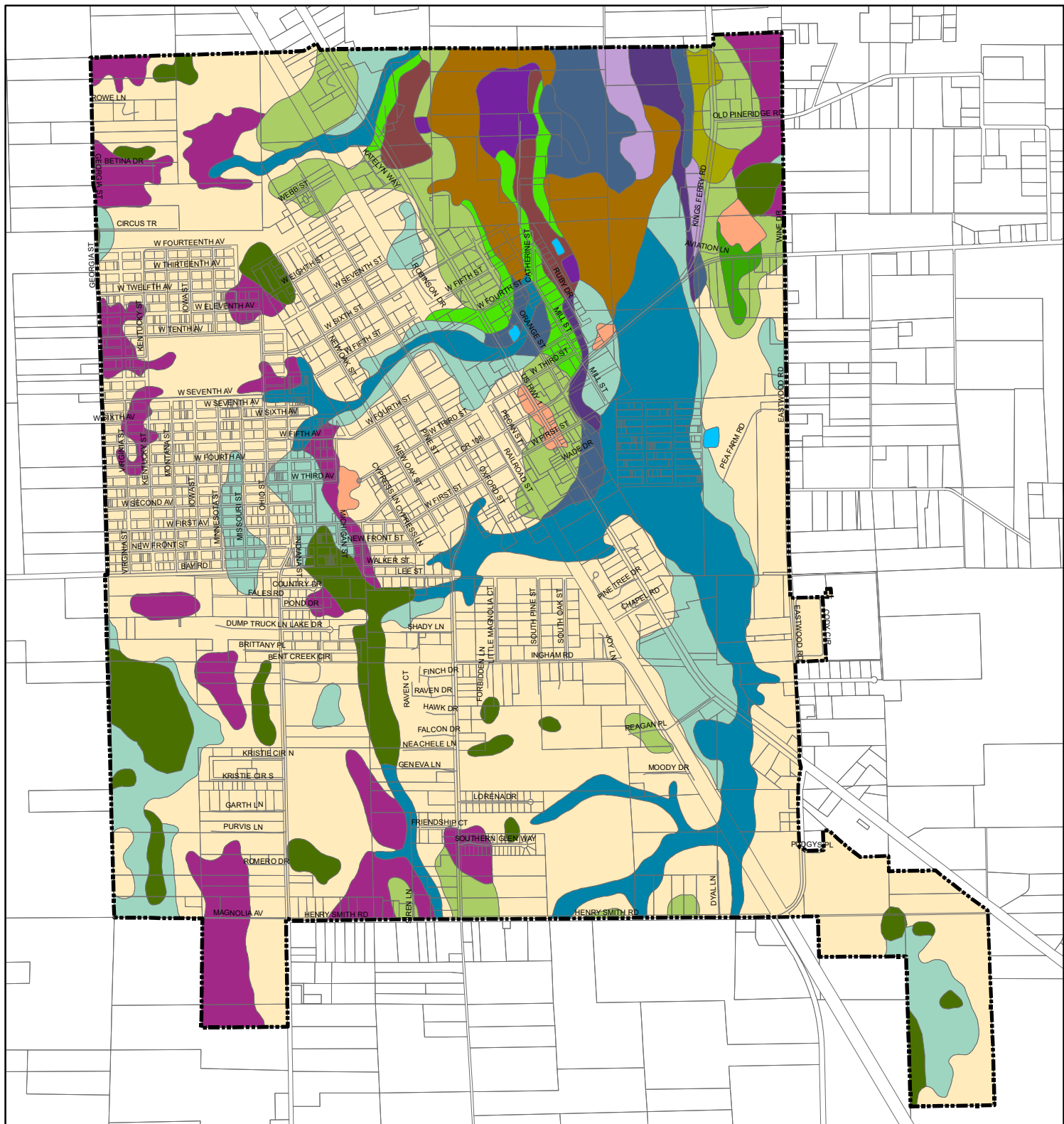
## Legend

- Zone A - Special Flood Hazard Area
- Zone X - Minimal Flood Hazard
- Town Boundary



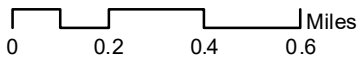
3/31/2020





# Soil Types

# Town of Hilliard

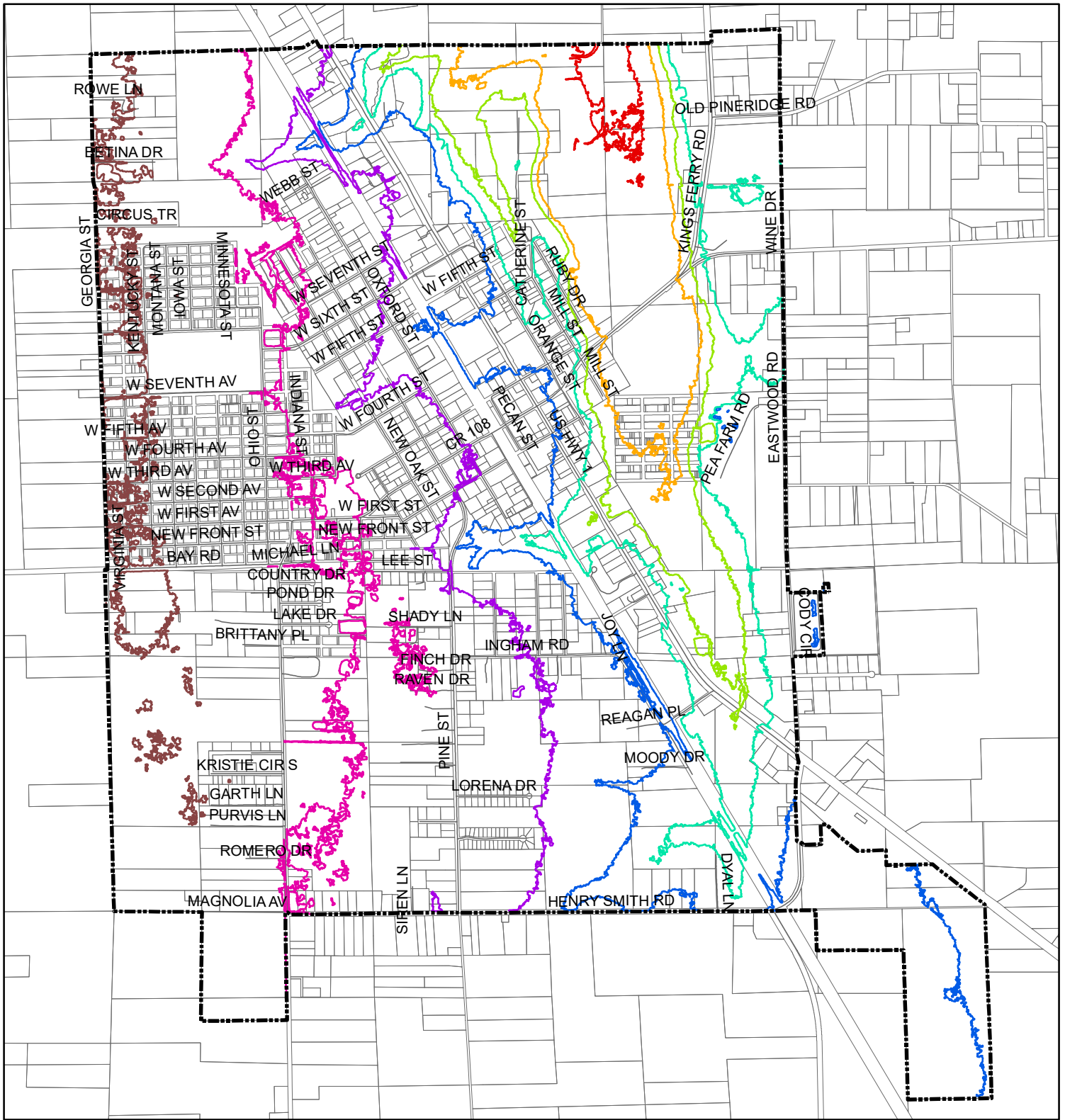


**Legend**

<span style="color: orange;">■</span> ALBANY	<span style="color: lightorange;">■</span> ELLABELLE	<span style="color: darkblue;">■</span> MEADOWBROOK
<span style="color: lightpurple;">■</span> AQUALFS	<span style="color: darkgreen;">■</span> EVERGREEN	<span style="color: mediumpurple;">■</span> RIDGEWOOD
<span style="color: yellow;">■</span> BLANTON	<span style="color: blue;">■</span> GOLDHEAD	<span style="color: darkblue;">■</span> RUTLEGE
<span style="color: lightgreen;">■</span> BOULOGNE	<span style="color: lightblue;">■</span> HURRICANE	<span style="color: orange;">■</span> URBAN LAND
<span style="color: mediumpurple;">■</span> BUCCANEER	<span style="color: lightpurple;">■</span> KINGSFERRY	<span style="color: blue;">■</span> WATER
<span style="color: darkpurple;">■</span> CENTENARY	<span style="color: purple;">■</span> LEON	<span style="border: 1px dashed black; display: inline-block; width: 1em; height: 1em;"></span> Town Boundary



3/31/2020

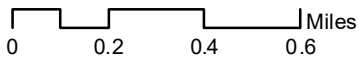


# Topography

# Town of Hilliard

## Legend

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



3/31/2020



**COMPREHENSIVE  
PLAN  
2040**

**Transportation Element**

## **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**

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 D for 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 operational improvements 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 investigate road assessment fees as a method to fund road construction improvements to existing Town roads and will require developers to improve roads affected by developments.

#### **Policy B.1.1.4**

The Town shall provide input to the North Florida TPO's Transportation Improvement Program (TIP), with priorities for candidate projects consistent with the Comprehensive Plan.

#### **Policy B.1.1.5**

The Town will continue to develop a road paving program in order that existing unpaved roads are paved according to prioritized needs based on traffic.

#### **Policy B.1.1.6**

Develop procedures for street closures for community festivals.

### **Objective B.1.2**

The Town shall 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 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.

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 when the impacts of development occur.

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 for access management.

Policy B.1.2.5

The Land Development Regulations 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.

Objective B.1.3

The Town shall coordinate with the North TPO, FDOT, and Nassau County for an integrated, cost effective transportation system by reviewing all planned improvements.

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 the North Florida TPO plans on their consistency with this element.

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 and submit written comments to the 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

The Town shall establish procedures to protect existing right of ways in Hilliard.

Policy B.1.4.1

The Town shall adopt a right-of-way protection ordinance coordinated with the Traffic Circulation Element, North Florida TPO, FDOT, and Nassau County.

Policy B.1.4.2

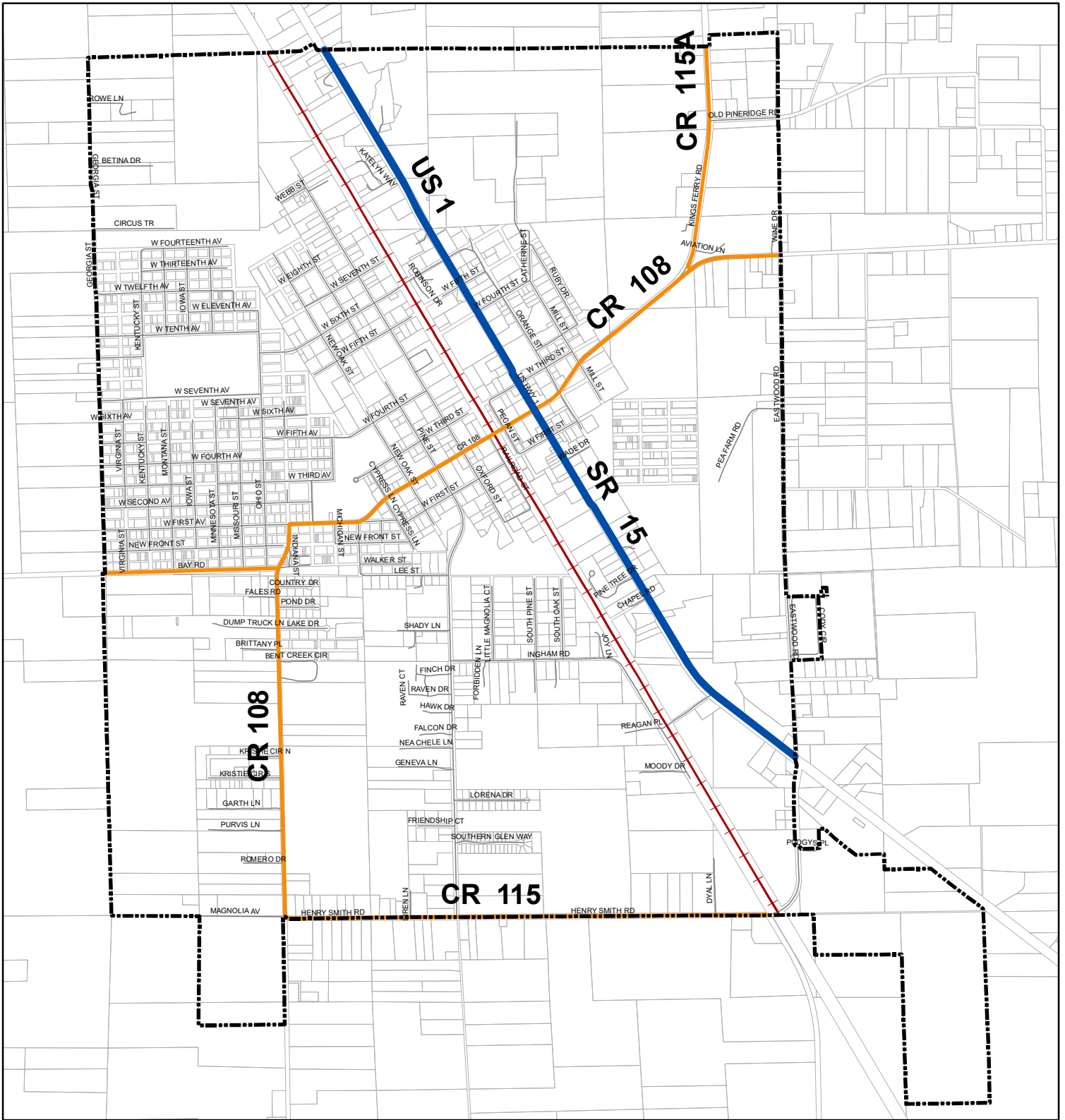
The Town shall or protect rights-of-way through the use of building setbacks, donation/dedication of right-of-way by developers, and a right-of-way protection ordinance.

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.

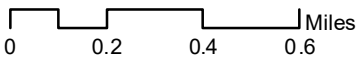


# Future Transportation

# Town of Hilliard

## Legend

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



3/31/2020



**COMPREHENSIVE  
PLAN  
2040**

**Housing Element**

## HOUSING ELEMENT

### Goal C.1

Assure adequate housing 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 information on land use, permitting, and zoning to local builders and developers to assist in the development of affordable housing opportunities.

#### Policy C.1.1.2

The Town shall maintain Land Development Regulations that encourage the development of a variety of housing choices through the use of innovative land development techniques such as zero lot line and planned unit development to promote affordable housing.

### Objective C.1.2

The Town shall coordinate with the Nassau County SHIP program to provide adequate and affordable housing for existing and projected population; and households with special needs.

#### Policy C.1.2.1

Hilliard shall coordinate with Nassau County SHIP to support their efforts in the implementation of delivery of affordable housing.

### Objective C.1.3

The Town shall promote the conservation and rehabilitation of existing housing in Hilliard and the demolition of substandard dwelling units in the Town.

#### Policy 1.3.1

The Town shall adopt the Property Maintenance Code for use by code enforcement.

### Objective C.1.4

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

#### Policy C.1.4.1

The Town's zoning regulations will allow group homes and foster care facilities, consistent with the Florida Statutes.

### Objective C.1.5

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 increase code enforcement activities.

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 adopt an ordinance to protect historic housing.

Objective C.1.8

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

Policy C.1.8.1

The Town shall continue to issue a Certificate of Occupancy in the building permit process.



**COMPREHENSIVE  
PLAN  
2040**

**Public Facilities Element**

## 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

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
B. Sanitary Sewer	130 gallons per capita per day
C. Solid Waste Design Capacity	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, including in existing developed areas. The stormwater treatment system or systems must provide a level of treatment which meets the requirements of Chapter 40C-42 Florida Administrative Code. 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. Infill residential development within improved residential areas must ensure that its post development stormwater runoff will not degrade receiving water bodies and their water quality. Development and redevelopment projects which are not exempt from the St. Johns River Water Management District permitting requirements must also meet the requirements of Chapter 40, F.A. C.
3. Wetland Stormwater Discharge Permits for wetland stormwater discharge shall follow F.A.C. Chapter 17.



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

The Town of Hilliard shall take measures to coordinate the extension of, or increase of, facilities to meet future needs.

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.

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

The Town shall require the use of existing potable water or wastewater treatment facilities.

Policy D.3.1

The Town shall require any applicant for development to connect to existing potable water lines or extend the lines to serve the development.

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.

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 improvements.

Objective D.1.5

The Town shall undertake the projects to meet projected demands through the 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

The Town shall work with developers and landowners 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.1.5.3

Extensions of the potable water distribution system shall have sufficient capacity to provide at 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

The Town shall implement a program to reduce the level of potable water by implementing water conservation.

##### Policy D.1.6.1

The Town shall alert water customers of wasteful water usage and encourage responsible and practical use of the water system by maintaining 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 Code, which 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

The Town shall protect surface water bodies by enforcing measures concerning septic tanks.

Policy D.2.1.1

The Town shall ensure that septic tanks are properly sited and that building permits are not issued until a permit for a septic tank has been issued.

Policy D.2.1.2

The Town shall alert the Nassau County Department of Health to signs of improper septic tank operations within the Town limits.

Policy D.2.1.3

No septic tank shall be constructed within 1000 feet of the sewer line.

Policy D.2.1.4

The Town shall maintain policies which 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 Protection.

Objective D.2.2

The Town shall maintain flood protection regulations, which will also protect the Toomer Branch and its tributaries from pollutants.

Policy D.2.2.1

The Town shall complete a drainage study, as part of a infrastructure master plan, which 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

Policy D.2.2.2

The Town shall coordinate with FDOT and Nassau County for routine maintenance of the ditches.

Policy D.2.2.3

The Town shall ensure that buffers of native vegetation adjacent to water bodies and wetlands are maintained as required by permits issued.

Policy D.2.2.4

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 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 for dredge and fill, stormwater, and drainage are secured.

Policy D.2.2.6

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

Policy D.2.2.7

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

Objective D.2.3

The Town residents shall contract with licensed solid waste providers to meet their needs for safe and sanitary disposal of solid waste.

Policy D.2.3.1

The Town shall continue to allow residents to select the solid waste providers of their choice.



**COMPREHENSIVE  
PLAN  
2040**

**Conservation Element**

## CONSERVATION ELEMENT

### Goal E.1

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

### SURFACE WATERS

#### Objective E.1.1

The Town shall protect the quality and quantity of surface waters entering Toomer Branch and its associated tributaries by assuring all development meet minimum state and Water Management District standards.

#### Policy E.1.1.1

Septic tanks shall be prohibited in areas where soils are hydric and are not suited for septic tanks.

#### Policy E.1.1.2

The Town should provide adequate drainage of storm waters and seek funding to minimize water pollution from runoff pollutants.

#### Policy E.1.1.3

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

#### Policy E.1.1.4

The Town shall not issue a building permit until permits from 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.1.2

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.1.2.1

Hilliard shall maintain policies for the conservation of water during emergencies (water shortages), as declared by the St. Johns River Water Management District (SJRWMD).

#### Policy E.1.2.2

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

#### Policy E.1.2.3

The Town shall seek grant funds to rehabilitate and/or replace deteriorated water lines thereby reducing any unaccounted loss of water through leakage.

Policy E.1.2.4

The Town shall alert water customers of wasteful water usage and encourage responsible and practical use of the water system.

Policy E.1.2.5

The Town shall maintain a 200-foot perimeter for control of land use adjacent to the Town's wellfield 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.

## FLOODPLAIN

Objective E.1.3

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

Policy E.1.3.1

The minimum first floor level shall be 1 foot above the FEMA 100 year floodplain elevation.

Policy E.1.3.2

Hilliard shall maintain in the Land Development Regulations provisions that limit variances on construction in floodplain areas.

Policy E.1.3.3

The Town shall implement a routine maintenance program for all ditches, based on available funding.

Policy E.1.3.4

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

## WETLANDS

Objective E.1.4

The Town shall ensure the conservation, appropriate use, and protection of its wetland resources.

Policy E.1.4.2

Hilliard shall require permits from the DEP, SJRWMD and/or the Corps of Engineers that require upland vegetated buffers for preserved wetlands within new developments.

Policy E.1.4.3

Dredge and fill not be permitted in wetlands, unless permitted by the DEP, SJRWMD and/or the Corps of Engineers.

## SOIL EROSION

Objective E.1.5

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

Policy E.1.5.1

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

Policy E.1.5.2

Land Development Regulations will maintain provisions to require the use of erosion control practices in new construction to reduce soil erosion from wind and water.

## VEGETATION AND WILDLIFE

### Objective E.1.6

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.1.6.1

Hilliard shall require the inventory and protection of listed species of plants and animals for developments over 50 acres.

### Policy E.1.6.2

The Town shall adopt tree protection and landscape ordinance.





**COMPREHENSIVE  
PLAN  
2040**

**Recreation and Open Space  
Element**

## 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

The Town shall continue to adequately and efficiently maintain the parks and recreation facilities and ensure public access to recreation sites.

### Policy F.1.1.1

The Town shall maintain the following of the level of service standards for recreation.

Facility	Use or Measure	Population Service Design
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 budgeting and management and seeking grant funds for upgrades, expansion, and programming.

### Policy F.1.1.3

The Town shall promote recreational opportunities that promote ecotourism.

### Policy F.1.1.4

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

### Policy F.1.1.5

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.1.1.6

The Town shall promote festivals and events in Hilliard.

### Objective F.1.2

The Town shall ensure the provision of open space as a component of development.

### Policy F.1.2.1

The Town shall maintain in the land development regulations provisions for the protection of open space, as well as the provision and use of open space for buffering between land uses

### Objective F.1.3

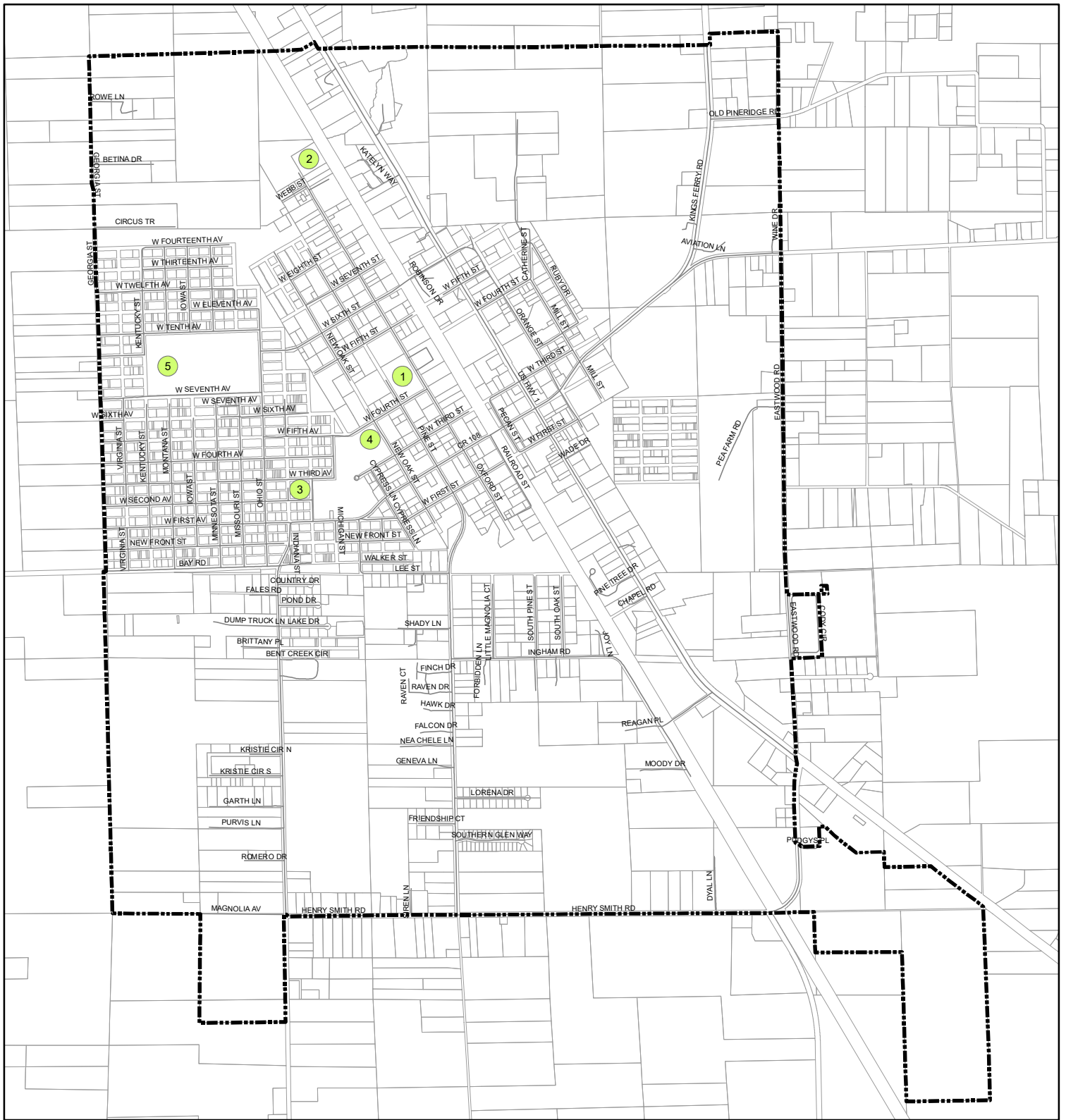
The Town shall establish a coordination mechanism for public and private resources to meet recreation demands.

Policy F.1.3.1

The Town shall coordinate with the Nassau County Board of County Commissioners and the Nassau County School Board to ensure cooperation in meeting recreational needs for facilities and programs.

Policy F.1.3.2

The Town shall encourage developers of future projects to promote clustering to provide open space within proposed development.



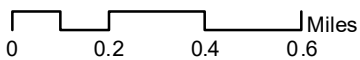
# Recreation

# 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



**FLEET & ASSOCIATES**  
ARCHITECTS/PLANNERS, INC.

3/31/2020



**COMPREHENSIVE  
PLAN  
2040**

**Intergovernmental  
Coordination Element**

## INTERGOVERNMENTAL COORDINATION ELEMENT

### Goal G.1

The Town shall improve coordination with Nassau County 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 which establishes specific coordination activities to occur between each of the local governments on a regular basis.

#### Policy G.1.1.1

The Town Council shall annually, during the budgetary process, discuss intergovernmental issues such as police and fire protection and make recommendations to the respective government agencies to improve services.

#### Policy G. 1. 1. 2

The Town Council shall participate in intergovernmental coordination activities with other governmental, public, and private entities, to include DEP, DOT, SJRWMD, the Nassau County School Board, and the Nassau County Sheriff's Office.

#### Policy G.1.1.3

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

### Objective G.1.2

The Town shall adopt procedures to coordinate its Comprehensive Plan amendments with plans of Nassau County.

#### Policy G.1.2.1

The Town shall participate in review and adoption of comprehensive plan 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 amendments for review.

#### Policy G.1.2.4

The Town shall establish formal procedures for using the Northeast Florida Regional Council in resolving conflicts with Nassau County regarding land use and the protection of natural resources.

#### 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 Nassau County to ensure that Comprehensive Plan amendments are consistent with the land use and development programs of Nassau County.

Objective G.1.3

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 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

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.



**COMPREHENSIVE  
PLAN  
2040**

**Capital Improvement  
Element**



## CAPITAL IMPROVEMENT ELEMENT

### Goal H.1

To provide the necessary capital facilities 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.

#### Policy H.1.1.1

Prepare a infrastructure master plan that identifies all current deficiencies and outlines a phased and coordinated plan for improvements.

#### Policy H.1.1.2

Include all identified facility needs 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

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.

#### Policy H.1.2.1

Review and rank the need for new and public infrastructure annually, during the budget process.

#### Policy H.1.2.2

The Town Council shall review proposed capital projects annually.

#### Policy H.1.2.3

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

#### Policy H.1.2.4

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.1.2.5

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.

### 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

All new developments 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 to assure 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 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 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

Maintain in the Land Development Regulations provisions to obtain fair share exaction or impact fees from developers 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.

Goal H.4

All new and existing construction shall meet the required level of service standards.

Objective H.4.1

The 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.

Policy H.4.1.1

The Town of Hilliard shall not issue a building permit or other development unless the standards for sanitary sewer and wastewater treatment levels of service are met.

Policy H.4.1.2

Existing septic tanks situated feet on a collector sewer line shall be required to hook up.

Objective H.4.2

The level of service standards for the Town of Hilliard for solid waste shall be the equivalent of 5.3 pounds per capita per day.

Policy H.4.2.1

The Town of Hilliard shall allow residents and businesses to contract directly with solid waste providers.

Policy H.4.2.2

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

Objective H.4.3

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, including in existing developed areas. The stormwater treatment system or systems must provide a level of treatment which meets the requirements of Chapter 40C-42, 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. 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-40.
3. Wetland Stormwater Permits for Wetland stormwater discharge shall follow Chapter 17 F.A.C .

Policy H.4.3.1

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

Objective H.4.4

The level of service standards to be met for potable water shall be a rate of 115 gallons per capita per day.

Policy H.4.4.1

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

Objective H.4.5

The level of service standards for recreation are:

<u>Facility</u>	<u>Use or Measure</u>	<u>Population Service Design</u>
Recreation Center/Gym	1	8,000
Swimming pools	1	8,000
Fields	1	3,000
Courts	1	2,000
Playgrounds	1	1,500

Policy H.4.5.1

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

Objective H.4.6

The level of service standard for all roadways shall be D.

Policy H.4.6.1

The Town of Hilliard shall not issue a building permit or other development order, where the level of service standard for roadways within the Town are not met.

# Town of Hilliard



## Water Supply Facilities Work Plan

---

### Infrastructure Element

### Appendix A

*(2020-2040)*

Prepared by:



## **Introduction**

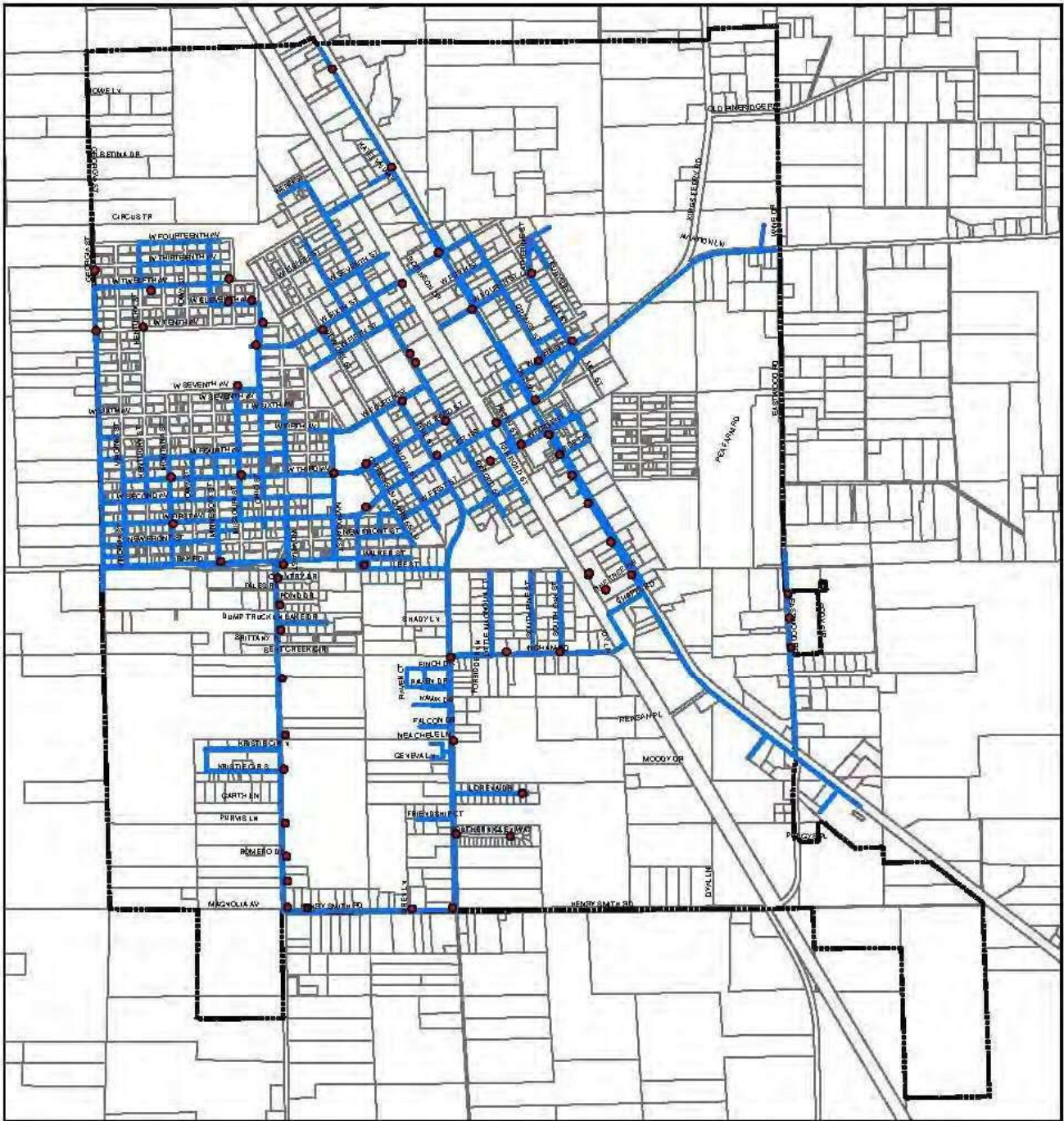
The St. Johns River Water Management District's (SJRWMD's) North Florida Water Supply Plan (NFRWSP) identifies the Town of Hilliard (Town) as being within a Water Resource Caution Area (WRCA). Therefore, in accordance with Section 167.3177(6)(c), Florida Statutes (F.S.), the Town is required to adopt 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**

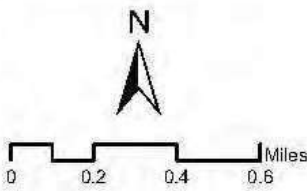
### **Public Supplier and Potable Water Service Agreements**

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.



Potable Water

Town of Hilliard



**Legend**

- Water Lines
- Water Hydrant
- Town Boundary

**FLEET & ASSOCIATES**  
ARCHITECTS/PLANNERS, INC.

3/31/2020

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<sup>[SF1]</sup>. ~~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*

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

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

<sup>2</sup> Ibid.

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

<sup>4</sup> 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:

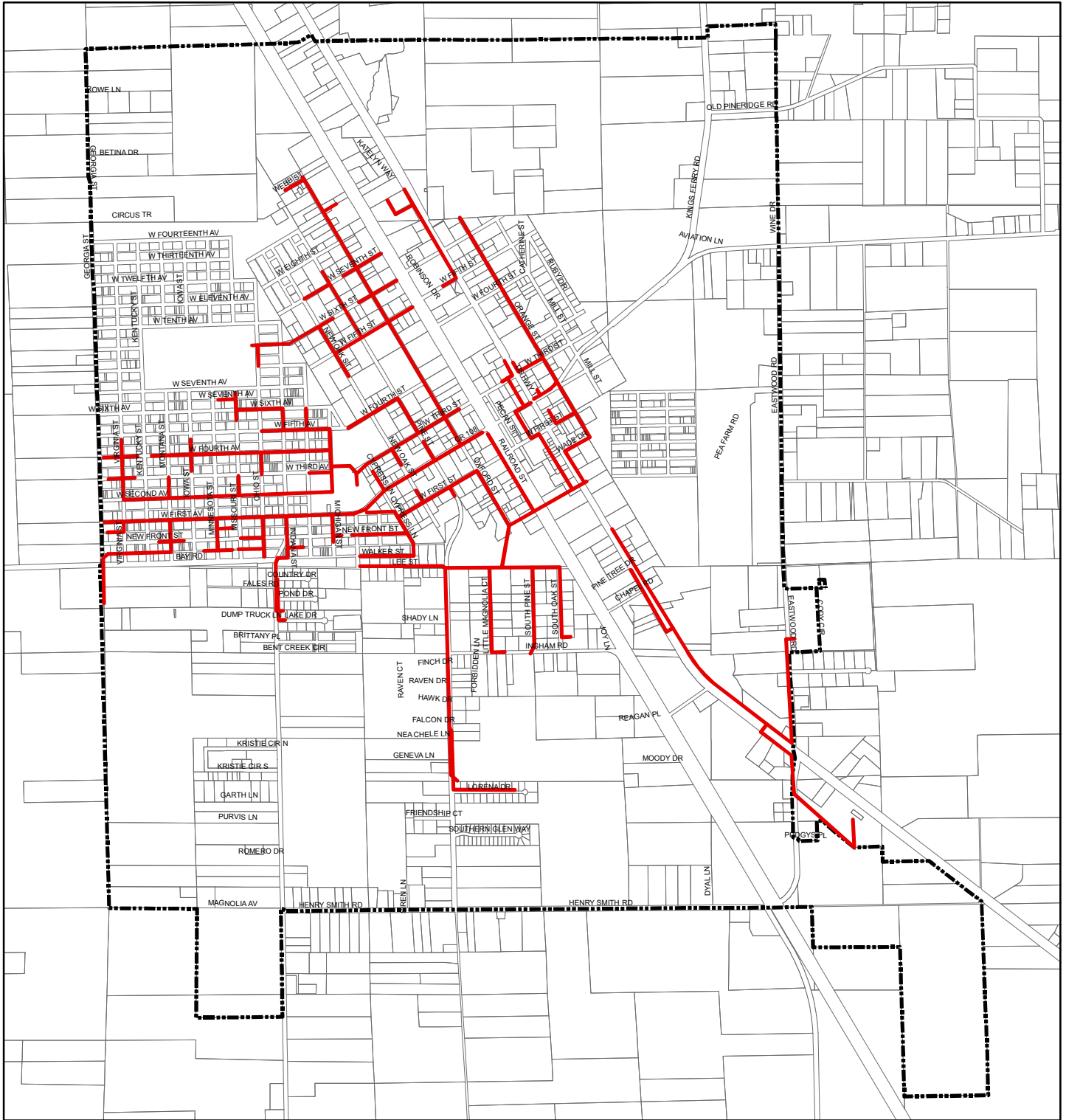
- Implementing water use monitoring, indoor conservation programs, irrigation design requirements, individual metering, use of low-volume plumbing devices, and education (Policies D.1.6.1 – D.1.6.3).
- All service connections are metered.
- A water conserving rate structure has been implemented.
- Low 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:

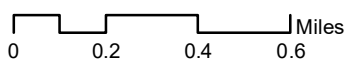
- Objective D.2.1 and Policy E.1.2.1 prohibiting new septic tanks to protect groundwater.
- Objective E.1.5 Requiring conservation of environmentally sensitive land.







## Sewer

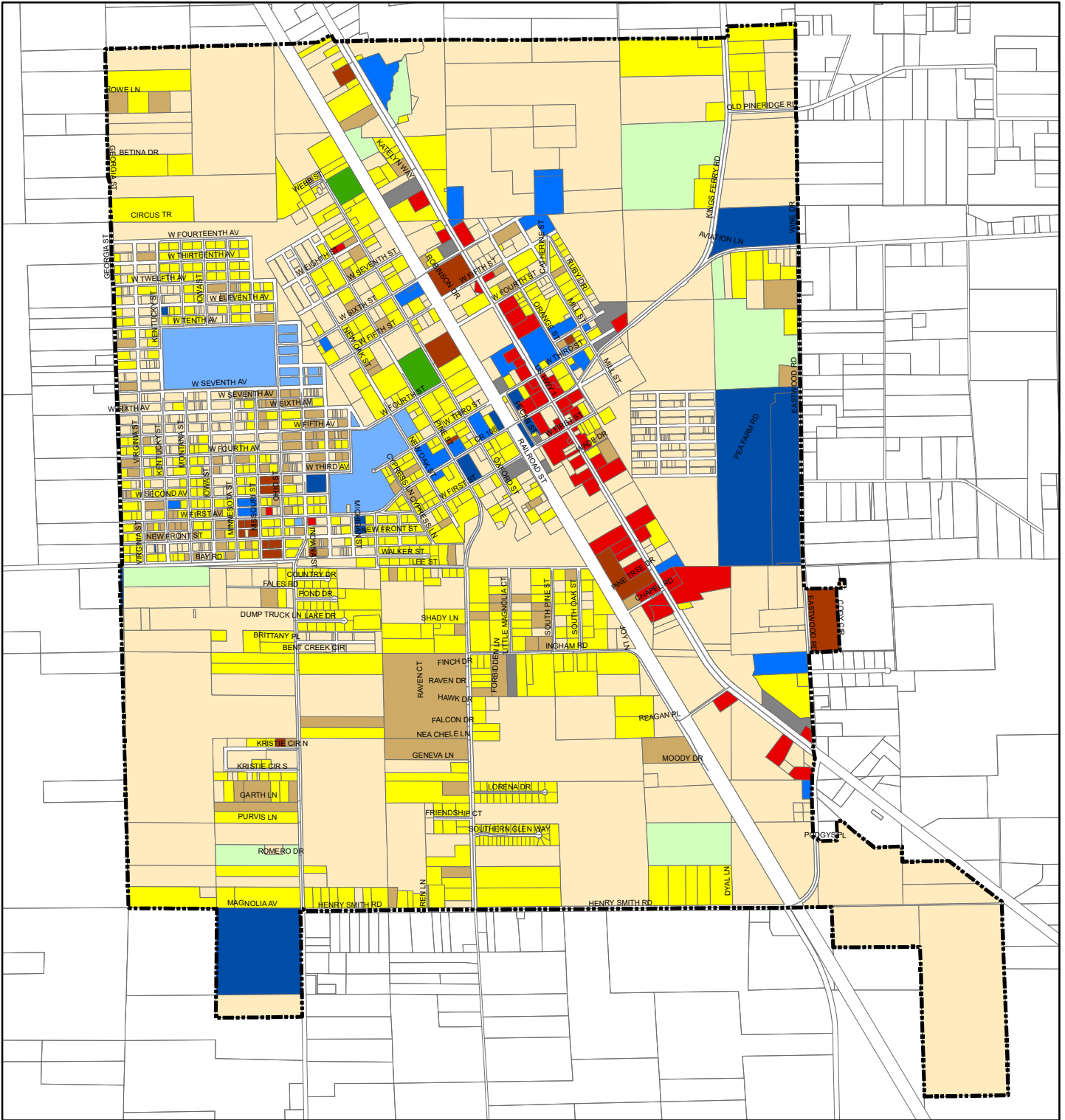
## Town of Hilliard



### Legend

-  Sewer Lines
-  TownBoundary

















# Existing Land Use

# Town of Hilliard

## Legend

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

