

# HINDU SOCIETY OF NORTH EAST FLORIDA.

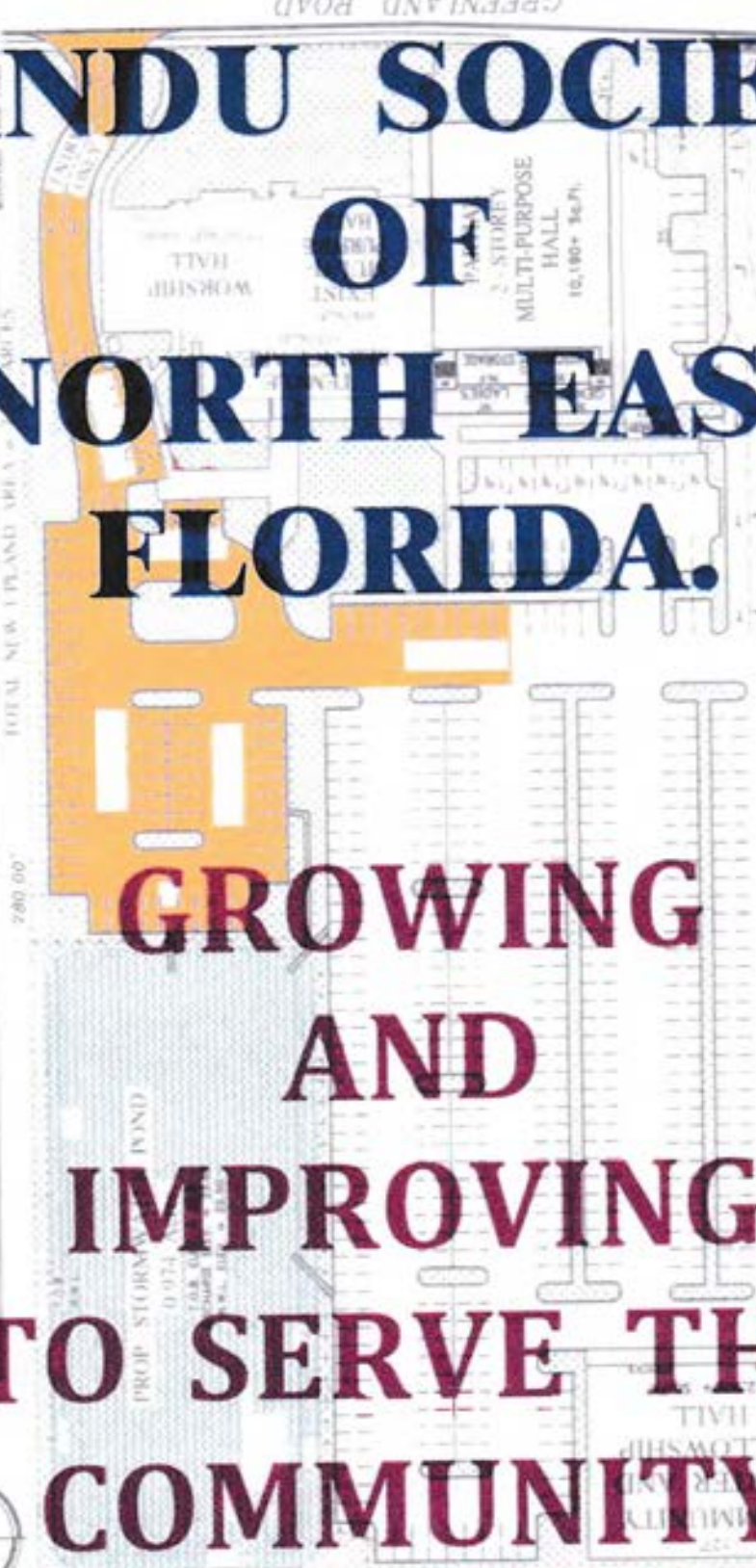
HINDU SOCIETY OF N. E. FLORIDA.  
4988 GREENLAND ROAD  
JACKSONVILLE, FL 32256  
PH# C/n 904-000-0000 + FAX# C/n 904-000-0000

WORSHIP & COMMUNITY CENTER  
PROPOSED TEMPLE, PARKING, MULTI-PURPOSE HALL & COMMUNITY CENTER

116  
-2  
2  
KAMAL PARESH,  
SOUTHDALE, FL 33619



## GROWING AND IMPROVING TO SERVE THE COMMUNITY



NEW PARKING SUMMARY  
TOTAL STANDARD PARKING = 115  
TOTAL HANDI-CAP PARKING = 15

- NOTES:
1. All areas (Sq.Ft.) called out are approximate.
  2. Prop. Multi-purpose hall may have dining + kitchen on the 1st. Floor with Class rooms on the 2nd. Floor
  3. Prop. Multi-purpose hall may have dining + kitchen on the 1st. Floor with Class rooms on the 2nd. Floor
  4. Building Plans are conceptual and subject to revisions. be an extension of the Worship hall.

REVISIONS TO BE MADE BY ARCHITECT

# HINDU SOCIETY OF NORTH EAST FLORIDA

## A REPORT ON THE PROPOSED ADDITIONS AND IMPROVEMENTS.

### LEGEND

PAGE	DESCRIPTION
PAGE 1	INTRODUCTION.
PAGE 3	IMPROVEMENTS/ADDITIONS NEEDED, VIABLE AND POSSIBLE.
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PAGE 13	PROPOSED TEMPLE BUILDINGS & IMPROVEMENTS.

# HINDU SOCIETY OF N. E. FLORIDA

## INTRODUCTION

The current Hindu Temple, multi-purpose hall and related facilities were constructed in 2004-2005. Since that time the Hindu population has grown many times over and the current facilities do not adequately meet and service the needs and demands of the community. Some of the greater needs and expectations from the community that we have been able to gather and understand are enumerated below :

1. Worship hall can accommodate a very limited number of members especially at major religious functions.
2. Parking is woefully inadequate during major religious or other functions held at the current temple premises.
3. The existing multi-purpose hall is suitable only for smaller functions and gatherings but is a source of distraction and noise if and when the worship hall is in use.
4. We do not have enough rooms for various religious functions, yoga classes and other uses and as a result have to serve only on a "first come" basis.
5. As a result of item (3) above, members of the community have to look to other venues for their smaller functions, such as the Baha'i Center next door.

For the temple to be a success as a religious institution one cannot separate from it the things that enhance and support its financial stability. And this financial stability can be made possible when a large segment of the Hindu population looks to the Hindu Temple as a source not only to meet its religious needs but also to provide for its social and non-religious needs, which the current temple does provide albeit in a very limited and restricted capacity. There is very strong and likely possibility that more of the Hindu population using the Temple facilities and infrastructure for their social and non-religious functions and gathering could also lead to increase in the number of regular worshippers and visitors at the Temple and possibly also more much needed revenue to the temple.

Some of the facility and infrastructure additions, enhancements and improvements that many in the community consider needed and viable are :

1. A larger Worship Hall that can accommodate larger gatherings of worshippers.
2. A larger parking lot so that visitors to the Temple do not have a major concern about parking in inclement weather when visiting the Temple.
3. A larger parking lot is also required to meet City codes allowing larger gatherings in the Worship Hall, which is currently limited.
4. A larger Worship hall dictates that that the existing multi-family hall be moved and converted to be an extension of the current Worship hall.
5. A new larger multi-purpose hall that will be separated and distinct from the Worship hall and hence not present a distraction and noise nuisance to those in the Worship hall.
6. Relocate and move all food/Prasad distribution out of the existing Temple facility, which currently creates a hazard in case emergency evacuation is necessary.
7. A full kitchen facility attached to the new multi-purpose hall.
8. More restrooms, which also are separated from the main Temple building and are a part of the new multi-purpose hall.
9. A new and large Community Center and Fellowship hall that can be rented out to the Indian and surrounding communities and be a source of additional revenue.

The Temple property currently has about 5.029 acres of upland developable area. To move the existing multi-purpose hall to a new building and increase the capacity of the Worship hall, we will need to add additional parking. We have conducted a review of the existing wetlands behind the existing parking area and determined that about 2.552 acres of these wetlands contain moderate to low quality wetlands that can be impacted with minimal cost and effort. Immediately beyond this wetland impact area are primarily high quality wetlands which would present a significant financial burden to impact and recover at the present time. Hence the decision to proceed with the lesser wetland impacts and build new developments in smaller "financial bites" and over successive phasing of this new construction work.

In accordance with the above the Executive Board (EB) of the Hindu Society of North East Florida (HSNEF) takes this opportunity to present the accompanying report detailing the improvements proposed to increase and improve the infrastructure and temple facilities, in response to the growth and needs of the Indian community and also in an effort to improve the financial viability and sustainability of HSNEF as an organization.

This effort has been recognized and initiated by earlier past Boards and the current board now has the ability to act on it. The current Board and staff include the following members :

EXECUTIVE BOARD		ADVISORY COUNCIL	
Jayant Misra	Chair	Sankat Upadhyay	Chair
K. K. Venkatarama	Vice Chair	Suresh Patel	
Raghu Chatrathi	Secretary	Uma Eyyuni	
Surendra Agarwal	Treasurer	Latha Shivshankar	
Saraswati Singh		Mani Perumal	
Raj Rejendra		Nandu Shah	
Nilesh Sutaria		Pandit Srinathji	Head Priest
Mayan Dave		Madanji Reghmi	Priest
Vinod Malhotra		Asha Sharma	Front Office
Kamal Parekh		Nisha Poojari	Front Office
Raj Satyanarayan		Sreelaxmi Manne	Front Office
Kalyan Kandlakunta		Sridevi Kallakuri.	Front Office

In an attempt to highlight the issues with regard to the improvements needed and proposed, the discussion is split into the following chapters :

- A. Improvements/additions needed, viable and possible.
- B. Phasing of the improvements.
- C. Financing of the improvements.
- D. Design guidelines and criterion for the improvements, which has to incorporate the Hindu religious sentiments, the needs and desires of the Indian community at large and the creation and establishment of a sound financial base and income for the Hindu Society.

## **A. IMPROVEMENTS/ADDITIONS NEEDED, VIABLE AND POSSIBLE**

The existing Hindu Temple is located on a 12.321 acre site on the southerly side of Greenland Road of which about 7.114 acres are currently identified as jurisdictional wetlands. Of the remaining uplands about 0.178 acres (7768 Sq.Ft.) are land locked, surrounded by wetlands, and hence inaccessible. This leaves us with just 5.029 acres of upland area that can be built upon without impacting any of the existing wetlands. The current developments on this 5.029 acres consist of an existing single family residential home, the current temple building and driveways with parking for 100 cars plus 4 handicap (H/C) parking and a 0.53 acre stormwater pond.

During some major religious festivals, the number of devotees far exceeds the capacity of the current Worship hall and every visitor to the temple during these big religious festivals has experienced that the existing parking, bathroom facilities, etc., are woefully inadequate to meet the needs of the community.

With the above facts in mind the Executive Board (EB) has considered and embarked on a plan to do the following :

1. Increase the number of "on-site" parking facilities to the maximum reasonably possible and financially viable.
2. Build a separate new multi-purpose hall with dining and kitchen facility adjacent or close to the existing temple building.
3. This new multi-purpose hall will also include needed additional restroom facilities.
4. A potential 2<sup>nd</sup> floor over a portion of the multi-purpose hall may be possible for class rooms and small meeting rooms, etc. that can be rented out.
5. Relocate the existing multi-purpose hall to the new multi-purpose hall building.
6. Convert the existing multi-purpose hall to become an extension and part of the current worship hall.
7. Build a separate Community Center and Fellowship Hall not connected to the existing temple building and/or the new proposed multi-purpose hall.
8. A new and separate Community Center also requires adequate parking facilities without compromising or infringing on the parking for the Temple devotees.

While the above proposed improvements would significantly increase and enhance the facilities that the temple can offer, it may still not meet the full demands and needs of a growing Indian community. Future expansions, additions and enhancements may be necessary and required at a future date.

The extensions and additions proposed now required more upland area than was currently available and this is being achieved by impacting and filling nearly 2.552 acres of existing wetlands immediately behind the existing parking and stormwater pond. This process has been started and the following will summarize our current progress and status :

1. The 2.552 acre wetland impacts requires permitting by 2 separate governmental agencies – (1) The U.S. Army Corps of Engineers (COE), and (2) The St. Johns River Water Management District (SJRWMD).
2. The COE allows wetland impacts of less than 3 acres under a "general permit # 90" program, which is cheaper in as far as the mitigation required and also easier to permit.

3. Immediately beyond the proposed "Wetland Impact Line" are high quality wetlands that would require significantly larger mitigation and costs to impact and permit.
4. We are required to offer mitigation for any and all wetland impacts and this is being done by offering the required "mitigation credits" which we purchase from "wetland mitigation banks".
5. Upon purchasing the appropriate "mitigation credits" the COE and SJRWMD would each issue us separate permits to clean and fill the wetland areas. We need both permits before initiating any clearing and/or filling work in the wetlands that will be impacted.
6. The COE has approved and issued us a wetland permit and the HSNEF has paid the full price of \$46,620 to acquire the required "mitigation credits" from a mitigation bank.
7. We have until 4-15-2016 to initiate and start the wetland clearing and filling of the wetlands. We will then have up to 1 year to complete this activity.
8. However, before we start this task we also have to obtain the permit from the SJRWMD, which also exercises jurisdiction over the same wetlands. We have submitted our application for the wetland impacts to SJRWMD and are awaiting their review and response or approval.
9. We have had a preliminary evaluation from SJRWMD for the wetland impacts and credits they would require and based on this evaluation we have determined that we will need \$158,000 to purchase additional wetland credits required to satisfy the SJRWMD criterion.
10. To date we have paid \$47,400 towards this SJRWMD mitigation credits and will need to pay another \$110,600 on or before 12-01-2015 to complete this transaction.
11. HSNEF has set aside the above \$110,600 from available existing cash on hand to meet the above obligation in full.
12. This has resulted in our available cash on hand to drop to around \$30,000 +/-.
13. All of the above proposed development will still leave about 4.936 acres of undisturbed wetlands in the back of our temple property.

The above wetland impact and filling provide us nearly 7.385 acres of existing and new uplands which may be used to build the improvements we need and are currently proposing. Our proposed improvements will result in the following existing and new buildings and facilities at build-out :

1. Add a new building to the outside of the existing multi-purpose hall to provide a new multi-purpose hall which may also be used as a dining facility, with a separate independent kitchen with storage, etc. This new multi-purpose could be about 9000+ sq.ft which would be more than about 2 times the size of the existing multi-purpose hall.
2. This new multi-purpose hall could include a separate 500+ Sq.ft. kitchen and about 850+ Sq.ft. storage room.
3. The current worship hall may be expanded to include the entire existing multi-purpose hall.
4. The new multi-purpose hall will also include more much needed restroom facilities.
5. Revise and add new parking to accommodate up to 410+/- regular and up to 17 handicap parking spaces on our temple site.
6. Build a new independent 12,000 +/- sq.ft. Community Center and Fellowship Hall that could be available to rent out to the Indian community and other public groups or organizations to generate additional income for the Temple.
7. A new approximately 0.97 acre stormwater pond as needed to meet stormwater regulations and the existing stormwater pond will be filled.

## **B. PHASING OF THE IMPROVEMENTS**

It should be borne in mind that the sizes of the new multi-purpose hall and community center are very preliminary and approximate and will most likely change once the project architect has had an opportunity to do his layout and prepare the building plans and details.

Based on very preliminary estimation, the total cost of the improvements proposed would be in the range of \$3.5 Million to \$4.5 Million. Hence, in order to maintain our compliance with the existing permits we will need to carry out the improvements in phases as detailed below :

### **WETLAND IMPACT & PERMITTING**

The U.S. ARMY Corps of Engineers (COE) and the St. Johns River Water Management District (SJRWMD), each exercise separate and independent jurisdiction over the wetlands on our property and require separate applications and permits for any impacts that we may be proposing. In accordance with this, we have accomplished the following :

1. In 2014 we submitted an application to the COE and received their permit for the wetland impacts we were proposing. The cost of the "mitigation credits" was set at \$46,620 and HSNEF has paid this cost in full.
2. Based on our pre-application meeting the SJRWMD had evaluated the existing wetlands and determined the extent of the impacts. Upon analyzing these impacts, SJRWMD has determined the amount of "wetland credits" needed to offset the impacts and we have shopped around and were fortunate to be able to buy these credits at a fairly discounted price of \$158,000. To lock in the price we have paid 30% of this price = \$47,400 and are due to pay the remaining \$110,600 on or before 12-01-2015. This money is available in our cash account and has been set aside for this purpose.
3. Upon receiving the SJRWMD permit we will need to contract for the clearing the wetlands of all trees and vegetation. We are budgeting approximately \$50,000 for this task, which we will need to raise from the community. This work has to start earlier than 3-31-2016 which requires that we have the money on hand by no later than 2-28-2016.

After completion of the above we will now be ready to plan and raise financing for the actual permitting and construction of the construction activities of the parking and building improvements detailed below :

### **PHASE – 1 :**

1. Remove the existing single family residential building.
2. Construct the new stormwater pond and immediately thereafter fill the existing pond.
3. Make the necessary revisions/modifications to the existing driveways and parking and construct the new driveways and parking as shown on the plans. This will entail a new traffic pattern on the temple site with ingress/entry limited to and directed to only from the existing westerly driveway, adjacent to the residential neighborhood. The exit from the property will be limited and directed to only at the new driveway located in front of the existing residential home at the easterly side of the property adjacent to the Baha'i Center.

## **PHASE – 2 :**

1. Construct the new multi-purpose hall which will serve as a meeting/function hall, a dining hall with kitchen and storage, etc., adjacent to the existing multi-purpose hall.
2. Relocate the existing multi-purpose hall and all of its functions to the new multi-purpose hall. Refinish and prepare this existing existing multi-purpose hall to serve as an overflow of or an extension to the existing Worship hall.
3. A 2<sup>nd</sup> storey over portion of the new multi-purpose hall will serve as class rooms and meeting rooms available for rent to smaller groups.

## **PHASE – 3 :**

1. Construct the new Community Center and Fellowship Hall that may be made available for rent for religious and non-religious purposes, business and social gatherings and meetings, weddings and receptions, anniversary, birthday, graduation celebrations, etc.

Depending on the availability of sufficient funds one or more phases may be combined to accelerate the build-out of all of the improvements proposed. Our Construction plans to the SJRWMD and the City of Jacksonville will include the full and final build-out of the entire project and we will have up to 5 years from the date of approvals to complete all construction. It is, however, possible that we can seek extension of this time frame depending on our ability to raise the necessary funds and financing for this project.

To be able to proceed without much further revisions and changes that could affect the layout and design of the facilities and what we are hoping to get approved by SJRWMD and the City of Jacksonville, it is necessary that the community as a whole come to a general consensus with regard to the overall site plan and locations of the various buildings. The actual finishing and furnishings within these buildings can be determined at a later time and can be dependant on the needs and the funds available at the time.



## C. FINANCING OF THE IMPROVEMENTS

In light of the large capital cost to carry out the proposed improvements, the project has been phased into smaller "financial bites" and each phase as outlined above when completed will be independent of the other previous or succeeding phases. However, the order of the phasing has to be maintained in order to stay in compliance with the existing permit conditions and criterion and to keep the temple facility in continuous compliance with approved permits and uninterrupted operation even during the construction.

The phasing of the project will also enable this EB and any future EBs to continue the fund raising activity before committing to construction of the next phase and also to incorporate any minor changes or revisions to the buildings, furnishings, finishings, etc., depending on the funds available. However, impacts to the approved "master plan" will limit and dictate the revisions that some members of the community may desire to the site lay-out, the parking and driveways proposed and the new multi-purpose hall and the community center.

The site lay-out did consider the following important needs of the community, such as :

1. More available capacity in the Worship hall by incorporating the existing multi-purpose hall.
2. A new larger multi-purpose hall which may also double as a hall for smaller functions or gatherings.
3. A new separate community center and fellowship hall that may be available for larger gatherings such as Annakut, Navratri, and other religious functions, or for rent for wedding receptions, anniversary, birthday and other party occasions and possibly even to rent to other communities besides the Indian community.
4. Additional on-site parking.

Here are some of the fundamental engineering and financial considerations that were considered in developing the new site development and building plan :

1. Keep wetland impacts to a level that can be defended before the reviewing governmental agencies that exercise jurisdiction over these wetlands and its functions.
2. Keep wetland impacts to a level that can be defended against neighbor protests and objections as those that were raised back in 2004/2005 when we were proposing an impact to less than 1 acre of these same wetlands – we are currently proposing to impact about 2.55+ acres of wetlands.
3. We are impacting most of the low and low to moderate quality wetlands on our property with relatively smaller impacts to some high quality wetlands. This makes it more likely for the governmental agency approvals and also less expensive to mitigate for.
4. A major portion of the wetlands being retained in the back are high quality wetlands and it was considered engineering and financially prudent to not impact these wetlands at the current time.
5. Retain as much of the existing buildings, driveways, parking, etc., as possible and connect new construction to the existing as this would minimize our demolition and rebuilding costs and also allow continual use of the property even during active construction.
6. While one of the main intents of the new multi-purpose hall is to allow a larger capacity in the worship hall by pulling in and connecting it to the existing multi-purpose hall, we

needed to keep in mind the availability to allow larger crowds of people to exit the worship hall in case of an emergency. Hence, the new construction is separated from the existing building by providing wide hallways and walkways while still allowing free flow of people in either direction.

7. The new multi-purpose hall is located adjacent and close to the existing multi-purpose hall, being separated by a 10 ft. wide hallway.
8. The new multi-purpose hall is planned to be almost 2 times larger than the existing multi-purpose hall, with a separate large 500+/- Sq.ft. kitchen and a separate 850+/- sq.ft. storage facility and also additional restrooms for ladies and gents.
9. The new multi-purpose hall could be built as a 2 storeyed building, with the full kitchen, dining and storage facilities and the restrooms located on the 1<sup>st</sup> floor while the 2<sup>nd</sup> floor can be dedicated to class rooms, more restrooms and other functions as necessary.
10. All food and prasad distribution should and can be shifted entirely to the new multi-purpose hall, thereby relieving the crowds and congestion in the main temple building. This would also facilitate evacuation from the temple worship hall in cases of emergencies.
11. Only people and devotees who want to pray will need to enter the main temple building. People visiting for any other functions or reasons would most likely go straight to the new multi-purpose hall or the new community center and fellowship hall and thereby not disturb the prayers and other religious rituals in the temple worship hall.
12. The new multi-purpose hall can be partitioned into smaller rooms and be used for functions and gatherings for smaller groups, while still keeping a smaller dining facility always open and available for food and prasad distribution.
13. The stormwater pond is being relocated in its entirety to a new location along the westerly boundary of the temple property to allay and address any flooding fears or concerns by the home owners in the existing neighboring residential community in the Mountain Wood development.
14. The proposed parking will increase from the current 100 parking spaces to about 410 parking spaces plus 17 handicap (H/C) parking spots.
15. The entry into the temple property and the exit will be separated to two distinct and different locations making for easier and better regulated on-site traffic movement.
16. The location and proposed functions of the new community center and fellowship hall has generated the most number of comments and suggestions. This EB has done what we believe would be the most financially viable purpose and use and accordingly set the location for this new community center and fellowship hall.

Now, allow us to expand on the last line item #16 above with regard to the best financially viable use and purpose for the new community center and fellowship hall :

1. The Indian community has been growing and, hopefully will continue to grow. For HSNEF to cater to and serve the largest segment of this community, we have to consider the needs and desires of the entire community – not just a lesser minority.
2. As the HSNEF grows, so will the need for more money and finances to support the ongoing operating costs, maintenance, repairs, replacements, enhancements, etc. of our facilities as they age.
3. The current income stream for HSNEF is largely dependent on annual memberships and hundi collections – both of which are highly unpredictable and could and do vary. Hence, it would be a constant challenge and juggling act for this and all future EBs and Treasurers to make sure that we are able to meet all of our financial obligations month to month.

4. When we began this current venture we had to commit to an expense of about \$200,000 to pay for the wetland mitigation credits and another about \$50,000 to pay for the wetland clearing and filling operation. We did not have these funds "sitting" in our bank accounts but we were of the majority opinion that we should be able to raise donations from the community or loans from the bank, and hence made the decision to go ahead and initiate this work.
5. Besides the fees paid to our environmental consultant, HSNEF has, as of date, also paid out the full and complete cost of \$46,620 for the COE wetland mitigation credits and a 30% advance in the amount of \$47,400 for the SJRWMD wetland mitigation credits.
6. HSNEF has around \$140,000+ in our bank accounts currently of which \$110,600 have been earmarked for the remaining full and final payment towards the SJRWMD wetland mitigation credits, which have to be paid on or before 12-01-2015.
7. We anticipate receiving our SJRWMD permit and approval to clear and fill the wetlands by 12-31-2015. Soon thereafter we will need to take up the task of clearing and filling these wetlands for which we are currently estimating the cost to be around \$50,000 and all of this money will need to be raised either from community donations or from bank loans.
8. Assuming that we are able to accomplish the above, our next step will be to raise additional donations or bank loans to fund the proposed improvements which potentially are estimated to cost between \$3.5 Million and \$4.5 Million. The proposed improvements have been split into 3 separate and independent phases to facilitate both the fund raising and the construction activities. A separate summary of Costs and Financial Requirements is attached to detail the phases and the cost estimated for each phase of work. It needs to be borne in mind that the estimated costs are very preliminary without the benefit of any detailed and approved plans and contractor input and hence the wide estimated price range of between \$3.5 Million and \$4.5 Million to avoid future "sticker shock".
9. Another consideration that factors into the final price of all improvements is the level of finishing and furnishings that we may want to provide in our new buildings. It is not possible to consider or include any of this in this estimate and hence the range.

The common and recurring theme in our past and current efforts to build and improve the Hindu Temple and its facilities has been and is of course finance and the ability to pay for these things we need and want to have. Every time we have been faced with such tasks we have had to reach out to and approach the community for donations for any major or significant capital expense. This fact is inherent in our setup as a religious entity and organization and the fact that we do not have any potential income producing or generating assets, that the Indian and surrounding communities might be willing to rent and use. Hence the need to build, add and incorporate such facilities into our infrastructure that could serve to be a revenue generator on its own, whether this is only from the Indian community or any other non-Indian organizations or groups. In this connection we, this and future EBs, ACs, Members, et.al., need to look at all available avenues for raising money, not just for capital improvements, but also for our day to day operating and incidental costs that will come up from time to time in the future.

- We know that the main temple and connected office and ancillary services area cannot be used for creating a rental income other than the money collected for performing archanas, abhisheks, etc., in the worship hall related to our Hindu religious rituals.

- The new multi-purpose hall and class rooms can be rented out to the community and other outside groups but can be strictly regulated to ensure that they adhere to our Hindu tenets and requirements, such as no alcohol, vegetarian food, etc.
- However, the community center and fellowship hall can be designed and set up to be rented to groups that would like to serve alcohol and foods with meat, etc., so as to attract almost 100% of the Indian community and also a significant portion of non-Indian community to possibly consider it for their group functions and gatherings.
- This community center and fellowship hall can be rented out for wedding receptions, birthday and anniversary parties, graduation parties, Navratri garba, and such other functions and be available to a much larger portion of the Jacksonville communities at large. This facility can become our future income generating asset.
- We need to consider if it is possible to approach any 3<sup>rd</sup> party business group or organization to build at their cost, the Community Center and Fellowship Hall to our design and specifications ? They would then be allowed to control the maintenance and operation of this Community Center for a stated time period to allow them to recoup their investment, after which time the ownership of this Community Center would revert back to the HSNEF, who would have gained a valuable asset with no investment other than allowing this 3<sup>rd</sup> party or group the use of our land. This business group, besides paying for the Community Center, would also set in place and motion a business plan to make this an income generating asset for the HSNEF when we acquire full ownership and control of this Community hall.

While we have to remain cognizant of the fact that allowing alcohol and meat in our community center could offend the sensibilities and sentiments of some in our community, we also have to accept and acknowledge the other fact that almost 50% of the Indian community does indulge and partake in these and by placing such restrictions we would and could effectively make it clear to the alcohol and meat eating community that they are not welcome to use our facilities for their private functions. We could thus also possibly eliminate this group from our donation contributor list and decidedly our potential renters list, besides most other non-Indian communities. Do we want to and can we afford to create this division and distinction in our community ?

With the above in mind, the EB has decided to locate the proposed community center and fellowship hall away from the main temple building and the new multi-purpose hall. This arrangement also allows bringing more parking closer to the main temple building, which would better serve the community and visitors every day of the year.

In closing, we will say that we are in the initial design phase of our venture and would welcome all suggestions, comments and input from the entire community and assure you that all of these would be actively considered in the design of our final product.

Thank you.

**Your Executive Board.**

# HINDU SOCIETY OF N. E. FLORIDA

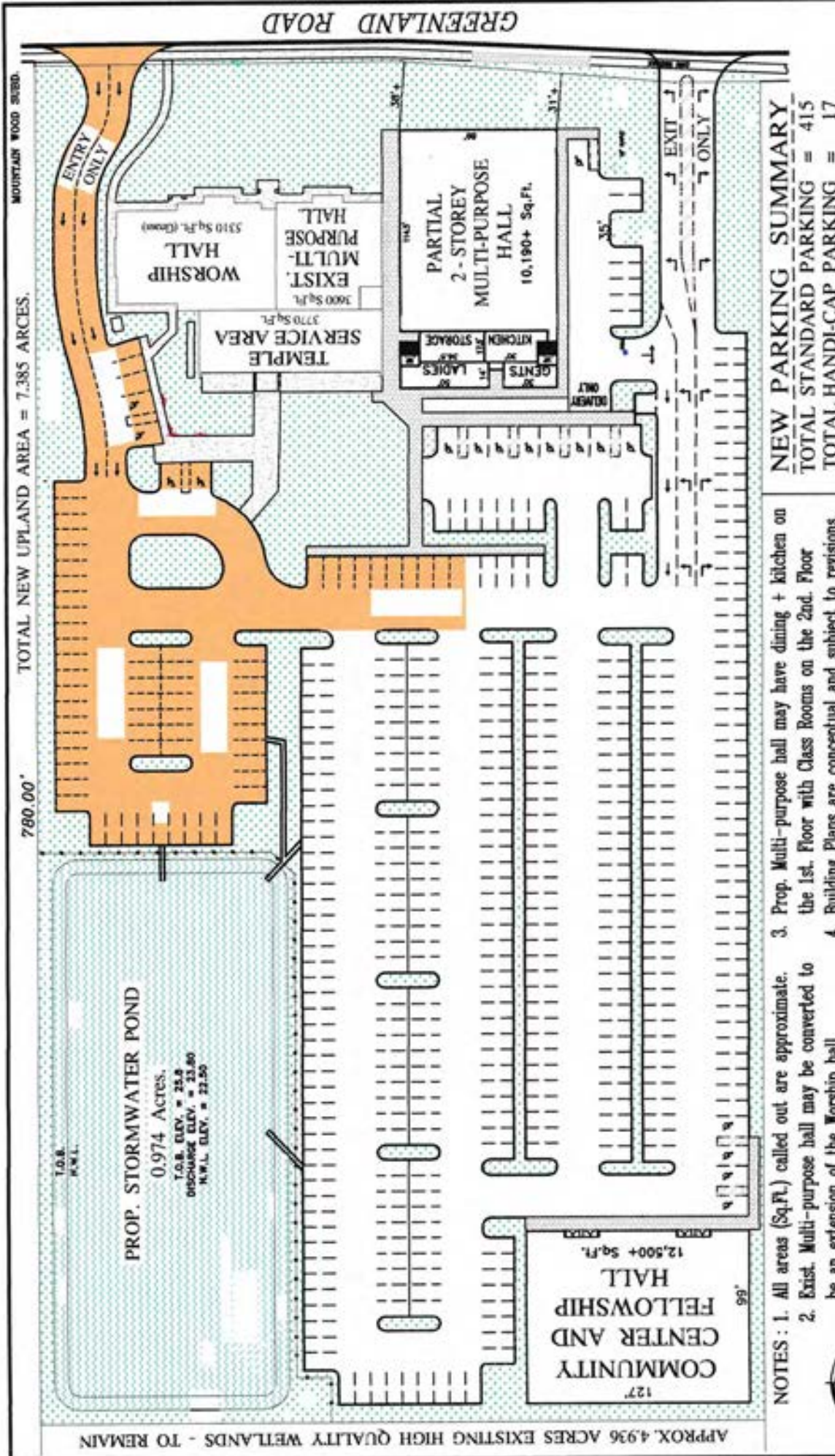
## SUMMARY OF COSTS & FINANCIAL REQUIREMENTS

DATE	COSTS / FEES / CHARGES		TO / FOR
	PAID	NEEDED	
8-Feb-15	\$ 2,110.00		SJRWMD Permit Application
25-Feb-15	\$ 46,620.00	\$ 5,000,000	Wetland Mitigation Fees For U.S. Corps of Engrs. Wetland Mitigation Fees For St. Johns River Water Management District
25-Feb-15	\$ 15,800.00		Peacock Consulting Fee.
12-May-15	\$ 250.00		Peacock Consulting Fee.
19-Aug-15	\$ 1,400.00		Wetland Mitigation Fees For St. Johns River Water Management District
1-Dec-15	\$ 141,800.00		Install vinyl fence along westerly property boundary.
1-Dec-15	\$ 15,000.00		Begin Clearing & Filling Wetlands.
1-Dec-15	\$ 50,000.00		
<b>TOTAL</b>	<b>\$ 272,980.00</b>		
<b>SITE PLANNING, ENGINEERING, DESIGN &amp; PERMITTING SERVICES</b>	<b>\$ 50,000.00</b>	<b>\$ 50,000.00</b>	Current plans are conceptual and need to be finalized. Prepare final site phased construction plans and submit for approval from SJRWMD and COJ.
<b>PHASE-1 CONSTRUCTION</b>	<b>\$ 550,000.00</b>	<b>\$ 550,000.00</b>	Modify and build new driveways, parking lots and stormwater pond with necessary storm drainage systems, pump stations, potable water and sanitary extensions, etc.
<b>PHASE-2 CONSTRUCTION</b>	<b>\$ 1,900,000.00</b>	<b>\$ 1,900,000.00</b>	Build new Multi-purpose Hall with kitchen, dining, store and restrooms facility adjacent to exist Temple building.
<b>PHASE-3 CONSTRUCTION</b>	<b>\$ 2,500,000.00</b>	<b>\$ 2,500,000.00</b>	Build new Community Center & Fellowship Hall.

**NOTE :** Exist residential home, stormwater pond and portions of the driveway and parking will be demolished, modified and/or removed to build the proposed improvements.







APPROX. 4.936 ACRES EXISTING HIGH QUALITY WETLANDS - TO REMAIN

780.00' TOTAL NEW UPLAND AREA = 7.385 ACRES.

MOUNTAIN WOOD SUBD.

GREENLAND ROAD

PROP. STORMWATER POND  
 0.974 Acres.  
 T.O.B. ELEV. = 25.8  
 DISCHARGE ELEV. = 23.60  
 N.W.L. ELEV. = 22.50

127  
 COMMUNITY CENTER AND FELLOWSHIP HALL  
 12,500+ Sq. Ft.

PARTIAL 2-STORY MULTI-PURPOSE HALL  
 10,190+ Sq. Ft.

TEMPLE SERVICE AREA  
 3,770 Sq. Ft.

EXIST. MULTI-PURPOSE HALL  
 3,600 Sq. Ft.

WORSHIP HALL  
 5,310 Sq. Ft. (Glass)

**NEW PARKING SUMMARY**  
 TOTAL STANDARD PARKING = 415  
 TOTAL HANDI-CAP PARKING = 17

NOTES : 1. All areas (Sq.Ft.) called out are approximate. 3. Prop. Multi-purpose hall may have dining + kitchen on the 1st. Floor with Class Rooms on the 2nd. Floor  
 2. Exist. Multi-purpose hall may be converted to be an extension of the Worship hall. 4. Building Plans are conceptual and subject to revisions.

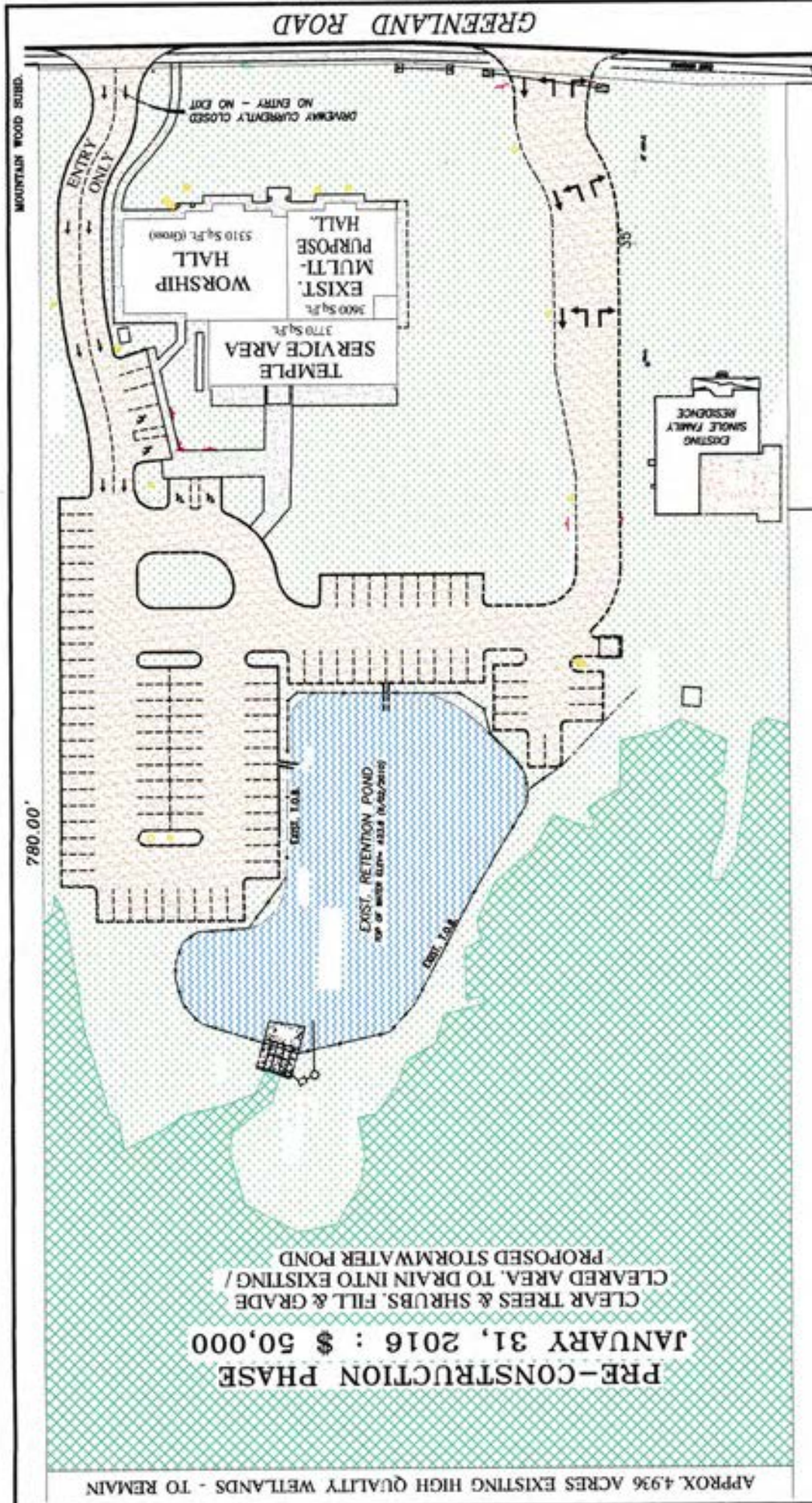


HINDU SOCIETY OF N. E. FLORIDA.  
 4968 GREENLAND ROAD  
 JACKSONVILLE, FL. 32258  
 PH# c/o 904-268-7630 \* www.hsnf.org

**WORSHIP & COMMUNITY CENTER**  
 PROPOSED TEMPLE, PARKING, MULTI-PURPOSE HALL & COMMUNITY CENTER

SHEET No.: C-2  
 OF 2  
 KAMAL PAREKH, P.E.





APPROX 4.936 ACRES EXISTING HIGH QUALITY WETLANDS - TO REMAIN

**PRE-CONSTRUCTION PHASE**  
**JANUARY 31, 2016 : \$ 50,000**

CLEAR TREES & SHRUBS, FILL & GRADE /  
 CLEARED AREA, TO DRAIN INTO EXISTING /  
 PROPOSED STORMWATER POND



**HINDU SOCIETY OF N. E. FLORIDA.**  
 4968 GREENLAND ROAD  
 JACKSONVILLE, FL. 32258  
 PH# C/o 904-268-7630 \* www.hsnef.org

**WORSHIP & COMMUNITY CENTER**  
**PRE-CONSTRUCTION PHASE**

KAMAL PAREKH, P.E.

SHEET No.:

2

OF

780.00'

PROP. STORMWATER POND

EXISTING PARKING & DRIVEWAY TO REMAIN.

TEMPLE SERVICE AREA  
EXIST. MULTI-PURPOSE WORSHIP HALL

**PHASE - 1**  
**SEPTEMBER 30, 2016 : \$ 550,000**  
CONSTRUCT NEW STORMWATER POND, DRIVEWAY & STORMWATER PIPE SYSTEM, STORM PUMP STATION. THE NEW & ADDITIONAL PARKING MAY BE BUILT DEPENDING ON THE NEEDS OR THE FUNDS AVAILABLE.

**PHASE-3**  
**JUNE 30, 2016**  
**\$ 2,500,000**  
COMMUNITY HALL

**PHASE - 2**  
**DEC. 31, 2016**  
**\$ 1,900,000**  
MULTI-PURPOSE HALL.

GREENLAND ROAD

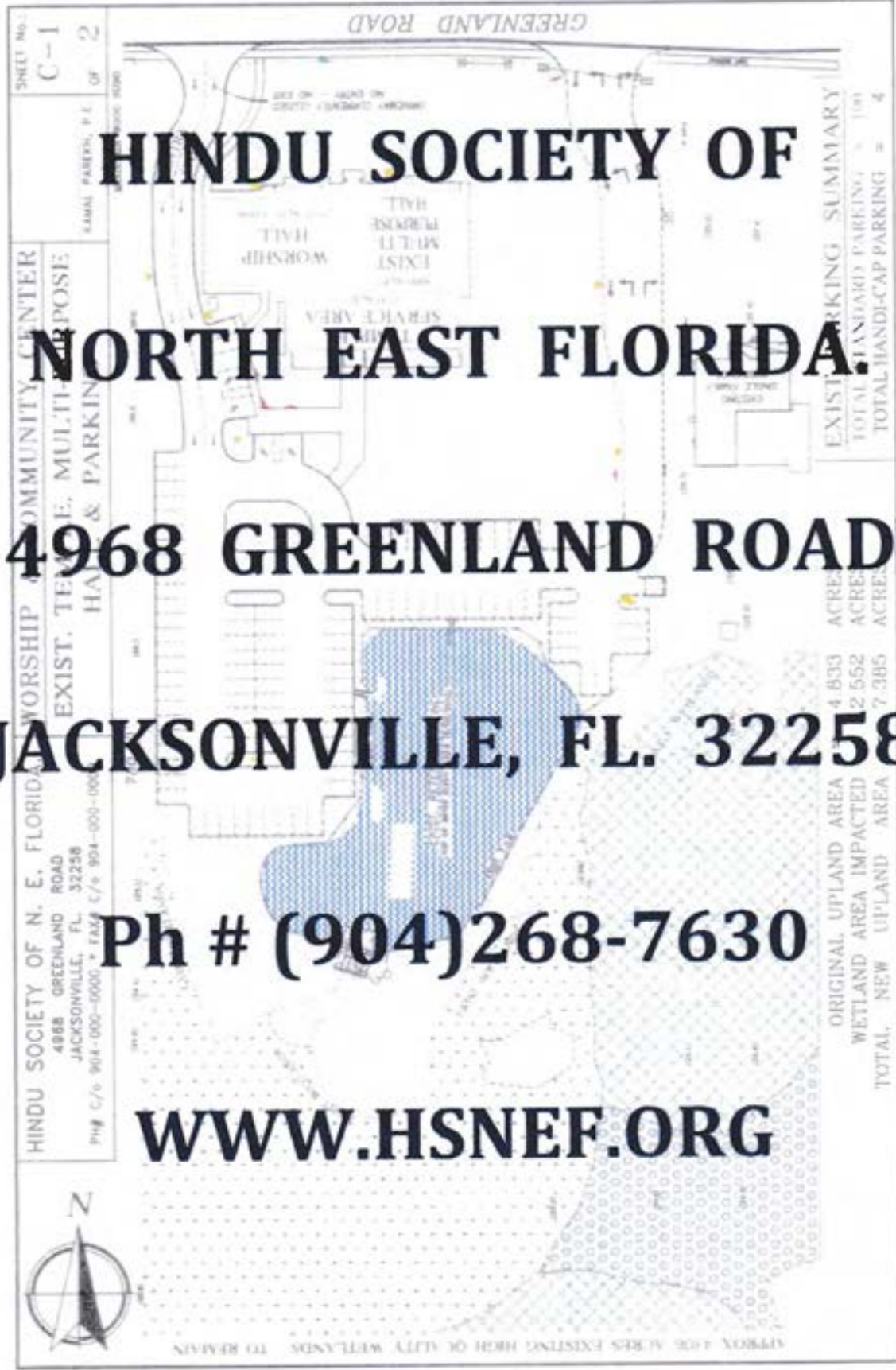


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JACKSONVILLE, FL. 32258  
PH# C/o 904-268-7630 \* www.hsnef.org

**WORSHIP & COMMUNITY CENTER**  
**CONSTRUCTION PHASES - 1, 2 & 3**

SHEET No.:  
KAMAL PAREKH, P.E.

OF 2



**HINDU SOCIETY OF**

**NORTH EAST FLORIDA.**

**4968 GREENLAND ROAD**

**JACKSONVILLE, FL. 32258**

**Ph # (904)268-7630**

**WWW.HSNEF.ORG**

HINDU SOCIETY OF N. E. FLORIDA  
4968 GREENLAND ROAD  
JACKSONVILLE, FL. 32258  
Ph# c/o 904-000-0000 • FAX c/o 904-000-0000

SHEET No.:  
**C-1**  
OF 2



EXIST. PARKING SUMMARY	ACRES
TOTAL STANDARD PARKING = 100	4.833
TOTAL HANDI-CAP PARKING = 4	2.552
	7.385

APPROX. 100' ALBERS EXISTING HIGH OF ALL WETLANDS TO REMAIN