HILLIARD TOWN COUNCIL MEETING

Hilliard Town Hall / Council Chambers
15859 West County Road 108
Post Office Box 249
Hilliard, FL 32046

TOWN COUNCIL MEMBERS
John P. Beasley, Mayor
Kenny Sims, Council President
Lee Pickett, Council Pro Tem
Joe Michaels, Councilman
Jared Wollitz, Councilman
Dallis Hunter, Councilman

ADMINISTRATIVE STAFF
Lisa Purvis, Town Clerk
Cory Hobbs, Public Works Director
Gabe Whittenburg, Parks & Rec Director
Lee Anne Wollitz, Land Use Administrator

TOWN ATTORNEY
Christian Waugh

AGENDA

THURSDAY, NOVEMBER 19, 2026, 7:00 PM

NOTICE TO PUBLIC

Anyone wishing to address the Town Council regarding any item on this agenda is requested to complete an agenda item sheet in advance and give it to the Town Clerk. The sheets are located next to the printed agendas in the back of the Council Chambers. Speakers are respectfully requested to limit their comments to three (3) minutes. A speaker's time may not be allocated to others.

PLEDGE OF CIVILITY

WE WILL BE RESPECTFUL OF ONE ANOTHER
EVEN WHEN WE DISAGREE.
WE WILL DIRECT ALL COMMENTS TO THE ISSUES.
WE WILL AVOID PERSONAL ATTACKS.
"Politeness costs so little." – ABRAHAM LINCOLN

CALL TO ORDER
PRAYER & PLEDGE OF ALLEGIANCE
ROLL CALL

REGULAR MEETING

ITEM-1 Additions/Deletions to Agenda

ITEM-2 Town Council to consider Ordinance No. 2026-10, an ordinance relating to Public Right-of-Way or Alley; making findings; vacating 3 blocks of Public Right-of-Way known as West Sixth Avenue which falls between block 107 and 116, between block 108 and 115, between 110 and 113, and the alley within or surrounded by blocks 95, 107, 110, 113,115,116; plat of the West portion of Hilliard; within Town of Hilliard, Florida; authorizing recording of a certified copy of this ordinance; providing for severability; and providing an effective date. Adopting on First Reading and Set Public Hearing & Final Reading for December 17, 2026.
Lisa Purvis, MMC – Town Clerk

ITEM-3 Town Council to approve items to be presented at the Nassau County Legislative Delegation Public Hearing that will be held on Wednesday, December 9, 2026, for the 2028 Legislative Appropriation Funding consideration.
Lisa Purvis, MMC – Town Clerk

ITEM-4 Town Council approval of a new 12-month Biosolids Hauling and Disposal Agreement with H&H Liquid Sludge Disposal, Inc., effective January 1, 2027, at $1,850.00 per 30-cubic-yard load.
Cory Hobbs – Public Works Director

ITEM-5 Town Council to accept the resignation of Brooke Sparkman, Administrative Assistant, effective November 18, 2026.
Lisa Purvis, MMC – Town Clerk

ITEM-6 Town Council to appoint Casey Raulerson as a Planning & Zoning Board Member for the remaining 3-year term vacated by Dustin Winnon term ending December 2027.
Lee Anne Wollitz – Land Use Administrator

ITEM-7 Town Council appointment of Dalton Hood as a Planning & Zoning Board Member for a new 3-year term from January 2027 through December 2029.
Lee Anne Wollitz – Land Use Administrator

ITEM-8 Town Council appointment of Kevin Webb as a Planning & Zoning Board Member for a new 3-year term from January 2027 through December 2029.
Lee Anne Wollitz – Land Use Administrator

ITEM-9 Town Council approval of the Minutes for November 5, 2026, Public Hearing & Regular Meeting.
Lisa Purvis, MMC – Town Clerk

ITEM-10 Town Council approval of Peters & Yaffee Engineering, now owned by LJA Engineering, Inc., Payable through October 30, 2026, Project Name: Design West Sixth Street in the amount of $750.00.
DAYSPRING COMMONS DEVELOPER FUNDED PROJECT IN THE AMOUNT OF $116,672.26; LUMP SUM CONTRACT $116,672.26

ITEM-11 Town Council approval of PQH Group, Payable through November 12, 2026, Project Name: Hurricane Shelter / Community Center Project in the amount of $1,500.00.
FDEM 100% GRANT FUNDED PROJECT $5,890,200; PQH GROUP LUMP SUM CONTRACT $581,000

ITEM-12 Town Council approval of STAline Waterworks Inc., Payable through November 4, 2026, Project Name: North Oxford Street Water Main Extension, in the amount of $10,050.00.
CAPITAL FUNDED PROJECT BUDGETED $60,000

ITEM-13 Town Council approval of new position and promote Trevor Hazel from Public Works Technician to Public Works Technician II.
Cory Hobbs – Public Works Director

ADDED ITEMS

ADDITIONAL COMMENTS

PUBLIC

MAYOR & TOWN COUNCIL

ADMINISTRATIVE STAFF

TOWN ATTORNEY

ADJOURNMENT

The Town may take action on any matter during this meeting, including items that are not set forth within this agenda.

TOWN COUNCIL MEETINGS
The Town Council meets the first and third Thursday of each month beginning at 7:00 p.m., unless otherwise scheduled. Meetings are held in the Town Hall Council Chambers located at 15859 West County Road 108. Video and audio recordings of the meetings are available in the Town Clerk's Office upon request.

PLANNING & ZONING BOARD MEETINGS
The Planning & Zoning Board meets the fourth Thursday of each month beginning at 7:00 p.m., unless otherwise scheduled. Meetings are held in the Town Hall Council Chambers located at 15859 West County Road 108. Video and audio recordings of the meetings are available in the Town Clerk's Office upon request.

MINUTES & TRANSCRIPTS
Minutes of the Town Council meetings can be obtained from the Town Clerk's Office. The Meetings are usually recorded but are not transcribed verbatim for the minutes. Persons requiring a verbatim transcript may make arrangements with the Town Clerk to duplicate the recordings, if available, or arrange to have a court reporter present at the meeting. The cost of duplication and/or court reporter will be at the expense of the requesting party.

TOWN WEBSITE & YOUTUBE MEETING VIDEO
The Town's Website can be access at www.townofhilliard.com.
Live & recorded videos can be accessed at www.youtube.com search - Town of Hilliard, FL.

ADA NOTICE
In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the Town Clerk's Office at (904) 845-3555 at least seventy-two hours in advance to request such accommodations.

APPEALS
Pursuant to the requirements of Section 286.0105, Florida Statues, the following notification is given: If a person decides to appeal any decision made by the Council with respect to any matter considered at such meeting, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

PUBLIC PARTICIPATION
Pursuant to Section 286.0114, Florida Statutes, effective October 1, 2013, the public is invited to speak on any "proposition" before a board, commission, council, or appointed committee

takes official action regardless of whether the issue is on the Agenda. Certain exemptions for emergencies, ministerial acts, etc. apply. This public participation does not affect the right of a person to be heard as otherwise provided by law.

EXPARTE COMMUNICATIONS
Oral or written exchanges (sometimes referred to as lobbying or information gathering) between a Council Member and others, including staff, where there is a substantive discussion regarding a quasi-judicial decision by the Town Council. The exchanges must be disclosed by the Town Council so the public may respond to such exchanges before a vote is taken.

2026 HOLIDAYS

TOWN HALL OFFICES CLOSED

1. Martin Luther King, Jr. Day	Monday, January 19, 2026
2. Memorial Day	Monday, May 25, 2026
3. Independence Day	Friday, July 3, 2026
4. Labor Day	Monday, September 7, 2026
5. Veterans Day	Wednesday, November 11, 2026
6. Thanksgiving Day	Thursday, November 26, 2026
7. Friday after Thanksgiving Day	Friday, November 28, 2026
8. Christmas Eve	Thursday, December 24, 2026
9. Christmas Day	Friday, December 25, 2026
10. New Year's Eve	Thursday, December 31, 2026
11. New Year's Day	Friday, January 1, 2027

AGENDA ITEM REPORT
TOWN OF HILLIARD, FLORIDA

TO: Town Council Regular Meeting Meeting Date: November 19, 2026

FROM: ***Lisa Purvis, MMC – Town Clerk***

SUBJECT: Town Council to consider Ordinance No. 2026-10, an ordinance relating to Public Right-of-Way or Alley; making findings; vacating 3 blocks of Public Right-of-Way known as West Sixth Avenue which falls between block 107 and 116, between block 108 and 115, between 110 and 113, and the alley within or surrounded by blocks 95, 107, 110, 113,115,116; plat of the West portion of Hilliard; within Town of Hilliard, Florida; authorizing recording of a certified copy of this ordinance; providing for severability; and providing an effective date. Adopting on First Reading and Set Public Hearing & Final Reading for December 17, 2026.

BACKGROUND:

See attached documents.

FINANCIAL IMPACT:

All financial expenses to be covered by applicant.

RECOMMENDATION:

Town Council adoption of Ordinance No. 2026-10, on First Reading and Set Public Hearing & Final Reading for December 17, 2026.

AGENDA ITEM REPORT
TOWN OF HILLIARD, FLORIDA

TO: Town Council Regular Meeting Meeting Date: November 19, 2026

FROM: ***Lee Anne Wollitz – Land Use Administrator***

SUBJECT: Planning & Zoning Board recommendations for Town Council approval of the Vacation of Right of Way for property known as Dayspring Gardens Via Ordinance 2026-10. Property Owner – Doug Adkins, Dayspring Property Services LLC.

BACKGROUND: Documents Reviewed by the Planning & Zoning Board:
Agenda Item Report, Final Vacation of Right-of-Way Application, Legal Description, Updated Surve, Property Appraisal Report.

May 2026, Dayspring Properties, LLC, the owner of properties surrounding the subject easements and rights-of-way, submitted a Pre-Application for Vacation of Right-of-Way pertaining to the alleyways and rights-of-way located within Blocks 95, 107, 110, 113, 115, and 116, as well as portions of W. 6th Avenue.

Property owners with adjoining properties were notified by mail and invited to participate in the review process. The proposed vacation was presented and discussed during a workshop held on May 14, 2026, followed by the Planning & Zoning Board meeting on May 28, 2026, and the Town Council meeting on June 4, 2026. During these meetings, the proposed vacation and staff findings were presented and reviewed by both the Planning & Zoning Board and Town Council.

June 4, 2026, meeting, the Town Council voted to authorize the applicant to proceed with the formal vacation application process.
October 16, 2026, the applicant submitted the Final Vacation of Right-of-Way Application, accompanied by the required legal description, updated survey, and property appraisal report.
October 22, 2026, the Planning & Zoning Board reviewed the final application and supporting documentation. Following its review, the Board voted to recommend that the Town Council proceed with adoption of a Vacation of Right-of-Way Ordinance based on the information and materials submitted as part of the Dayspring Gardens application.

FINANCIAL IMPACT: All costs will be covered by the applicant. Will include legal oversite, advertisement cost, recording fees.

RECOMMENDATION: Planning & Zoning Board recommendations for Town Council approval of the Vacation of Right of Way for property known as Dayspring Gardens Via Ord 2026-10.

ORDINANCE NO. 2026-10

AN ORDINANCE RELATING TO PUBLIC RIGHT-OF-WAY OR ALLEY; MAKING FINDINGS; VACATING 3 BLOCKS OF PUBLIC RIGHT-OF-WAY KNOWN AS WEST SIXTH AVENUE WHICH FALLS BETWEEN BLOCK 107 AND 116, BETWEEN BLOCK 108 AND 115, BETWEEN 110 AND 113, AND THE ALLEY WITHIN OR SURROUNDED BY BLOCKS 95, 107, 110, 113, 115, 116; PLAT OF THE WEST PORTION OF HILLIARD; WITHIN TOWN OF HILLIARD, FLORIDA; AUTHORIZING RECORDING OF A CERTIFIED COPY OF THIS ORDINANCE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Town Council passed Ordinance No. 2023-01 to enact a process for the Vacation of Public Right-of-Ways within the Town Limits,

WHEREAS, through the process set forth in Ordinance 2023-01, the Town has received an application for the vacation of public rights-of-way, streets, and alleys within the Town limits of Hilliard, Florida, as described in Exhibit A, including parcels within Blocks 95, 107, 110, 113, 115, 116 and a portion of West Sixth Avenue of the Town limits of Hilliard; and

WHEREAS, the Town Council finds that it will further the public health, safety, and welfare of the citizens of the Town of Hilliard for there to be said public right-of-way or alleys to be vacated, abandoned, discontinued and closed; and

WHEREAS, the Town Council finds that the citizens of the Town of Hilliard have not used the right-of-way or alleys and currently do not use the right-of-way or alleys; and

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

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

SECTION 2. The Town Council hereby discontinues, abandons, closes, vacates, and cancels that certain existing public right-of-way and alleys as more specifically and graphically described in Exhibit A, attached hereto and incorporated herein by reference.

SECTION 3. The Town Clerk is authorized and directed to forward a certified copy of this Ordinance to the Clerk of the Court for recordation.

SECTION 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 5. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any Court of Competent

Jurisdiction such portion shall not affect the validity of the remaining portion of this Ordinance.

SECTION 6. This Ordinance shall become effective upon its passage.

ADOPTED this _____ day of _____, _____, by the Hilliard Town Council.

_____
Kenneth A. Sims
Council President

ATTEST:

_____
Lisa Purvis
Town Clerk

APPROVED:

_____
John P. Beasley
Mayor

Town Council First Reading: November 19, 2026
Town Council Publication: December 2, 2026
Town Council Public Hearing: December 17, 2026
Town Council Final Reading: December 17, 2026

EXIBIT A

PARCEL 4: (Block 107 Alley)

ALL OF THE 25-FOOT-WIDE RIGHT-OF-WAY, BEING IN BETWEEN LOTS 1 THROUGH 12, AND LOTS 13 THROUGH 24, ALL IN BLOCK 107; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

PARCEL 5: (West Sixth Avenue between Block 107 and Block 116)

ALL OF THE 60-FOOT-WIDE RIGHT-OF-WAY, KNOWN AS WEST SIXTH AVENUE, BEING IN BETWEEN LOTS 13 THROUGH 24, BLOCK 107, AND LOTS 1 THROUGH 12, BLOCK 116; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS.

SUBJECT TO A 30-FOOT-WIDE UTILITY EASEMENT RESERVED IN FAVOR OF THE TOWN OF HILLIARD, FLORIDA, OVER, UNDER AND ACROSS THAT PORTION OF THE ABOVE-DESCRIBED PARCEL LYING 15 FEET NORTH AND 15 FEET SOUTH OF, AND PARALLEL WITH, THE CENTERLINE OF SAID WEST SIXTH AVENUE. THE SIDELINES OF SAID EASEMENT ARE LENGTHENED OR SHORTENED TO TERMINATE AT THE WESTERLY AND EASTERLY LIMITS OF THE ABOVE-DESCRIBED PARCEL.

PARCEL 6: (Block 116 Alley)

ALL OF THE 25-FOOT-WIDE RIGHT-OF-WAY, BEING IN BETWEEN LOTS 1 THROUGH 12, AND LOTS 13 THROUGH 24, ALL IN BLOCK 116; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

PARCEL 9: (West Sixth Avenue between Block 108 and Block 115)

ALL OF THE 60-FOOT-WIDE RIGHT-OF-WAY, KNOWN AS WEST SIXTH AVENUE, BEING IN BETWEEN LOTS 13 THROUGH 24, BLOCK 108, AND LOTS 1 THROUGH 12, BLOCK 115; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS.

SUBJECT TO A 30-FOOT-WIDE UTILITY EASEMENT RESERVED IN FAVOR OF THE TOWN OF HILLIARD, FLORIDA, OVER, UNDER AND ACROSS THAT PORTION OF THE ABOVE-DESCRIBED PARCEL LYING 15 FEET NORTH AND 15 FEET SOUTH OF, AND PARALLEL WITH, THE CENTERLINE OF SAID WEST SIXTH AVENUE. THE SIDELINES OF SAID EASEMENT ARE LENGTHENED OR SHORTENED TO TERMINATE AT THE WESTERLY AND EASTERLY LIMITS OF THE ABOVE-DESCRIBED PARCEL.

PARCEL 10: (Block 115 Alley)

ALL OF THE 25-FOOT-WIDE RIGHT-OF-WAY, BEING IN BETWEEN LOTS 1 THROUGH 12, AND LOTS 13 THROUGH 24, ALL IN BLOCK 115; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

PARCEL 13: (Block 110 Alley)

ALL OF THE 25-FOOT-WIDE RIGHT-OF-WAY, BEING IN BETWEEN LOTS 1 THROUGH 12, AND LOTS 13 THROUGH 24, ALL IN BLOCK 110; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

PARCEL 14: (West Sixth Avenue between Block 110 and Block 113)

ALL OF THE 60-FOOT-WIDE RIGHT-OF-WAY, KNOWN AS WEST SIXTH AVENUE, BEING IN BETWEEN LOTS 13 THROUGH 24, BLOCK 110, AND LOTS 1 THROUGH 12, BLOCK 113; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS.

SUBJECT TO A 30-FOOT-WIDE UTILITY EASEMENT RESERVED IN FAVOR OF THE TOWN OF HILLIARD, FLORIDA, OVER, UNDER AND ACROSS THAT PORTION OF THE ABOVE-DESCRIBED PARCEL LYING 15 FEET NORTH AND 15 FEET SOUTH OF, AND PARALLEL WITH, THE CENTERLINE OF SAID WEST SIXTH AVENUE. THE SIDELINES OF SAID EASEMENT ARE LENGTHENED OR SHORTENED TO TERMINATE AT THE WESTERLY AND EASTERLY LIMITS OF THE ABOVE-DESCRIBED PARCEL.

PARCEL 15: (Block 113 Alley)

ALL OF THE 25-FOOT-WIDE RIGHT-OF-WAY, BEING IN BETWEEN LOTS 1 THROUGH 12, AND LOTS 13 THROUGH 24, ALL IN BLOCK 113; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

PARCEL 20: (Block 95 Alley)

ALL OF THE 25-FOOT-WIDE RIGHT-OF-WAY, BEING IN BETWEEN LOTS 1 THROUGH 12, AND LOTS 13 THROUGH 24, ALL IN BLOCK 95; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

MAP OF SPECIFIC PURPOSE SURVEY

THE PURPOSE OF THIS SURVEY IS TO PROVIDE LEGAL DESCRIPTIONS AND A MAP OF PROPOSED ROAD CLOSURES FOR DAYSPRING PROPERTY SERVICES LLC

PARCEL 4:

ALL OF THE 25 FOOT WIDE RIGHT-OF-WAY, BEING IN BETWEEN LOTS 1 THROUGH 12, AND LOTS 13 THROUGH 24, ALL IN BLOCK 107; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

PARCEL 5:

ALL OF THE 60 FOOT WIDE RIGHT-OF-WAY, KNOWN AS WEST SIXTH AVENUE, BEING IN BETWEEN LOTS 13 THROUGH 24, BLOCK 107, AND LOTS 1 THROUGH 12, BLOCK 116 ; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS.

SUBJECT TO A 30 FOOT WIDE EASEMENT FOR UTILITIES AND BEING 15 FEET ON EITHER SIDE OF THE CENTERLINE OF WEST SIXTH AVENUE BEING IN BETWEEN LOTS 13 THROUGH 24, BLOCK 107, AND LOTS 1 THROUGH 12, BLOCK 116 ; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS.

PARCEL 6:

ALL OF THE 25 FOOT WIDE RIGHT-OF-WAY, BEING IN BETWEEN LOTS 1 THROUGH 12, AND LOTS 13 THROUGH 24, ALL IN BLOCK 116; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

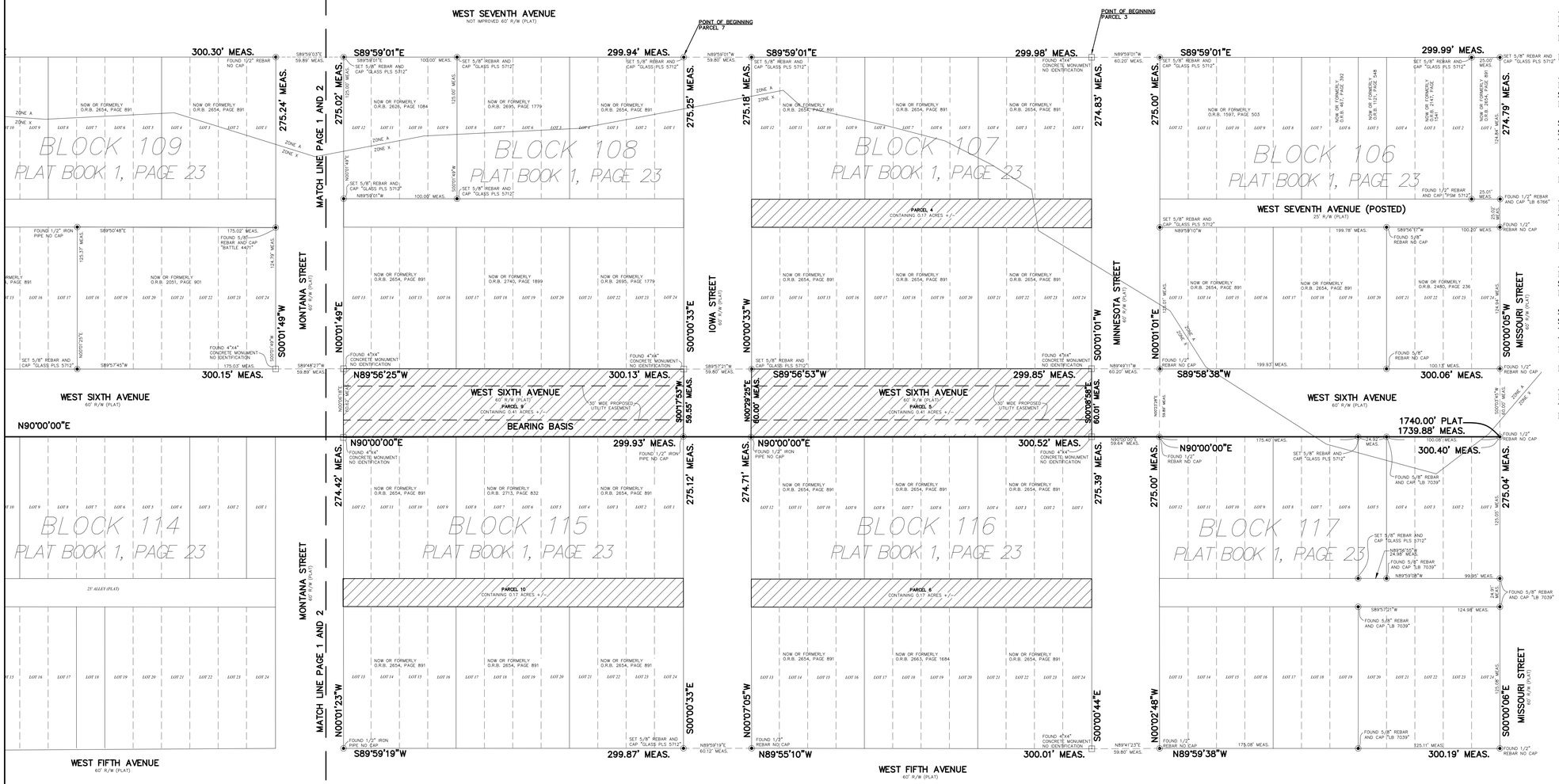
PARCEL 9:

ALL OF THE 60 FOOT WIDE RIGHT-OF-WAY, KNOWN AS WEST SIXTH AVENUE, BEING IN BETWEEN LOTS 13 THROUGH 24, BLOCK 108, AND LOTS 1 THROUGH 12, BLOCK 115 ; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS.

SUBJECT TO A 30 FOOT WIDE EASEMENT FOR UTILITIES AND BEING 15 FEET ON EITHER SIDE OF THE CENTERLINE OF WEST SIXTH AVENUE BEING IN BETWEEN LOTS 13 THROUGH 24, BLOCK 108, AND LOTS 1 THROUGH 12, BLOCK 115 ; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS.

PARCEL 10:

ALL OF THE 25 FOOT WIDE RIGHT-OF-WAY, BEING IN BETWEEN LOTS 1 THROUGH 12, AND LOTS 13 THROUGH 24, ALL IN BLOCK 115; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS



PAGE 1 OF 3

AREA TABLE		
PARCEL NUMBER	SQUARE FEET	ACERAGE
4	7513.31ft²	0.17
5	18012.57ft²	0.41
6	7522.44ft²	0.17
9	18028.35ft²	0.41
10	7522.44ft²	0.17

THE PROPERTIES OWNED BY DAYSPRING PROPERTY SERVICES LLC AT THE TIME OF THIS SURVEY ARE LISTED BELOW.

LOTS 13 THROUGH 24, BLOCK 92 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"

LOTS 1 THROUGH 7, AND LOTS 13 THROUGH 24, BLOCK 95 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"

LOT 1, AND LOTS 13 THROUGH 20, BLOCK 106 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"

LOTS 1 THROUGH 24, BLOCK 107 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"

LOTS 1 THROUGH 8 AND LOTS 13 THROUGH 24, BLOCK 108 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"

LOTS 1 THROUGH 17, BLOCK 109 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"

LOTS 1 THROUGH 24, BLOCK 110 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"

LOTS 1 THROUGH 14, AND LOT 17, BLOCK 111 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"

LOTS 1 THROUGH 24, BLOCK 113 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"

LOTS 1 THROUGH 24, BLOCK 115 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"

LOTS 1 THROUGH 24, BLOCK 116 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"

LOTS 6 THROUGH 19, BLOCK 117 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"

SURVEY NOTES:

1) The "Legal Descriptions" hereon are provided by the surveyor per request of the client
2) Underground improvements were not located or shown.
3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
4) Bearings based on N 90°00'00" E for the South line of West Sixth Avenue. (ASSUMED)
5) Fence ownership, if aplicable, has not been determined by this office. Fences are drawn out of scale in order to accentuate their relationship to property lines. Fences are not deemed to be encroachments unless ownership is apparent.
6) "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid.
7) The property shown hereon lies within flood zone "A,X" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C0135F,12089C0130F, Dated 12/17/2010
8) Unless otherwise noted Measeured angles and distances are the same as Plat or Deed angles and distances.
9) This survey has been performed according to the standard of care to achieve the following accuracy for the following surveyed. Surveyed Accuracy: 1 foot in 42,338 feet
Commercial / High risk linear accuracy: 1 foot in 10,000 feet
SOP Rule 5J-17.05(3) (B) (15) b.ii

PREPARED FOR:
DAYSPRING PROPERTY SERVICES LLC

GRAPHIC SCALE

50 0 25 50 100 200

(IN U.S. SURVEY FEET)
1 inch = 50 ft.

PAGE 1 OF 3

REVISED 10-14-2026 TO SHOW DIFFERENT PROPOSED RIGHT-OF-WAY CLOSURES AND ADD PAGE NUMBERS
REVISED 05-29-2026 TO SHOW DIFFERENT PROPOSED RIGHT-OF-WAY CLOSURES AND ADD PAGE NUMBERS
REVISED 04-27-2026 TO SHOW DIFFERENT PROPOSED RIGHT-OF-WAY CLOSURES AND ADD PAGE NUMBERS

DWG NO. GLS-25-129

LEGEND

-E- = AERIAL UTILITY WIRES
A/C = AIR CONDITIONER
AKA = ALSO KNOWN AS
B.R.L = BUILDING RESTRICTION LINE
TV = CABLE TELEVISION PEDESTAL
△ = CENTRAL ANGLE
℄ = CENTERLINE
-x-x-x- = CHAIN LINK FENCE
CB = CHORD BEARING
CD = CHORD DISTANCE
CONC. = CONCRETE
= CONCRETE FLATWORK
CMP = CORRUGATED METAL PIPE
E = ELECTRICITY METER
ELEV. = ELEVATION
F.F. = FINISHED FLOOR
= FIRE HYDRANT
G = GAS METER
L = ARC LENGTH
= LIGHT POLE
MEAS. = MEASURED
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
O.R.B. = OFFICIAL RECORD BOOK
P.I.N. = PARCEL IDENTIFICATION NUMBER
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R = RADIUS
RCP = REINFORCED CONCRETE PIPE
R/W = RIGHT-OF-WAY
S = SEWER CLEANOUT
S = SEWER MANHOLE
D = STORM MANHOLE
T = TELEPHONE PEDESTAL
-□-□- = WOOD FENCE
-○-○- = CHAIN LINK FENCE
= WOOD POWER POLE
W = WATER METER
W = WELL

THE INFORMATION SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BY: _____
ALAN FRANKLIN GLASS
FLORIDA REGISTERED SURVEYOR
MAPPER CERTIFICATE No. 5712

GLASS LAND SURVEYING, LLC

GLASS LAND SURVEYING, LLC
3731 WEST 5TH STREET, HILLIARD FLORIDA 32046
(904) 675-9241 * CELL (904) 370-0318
LICENSE BUSINESS NO. LB 8359

SCALE: 1"=50'
DATE: 09/08/25
DRN BY: WAG
CKD BY: AFG
JOB NO: 25-129
F.B. NO: DC
PAGE NO. DC



THE PROPERTIES OWNED BY DAYSPRING PROPERTY SERVICES LLC AT THE TIME OF THIS SURVEY ARE LISTED BELOW.

LOTS 13 THROUGH 24, BLOCK 92 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"

LOTS 1 THROUGH 7, AND LOTS 13 THROUGH 24, BLOCK 95 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"

LOT 1, AND LOTS 13 THROUGH 20, BLOCK 106 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"

LOTS 1 THROUGH 24, BLOCK 107 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"

LOTS 1 THROUGH 8 AND LOTS 13 THROUGH 24, BLOCK 108 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"

LOTS 1 THROUGH 17, BLOCK 109 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"

LOTS 1 THROUGH 24, BLOCK 110 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"

LOTS 1 THROUGH 14, AND LOT 17, BLOCK 111 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"

LOTS 1 THROUGH 24, BLOCK 113 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"

LOTS 1 THROUGH 24, BLOCK 115 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"

LOTS 1 THROUGH 24, BLOCK 116 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"

LOTS 6 THROUGH 19, BLOCK 117 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"

PARCEL 13:

ALL OF THE 25 FOOT WIDE RIGHT-OF-WAY, BEING IN BETWEEN LOTS 1 THROUGH 12, AND LOTS 13 THROUGH 24, ALL IN BLOCK 110; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

PARCEL 14:

ALL OF THE 60 FOOT WIDE RIGHT-OF-WAY, KNOWN AS WEST SIXTH AVENUE, BEING IN BETWEEN LOTS 13 THROUGH 24, BLOCK 110, AND LOTS 1 THROUGH 12, BLOCK 113 ; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS.

SUBJECT TO A 30 FOOT WIDE EASEMENT FOR UTILITIES AND BEING 15 FEET ON EITHER SIDE OF THE CENTERLINE OF WEST SIXTH AVENUE BEING IN BETWEEN LOTS 13 THROUGH 24, BLOCK 110, AND LOTS 1 THROUGH 12, BLOCK 113 ; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS.

PARCEL 15:

ALL OF THE 25 FOOT WIDE RIGHT-OF-WAY, BEING IN BETWEEN LOTS 1 THROUGH 12, AND LOTS 13 THROUGH 24, ALL IN BLOCK 113; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

AREA TABLE		
PARCEL NUMBER	SQUARE FEET	ACERAGE
13	7514.94ft²	0.17
14	17971.47ft²	0.41
15	7516.19ft²	0.17

GRAPHIC SCALE

50 0 25 50 100 200

(IN U.S. SURVEY FEET)

1 inch = 50 ft.

PAGE 2 OF 3

LEGEND

—E—E— = AERIAL UTILITY WIRES
A/C = AIR CONDITIONER
AKA = ALSO KNOWN AS
B.R.L. = BUILDING RESTRICTION LINE
TV = CABLE TELEVISION PEDESTAL
△ = CENTRAL ANGLE
℄ = CENTERLINE
—x—x— = CHAIN LINK FENCE
CB = CHORD BEARING
CD = CHORD DISTANCE
CONC. = CONCRETE
= CONCRETE FLATWORK
CMP = CORRUGATED METAL PIPE
E = ELECTRICITY METER
ELEV. = ELEVATION
F.F. = FINISHED FLOOR
= FIRE HYDRANT
G = GAS METER
L = ARC LENGTH
= LIGHT POLE
MEAS. = MEASURED
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
O.R.B. = OFFICIAL RECORD BOOK
P.I.N. = PARCEL IDENTIFICATION NUMBER
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R = RADIUS
RCP = REINFORCED CONCRETE PIPE
R/W = RIGHT-OF-WAY
S = SEWER CLEANOUT
= SEWER MANHOLE
D = STORM MANHOLE
T = TELEPHONE PEDESTAL
= WOOD FENCE
= CHAIN LINK FENCE
= WOOD POWER POLE
W = WATER METER
= WELL

THE INFORMATION SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BY: _____
ALAN FRANKLIN GLASS
FLORIDA REGISTERED SURVEYOR
MAPPER CERTIFICATE No. 5712

GLASS LAND SURVEYING, LLC
GLASS LAND SURVEYING, LLC
3731 WEST 5TH STREET, HILLIARD FLORIDA 32046
(904) 675-9241 * CELL (904) 370-0318
LICENSE BUSINESS NO. LB 8359

SCALE: 1"=50'
DATE: 09/08/25
DRN BY: WAG
CKD BY: AFG
JOB NO: 25-129
F.B. NO: DC
PAGE NO. DC

DWG NO. GLS-25-129

THE PROPERTIES OWNED BY DAYSPRING PROPERTY SERVICES LLC AT THE TIME OF THIS SURVEY ARE LISTED BELOW.

LOTS 13 THROUGH 24, BLOCK 92 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"

LOTS 1 THROUGH 7, AND LOTS 13 THROUGH 24, BLOCK 95 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"

LOT 1, AND LOTS 13 THROUGH 20, BLOCK 106 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"

LOTS 1 THROUGH 24, BLOCK 107 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"

LOTS 1 THROUGH 8 AND LOTS 13 THROUGH 24, BLOCK 108 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"

LOTS 1 THROUGH 17, BLOCK 109 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"

LOTS 1 THROUGH 24, BLOCK 110 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"

LOTS 1 THROUGH 14, AND LOT 17, BLOCK 111 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"

LOTS 1 THROUGH 24, BLOCK 113 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"

LOTS 1 THROUGH 24, BLOCK 115 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"

LOTS 1 THROUGH 24, BLOCK 116 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"

LOTS 6 THROUGH 19, BLOCK 117 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"

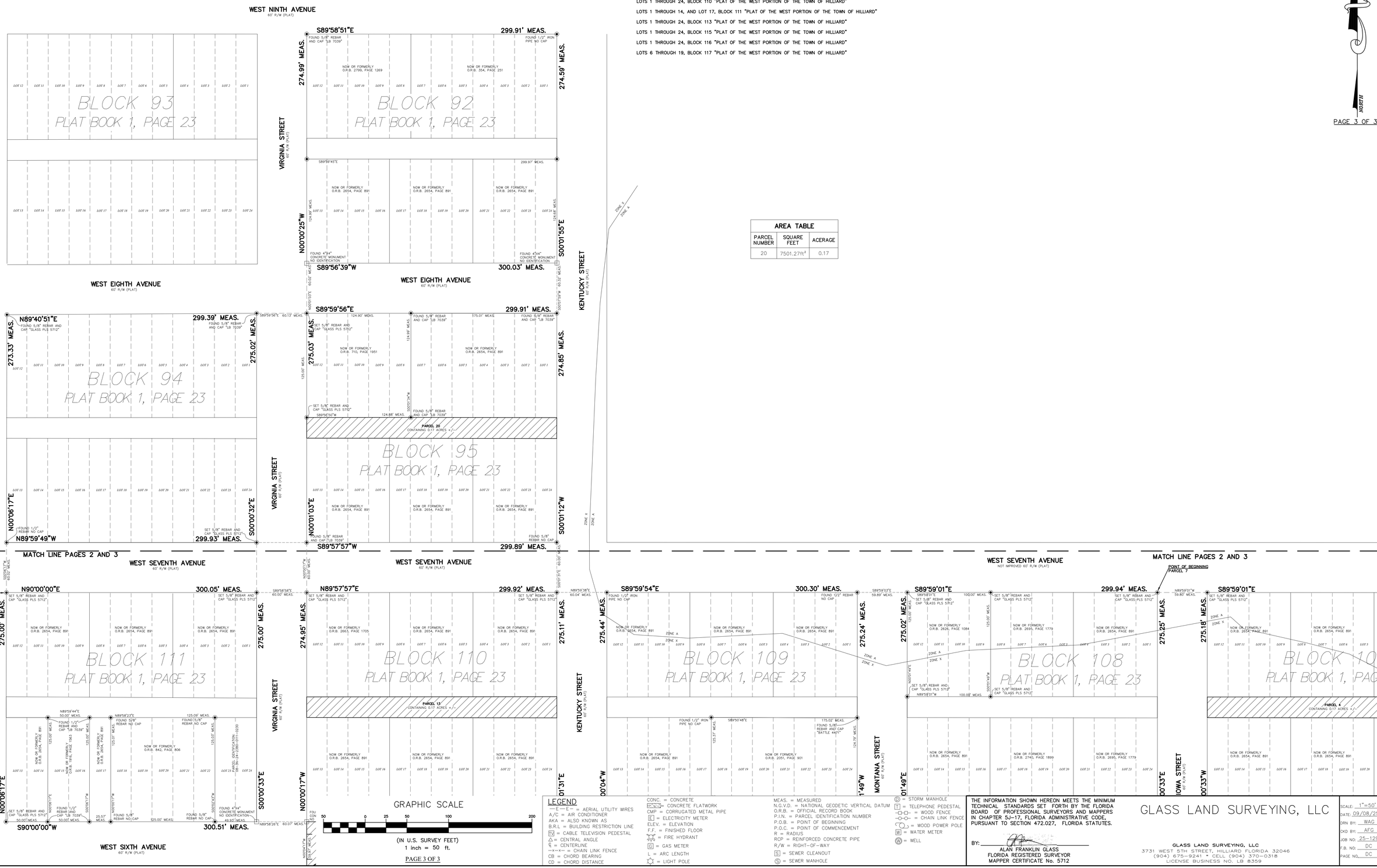
PARCEL 20:

ALL OF THE 25 FOOT WIDE RIGHT-OF-WAY, BEING IN BETWEEN LOTS 1 THROUGH 12, AND LOTS 13 THROUGH 24, ALL IN BLOCK 95; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

PAGE 3 OF 3

NORTH

AREA TABLE		
PARCEL NUMBER	SQUARE FEET	ACERAGE
20	7501.27ft²	0.17



PAGE 3 OF 3

LEGEND

- E = E = AERIAL UTILITY WIRES
- A/C = AIR CONDITIONER
- AKA = ALSO KNOWN AS
- B.R.L = BUILDING RESTRICTION LINE
- CM = CABLE TELEVISION PEDESTAL
- △ = CENTRAL ANGLE
- ℄ = CENTERLINE
- -x-x-x- = CHAIN LINK FENCE
- CB = CHORD BEARING
- CD = CHORD DISTANCE
- CONC. = CONCRETE
- CF = CONCRETE FLATWORK
- CMP = CORRUGATED METAL PIPE
- E = ELECTRICITY METER
- ELEV. = ELEVATION
- F.F. = FINISHED FLOOR
- = FIRE HYDRANT
- G = GAS METER
- L = ARC LENGTH
- = LIGHT POLE
- MEAS. = MEASURED
- N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
- O.R.B. = OFFICIAL RECORD BOOK
- P.I.N. = PARCEL IDENTIFICATION NUMBER
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
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- RCP = REINFORCED CONCRETE PIPE
- R/W = RIGHT-OF-WAY
- S = SEWER CLEANOUT
- S = SEWER MANHOLE
- D = STORM MANHOLE
- T = TELEPHONE PEDESTAL
- = WOOD FENCE
- = CHAIN LINK FENCE
- = WOOD POWER POLE
- W = WATER METER
- W = WELL

THE INFORMATION SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BY: _____

ALAN FRANKLIN GLASS
FLORIDA REGISTERED SURVEYOR
MAPPER CERTIFICATE No. 5712

GLASS LAND SURVEYING, LLC
3731 WEST 5TH STREET, HILLIARD FLORIDA 32046
(904) 675-9241 * CELL (904) 370-0318
LICENSE BUSINESS NO. LB 8359

SCALE: 1"=50'
DATE: 09/08/25
DRN BY: WAG
CKD BY: AFG
JOB NO: 25-129
F.B. NO: DC
PAGE NO. DC

DWG NO. GLS-25-129

TOWN OF HILLIARD
VACATE RIGHT-OF-WAY FINAL APPLICATION
15859 W CR 108 Hilliard, FL 32046
Phone: 904-845-3555 | cs@townofhilliard.com

For Staff Only
File #: 20261016
Application Fee: $ $19,800.00
Payment Processed By: DRW

Final Application to Close, Abandon, or Vacate Street, Alley, Easement, or Right of Way

A. PROPOSED CLOSING, ABANDONING, OR VACATON

a. Street, Alley, Right of Way Name to be closed, vacated, or abandoned: Alleyways in Blocks 95, 110, 113, 115, 107 and 116 and portions of West Sixth Avenue (between Blocks 110 and 113, 108 and 115, and 107 and 116) as further described on the attached survey.

b. Legal Description: See attached.

c. Parcel ID Number(s)and/or Adjoining Parcel ID Number(s): See attached.

d. Acreage of closure, abandonment, or vacation: See enclosed survey.

B. APPLICANT

a. Applicant's Status: ☐ Owner (title holder) ☒ Agent

b. Name of Applicant(s) or Contact Person(s): Courtney P. Gaver Title: Attorney

Company (if applicable): Rogers Towers, P.A.

Mailing address: 1301 Riverplace Blvd., Suite 1500

City: Jacksonville State: FL ZIP: 32207

Telephone: (904) 398-3911 E-mail: cgaver@rtlaw.com

c. If the applicant is agent for the property owner*

Name of Owner (titleholder): Dayspring Property Services LLC c/o Doug Adkins

Mailing address: PO Box 1080

City: Hilliard State: FL ZIP: 32046

Telephone: ( ) E-mail: doug@dayspring.health

*** Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.**

TOWN OF HILLIARD
VACATE RIGHT-OF-WAY FINAL APPLICATION
15859 W CR 108 Hilliard, FL 32046
Phone: 904-845-3555 | cs@townofhilliard.com

C. ATTACHMENTS (One hard copy or one copy in PDF format)

a. Legal description
b. Location Map clearly identifying the location of the proposed closure. (nassauflpa.com)
c. Survey of Property to be Vacated.
d. Appraisal of Property to be Vacated.

D. FEES

a. Right of Way (streets or alley or easements) - $200 pre application fee & final application fee TBD
b. The Cost of advertisement and outside consultants are in addition to the application fee

No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any fees for advertising, signs, necessary technical review or additional reviews of the application by a consultant will be billed to the applicant at the rate of the reviewing entity plus 10%. The invoice shall be paid in full prior to any action of any kind on the development application.

All attachments are required for a complete application. A completeness review of the application will be conducted within thirty (30) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

The Town reserves the right to retain a utility easement where the alley or roadway is located and grant the Town all necessary rights in such utility easement as it may require.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge:

Signature of Applicant

Douglas Adkins, President
Typed or printed name and title of applicant

09-21-26
Date

Signature of Agent

Courtney P. Gaver
Typed or printed name of co-applicant

9-23-2026
Date

State of Florida County of

The foregoing application is acknowledged before me this 21 day of September, 2026, by Doug Adkins, who is/are personally known to me, or who has/have produced as identification.

NOTARY SEAL

MCKENA JOHNSON
MY COMMISSION # HH 794411
EXPIRES: August 22, 2030

Signature of Notary Public, State of FL

Updated 1/2026

TOWN OF HILLIARD
VACATE RIGHT-OF-WAY APPLICATION
15859 W CR 108 Hilliard, FL 32046
Phone: 904-845-3555 | cs@townofhilliard.com

Abutting Property Owner Acknowledgement

Date: _____

Name: (Abutting Owner) David & Marjorie Brown

Address: 1795 Warm Springs Dr.

Wenatchee, WA 98801

RE: NOTICE TO ABUTTING OWNER OF
REQUEST TO CLOSE Block 95 Alleyway
Parcel #08-3N-24-2380-0095-0080

Dear Mr/Ms David & Marjorie Brown (Abutting Owner)

The Town of Hilliard is processing a request to close a right-of-way commonly known as Block 95 Alleyway abutting your property. I am seeking your written approval of this closure request so I may provide confirmation to the Town.

If the closure is approved, a portion of the closed right-of-way adjacent to your property may become your private property. This may result in an increase in your property taxes as to be determined by the Property Appraiser's Office after the closure is complete. The area I'm seeking to close is delineated on a map attached for your reference. If you agree/approve the closure request, please sign the acknowledgement and approval of the closure request below and return to my attorney, Courtney Gaver, at cgaver@rtlaw.com.

If you wish to speak with someone from the Town of Hilliard concerning this closure request, you may call the Land Use Administrator, Ms. Lee Anne Wollitz, at 904-675-6171 or lwollitz@townofhilliard.com.

Your prompt response is greatly appreciated.

I ACKNOWLEDGE RECEIPT OF THE ABOVE LETTER AND AGREE TO THE REQUEST FOR CLOSURE OF THE RIGHT OF WAY DESCRIBED HEREIN:

Marjorie Brown
David R Brown
Abutting Owner Signature

Marjorie Brown
David Brown
Abutting Owner Print

7/22/2026
Date

OWNER'S AUTHORIZATION FOR AGENT
PLANNING DEPARTMENT

TOWN OF HILLIARD, FLORIDA

EACH AND EVERY OWNER SHOWN ON THE PROOF OF OWNERSHIP MUST SIGN AN AUTHORIZATION FORM

Agent Authorization Form

I/We Dayspring Property Services LLC
(Print Name of Property Owner)
hereby authorize Rogers Towers, P.A. (Courtney P. Gaver)
(Print Name of Agent)
to represent me/us in processing an application for any and all applications (vacation of roadways, zoning, comprehensive plan amendments, concurrency and the like)
(Type of Application)
on our behalf. In authorizing the agent to represent me/us, I/we, as owner(s) attest that the application is made in good faith and that any information contained in the application is accurate and complete.

(Signature of Owner) | (Signature of Owner)

Douglas D. Adkins
(Print Name of Owner) | (Print Name of Owner)

State of Florida
} ss
Nassau County

Sworn to and subscribed before me on this 8 **day of** Sept., **20**25,
by Douglas D. Adkins, Manager
(Name of Person Making Statement)

Tonia Heronemus
Signature of Notary Public
State of Florida

TONIA HERONEMUS
Notary Public - State of Florida
Commission # HH 195...
My Comm. Expires Jul 31, 2029
Bonded through National Notary Assn.

Print, type or stamp commissioned name of Notary Public

My Commission Expires: _____

Individual making statement is ✓ **personally known or** _____ **produced identification.**

Type of identification produced: _____

PARCEL 4: (Block 107 Alley)

ALL OF THE 25 FOOT WIDE RIGHT-OF-WAY, BEING IN BETWEEN LOTS 1 THROUGH 12, AND LOTS 13 THROUGH 24, ALL IN BLOCK 107; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

PARCEL 5: (West Sixth Avenue between Block 107 and Block 116)

ALL OF THE 60 FOOT WIDE RIGHT-OF-WAY, KNOWN AS WEST SIXTH AVENUE, BEING IN BETWEEN LOTS 13 THROUGH 24, BLOCK 107, AND LOTS 1 THROUGH 12, BLOCK 116 ; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS.

PARCEL 6: (Blok 116 Alley)

ALL OF THE 25 FOOT WIDE RIGHT-OF-WAY, BEING IN BETWEEN LOTS 1 THROUGH 12, AND LOTS 13 THROUGH 24, ALL IN BLOCK 116; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

PARCEL 9: (West Sixth Avenue between Block 108 and Block 115)

ALL OF THE 60 FOOT WIDE RIGHT-OF-WAY, KNOWN AS WEST SIXTH AVENUE, BEING IN BETWEEN LOTS 13 THROUGH 24, BLOCK 108, AND LOTS 1 THROUGH 12, BLOCK 115 ; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS.

PARCEL 10: (Block 115 Alley)

ALL OF THE 25 FOOT WIDE RIGHT-OF-WAY, BEING IN BETWEEN LOTS 1 THROUGH 12, AND LOTS 13 THROUGH 24, ALL IN BLOCK 115; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

PARCEL 13: (Block 110 Alley)

ALL OF THE 25 FOOT WIDE RIGHT-OF-WAY, BEING IN BETWEEN LOTS 1 THROUGH 12, AND LOTS 13 THROUGH 24, ALL IN BLOCK 110; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

PARCEL 14: (West Sixth Avenue between Block 110 and Block 113)

ALL OF THE 60 FOOT WIDE RIGHT-OF-WAY, KNOWN AS WEST SIXTH AVENUE, BEING IN BETWEEN LOTS 13 THROUGH 24, BLOCK 110, AND LOTS 1 THROUGH 12, BLOCK 113 ; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS.

PARCEL 15: (Block 113 Alley)

ALL OF THE 25 FOOT WIDE RIGHT-OF-WAY, BEING IN BETWEEN LOTS 1 THROUGH 12, AND LOTS 13 THROUGH 24, ALL IN BLOCK 113; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

PARCEL 20: (Block 95 Alley)

ALL OF THE 25 FOOT WIDE RIGHT-OF-WAY, BEING IN BETWEEN LOTS 1 THROUGH 12, AND LOTS 13 THROUGH 24, ALL IN BLOCK 95; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

Parcels Owned by Dayspring Property Services LLC
PO Box 1080
Hilliard, FL 32046

08-3N-24-2380-0092-0130
08-3N-24-2380-0092-0170
08-3N-24-2380-0092-0210
08-3N-24-2380-0095-0010
08-3N-24-2380-0095-0130
08-3N-24-2380-0095-0170
08-3N-24-2380-0095-0210
08-3N-24-2380-0111-0090
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08-3N-24-2380-0111-0010
08-3N-24-2380-0110-0090
08-3N-24-2380-0110-0050
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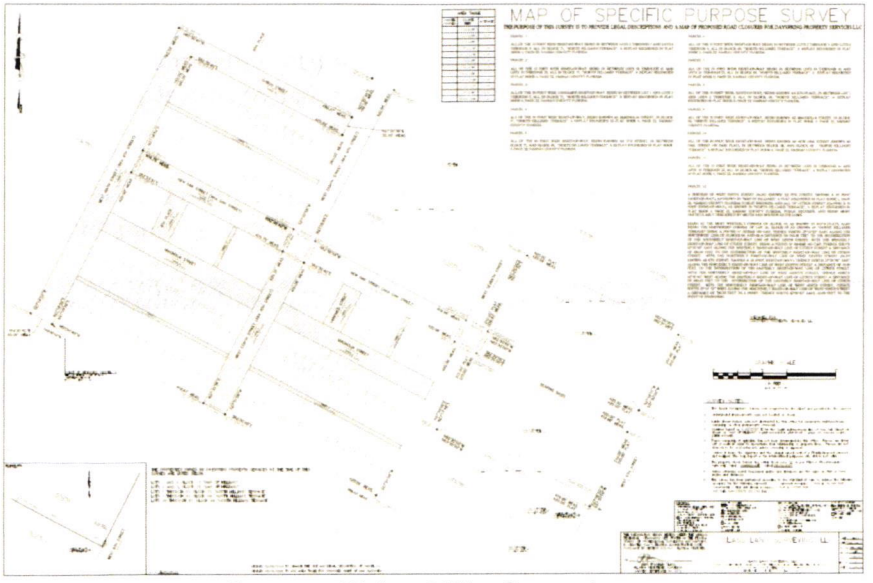

BLOCK 93
AT BOOK 1, PAGE 23
BLOCK 92
PLAT BOOK 1, PAGE 23
BLOCK 94
PLAT BOOK 1, PAGE 23
BLOCK 95
PLAT BOOK 1, PAGE 23
BLOCK 111
PLAT BOOK 1, PAGE 23
BLOCK 110
PLAT BOOK 1, PAGE 23
BLOCK 109
PLAT BOOK 1, PAGE 23
BLOCK 108
PLAT BOOK 1, PAGE 23
BLOCK 107
PLAT BOOK 1, PAGE 23
BLOCK 106
PLAT BOOK 1, PAGE 23
BLOCK 112
PLAT BOOK 1, PAGE 23
BLOCK 113
PLAT BOOK 1, PAGE 23
BLOCK 114
PLAT BOOK 1, PAGE 23
BLOCK 115
PLAT BOOK 1, PAGE 23
BLOCK 116
PLAT BOOK 1, PAGE 23
BLOCK 117
PLAT BOOK 1, PAGE 23

Appraisal Premise	Interest Appraised	Date of Value	Opinion of Value
Right-Of-Way Parcel 4	Fee Simple	June 13, 2026	$1,500
Right-Of-Way Parcel 5	Fee Simple	June 13, 2026	$3,600
Right-Of-Way Parcel 6	Fee Simple	June 13, 2026	$1,500
Right-Of-Way Parcel 9	Fee Simple	June 13, 2026	$3,600
Right-Of-Way Parcel 10	Fee Simple	June 13, 2026	$1,500
Right-Of-Way Parcel 13	Fee Simple	June 13, 2026	$1,500
Right-Of-Way Parcel 14	Fee Simple	June 13, 2026	$3,600
Right-Of-Way Parcel 15	Fee Simple	June 13, 2026	$1,500
Right-Of-Way Parcel 20	Fee Simple	June 13, 2026	$1,500
		Aggregate:	$19,800
		Rounded:	$19,800

Hotaling Moody & Associates

1300 Riverplace Boulevard, Suite 640
Jacksonville, Florida 32207
904-516-8900

APPRAISAL REPORT



Fourteen Right-of-Way Properties
Multiple Locations in the Vicinity of 6th Street and Surrounding Blocks
Hilliard, Florida 32046

Prepared For: Douglas D. Adkins, CEO
Dayspring Property Services, LLC
PO Box 1080
Hilliard, Florida 32046

June 29, 2026

Douglas D. Adkins, CEO
Dayspring Property Services, LLC
PO Box 1080
Hilliard, Florida 32046

RE: Appraisal of Fourteen Right-of-Way Sites Located north of W Fifth Avenue, south of W Ninth Avenue, east of Georgia Street, and west of Missouri Street, Hilliard, Florida 32046
Appraisal Number: 2026-0075

Dear Mr. Adkins:

As requested, the following is an *appraisal report* of the above-referenced property. The subject property is specifically described by both narrative and legal descriptions contained within the attached *appraisal report*. Furthermore, the report describes the subject, the market area environment, and surrounding influences, including historical market conditions, and the methods of approach to the valuation problem. It contains data gathered and analyzed in arriving at our conclusion of market value.

We developed our analyses, opinions, and conclusions and prepared this report in conformity with the uniform standards of professional appraisal practice (USPAP) of the Appraiser Foundation; the code of professional ethics and standards of professional appraisal practice of the Appraiser Institute; and the requirements of our client as we understand them.

Based on the appraisal presented in the following report and subject to the assumptions and limiting conditions and definition of market value as set forth herein, our opinions of market value are as follows:

Appraisal Premise	Interest Appraised	Date of Value	Opinion of Value
Right-Of-Way Parcel 2	Fee Simple	June 13, 2026	$1,500
Right-Of-Way Parcel 4	Fee Simple	June 13, 2026	$1,500
Right-Of-Way Parcel 5	Fee Simple	June 13, 2026	$3,600
Right-Of-Way Parcel 6	Fee Simple	June 13, 2026	$1,500
Right-Of-Way Parcel 8	Fee Simple	June 13, 2026	$1,500
Right-Of-Way Parcel 9	Fee Simple	June 13, 2026	$3,600
Right-Of-Way Parcel 10	Fee Simple	June 13, 2026	$1,500
Right-Of-Way Parcel 11	Fee Simple	June 13, 2026	$1,500
Right-Of-Way Parcel 13	Fee Simple	June 13, 2026	$1,500
Right-Of-Way Parcel 14	Fee Simple	June 13, 2026	$3,600
Right-Of-Way Parcel 15	Fee Simple	June 13, 2026	$1,500
Right-Of-Way Parcel 16	Fee Simple	June 13, 2026	$1,500
Right-Of-Way Parcel 20	Fee Simple	June 13, 2026	$1,500
Right-Of-Way Parcel 22	Fee Simple	June 13, 2026	$1,500
		Aggregate:	$27,300
		Rounded:	$27,300

The value above is subject to definitions, assumptions and limiting conditions set forth in the accompanying report of which this summary is part. No party other than the client and intended user may use or rely on the information, opinions and conclusions contained in the report. It is assumed that the user of the report has read the entire report.

Extraordinary Assumptions & Hypothetical Conditions

The value conclusion reported in this letter and the attached report is subject to the following extraordinary assumptions that may affect the assignment results. An extraordinary assumption is an assignment specific assumption as of the effective date regarding uncertain information used in the analysis which, if found to be false, could alter the appraiser's opinions of conclusions.

1. None.

The value conclusion reported in this letter and the attached report is based on the following hypothetical conditions that may affect assignment results. A Hypothetical Condition is a condition, directly related to a specific assignment, which is contrary to what is known by the appraisers to exist on the effective date of the assignment results, but is used for purpose of the analysis.

1. None

If you have questions or comments, please contact the undersigned. Thank you for the opportunity to provide appraisal services.

Respectfully submitted,

Hotaling Moody & Associates, LLC

Michael Hotaling, MAI
President/Owner
State-Certified General
Real Estate Appraiser RZ3226

Brian A. Hall
Vice President - Commercial
State-Certified General
Real Estate Appraiser RZ3163

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EXECUTIVE SUMMARY

Subject	Fourteen Right-Of-Way Properties
Address	Sixth Street, and surrounding blocks Hilliard, Florida 32046
Property Type	Fourteen Right-Of-Way Properties
Property Interest Appraised	Fee Simple Interest
Owner of Record	Town of Hilliard
Tax ID Number	The subject's fourteen sites are public Right-Of-Ways and have no tax identification numbers.
Land Sizes	
Parcel 2:	0.172 Acres; 7,500 SF
Parcel 4:	0.172 Acres; 7,500 SF
Parcel 5:	0.413 Acres; 18,000 SF
Parcel 6:	0.172 Acres; 7,500 SF
Parcel 8:	0.172 Acres; 7,500 SF
Parcel 9:	0.413 Acres; 18,000 SF
Parcel 10:	0.172 Acres; 7,500 SF
Parcel 11:	0.172 Acres; 7,500 SF
Parcel 13:	0.172 Acres; 7,500 SF
Parcel 14:	0.413 Acres; 18,000 SF
Parcel 15:	0.172 Acres; 7,500 SF
Parcel 16:	0.172 Acres; 7,500 SF
Parcel 20:	0.172 Acres; 7,500 SF
Parcel 22:	0.172 Acres; 7,500 SF
Aggregate	3.134 Acres; 136,500 SF
Zoning Designation	R-2 (Single-Family District)
Highest & Best Use - "As Vacant"	Considering the legally permissible, physically possible, financially feasible, and maximally productive uses, the highest and best use of the subject is to assemble the subject sites with the adjacent properties for single-family development.
Exposure Time	6-12 Months
Marketing Period	6-12 Months
Date of Report	June 29, 2026

Appraisal Premise	Interest Appraised	Date of Value	Opinion of Value
Right-Of-Way Parcel 2	Fee Simple	June 13, 2026	$1,500
Right-Of-Way Parcel 4	Fee Simple	June 13, 2026	$1,500
Right-Of-Way Parcel 5	Fee Simple	June 13, 2026	$3,600
Right-Of-Way Parcel 6	Fee Simple	June 13, 2026	$1,500
Right-Of-Way Parcel 8	Fee Simple	June 13, 2026	$1,500
Right-Of-Way Parcel 9	Fee Simple	June 13, 2026	$3,600
Right-Of-Way Parcel 10	Fee Simple	June 13, 2026	$1,500
Right-Of-Way Parcel 11	Fee Simple	June 13, 2026	$1,500
Right-Of-Way Parcel 13	Fee Simple	June 13, 2026	$1,500
Right-Of-Way Parcel 14	Fee Simple	June 13, 2026	$3,600
Right-Of-Way Parcel 15	Fee Simple	June 13, 2026	$1,500
Right-Of-Way Parcel 16	Fee Simple	June 13, 2026	$1,500
Right-Of-Way Parcel 20	Fee Simple	June 13, 2026	$1,500
Right-Of-Way Parcel 22	Fee Simple	June 13, 2026	$1,500
		Aggregate:	$27,300
		Rounded:	$27,300

The value above is subject to definitions, assumptions and limiting conditions set forth in the accompanying report of which this summary is part. No party other than the client and intended user may use or rely on the information, opinions and conclusions contained in the report. It is assumed that the user of the report has read the entire report.

Extraordinary Assumptions & Hypothetical Conditions

The value conclusion reported in this letter and the attached report is subject to the following extraordinary assumptions that may affect the assignment results. An extraordinary assumption is an assignment specific assumption as of the effective date regarding uncertain information used in the analysis which, if found to be false, could alter the appraiser's opinions of conclusions.

1. None.

The value conclusion reported in this letter and the attached report is based on the following hypothetical conditions that may affect assignment results. A Hypothetical Condition is a condition, directly related to a specific assignment, which is contrary to what is known by the appraisers to exist on the effective date of the assignment results, but is used for purpose of the analysis.

1. None

General Overview

Identification of Real Estate
The subject of this assignment is fourteen undeveloped right-of-way sites in which the client is attempting to have them vacated and acquired for future development within the municipal boundaries of the Town of Hilliard, in western Nassau County, Florida. As of the effective date of this assignment, no tax identification numbers have been assigned.

Legal Description
The subject's legal descriptions, which were taken directly from surveys provided by the client and created by Glass Land Surveying, LLC (job #25-129), are lengthy and have been included in the addendum of this appraisal report.

Property Owner
According to our client, the current owner of the subject properties is the Town of Hilliard.

Sales History
No tax identification number has been assigned to the subject of this assignment. Therefore, it has no recorded ownership history. To the best of our research, no transfers of ownership occurred within the previous three years of the effective date of this report.

Pending Transactions
To the best of our knowledge, the subject properties are not currently under contract or listed for sale. A cursory search of LoopNet.com & CoStar™ revealed no listings.

It is noted that the purpose of this appraisal is to aid the client with decision-making regarding a potential acquisition of the subject properties.

Subject Leases
The subject properties had no leases as of the effective date of this assignment.

Purpose of Appraisal
The purpose of the appraisal is to estimate the fair value of each of the existing fourteen right-of-way sites.

Since the subjects of this assignment are rights-of-way, they have no tax identification numbers or zoning designations as of the effective date of this assignment.

Scope of Work
The scope of work includes all steps taken in the development of the *appraisal*. These include:

1. The extent to which the subject property is identified,
2. The extent to which the subject property is inspected,
3. The type and extent of data researched, and
4. The type and extent of analysis applied, and the type of *appraisal* prepared. These items are discussed as follows:

In preparing this *appraisal* of the subject property, the appraisers:

- Gathered factual data on the subject property (zoning, land use, taxes, etc.).

- Inspected the subject property.
    - Our inspection was limited to visual observation of the subject property on the date of inspection.
- Used sources such as the Nassau County Property Appraiser's Office website, CoStar website, FEMA website, the Town of Hilliard website, etc., to identify subject info such as the address, site size, aerial map, tax map, flood map, etc.
- The size of the subject land was taken directly from a survey provided by our client.
- Considered the highest and best use of the subject property.
- Researched recent comparable land sales located within the subject's general market area or similar areas of Nassau County.
- Analyzed comparable market data, comparing them to the subject (when possible).
- Prepared the Sales Comparison Approach to develop our opinion of market value for the subject.
- Prepared this *Appraisal report*, which presents the significant data gathered during our investigation for this assignment, in addition to the analysis and conclusions reached as a result of the appraisal process.

In developing our opinion of market value, consideration was given to the subject's zoning, surrounding improvements, and development potential under the Nassau County Comprehensive Plan and the Town of Hilliard. We also considered its location in relation to commercial and residential growth within the subject's market area. Additional information obtained while completing this appraisal assignment is retained in the appraisal file and incorporated herein by reference.

APPRAISAL REPORT TYPE
This is an Appraisal Report described by the Uniform Standards of Professional Appraisal Practice (USPAP) under Standards Rule 2-2(a).

CLIENT
The client of this assignment is Douglas D. Adkins, CEO of Dayspring Property Services, LLC

INTENDED USE & USERS
The intended use of this appraisal report is to establish fair market values to assist the client in closing (acquiring) the subject properties, which are right-of-way sites. The intended user Douglas D. Adkins, CEO of Dayspring Property Services, LLC

APPRAISAL REQUIREMENTS
This appraisal and report are intended to conform to the requirements of the following:

- Uniform Standards of Professional Appraisal Practice (USPAP); and
- Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

INSPECTION
Brian A. Hall inspected the subject property on June 13, 2026. The inspection included a visual observation of site conditions, including access, visible easements or encroachments, site layout and utility, and on and off-site improvements affecting the property.

DATE OF THE REPORT

The date of the report is June 29, 2026, which is the date the report was completed and transmitted to the client.

MARKET VALUE DEFINITION[1]

The purpose of this appraisal is to develop an opinion of the market value of the subject property. "Market Value," as used in this appraisal, is defined as "the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1) Buyer and seller are typically motivated.
2) Both parties are well informed or well advised, and each is acting in what they consider their own best interests;
3) A reasonable time is allowed for exposure in the open market.
4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5) The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."

PROPERTY INTEREST APPRAISED

Two common ownership interests in real property are the fee simple and the leased fee interest.

- The fee simple interest is "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."[2]
- The leased fee interest is "The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires."[3]

The property rights being appraised in this assignment are the rights of the subject's Fee Simple Interest.

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[1] Department of the Treasury, Office of the Comptroller of the Currency, Board of Governors of the Federal Reserve System, Federal Deposit Insurance Corporation, Office of Thrift Supervision and National Credit Union Administration under 12 CFR Part 34, Real Estate Appraisals and Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 ("FIRREA"); and the Interagency Appraisal and Evaluation Guidelines, Federal Register, Volume 75, No. 237, December 10, 2010

[2] The Dictionary of Real Estate Appraisal, 7th Edition (Chicago: Appraisal Institute, 2022), p. 73.

[3] The Dictionary of Real Estate Appraisal, 7th Edition (Chicago: Appraisal Institute, 2022), p. 105.

PRIOR SERVICES

USPAP requires appraisers to disclose to the client any other services they provided in connection with the subject property in the prior three years, including valuation, consulting, property management, brokerage, or any other services.

- We performed no services, as appraisers or in any other capacity, regarding the subject property of this report within the three years immediately preceding acceptance of this assignment.

ASSESSMENT AND TAXES

The subject of this assignment is a right-of-way site designated for future Sixth Street development. No tax identification number has been assigned by the Nassau County Property Appraiser. Therefore, it has no history of real estate tax assessments.

Below is a summary of Assessed Value & Ad-Valorem Taxes of comparable properties (land) in the subject's immediate area:

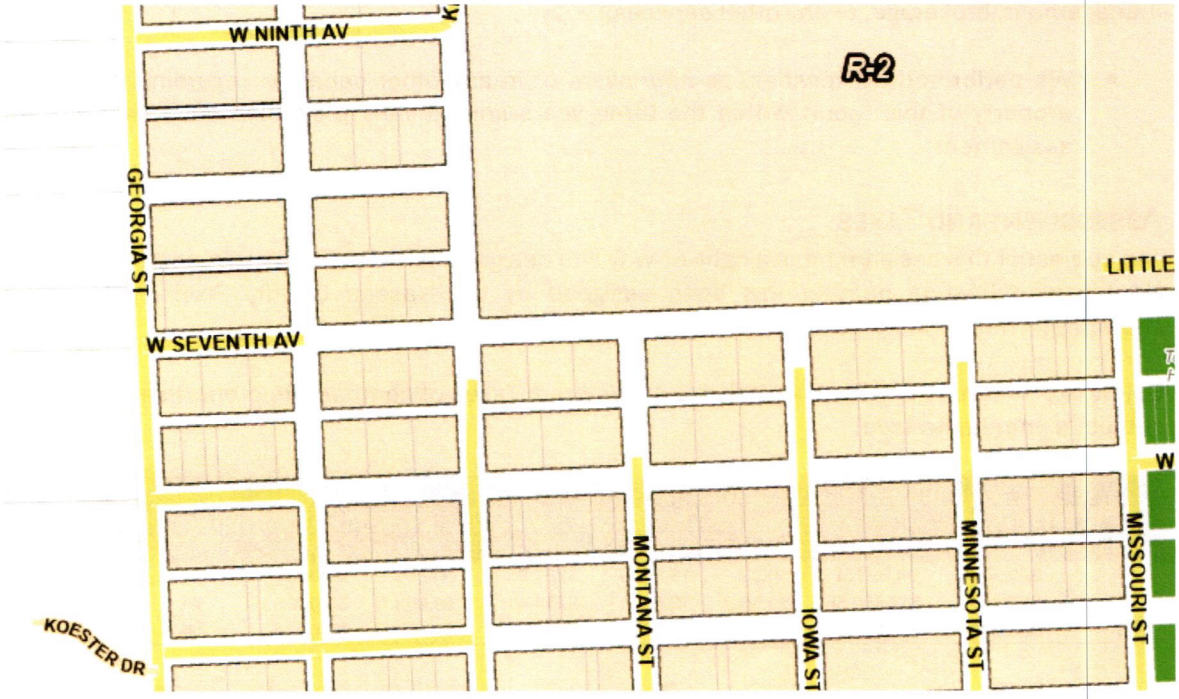
Comp	2025 Assessed Value	Size	Assessed Value PSF	Millage Rate	Ad Valorem Taxes	RE Taxes PSF	Non AV Tax PSF	Early Payment Discount	RE Taxes PSF
1	$20,700	94,090 SF	$0.22	16.6430	$291.64	$0.003	$0.000	4%	$0.003
2	$27,205	152,460 SF	$0.18	16.6430	$358.41	$0.003	$0.000	4%	$0.003
3	$83,790	87,991 SF	$0.95	16.6430	$1,183.67	$0.013	$0.000	4%	$0.013

Based on our opinion of the subject's market values, as provided within this appraisal report, the following table details our projection of the subject's taxes if the subject were sold and a tax identification number were assigned.

	Market Value Conclusion	Closing Cost Deduction	Projected Assessment	Est. Millage Rate	Projected RE Taxes	Non-Ad Valorem Taxes	Early Pmt Disc. %	Projected Tax Burden
Parcel 2:	$1,500	15.0%	$1,275	16.6430	$21.22	$0.00	4%	$20.37
Parcel 4:	$1,500	15.0%	$1,275	16.6430	$21.22	$0.00	4%	$20.37
Parcel 5:	$3,600	15.0%	$3,060	16.6430	$50.93	$0.00	4%	$48.89
Parcel 6:	$1,500	15.0%	$1,275	16.6430	$21.22	$0.00	4%	$20.37
Parcel 8:	$1,500	15.0%	$1,275	16.6430	$21.22	$0.00	4%	$20.37
Parcel 9:	$3,600	15.0%	$3,060	16.6430	$50.93	$0.00	4%	$48.89
Parcel 10:	$1,500	15.0%	$1,275	16.6430	$21.22	$0.00	4%	$20.37
Parcel 11:	$1,500	15.0%	$1,275	16.6430	$21.22	$0.00	4%	$20.37
Parcel 13:	$1,500	15.0%	$1,275	16.6430	$21.22	$0.00	4%	$20.37
Parcel 14:	$3,600	15.0%	$3,060	16.6430	$50.93	$0.00	4%	$48.89
Parcel 15:	$1,500	15.0%	$1,275	16.6430	$21.22	$0.00	4%	$20.37
Parcel 16:	$1,500	15.0%	$1,275	16.6430	$21.22	$0.00	4%	$20.37
Parcel 20:	$1,500	15.0%	$1,275	16.6430	$21.22	$0.00	4%	$20.37
Parcel 22:	$1,500	15.0%	$1,275	16.6430	$21.22	$0.00	4%	$20.37
Aggregate	$27,300		$23,205		$386.20	$0.00		$370.75

LAND USE AND ZONING

ZONING MAP

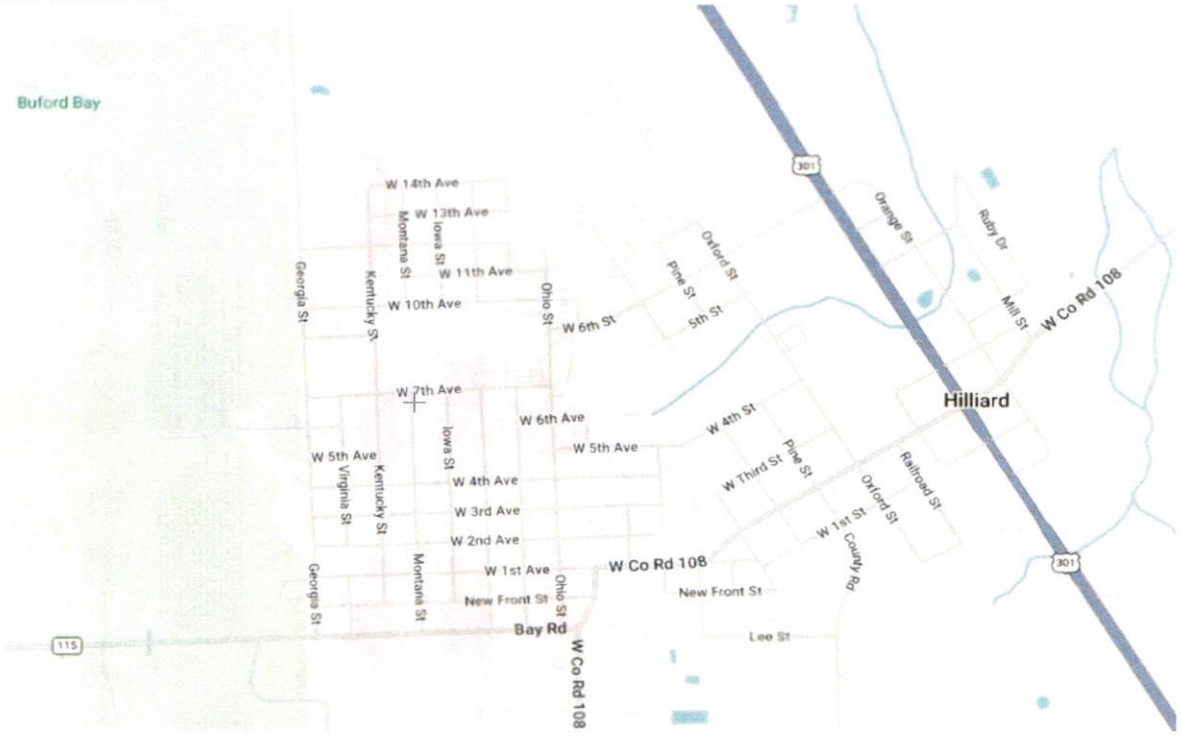


LAND USE/ZONING REQUIREMENTS

Zoning Jurisdiction	Town of Hilliard
Land Use	Medium Density Residential
Zoning District/Land Use	R-2 (Single-Family District)
Permitted Uses	This district is intended to apply to areas which are to be developed with medium-sized lot single-family homes and accessory residential uses applicable in a single-family residential density that is in keeping with the needs of the community and that can be served adequately by available community services and facilities.
Minimum Lot Requirements	
Minimum Lot Width/Area	90 ft. /10,000 SF
Maximum Site Coverage	30%
Minimum Yard Requirements	
Front	30 ft
Side	12.5 ft.
Rear	30 ft.
Maximum Height of Structures	30 ft.
Current Use Legally Conforming	Legally Conforming

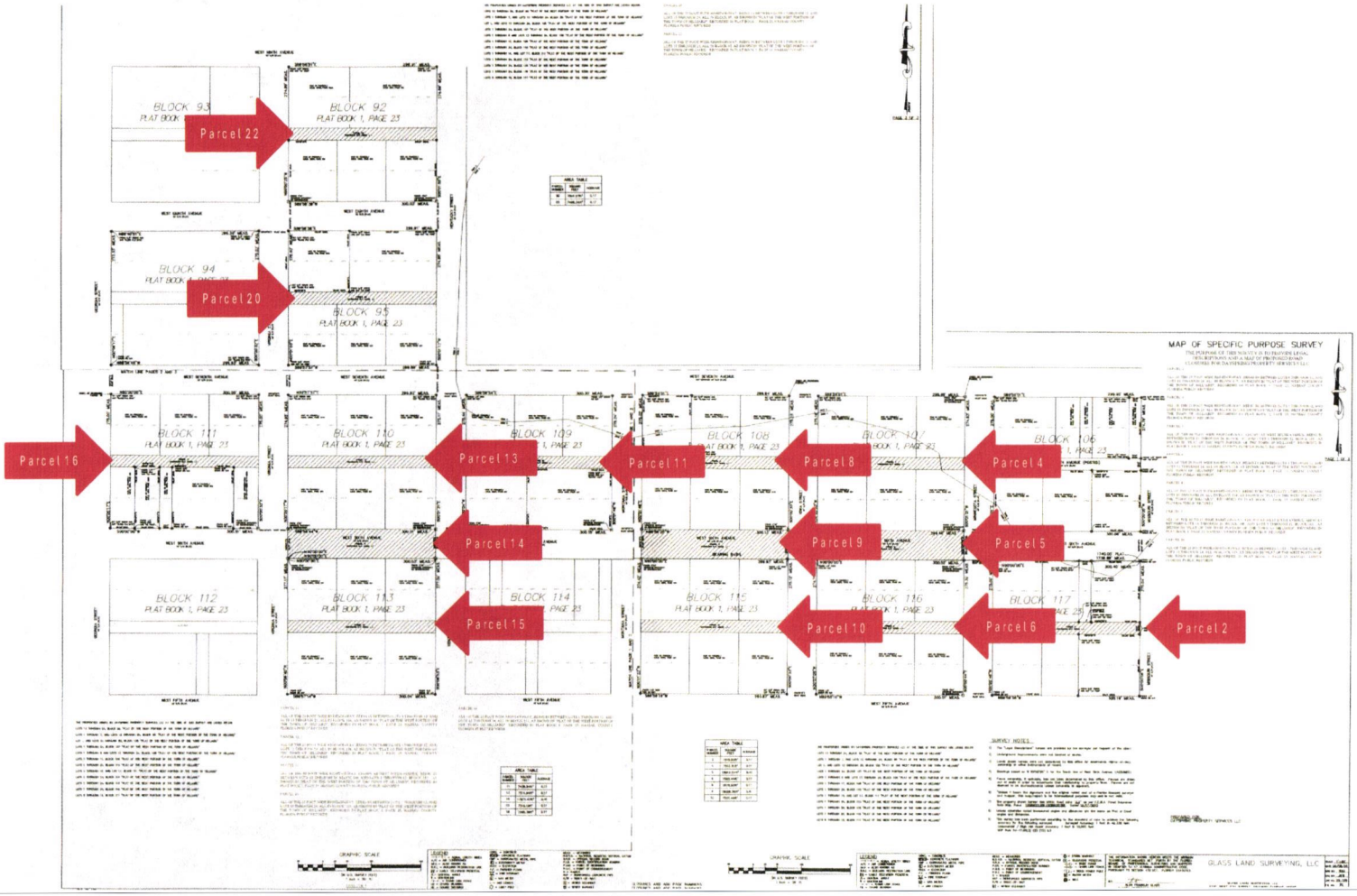
SITE DESCRIPTION

LOCATION MAP



AERIAL TAX MAP




MAP OF SPECIFIC PURPOSE SURVEY
Parcel 22
Parcel 20
Parcel 16
Parcel 13
Parcel 11
Parcel 8
Parcel 4
Parcel 14
Parcel 9
Parcel 5
Parcel 15
Parcel 10
Parcel 6
Parcel 2
BLOCK 93
BLOCK 92
BLOCK 94
BLOCK 95
BLOCK 111
BLOCK 110
BLOCK 109
BLOCK 108
BLOCK 107
BLOCK 106
BLOCK 112
BLOCK 113
BLOCK 114
BLOCK 115
BLOCK 116
BLOCK 117
GLASS LAND SURVEYING, LLC

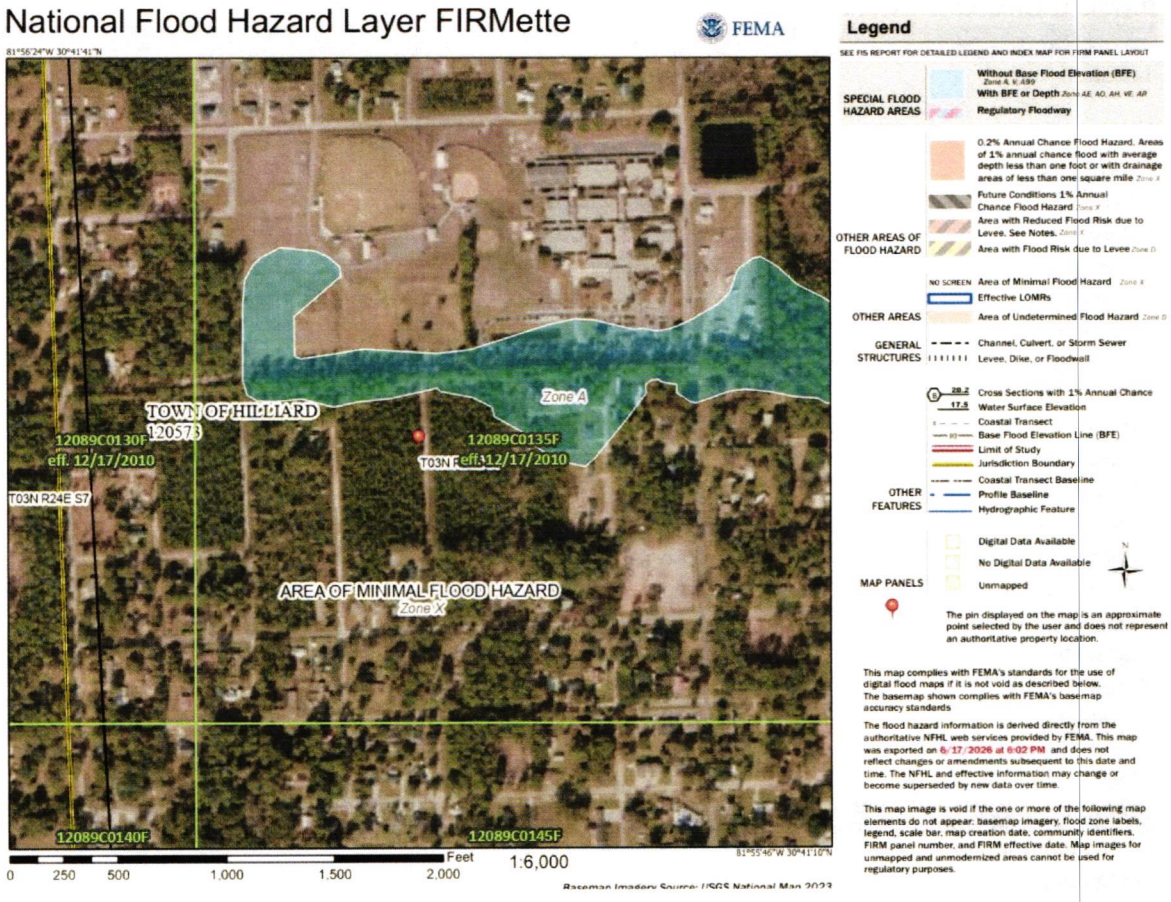
PHYSICAL CHARACTERISTICS

Location	Unpaved rights-of-way along portions of West Sixth Street, W Seventh Street, W Eighth Street, Georgia Street, Virginia Street, Kentucky Street, Montana Street, Iowa Street, Minnesota Street, & Missouri Street.
Land Sizes	
Parcel 2:	0.172 Acres; 7,500 SF
Parcel 4:	0.172 Acres; 7,500 SF
Parcel 5:	0.413 Acres; 18,000 SF
Parcel 6:	0.172 Acres; 7,500 SF
Parcel 8:	0.172 Acres; 7,500 SF
Parcel 9:	0.413 Acres; 18,000 SF
Parcel 10:	0.172 Acres; 7,500 SF
Parcel 11:	0.172 Acres; 7,500 SF
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Parcel 15:	0.172 Acres; 7,500 SF
Parcel 16:	0.172 Acres; 7,500 SF
Parcel 20:	0.172 Acres; 7,500 SF
Parcel 22:	0.172 Acres; 7,500 SF
Aggregate	3.134 Acres; 136,500 SF
Shape	All parcels are rectangular in shape
Topography	Generally level and at road grade

FEMA DATA

FEMA Map Number	12089C0135F
FEMA Map Date	12/17/2010
Flood Zone Designation	Zone X
Flood Zone	The majority of the subject property is under Flood Zone X, which is an area determined to be outside the 0.2% annual chance floodplain. Federal law does not require flood insurance in these zones.

FEMA MAP



ENVIRONMENTAL HAZARDS

A copy of a current environmental/hazardous materials study was not provided for this assignment. Our value opinion was made under the assumption that the subject has no environmental conditions that would cause a loss in value.

EASEMENTS/ENCROACHMENTS/RESTRICTIONS

According to the documents our client provided, all fourteen of the subject sites are public rights-of-way. It is assumed that there are no other adverse easements or encroachments that would negatively impact the marketability or value of the subject property.

CONCLUSION OF SITE UTILITY

Overall, the subject site's physical characteristics and the availability of utilities result in minimal development possibilities. However, our research indicates that the subject sites are being acquired to assemble adjacent parcels for the development of a senior living facility.

SURROUNDING AREA ANALYSIS

LOCATION

The subject is located at the western terminus of Sixth Street just east of US Highway 1 (aka US Hwy 301) within the Town of Hilliard, Florida. The boundaries of the subject neighborhood are construed as follows:

- North — Hallman Road
- South — Henry Smith Road
- East — Eastwood Road
- West — Power Line Road

ACCESS AND LINKAGES

Primary access to the area is provided by Interstate 95, US Highway 301 (US-1), and County Road 308. The following summarizes area roadways:

North/South Routes:

- U.S. Highway 301 –a four-lame US highway extending through Nassau County running from the Sarasota-Bradenton-Venice metropolitan area through the central northern region of Florida.
- Eastwood Road - a two-lane local roadway that extends north from US Highway 301 and terminates at County Road 108.
- County Road 121A (South Middle Road) – a two-lane local roadway that extends south from Kolars Ferry Road, intersects with County Road 108, and terminates at Musslewhite Road.

East/West Routes:

- Kolars Ferry Road – a two-lane roadway that extends east from US Highway 301 and terminates at County Road 121A (Middle Road).
- County Road 108/115 – a two-lane highway that extends west from US Highway 17, intersecting with US Highway 301 through the heart of Hilliard, and terminating at County Road 121.
- Henry Smith Road – a two-lane local roadway extending east from Power Line Road, just west of Hilliard and terminates at US Highway 301.
- River Road (County Road 108) – a two-lane local roadway extending west from US Highway 301 in Callahan and terminates at State Highway 108.

The subject is located just south of the Hilliard Community Cemetery within the northern section of the Town of Hilliard.

SURROUNDING LAND USES

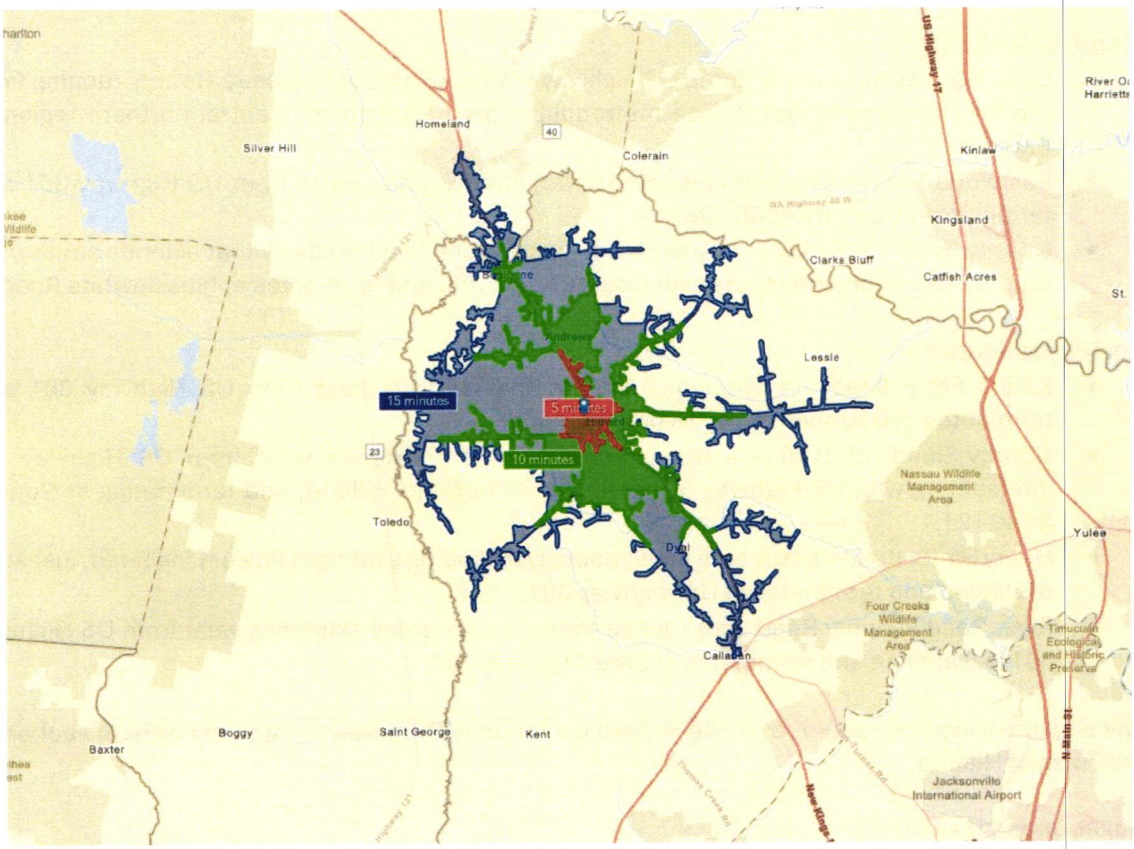
Land uses immediately surrounding the subject are predominantly vacant and improved agricultural land, rural single-family homesites improved with varying single-family structures from single-wide mobile homes to larger custom-built residential homes. Several commercial properties are located within the immediate market area, including the Hilliard Airpark, Nassau County Fire Rescue Station 40 – Hilliard, Nassau County Road & Bridges, a county government office, Kingdom Hall of Jehovah's Witnesses, Wayne Bishop Construction, Inc., and FAA Jacksonville Air Route Traffic Control Center.

The subject is immediately northwest of Hilliard Airpark, which was established in 1969. The current facility features a 3,365-foot lighted grass runway and is home to 24 hangars and a modern FBO building with a pilot lounge, flight planning center, conference room, kitchen, and multiple bathrooms.

Supporting commercial retail land uses are located mainly along US Highway 301 (US-1) west of Eastwood Road, and the area includes Spinners Pizza & Pasta, Dollar General, Hagan Ace Hardware, Seldomridge Body Shop & Wrecker, NAPA Auto Parts, Southern Shine Car Wash, Steamboat Lilly's, and Hilliard Meats. Hilliard itself is a smaller rural town with single-family residential neighborhoods with home prices ranging from $100,000 to $700,000.

SURROUNDING AREA DEMOGRAPHICS

The following map shows the 5-, 10-, and 15-minute drive times from the subject property. A snapshot of the surrounding area demographics, including population, households, and income data, is displayed in the table on the following page.



Executive Summary

New Oak St, Hilliard, Florida, 32046

Prepared by Esri

Radius: 5-, 10-, and 15-Minute Drive Time Radius

	5 Min	10 Min	15 Min	acksonville MSA	Florida
Population					
2010 Population	1,769	3,898	7,764	1,345,596	18,801,310
2020 Population	1,672	3,889	7,697	1,605,848	21,538,187
2025 Population	1,664	3,911	7,847	1,764,628	23,027,836
2030 Population	1,743	4,104	8,333	1,893,653	24,297,976
2010-2020 Annual Rate	-0.56%	-0.02%	-0.09%	1.78%	1.4%
2020-2025 Annual Rate	-0.09%	0.11%	0.37%	1.81%	1.3%
2025-2030 Annual Rate	0.93%	0.97%	1.21%	1.42%	1.1%
Population 25+ Educational Attainment					
High School Graduate	31.4%	32.8%	36.7%	21.2%	22.7%
Associate Degree	8.1%	8.2%	9.2%	11.0%	11.1%
Bachelor's Degree	12.5%	11.0%	9.0%	25.0%	22.5%
Graduate/Professional Degree	2.7%	3.1%	4.4%	13.3%	13.5%
Households					
2010 Total Households	629	1,412	2,844	524,146	7,420,802
2020 Total Households	608	1,417	2,862	628,344	8,529,067
2025 Total Households	615	1,452	3,015	699,626	9,263,074
2030 Total Households	659	1,558	3,276	756,340	9,873,376
2010-2020 Annual Rate	-0.34%	0.04%	0.06%	1.83%	1.40%
2020-2025 Annual Rate	0.22%	0.47%	1.00%	2.07%	1.58%
2025-2030 Annual Rate	1.39%	1.42%	1.67%	1.57%	1.28%
2025 Average Household Size	2.57	2.63	2.57	2.47	2.43
Wealth Index	56	70	78	101	102
Median Household Income					
2025 Median Household Income	$60,745	$75,768	$75,261	$82,649	$78,205
2030 Median Household Income	$75,955	$87,670	$86,311	$96,880	$89,997
2025-2030 Annual Rate	4.57%	2.96%	2.78%	3.23%	2.85%
Average Household Income					
2025 Average Household Income	$79,954	$92,381	$75,261	$113,866	$111,382
2030 Average Household Income	$92,078	$105,466	$86,311	$127,893	$124,572
Housing					
Housing Affordability Index	74	82	88	77	68
2010 Total Housing Units	680	1,562	3,151	598,490	8,989,580
2010 Owner Occupied Hus (%)	64.2%	72.0%	75.6%	66.9%	67.4%
2010 Renter Occupied Hus (%)	35.8%	28.0%	24.4%	33.1%	32.6%
2010 Vacant Housing Units (%)	7.5%	9.6%	9.7%	12.4%	17.5%
2020 Housing Units	663	1,561	3,127	690,609	9,865,350
2020 Owner Occupied HUs (%)	61.7%	69.7%	74.3%	64.3%	65.1%
2020 Renter Occupied HUs (%)	38.3%	30.4%	25.7%	35.7%	34.9%
Vacant Housing Units	8.0%	7.5%	7.8%	9.0%	13.5%
2025 Housing Units	667	1,577	3,239	767,323	10,635,372
Owner Occupied Housing Units	64.1%	71.8%	76.4%	66.7%	67.2%
Renter Occupied Housing Units	35.9%	28.2%	23.7%	33.3%	32.8%
Vacant Housing Units	7.8%	7.9%	6.9%	8.8%	12.9%
Average Home Value	$342,214	$389,025	$355,983	$471,510	$500,395
Median Home Value	$298,148	$336,888	$311,748	$395,594	$416,969
2030 Total Housing Units	710	1,685	3,489	828,229	11,296,285
2030 Owner Occupied Housing Units	447	1,172	2,596	517,610	6,813,223
2030 Renter Occupied Housing Units	212	386	681	238,730	3,060,153
2030 Vacant Housing Units	51	127	213	71,889	1,422,909

Data Note: Income is expressed in current dollars

Source: This infographic contains data provided by U.S. Census (2010, 2020), Esri (2025, 2030), Esri-Data Axle (2025), Esri-U.S. BLS (2025, 2030).

The summarized data indicates the population of the subject area is increasing at a slower rate than the Jacksonville MSA and the State of Florida. Household income levels within the study area are also below the levels for the Jacksonville MSA and the State of Florida. The annual rate of change in housing units starting in 2020 is 1.00% (15-minute radii) with an average home value at $355,983, compared to an average home value of $471,510 for the Jacksonville MSA and $500,395 for the State of Florida. Overall, the subject area's economy depends greatly on the economy of the Jacksonville MSA.

OUTLOOK AND CONCLUSION

The subject property is located within the northern section of the Town of Hilliard. Surrounding land uses are mostly residential with the addition of Hilliard Airpark and a couple of government buildings, including the Nassau County Fire Rescue Station 40 – Hilliard, the Nassau County Road & Bridge office, and the FAA Jacksonville Air Route Traffic Control Center. Hilliard Elementary and Hilliard Middle-Senior High School are also located within the immediate subject neighborhood.

The main commercial retail corridor through Hilliard is US Highway 301 (US-1). The subject market area is made up of predominantly single-family residential with some scattered office and retail uses. The long-term projection for the subject market area will be stable-to-slightly increasing property values over the next 1 – 2 years, then returning to property appreciation consistent with historical levels. Also, there should be investment opportunities along the Highway 301 corridor as development moves northward from North Jacksonville.

HIGHEST AND BEST USE

Definition

The 7th Edition of *The Dictionary of Real Estate Appraisal, (Chicago: Appraisal Institute, 2022),* defines highest and best use as:

"The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity."

1. ***Legal Permissibility:*** *"a property use that is either currently allowed or most probably allowable under zoning codes, building codes, environmental regulations, and other applicable laws and regulations that govern land use."*

2. ***Physical Possibility:*** *"the parcel of land must be able to accommodate the construction of any building that would be a candidate for the ideal improvement."*

3. ***Financial Feasibility:*** *"the capability of a physically possible and legal use of property to produce a positive return to the land after considering risk and all costs to create and maintain the use."*

4. ***Maximally Productive Use:*** *"a specific land use must yield the highest value of all the physically possible, legally permissible, and financially feasible possible uses."*

These tests are performed sequentially, as it is irrelevant if a certain use is financially feasible when not physically possible or legally permissible. When identifying the highest and best use of an improved property these tests are performed first on the property under the hypothetical assumption it is vacant. If the highest and best use is to improve the property, then the ideal improvement is determined using these same four criteria. Then, the subject improvements are compared to the ideal improvement. A determination is then made on whether to maintain the existing improvement in its existing use or modify the improvement to conform more to the ideal.

HIGHEST AND BEST USE "AS VACANT"

LEGALLY PERMISSIBLE

The subject tracts represent 14 undeveloped sites within an area surrounding Single-Family District-zoned properties and a future land use of Medium Density Residential. This district is intended to apply to areas which are to be developed with medium-sized lot single-family homes and accessory residential uses applicable in a single-family residential density that is in keeping with the needs of the community, and that can be served adequately by available community services and facilities.

PHYSICALLY POSSIBLE

The physically possible uses for the subject are limited to the legally permissible uses that current zoning and land use of the site mandates. The subject sites range in size from 7,500 square feet to 18,000 square feet, with widths ranging from 25 feet to 60 feet. While any of the allowable uses could be physically possible, R-2 zoning requires a medium width of 90 feet. Therefore, the sites "as is" are not considered developable unless they are assembled with an adjoining property.

FINANCIALLY FEASIBLE

Financially feasible uses for the subject parcels are governed by legally permissible uses and physically possible uses for that site. The influence of the surrounding market area, considering commercial and residential uses, and the growth within the market area and its effect on the subject must be considered. The primary determinant of financial feasibility is whether a specific use is likely to produce a higher income level than the combined need to satisfy operating expenses, financial expenses, and capital amortization.

Because the physical characteristics of the subject sites, particularly the widths, restrict development under the current zoning, the only financially feasible use would be to assemble with an adjacent property.

MAXIMALLY PRODUCTIVE

Maximally productive uses are governed by the subject's legally permissible, physically possible, and financially feasible uses. Overall, the subject site's physical characteristics and the availability of utilities result in minimal development possibilities.

Considering the legally permissible, physically possible, financially feasible, and maximally productive uses, the highest and best use of the subject is to assemble the subject properties with the adjacent properties for single-family development.

MOST PROBABLE BUYER/USER

Considering the property's size and characteristics, the likely buyer of the subject would be adjacent property owners looking to assemble the subject properties with their adjacent properties for single-family development.

VALUATION METHODOLOGY & DEFINITIONS

Three basic approaches may be applicable and utilized, then reconciled to arrive at an estimate of market value. A value approach is included or eliminated based on its applicability to the property type being valued and the information available. The reliability of each approach depends on the availability and comparability of market data and the motivation and thinking of purchasers. Applicable approaches and whether they were utilized are summarized below:

The Cost Approach is based upon the principle of substitution, which states a prudent purchaser would not pay more for a property than the amount required to purchase a similar site and construct similar improvements without undue delay, producing property of equal desirability and utility. This approach is particularly applicable when the appraised improvements are relatively new or proposed or when the improvements are so specialized that there is little or no sales data from comparable properties.

The Sales Comparison Approach compares sales of similar properties with the subject property. Each comparable sale is adjusted for its inferior or superior characteristics. The values derived from the adjusted comparable sales form a range of values for the subject. By process of correlation and analysis, a final indicated value is derived.

In the Income (Direct Capitalization) Approach, the property's income-producing capacity is estimated using contract rents on existing leases and by estimating market rent from the rental activity at competing properties for the vacant space. Deductions are then made for vacancy and collection loss, and operating expenses. The resulting net operating income is divided by an overall capitalization rate to derive an opinion of value for the subject property. The capitalization rate represents the relationship between net operating income and value.

The appraisal process concludes with the Final Reconciliation of the values derived from the approaches applied for a single market value estimate. Different properties require different means of analysis and lend themselves to one approach over the others.

The subject of this assignment is undeveloped land. The Sales Comparison Approach is considered the most relevant and reliable and was used exclusively in our estimate of market value. Neither the Income Approach nor the Cost Approach is applicable.

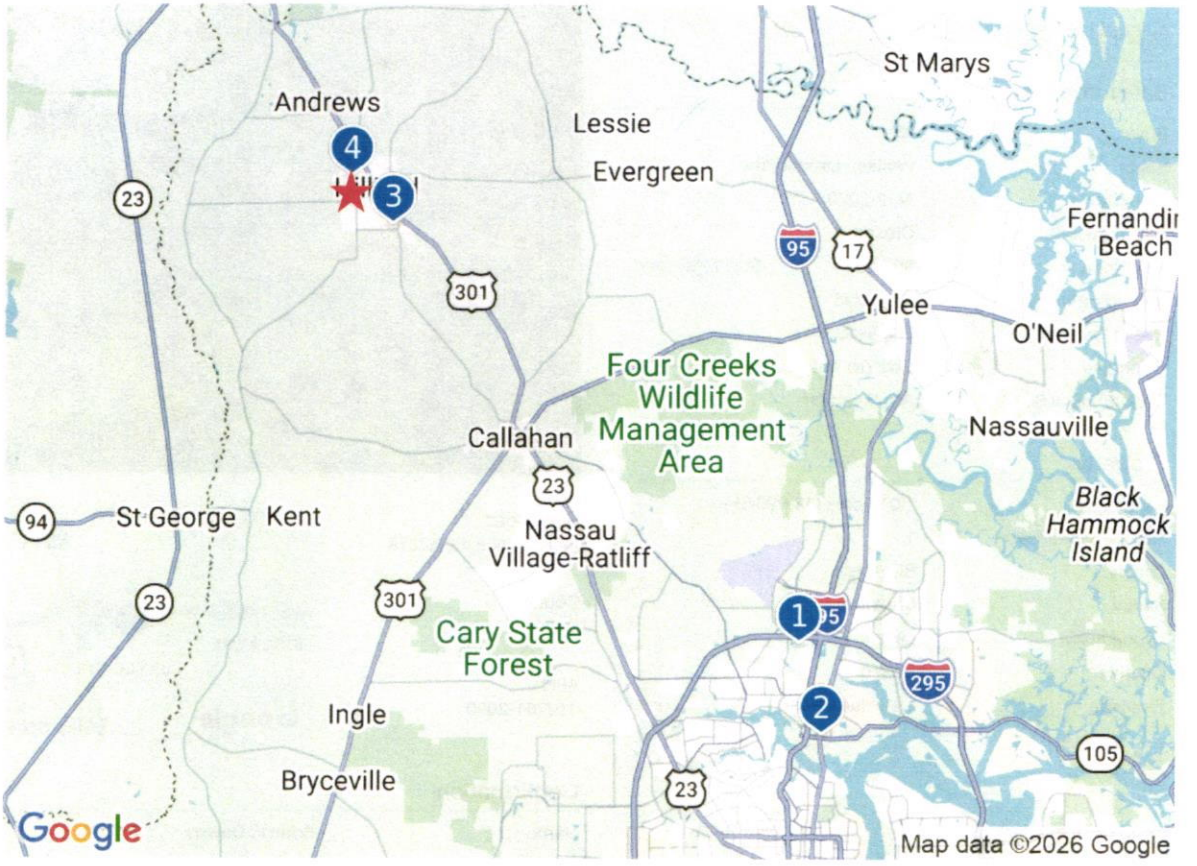
SALES COMPARISON APPROACH

The Sales Comparison Approach to Value is a valuation method in which a comparison of similar sold properties is made to the subject property. The Sales Comparison Approach to value is based on the economic principle of substitution. According to the Principle of Substitution, a buyer will not pay more for one property than another that is equally desirable. The following steps describe the applied process of the Sales Comparison Approach.

1. The market in which the subject property competes is investigated; comparable sales, contracts for sale, and current offerings are reviewed.
2. The most pertinent data is further analyzed, and the quality of the transaction is determined.
3. The most meaningful unit of value for the subject property is determined.
4. Each comparable sale is analyzed and, where appropriate, adjusted to equate with the subject property.
5. The value indication of each comparable sale is analyzed, and the data is reconciled for a final indication of value via the Sales Comparison Approach.

We researched numerous comparable sales for this analysis. The land sales are documented on the following pages.

LAND SALES SUMMARY



No.	Description	Sale Date	Price	Size SF	$/SF	Zoning
1	Harts Road Jacksonville, FL	1/12/23	$5,000	43,996	$0.11	RR-Acre
2	Zoo Parkway Jacksonville, FL	3/8/24	$1,000	6,309	$0.16	CCG-2
3	Henry Smity Road Hilliard, FL	11/4/24	$20,000	42,253	$0.47	M-1
4	New Oak Road Hilliard, FL	6/12/25	$238,000	176,404	$1.35	R-3

Harts Road

Comparable 1

Sale Information

Buyer	JEA	
Seller	Wellsen Limited, Inc.	
Sale Date	1/12/2023	
Transaction Status	Closed	
Sale Price	$5,000	$0.11 /SF Land
Recording Number	20752/98	
Rights Transferred	Fee Simple	
Financing	Cash to sellers	
Conditions of Sale	Arm's-length	

Property

Land Area	1.01 Acres (43,996 SF)
Number of Parcels	1
Zoning	RR-Acres
Shape	Irregular
Topography	Level
Utilities	Public
Frontage	151' Harts Road



Harts Road
Jacksonville, FL 32218

County
Duval

APN
019701-2000



Confirmation

Name	Brian F. Dawes
Company	Closing Attorney
Phone Number	904-633-9679

Remarks

This is an undeveloped land parcel encumbered by a utility (JEA) right-of-way. Overall, the site is undevelopable.

Zoo Pkwy

Comparable 2

Sale Information

Buyer	San Marco Investment, Inc.	
Seller	Jacksonville Transportation Authority (JTA)	
Sale Date	3/8/2024	
Transaction Status	Closed	
Sale Price	$1,000	$0.16 /SF Land
Recording Number	21003/1034	
Rights Transferred	Fee Simple	
Financing	Cash to Seller	
Conditions of Sale	Arm's length	

Property

Land Area	0.1448 Acres (6,309 SF)
Number of Parcels	1
Zoning	CCG-2



Zoo Pkwy
Jacksonville, FL 32218

County
Duval

APN
108799-0000 (Part of)



Confirmation

Name	Appraisal report

Remarks

This site is located at the northeast corner of Heckscher Drive and Parker Avenue. The site at the time of sale was encumbered by a right-of-way easement as part of the existing ditch. The grantee is the owner of Parcel Number 108799-0000 adjacent to this site. This site remains a ditch. The sale price ($1,000) was based on an appraisal completed before the closing. The grantee purchased the easement to extend the buffer from the road.

Vacant Land

Comparable 3

Sale Information

Buyer	Cynthia Charlie and John Matthew Key	
Seller	Lane Fuqua Curington	
Sale Date	11/4/2024	
Transaction Status	Closed	
Sale Price	$20,000	$0.47 /SF Land
Recording Number	2752 / 210	
Rights Transferred	Fee Simple	
Financing	Cash to seller	
Conditions of Sale	Arm's-length	
Marketing Time	483 days	

Property

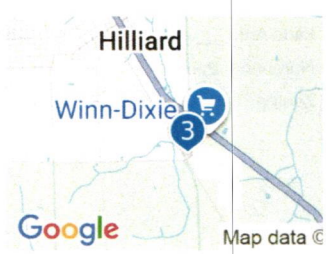
Land Area	0.97 Acres (42,253 SF)
Number of Parcels	1
Zoning	M-1
Shape	Irregular
Topography	Generally Level
Easements	Ingress/Egress easement along the west side of the parcel



Henry Smith Rd
Hilliard, FL 32046

County
Nassau

APN
16-3N-24-2320-0012-0010



Confirmation

Name	Jennie Griffin
Company	Iron Valley Real Estate
Phone Number	(904) 849-
Date	3/11/2026

Remarks

This represents the sale of a 0.97-acre parcel of land located in Hilliard, Florida. The property has an easement that runs along the west side of the site, giving ingress/egress to the adjacent residence to the south.

Vacant Residential Land

Comparable 4

Sale Information

Buyer	Dayspring Property Services, LLC	
Seller	Estate of Delores Ann McNair Bolden	
Sale Date	6/12/2025	
Transaction Status	Closed	
Sale Price	$238,000	$1.35 /SF Land
Recording Number	2794 / 678	
Rights Transferred	Fee Simple	
Financing	Cash to seller	
Conditions of Sale	Arm's-length	
Marketing Time	39 days	

Property

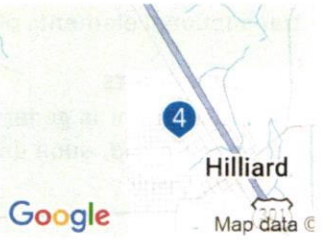
Land Area	4.0497 Acres (176,404 SF)
Number of Parcels	2
Zoning	R-3
Shape	Generally Rectangular
Topography	Generally Level



New Oak St
Hilliard, FL 32046

County
Nassau

APN
08-3N-24-2380-0073-0010,
08-3N-24-2380-0072-0020



Confirmation

Name	Frances Littleton
Company	Watson Realty
Phone Number	(904) 868-2547
Date	3/16/2026

Remarks

This represents the sale of two adjacent land parcels located along New Oak Street in Hilliard, Florida. The parcels were purchased by Dayspring Village, which acquired parcels in the area to develop a senior living facility.

Analysis of Land Sales

The adjustment process is typically applied through either quantitative or qualitative analysis, or a combination of the two.

- Quantitative adjustments are often developed as dollar or percentage amounts and are most credible when there is enough data to perform a paired sales or statistical analysis.

- Qualitative adjustments are based on qualitative judgment rather than empirical data when there is not sufficient data to develop a sound quantified estimate within a reasonable degree of confidence.

For this analysis, we used both quantitative and qualitative adjustments. Qualitative adjustments are based on a scale calibrated in 5% increments, with a minor adjustment considered to be 5%, and increasing upward with a more perceived difference between a comparable property and the subject. If the comparable is superior to the subject, its sale price is adjusted downward to reflect the subject's relative inferiority; if the comparable is inferior, its price is adjusted upward. The transactional elements of comparison are:

Property Rights

This adjustment is generally applied to reflect the transfer of property rights different from those being appraised, such as differences between properties ground-leased at market rent and those sold fee simple.

An adjustment to this is not considered necessary due to all property rights being equal to the subject. No adjustment is warranted.

Financing

This adjustment is generally applied to a property that transfers with atypical financing, such as having assumed an existing mortgage at a favorable interest rate. Conversely, a property may be encumbered with an above-market mortgage that has no prepayment clause or a very costly prepayment clause. Such atypical financing often plays a role in the negotiated sale price.

No atypical financing was reported. No adjustments are warranted for financing terms.

Conditions of Sale

This adjustment category reflects the extraordinary motivations of the buyer or seller to complete the sale. Examples include a purchase for an assemblage involving anticipated incremental value, or a quick sale for cash. This adjustment category may also reflect a distress-related sale or a corporation recording at a non-market price.

The sales were all reportedly arm's length and did not require adjustment.

Market Conditions

Real estate values normally change over time. The rate of change fluctuates due to investors' perceptions of prevailing market conditions. This adjustment category reflects value changes, if any, which occurred between the date of the sale and the effective date of the appraisal.

Market conditions within the subject's market and submarket have remained relatively stable. Therefore, no time adjustments were warranted.

Market Condition adjustments are applied after the previous adjustments but before any of the following adjustments.

LOCATION/ACCESS/EXPOSURE

Property location affects its value. This adjustment category considers general market area influences and a property's accessibility and visibility from a main thoroughfare. Differing rent levels or land values are typically good indications that a location adjustment is required. In determining location adjustments, we considered the demographics surrounding the sale site and access to the subject site. Although based on data, the location adjustments applied are somewhat qualitative.

Sales 1 and 2 represent sales of parcels fully encumbered by an easement. Typically, locational adjustments are not warranted for these types of sales. Sales 3 is only partially encumbered by an easement and is still considered developable. As it is located off a paved road, a downward adjustment was warranted. Sale 4 is located along an unpaved right-of-way and did not warrant an adjustment.

PHYSICAL CHARACTERISTICS

The subject sites are public rights-of-way properties with limited to no development potential. Comparable 2 is utilized as a ditch and is considered to be inferior when compared to the subject. Therefore, an upward adjustment was warranted. Comparable 3 is only partially encumbered by an easement, which is superior to the subject. Sale 4 has no easement encumbrances. Downward adjustments were made accordingly.

ECONOMIES OF SCALE

Based on economies of scale, all sales were adjusted at the rate of 5% per acre of difference in usable land area when compared to the subject. Larger sites are adjusted upward, and smaller sites are adjusted downward.

ZONING

The subject sites represent undeveloped site properties surrounding Residential (R-2) zoned land and future land use of Medium Density Residential. Sale 1 as inferior residential zoning warranted an upward adjustment. Sales 2 and 3 have superior commercial zoning and warranted downward adjustments. Sale 4 has superior residential zoning and warrants a downward adjustment.

LAND SALES ADJUSTMENT GRID

	Subject	Land Sale 1	Land Sale 2	Land Sale 3	Land Sale 4
Sale Site		Harts Road	Zoo Parkway	Henry Smith Road	New Oak Road
Date of Value & Sale	3/11/26	1/12/23	3/8/24	11/4/24	6/12/25
Average Size (Square Feet)	15,554	43,996	6,309	42,253	176,404
Zoning	R-3	RR-Acre	CCG-2	M-1	R-3
Effective Sale Price		$5,000	$1,000	$20,000	$238,000
Unadjusted Sale Price (PSF)		$0.11	$0.16	$0.47	$1.35
Transactional Adjustments					
Property Rights Conveyed	Fee Simple	Similar	Similar	Similar	Similar
Adjustment		0%	0%	0%	0%
Adjusted Price		$0.11	$0.16	$0.47	$1.35
Financing Terms	Cash to seller	Similar	Similar	Similar	Similar
Adjustment		0%	0%	0%	0%
Adjusted Price		$0.11	$0.16	$0.47	$1.35
Conditions of Sale	Arm's Length	Similar	Similar	Similar	Similar
Adjustment		0%	0%	0%	0%
Adjusted Price		$0.11	$0.16	$0.47	$1.35
Market Condition		Similar	Similar	Similar	Similar
Value Growth/Decline (Annual)	0.00%				
Adjustment		0.00%	0.00%	0.00%	0.00%
Adjusted Price PSF		**$0.11**	**$0.16**	**$0.47**	**$1.35**
Property Adjustments					
Location	Average	Average	Average	Average	Average
Access/Exposure	Average	Average	Average	Average	Average
Compared to the subject		Similar	Similar	Superior	Similar
Adjustment		0.00%	0.00%	-5.00%	0.00%
Physical Characteristics	Narrow/ROW	Easement	Narrow/Ditch	Shape/Easement	Developable
Compared to the subject		Similar	Inferior	Superior	Superior
Adjustment		0.00%	25.00%	-50.00%	-95.00%
Economies of Scale	15,554 SF	43,996 SF	6,309 SF	42,253 SF	176,404 SF
Compared to the subject		Larger	Smaller	Larger	Larger
Adjustment		3.26%	-1.06%	3.06%	18.46%
Zoning	R-3	RR-Acre	CCG-2	M-1	R-3
Compared to the subject		Inferior	Superior	Superior	Similar
Adjustment		25.00%	-5.00%	-5.00%	0.00%
Net Property Adjustment		**28.26%**	**18.94%**	**-56.94%**	**-76.54%**
Adjusted Sale Price		**$0.15**	**$0.19**	**$0.20**	**$0.32**

High	$0.32
Median	$0.20
Average	$0.21
Low	$0.15

CONCLUSIONS OF SALES COMPARISON APPROACH

Indicated Market Value			
Parcel 2:	7,500 SF	x $0.20 / SF	$1,500
Parcel 4:	7,500 SF	x $0.20 / SF	$1,500
Parcel 5:	18,000 SF	x $0.20 / SF	$3,600
Parcel 6:	7,500 SF	x $0.20 / SF	$1,500
Parcel 8:	7,500 SF	x $0.20 / SF	$1,500
Parcel 9:	18,000 SF	x $0.20 / SF	$3,600
Parcel 10:	7,500 SF	x $0.20 / SF	$1,500
Parcel 11:	7,500 SF	x $0.20 / SF	$1,500
Parcel 13:	7,500 SF	x $0.20 / SF	$1,500
Parcel 14:	18,000 SF	x $0.20 / SF	$3,600
Parcel 15:	7,500 SF	x $0.20 / SF	$1,500
Parcel 16:	7,500 SF	x $0.20 / SF	$1,500
Parcel 20:	7,500 SF	x $0.20 / SF	$1,500
Parcel 22:	7,500 SF	x $0.20 / SF	$1,500
Aggregate	**136,500 SF**		$27,300
		Rounded	**$27,300**

EXPOSURE TIME

Exposure time is the length of time the subject property would have been exposed for sale in the market had it sold on the effective valuation date at the concluded market value. Exposure time is always presumed to precede the effective date of the appraisal. Based on historical data, it is our opinion that the probable exposure time for the subject (R-O-W sites) at the concluded market value stated previously is 6-12 months.

MARKETING TIME

Marketing time estimates the amount of time it might take to sell a property at the concluded market value immediately following the effective date of value. Based on the historical data and our knowledge of available properties that were trading as of the effective date, it is our opinion that the probable marketing time for the subject (R-O-W sites) is 6-12 months.

ASSUMPTIONS & LIMITING CONDITIONS

This appraisal is subject to the following limiting conditions:

1. The effective date is June 13, 2026. The appraisers assume no responsibility for economic or physical factors occurring at some later date, which may affect the opinions stated herein.

2. No responsibility for legal matters is assumed, although such matters may be discussed in the report. No opinion is rendered as to the title, which is assumed marketable and free and clear of all liens, encumbrances, easements, encroachments, and restrictions, except as herein described. The property was appraised under the assumption that it is under responsible ownership and competent management and available for its highest and best use.

3. Certain information in this report was furnished from sources believed reliable; however, such information is not guaranteed as to its accuracy, although it has been checked insofar as possible and is believed correct.

4. No engineering test boring was made to determine soil-bearing qualities. The soil of the area under valuation appears firm and solid unless otherwise stated. Subsidence in the area is unknown or uncommon, but the appraisers do not warrant against this condition or occurrence.

5. In this assignment, the existence of toxic waste, including, without limitation, cyclodienes, petroleum leakage, or agricultural chemicals that may or may not be present, was not observed by, nor do the appraisers know the existence of any such materials on or in the property. The appraisers, however, are not qualified to detect such substances. The existence of potentially hazardous waste materials may affect the value of the property.

6. The appraisers, by reason of this report, are not required to give testimony in court regarding the property herein appraised, nor are the appraisers obligated to appear before any governmental body, board, agent, or representative for investigation, questioning, depositions, conferences, or hearings unless specific arrangements have been previously made therefore concerning time and fees.

7. Any drawings, maps, or exhibits included in this report are for illustration only to visualize the property and its surroundings. They may not be considered surveys or relied upon for any other purpose.

8. A member of The Appraisal Institute signed this report. The Bylaws and Regulations of the Institute require each member to control the use and distribution of each appraisal report signed by such members. Therefore, no out-of-context quoting or partial reprinting of this report is authorized. Further, neither all nor any part of this appraisal report shall be disseminated to the general public by using media for public communication without the prior written consent of the signatory of this appraisal report. The Bylaws and Regulations of the Institute also provide for the review of appraisal reports by its duly authorized representatives in some instances. No change of any item in the appraisal report shall be

made by anyone other than the appraisers, and the appraisers shall have no responsibility for any such unauthorized change.

9. Any distribution of the total estimated values in this report between land, improvement, and/or personal property applies only to the property's planned utilization as described in this report. These separate value estimates must not be used in conjunction with any other appraisal or any other intended use and are invalid if used. This appraisal shall be considered in its entirety. No part thereof shall be used separately or out of context.

10. We inspected the subject on June 13, 2026. This appraisal is conditioned upon there being no hidden or unapparent conditions of the property, subsoil, or structure, no major structural defects, sinkholes, the existence of endangered species, nor any termite and/or other insect infestations or damages that were not visible to the appraisers during the inspection, which, had such been observed, would be discussed herein.

11. The Highest and Best Use Analysis of the subject and the valuation estimate of the analysis and report are subject to the continuing land uses identified herein being continued according to the Town of Hilliard.

14. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws and that all zoning and use regulations and restrictions of all types have been complied with (unless noncompliance is stated, defined, and considered in the appraisal report). It is further assumed that all licenses, consents, permits, or legislative or administrative authority required by any local, state, federal, and/or private entity or organization have been or can be obtained or renewed for any use considered in the value estimates.

15. No claim is intended to be expressed for matters of expertise that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers. We claim no expertise in areas such as, but not limited to, legal, survey, structural, environmental, pest control, mechanical, etc.

16. This appraisal was prepared for the sole and exclusive use of the client for the function outlined herein. Any party who is not the client or intended user identified in the appraisal or engagement letter is not entitled to rely upon the appraisal's contents without the express written consent of Hotaling Moody & Associates, LLC and Client. The Client shall not include partners, affiliates, or relatives of the party addressed herein. The appraisers assumed no obligation, liability, or accountability to any third party.

17. The distribution of this report is at the sole discretion of the client. However, no third party that is not listed as an intended user on the face of the appraisal or the engagement letter may rely upon the appraisal's contents. In no event shall the client give a third party a partial copy of the appraisal report. We will make no distribution of the report without the specific direction of the client.

18. The subject property is under Flood Zone X, which is an area determined to be outside the 0.2% annual chance floodplain. Federal law does not require flood insurance in these zones. Unless otherwise noted, we have not completed nor have we contracted to have completed

an investigation to identify and/or quantify the presence of non-tidal wetland conditions on the subject property. Because neither appraiser is a surveyor, they make no guarantees, express or implied, regarding this determination.

19. The size of the subject land was taken from a land survey. Should a future survey prove this information inaccurate, we reserve the right to amend this appraisal (at additional cost) if substantial differences are discovered.

20. This appraisal applies to the land only. The value of trade fixtures, furnishings, personal property, and other equipment, or subsurface rights (minerals, gas, and oil) was not considered in this appraisal. A business value was not estimated.

21. No changes in any federal, state, or local laws, regulations, or codes (including, without limitation, the Internal Revenue Code) are anticipated unless specifically stated to the contrary.

22. The data gathered in the course of this assignment shall remain the property of the appraisers. The client authorizes the appraisers to disclose all or any portion of the appraisal and related appraisal data to appropriate representatives of the Appraisal Institute if such disclosure is required to enable the appraisers to comply with the Bylaws and Regulations of such Institute now or hereafter in effect.

23. Acceptance and/or use of this appraisal report constitutes acceptance of these general assumptions and limiting conditions.

CERTIFICATION – MICHAEL HOTALING, MAI, ASA

I certify that to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.

2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

4. I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three years immediately preceding acceptance of this assignment.

5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.

7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of any subsequent event directly related to the intended use of this appraisal.

8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.

9. Michael Hotaling, MAI, ASA did not inspect the subject.

10. Brian A. Hall provided significant real property appraisal assistance to the person signing this certification.

11. The reported analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute.

12. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

13. As of the date of this report, Michael Hotaling, MAI, ASA, has completed the continuing education program for Designated Members of the Appraisal Institute.



Michael Hotaling, MAI, ASA
President/Owner
State-Certified General
Real Estate Appraiser RZ 3226

CERTIFICATION – BRIAN A. HALL

I certify that to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.

2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

4. I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three years immediately preceding acceptance of this assignment.

5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.

7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of any subsequent event directly related to the intended use of this appraisal.

8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.

9. Brian A. Hall, made a personal inspection of the property that is the subject of this report on June 13, 2026.

10. Michael Hotaling, MAI, ASA, provided significant real property appraisal assistance to the person signing this certification.

11. The reported analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute.

12. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

Brian A. Hall
Vice President - Commercial
State-Certified General
Real Estate Appraiser RZ3163

ADDENDUM

LEGAL DESCRIPTIONS

PARCEL 2: (Block 117 Alley)

ALL OF THE 25 FOOT WIDE RIGHT-OF-WAY, BEING IN BETWEEN LOTS 6 THROUGH 12, AND LOTS 13 THROUGH 24, ALL IN BLOCK 117; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

PARCEL 4: (Block 107 Alley)

ALL OF THE 25 FOOT WIDE RIGHT-OF-WAY, BEING IN BETWEEN LOTS 1 THROUGH 12, AND LOTS 13 THROUGH 24, ALL IN BLOCK 107; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

PARCEL 5: (West Sixth Avenue between Block 107 and Block 116)

ALL OF THE 60 FOOT WIDE RIGHT-OF-WAY, KNOWN AS WEST SIXTH AVENUE, BEING IN BETWEEN LOTS 13 THROUGH 24, BLOCK 107, AND LOTS 1 THROUGH 12, BLOCK 116 ; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS.

PARCEL 6: (Blok 116 Alley)

ALL OF THE 25 FOOT WIDE RIGHT-OF-WAY, BEING IN BETWEEN LOTS 1 THROUGH 12, AND LOTS 13 THROUGH 24, ALL IN BLOCK 116; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

PARCEL 8: (Block 108 Alley)

ALL OF THE 25 FOOT WIDE RIGHT-OF-WAY, BEING IN BETWEEN LOTS 1 THROUGH 12, AND LOTS 13 THROUGH 24, ALL IN BLOCK 108; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

PARCEL 9: (West Sixth Avenue between Block 108 and Block 115)

ALL OF THE 60 FOOT WIDE RIGHT-OF-WAY, KNOWN AS WEST SIXTH AVENUE, BEING IN BETWEEN LOTS 13 THROUGH 24, BLOCK 108, AND LOTS 1 THROUGH 12,

BLOCK 115 ; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS.

PARCEL 10: (Block 115 Alley)

ALL OF THE 25 FOOT WIDE RIGHT-OF-WAY, BEING IN BETWEEN LOTS 1 THROUGH 12, AND LOTS 13 THROUGH 24, ALL IN BLOCK 115; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

PARCEL 11: (Block 109 Alley)

ALL OF THE 25 FOOT WIDE RIGHT-OF-WAY, BEING IN BETWEEN LOTS 1 THROUGH 12, AND LOTS 13 THROUGH 24, ALL IN BLOCK 109; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

PARCEL 13: (Block 110 Alley)

ALL OF THE 25 FOOT WIDE RIGHT-OF-WAY, BEING IN BETWEEN LOTS 1 THROUGH 12, AND LOTS 13 THROUGH 24, ALL IN BLOCK 110; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

PARCEL 14: (West Sixth Avenue between Block 110 and Block 113)

ALL OF THE 60 FOOT WIDE RIGHT-OF-WAY, KNOWN AS WEST SIXTH AVENUE, BEING IN BETWEEN LOTS 13 THROUGH 24, BLOCK 110, AND LOTS 1 THROUGH 12, BLOCK 113 ; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS.

PARCEL 15: (Block 113 Alley)

ALL OF THE 25 FOOT WIDE RIGHT-OF-WAY, BEING IN BETWEEN LOTS 1 THROUGH 12, AND LOTS 13 THROUGH 24, ALL IN BLOCK 113; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

PARCEL 16: (Block 111 Aley)

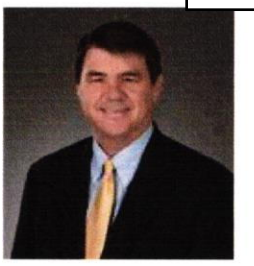
ALL OF THE 25 FOOT WIDE RIGHT-OF-WAY, BEING IN BETWEEN LOTS 1 THROUGH 12, AND LOTS 13 THROUGH 24, ALL IN BLOCK 111; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

PARCEL 20: (Block 95 Alley)

ALL OF THE 25 FOOT WIDE RIGHT-OF-WAY, BEING IN BETWEEN LOTS 1 THROUGH 12, AND LOTS 13 THROUGH 24, ALL IN BLOCK 95; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

PARCEL 22: (Block 92 Alley)

ALL OF THE 25 FOOT WIDE RIGHT-OF-WAY, BEING IN BETWEEN LOTS 1 THROUGH 12, AND LOTS 13 THROUGH 24, ALL IN BLOCK 92; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS



QUALIFICATIONS OF MICHAEL HOTALING, MAI, ASA

President/Owner
Hotaling Moody & Associates, LLC

State Certifications

State of Florida
State-Certified General Real Estate Appraiser RZ3226

State of Georgia
Certified General Real Property Appraiser 334632

State of Tennessee
Certified General Real Estate Appraiser 6647

Commonwealth of Virginia
Certified General Real Estate Appraiser 4001018762

State of Alabama
Certified General Real Estate Appraiser 3257

State of South Carolina
Certified General Real Estate Appraiser 7020

Education
Bachelor of Science
Business Administration & Finance
University of Central Florida

Contact Details
Hotaling Moody & Associates, LLC
1300 Riverplace Blvd, Ste 640
Jacksonville, FL 32207
Phone: 904-516-8900
Direct: 904-559-4136
Cell: 386-295-0295
Email:
mhotaling@hotalingmoody.com

Experience

- Hotaling Moody & Associates, President/Owner (2026-Present)
- Moody Williams Appraisal Group, Managing Partner (2020-2025)
- Moody Appraisal Group, Senior Appraiser (December 2018-2019)
- JLL Valuation & Advisory – Senior Analyst (May 2017-October 2018)
- IRR-Jacksonville, formerly Crenshaw Williams Appraisal Company- Senior Analyst (August 2005 – May 2017)
- IRR-Orlando, Researcher (June 2005 – August 2005)

Prior to entering the appraisal field, Michael Hotaling, MAI, ASA, spent 20 years in the automotive industry at both the dealership and auto auction positions and now specializes in dealership valuations with over 120 dealerships appraised.

Completed appraisal assignments in Florida, Georgia, South Carolina, North Carolina, Virginia, Maryland, Alabama, and the District of Columbia including Multi-family development, condominiums, residential subdivisions, downtown and suburban office buildings, general and medical offices, a wide variety of industrial properties including flex, manufacturing, refrigerated storage, and warehouses, mixed-use developments, shopping centers, and free-standing retail properties, all types of vacant land including islands and ground leases, and special use properties such as religious properties, funeral homes, sports complexes/stadiums, golf courses and child care centers.

Assignments in the Jacksonville Metropolitan area (Duval County) also include the surrounding counties of Clay, Nassau, St Johns, Baker, Flagler, and Putnam.

Professional Activities
Qualified Expert Witness in U.S. Bankruptcy Court – Middle District of Florida
The Florida Bar – Grievance Committee 4B – 2024-Current

Designated Member, Appraisal Institute – MAI (2021)
Chapter President –2026

Designated Member, American Society of Appraisers – ASA (2023)
Chapter Director – 2025 to Present



Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED GENERAL APPRAISER HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

HOTALING, MICHAEL BOWMAN
1300 RIVERPLACE BLVD SUITE 640
JACKSONVILLE FL 32207

LICENSE NUMBER: RZ3226
EXPIRATION DATE: NOVEMBER 30, 2026
Always verify licenses online at MyFloridaLicense.com

ISSUED: 11/13/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



QUALIFICATIONS OF BRIAN A. HALL

Vice President - Commercial
Hotaling Moody & Associates, LLC

State Certifications

State of Florida
State-Certified General Real Estate Appraiser RZ3163

State of Georgia
Certified General Real Property Appraiser 446951

Education
Bachelor of Science
Supervision and Management
Florida State College at Jacksonville

Contact Details
Hotaling Moody & Associates, LLC
1300 Riverplace Blvd, Ste 640
Jacksonville, FL 32207
Phone: 904-516-8900
Direct: 904-516-8904
Email: bhall@hotalingmoody.com

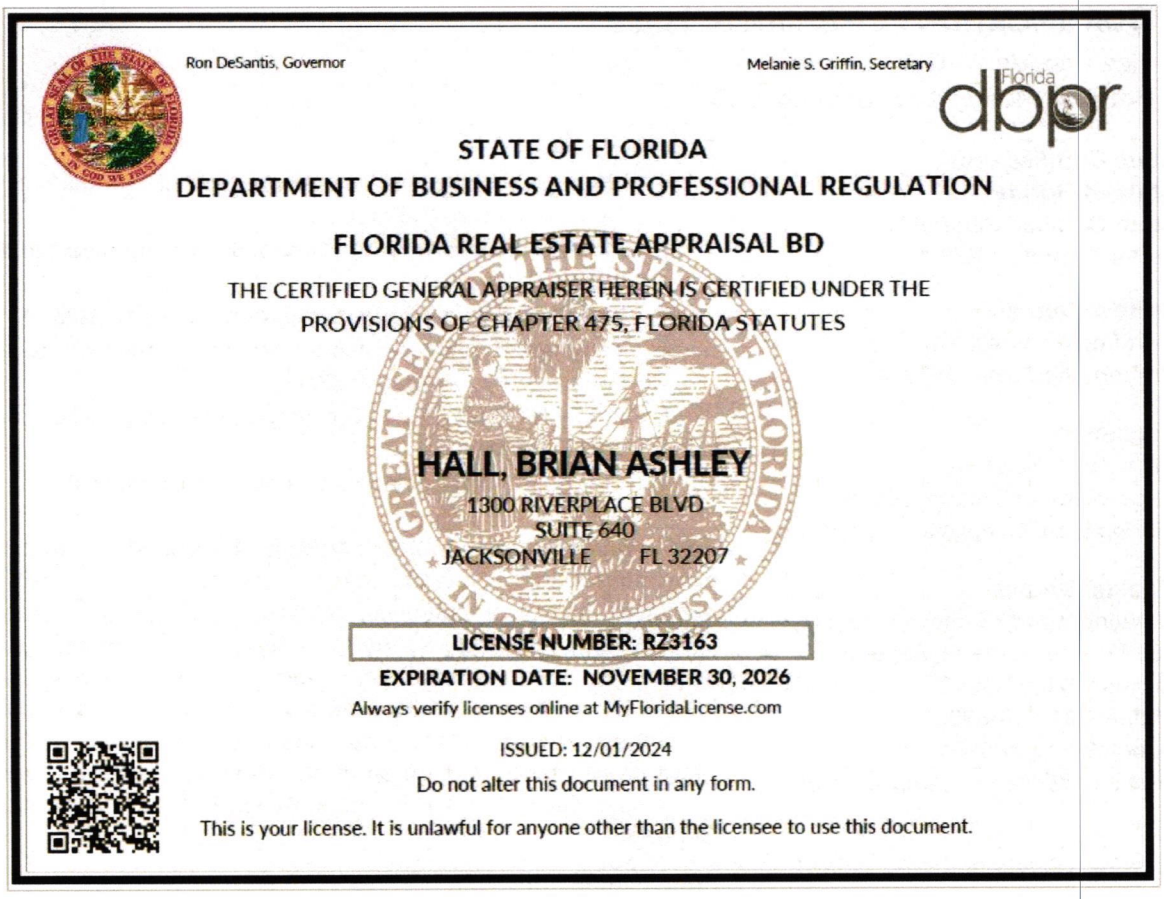
Experience

- Hotaling Moody & Associates, Vice President - Commercial (2026-Present)
- Moody Williams Appraisal Group, Senior Appraiser (2020-2025)
- Moody Appraisal Group, Senior Appraiser (2015-2019)
- Valbridge Property Advisors | Broom, Moody, Johnson & Grainger, Inc., Appraiser (2014)
- Equity National Title & Closing, Senior Review Appraiser (2012-2014)
- Broom, Moody, Johnson & Grainger, Inc. (2000-2012)

Appraisal/valuation and consulting assignments include apartment buildings; retail buildings and shopping centers; office buildings; industrial buildings; religious and special purpose properties, including schools, religious properties, and cemeteries; hotels and motels; residential subdivisions; vacant industrial, commercial, and residential land, and eminent domain properties. Assignments have been concentrated in the Jacksonville Metropolitan area (Duval County) and surrounding counties of Clay, Nassau, St Johns, Baker, Flagler, and Putnam Counties.

Professional Activities
Qualified expert witness for circuit courts in the State of Florida , including Duval, Nassau, Clay, St. Johns, & Orange Counties.

Appraisal Institute Professional Activities
Real Estate Appraisal Courses, AB-1, AB-2, AB-3
Analyzing Operating Expenses
Supporting Sales Comparison Grid Adjustments
Uniform Standards of Professional Appraisal Practice
Supervisor Trainee Roles and Rules
Appraising/Analyzing Office Buildings for Mortgage Underwriting
Appraising Apartments
Ad Valorem Tax Consultation
Florida Appraisal Laws and Regulations
Appraising Manufactured Homes
Residential Report Writing: More than Forms
Appraisal of Fast-Food Facilities
Advanced Hotel Appraising – Full-Service Hotels
Divorce and Estate Appraisals: Elements of Non-Lender Work
Introduction to Expert Witness Testimony for Appraisers
Basics of Expert Witness for Commercial Appraisers
Quantitative Analysis – *Appraisal Institute*



Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED GENERAL APPRAISER HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

HALL, BRIAN ASHLEY

1300 RIVERPLACE BLVD
SUITE 640
JACKSONVILLE FL 32207

LICENSE NUMBER: RZ3163

EXPIRATION DATE: NOVEMBER 30, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 12/01/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

PARCEL 4: (Block 107 Alley)

ALL OF THE 25 FOOT WIDE RIGHT-OF-WAY, BEING IN BETWEEN LOTS 1 THROUGH 12, AND LOTS 13 THROUGH 24, ALL IN BLOCK 107; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

PARCEL 5: (West Sixth Avenue between Block 107 and Block 116)

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SUBJECT TO A 30 FOOT WIDE UTILITY EASEMENT RESERVED IN FAVOR OF THE TOWN OF HILLIARD, FLORIDA, OVER, UNDER AND ACROSS THAT PORTION OF THE ABOVE-DESCRIBED PARCEL LYING 15 FEET NORTH AND 15 FEET SOUTH OF, AND PARALLEL WITH, THE CENTERLINE OF SAID WEST SIXTH AVENUE. THE SIDELINES OF SAID EASEMENT ARE LENGTHENED OR SHORTENED TO TERMINATE AT THE WESTERLY AND EASTERLY LIMITS OF THE ABOVE-DESCRIBED PARCEL.

PARCEL 6: (Blok 116 Alley)

ALL OF THE 25 FOOT WIDE RIGHT-OF-WAY, BEING IN BETWEEN LOTS 1 THROUGH 12, AND LOTS 13 THROUGH 24, ALL IN BLOCK 116; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

PARCEL 9: (West Sixth Avenue between Block 108 and Block 115)

ALL OF THE 60 FOOT WIDE RIGHT-OF-WAY, KNOWN AS WEST SIXTH AVENUE, BEING IN BETWEEN LOTS 13 THROUGH 24, BLOCK 108, AND LOTS 1 THROUGH 12, BLOCK 115 ; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS.

SUBJECT TO A 30 FOOT WIDE UTILITY EASEMENT RESERVED IN FAVOR OF THE TOWN OF HILLIARD, FLORIDA, OVER, UNDER AND ACROSS THAT PORTION OF THE ABOVE-DESCRIBED PARCEL LYING 15 FEET NORTH AND 15 FEET SOUTH OF, AND

PARALLEL WITH, THE CENTERLINE OF SAID WEST SIXTH AVENUE. THE SIDELINES OF SAID EASEMENT ARE LENGTHENED OR SHORTENED TO TERMINATE AT THE WESTERLY AND EASTERLY LIMITS OF THE ABOVE-DESCRIBED PARCEL.

PARCEL 10: (Block 115 Alley)

ALL OF THE 25 FOOT WIDE RIGHT-OF-WAY, BEING IN BETWEEN LOTS 1 THROUGH 12, AND LOTS 13 THROUGH 24, ALL IN BLOCK 115; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

PARCEL 13: (Block 110 Alley)

ALL OF THE 25 FOOT WIDE RIGHT-OF-WAY, BEING IN BETWEEN LOTS 1 THROUGH 12, AND LOTS 13 THROUGH 24, ALL IN BLOCK 110; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

PARCEL 14: (West Sixth Avenue between Block 110 and Block 113)

ALL OF THE 60 FOOT WIDE RIGHT-OF-WAY, KNOWN AS WEST SIXTH AVENUE, BEING IN BETWEEN LOTS 13 THROUGH 24, BLOCK 110, AND LOTS 1 THROUGH 12, BLOCK 113 ; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS.

SUBJECT TO A 30 FOOT WIDE UTILITY EASEMENT RESERVED IN FAVOR OF THE TOWN OF HILLIARD, FLORIDA, OVER, UNDER AND ACROSS THAT PORTION OF THE ABOVE-DESCRIBED PARCEL LYING 15 FEET NORTH AND 15 FEET SOUTH OF, AND PARALLEL WITH, THE CENTERLINE OF SAID WEST SIXTH AVENUE. THE SIDELINES OF SAID EASEMENT ARE LENGTHENED OR SHORTENED TO TERMINATE AT THE WESTERLY AND EASTERLY LIMITS OF THE ABOVE-DESCRIBED PARCEL.

PARCEL 15: (Block 113 Alley)

ALL OF THE 25 FOOT WIDE RIGHT-OF-WAY, BEING IN BETWEEN LOTS 1 THROUGH 12, AND LOTS 13 THROUGH 24, ALL IN BLOCK 113; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

PARCEL 20: (Block 95 Alley)

ALL OF THE 25 FOOT WIDE RIGHT-OF-WAY, BEING IN BETWEEN LOTS 1 THROUGH 12, AND LOTS 13 THROUGH 24, ALL IN BLOCK 95; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

AGENDA ITEM REPORT
TOWN OF HILLIARD, FLORIDA

TO: Town Council Workshop Meeting Date: November 19, 2026

FROM: ***Lisa Purvis, MMC – Town Clerk***

SUBJECT: Town Council to approve items to be presented at the Nassau County Legislative Delegation Public Hearing that will be held on Wednesday, December 9, 2026, for the 2028 Legislative Appropriation Funding consideration.

BACKGROUND:

See attached information.

FINANCIAL IMPACT:

None.

RECOMMENDATION:

Town Council approval of the Town of Hilliard's Nassau Delegation Project Funding Requests for the 2028 Legislative Appropriation Funding consideration.

Nassau County Legislative Delegation

SENATOR
CLAY YARBOROUGH

REPRESENTATIVE
DEAN BLACK

October 14, 2026

FOR IMMEDIATE RELEASE

Contact: Alejandro Quintero (904) 723-2035
Quintero.Alejandro@flsenate.gov

SENATOR CLAY YARBOROUGH AND REPRESENTATIVE DEAN BLACK ANNOUNCE NASSAU LEGISLATIVE DELEGATION MEETING DATE AND DEADLINE

NASSAU COUNTY, FL – State Senator Clay Yarborough and State Representative Dean Black announce that the Organizational Meeting to elect the 2026 Delegation Chair and Vice Chair and the general legislative public hearing will be held **Wednesday, December 9th, 2026, from 10:00 a.m. to 1:00 p.m.** at the Nassau County Board of County Commissioners Chamber, James Page Government Complex, located at 96135 Nassau Place, Yulee, FL 32097.

For placement on the meeting agenda, completed Speaker's Request Forms and all materials/handouts must be submitted to Alejandro Quintero via U.S. mail at 1615 Huffingham Rd, Suite 1, Jacksonville, FL 32216, by close of business on **Friday, December 4th, 2026.**

If submitting materials/handouts via U.S. mail, individuals are asked to provide three (3) sets of three-hole punched, 8 ½ x 11 copies and use the Speaker's Request Form as a cover sheet to be included in the Members' meeting packets.

Questions may be directed to Alejandro Quintero, Office of Senator Yarborough, at (904) 723-2035 or by emailing Quintero.Alejandro@flsenate.gov.

In accordance with the Americans with Disabilities Act (ADA) and Chapter 286.26, Florida Statutes, persons in need of special accommodations to participate in the meetings, including agendas, interpreters, or assisted listening devices, should contact Alejandro Quintero at (904) 723-2035 or Quintero.Alejandro@flsenate.gov by close of business on **Friday, December 4th, 2026.**

All Nassau Legislative Delegation meetings are open to the public.

###

Nassau County
Legislative Delegation

SENATOR
CLAY YARBOROUGH
Chair

REPRESENTATIVE
DEAN BLACK
Vice Chair

2027 LEGISLATIVE SESSION
PUBLIC HEARING
APPEARANCE RECORD

PLEASEPRINT

Please complete this form if you wish to speak at the December 9th, 2026, Nassau County Legislative Delegation meeting. You must mail three (3) copies of the form and any attachments to 1615 Huffingham Rd, Suite 1, Jacksonville , FL 32216. **This form and all materials for the meeting must be received by Friday, December 4th, 2026, for inclusion in Members' packets.**

Name of Speaker: _____

Name of Organization (if applicable): _____

Contact Person (if applicable): _____

Address: _____

City: _____ Zip Code: _____

Phone: _____ Type: Cell Office Home (Circle One)

E-mail: _____

Topic(s) to be discussed: _____

Please Circle One: Proponent Opponent Information

Do you have handouts? Yes No (Circle One)

Comments / Requests:

_____

_____

_____

PLEASE COMPLETE AND RETURN TO CAM BROWN. PURSUANT TO ARTICLE I, SECTION 24 OF THE FLORIDA CONSTITUTION, THIS DOCUMENT, AND THE INFORMATION CONTAINED THEREIN, IS A PUBLIC RECORD.

1 FAA Water Main Extensions - Legislative Appropriations 2026

8-inch Parallel Water Main Extension from WTP to Kings Ferry Road
Requesting $998,400.00 - LETTER OF SUPPORT FAA JAX

· The Town will cover design and engineering activities with its own funds. Design and engineering cost $119,680.

· The water main extension is crucial for ensuring that the FAA Facility receives adequate water supply during peak demand and emergency situations.

· The proposed project is vital for maintaining the operational integrity of the FAA facility in Hilliard, a key regional asset that controls significant air traffic in the southeastern U.S. The facility employs over 400 individuals and supports numerous contracts, contributing substantially to the local economy.

· By constructing a parallel 8" water main, the Town of Hilliard ensures that the FAA facility will receive reliable water pressure and fire flow capabilities, preventing potential operational disruptions. This enhancement supports the long-term viability of the FAA's critical functions and stabilizes the region's economic conditions by safeguarding a major employment center and fostering continued regional growth and investment.

2 Water Main Extensions - Legislative Appropriations 2026

3 Phased Water Main Extension Project
Requesting $4,826,210.00
1. 8-inch Parallel Water Main Extension US Hwy 1 from CR 108 to Eastwood Road
Requesting $1,189,822.00
2. 8-inch Parallel Water Main Extension Eastwood Road to CR 108
Requesting $1,137,701.00
3. 8-inch Parallel Water Main Extension Henry Smith Road to CR 108
Requesting $2,498,688.00

· Funding is needed to extend water mains throughout the town.

· With this extension, the town can provide fire protection along both sides of US Hwy 1, covering the commercial district and additional properties along Eastwood Road and Henry Smith Road.

· The project would enable the town to create a loop in its water distribution system, connecting County Road 108 and Pine Street to enhance system flow and reduce inflow and infiltration issues.

· This extension would also expand access to safe drinking water for new customers.

2 Water Main Extensions - Legislative Appropriations 2025

$4,321,152.00

US 1 Water Main Extension
$1,143,360.00

Conventional Install 200 and directionally drill 3,800 linear feet of 8" PVC water main from County Road 108 along the Eastside of US Hwy 1 to Eastwood Road and connect into existing 6" water main at the Southside of Eastwood Road and US Hwy 1. Add 5 fire hydrants and replace/add 25 water services.

Eastwood Road Water Main Extension
$1,081,440.00

Conventional Install 4,600 and directionally drill 200 linear feet of 8" PVC water main from Eastwood Oaks Apartments on Eastwood Road along the Southside of Eastwood Road and connect into existing 6" water main on the Westside of County Road 108. Add 6 fire hydrants and replace/add 8 water services. This will complete the East section of the Town water main loop.

Henry Smith Road Water Main Extension
$2,096,352.00

Conventional Install 10,000 linear feet of 6" water main from American Legion Post 401 on Henry Smith Road along the Northside of Henry Smith Road and connect into existing 6" water main on the Eastside of County Road 108. Add 10 fire hydrants and replace/add 30 water services. This water main extension will consist of permiting and a 12" Casing Jack & Bore under the CSX Railroad Tracks. This will complete the West section of the Town water main loop.

3 HOME RULE POWERS - CW

HILLIARD FAA WATER MAIN EXTENSIONS LETTER OF SUPPORT FAA JAX
TOWN OF HILLIARD
BUDGET REQUEST $1,000,000

Representative Black	Senator Yarborough
ARP No. 2935	LFIR No. 2686

- Town of Hilliard, located in Northeast Florida in the Rural Westside of Nassau County with a population of just over 3,000.
- The Town will cover design and engineering activities with its own funds. Design and engineering cost $199,680.
- The water main extension is crucial for ensuring that the FAA Facility in Hilliard, receives adequate water supply during peak demand and emergency situations vital for maintaining the operational integrity. The FAA Facility is a key regional asset that controls significant air traffic in the southeastern U.S. The facility employs over 400 individuals and supports numerous contracts, contributing substantially to the local economy.
- Construct a parallel 8-inch water main along County Road 108 connecting to the Whisper Ridge infrastructure to ensure reliable service to the FAA Jacksonville Air Route Traffic Control Center (ARTCC ZJX). The facility, employing over 400 personnel, is a critical regional employer. Recent testing showed dangerously low pressures that triggered alarms and forced use of its backup system, underscoring the urgent need for redundancy and improved fire protection.
- By constructing a parallel 8” water main, the Town of Hilliard ensures that the FAA facility will receive reliable water pressure and fire flow capabilities, preventing potential operational disruptions. This enhancement supports the long-term viability of the FAA’s critical functions and stabilizes the region’s economic conditions by safeguarding a major employment center and fostering continued regional growth and investment.
- This capital investment not only improves the FAA facility’s water supply reliability but also encourages further economic development in the region. The enhanced infrastructure will support the FAA’s critical operations, thereby reinforcing its role as a major economic driver and attracting additional capital investment and development opportunities.
- The Town of Hilliard has demonstrated strong public commitment by allocating funds for design and engineering, reflecting its dedication to the project’s success.

Type of Funding		
Total State Funds Requested	$ 1,000,000	89.3%
Matching Funds		
Local	$ 199,680	10.7%
Total Project Cost for FY 2026-2027	$ 1,199,680	100%

Lisa Purvis, MMC
Hilliard Town Clerk
15859 West CR 108
Hilliard, FL 32046

(904) 845-3555 Office
(904) 237-0643 Cell
lpurvis@townofhilliard.com

HILLIARD WATER MAIN EXTENSIONS (RURAL WATER SUPPLY EXPANSION)
TOWN OF HILLIARD
BUDGET REQUEST $4,126,152

Representative Black	Senator Yarborough
ARP No. 2934	LFIR No. 2685

- Town of Hilliard, located in Northeast Florida in the Rural Westside of Nassau County with a population of just over 3,000.
- The requested funds will enable the Town of Hilliard to extend its potable water distribution system along US Highway 1, Eastwood Road, and Henry Smith Road in partnership with Nassau County.
- This project has been the Town of Hilliard second top priority for the past five years.
- Funds will extend water mains throughout Hilliard, adding about 4,800 feet on Eastwood Road, 4,000 feet on US Highway 1, and 10,000 feet on Henry Smith Road. Work includes fire hydrants, services, fittings, main connections, directional drilling, restoration, and engineering for design, permitting, and construction.
- These extensions will expand rural water service capacity, eliminate dependence on private wells, improve fire protection and system redundancy, and strengthen pressure and flow reliability to support residential, commercial, and economic development along the US 1 corridor.
- This project will enhance the potable water system's capacity by providing fire protection, eliminating the need for private wells, and completing a vital loop in the distribution system.
- It will improve water pressure, increase flow reliability, and expand access to safe drinking water for both new and existing customers, ensuring the system meets the community's growing needs.
- This request follows discussions with Representative Black and Senator Yarborough and reflects the Town's commitment to efficient use of state and federal resources.

Type of Funding		
Total State Funds Requested	$ 4,826,210	100%
Total Project Cost for FY 2026-2027	$ 4,826,210	100%

Lisa Purvis, MMC
Hilliard Town Clerk
15859 West CR 108
Hilliard, FL 32046

(904) 845-3555 Office
(904) 237-0643 Cell
lpurvis@townofhilliard.com

CONCEPTUAL CONSTRUCTION COST ESTIMATE
WATER MAIN EXTENSIONS - LEGISLATIVE APPROPRIATIONS 2023
TOWN OF HILLIARD, FLORIDA
CPH Consulting, LLC Project No. 9610-23-1
09/19/2025

US 1 WATER MAIN EXTENSION

Item No.	Description	Estimated Quantity	Unit	Unit	Cost
1	Mobilization & General Conditions	1	LS	$83,265	$83,265
2	8" PVC Water Main, Conventional Install	200	LF	$105.00	$21,000
3	8" PVC Water Main, Directionally Drilled	3,800	LF	$145.00	$551,000
4	Ductile Iron Fittings, Cement Lined	2,500	lbs	$17.00	$42,500
5	8" Gate Valves	4	each	$2,100.00	$8,400
7	Fire Hydrants	5	each	$7,800.00	$39,000
8	Water Services	25	each	$2,100.00	$52,500
9	Connections to Existing Mains	4	each	$6,300.00	$25,200
10	Restoration	200	LF	$17.00	$3,400
				Estimated Construction Cost	**$826,265**
				Construction Contingency (20%)	**$165,253**
				Total Estimated Construction	**$991,518**
				Non-Construction Cost (20%)	**$198,304**
				TOTAL ESTIMATED COST	***$1,189,822***

EASTWOOD ROAD WATER MAIN EXTENSION

Item No.	Description	Estimated Quantity	Unit	Unit Price	Cost
1	Mobilization & General Conditions	1	LS	$79,170	$79,170
2	8" PVC Water Main, Conventional Install	4,600	LF	$105.00	$483,000
3	8" PVC Water Main, Directionally Drilled	200	LF	$145.00	$29,000
4	Ductile Iron Fittings, Cement Lined	2,000	lbs	$17.00	$34,000
5	8" Gate Valves	5	each	$2,100.00	$10,500
7	Fire Hydrants	6	each	$7,800.00	$46,800
8	Water Services	8	each	$2,100.00	$16,800
9	Connections to Existing Mains	2	each	$6,300.00	$12,600
10	Restoration	4,600	LF	$17.00	$78,200
				Estimated Construction Cost	**$790,070**
				Construction Contingency (20%)	**$158,014**
				Total Estimated Construction	**$948,084**
				Non-Construction Cost (20%)	**$189,617**
				TOTAL ESTIMATED COST	***$1,137,701***

HENRY SMITH ROAD WATER MAIN EXTENSION

Item No.	Description	Estimated Quantity	Unit	Unit Price	Cost
1	Mobilization & General Conditions	1	LS	$136,000	$136,000
2	8" PVC Water Main, Conventional Install	10,000	LF	$105.00	$1,050,000
3	12" Casing Jack & Bore RR Crossing	200	LF	$785.00	$157,000
4	Ductile Iron Fittings, Cement Lined	3,000	lbs	$17.00	$51,000
5	8" Gate Valves	10	each	$2,100.00	$21,000
7	Fire Hydrants	10	each	$7,800.00	$78,000
8	Water Services	30	each	$2,100.00	$63,000
9	Connections to Existing Mains	2	each	$6,300.00	$12,600
10	Restoration	9,800	LF	$17.00	$166,600
				Estimated Construction Cost	**$1,735,200**
				Construction Contingency (20%)	**$347,040**
				Total Estimated Construction	**$2,082,240**
				Non-Construction Cost (20%)	**$416,448**
				TOTAL ESTIMATED COST	***$2,498,688***

TOTAL ESTIMATED PROJECT COST	***$4,826,210***

AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Town Council Regular Meeting Meeting Date: November 19, 2026

FROM: ***Cory Hobbs – Public Works Director***

SUBJECT: Town Council approval of a new 12-month Biosolids Hauling and Disposal Agreement with H&H Liquid Sludge Disposal, Inc., effective January 1, 2027, at $1,850.00 per 30-cubic-yard load.

BACKGROUND:

H&H Liquid Sludge Disposal, Inc. has provided hauling and land application services for the Town of Hilliard's Class B biosolids for more than 20 years. The Town previously approved a 12-month agreement in May 2022. H&H has submitted a new agreement effective January 1, 2027, to continue these services for the Town's Wastewater Treatment Facility. H&H will honor the terms of the 2022–2023 agreement through December 31, 2026. The agreement will ensure continued hauling and proper disposal of the Town's Class B biosolids. The agreement permits either party to terminate within 60 days' written notice and provides for annual renewal by mutual agreement, with a Consumer Price Index-based adjustment upon renewal.

FINANCIAL IMPACT:

The proposed rate is $1,850.00 per 30-cubic-yard load, an increase of $200.00 (approximately 12.1%) over the previous contract rate of $1,650.00 per load. H&H cites sustained inflation, increased fuel costs, and regulatory restrictions as reasons for the adjustment. Total expenditures will depend on the number of loads hauled and disposed of.

RECOMMENDATION:

Town Council approval of the new 12-month Biosolids Hauling and Disposal Agreement with H&H Liquid Sludge Disposal, Inc., effective January 1, 2027.

Liquid Sludge Disposal
H&H
Inc.
P.O. Box 390 • Branford, Florida 32008 • (800) 653-0386

October 22, 2026

Chelsea Wingate
Town of Hilliard
PO Box 249
Hilliard, FL 32046
Re: Class B Biosolids Hauling and Disposal

Greetings Chelsea,

H&H values the opportunity to serve the Town of Hilliard. We have provided service for your WWTF for more than 20 years. You have always been a pleasure to serve and we look forward to continuing our relationship.

However, effective January 1, 2027, we will require $1,850 per 30-cubic yard load for Class B biosolids hauling and land application. Sustained inflation, high fuel prices, and regulatory restraints have substantially increased our costs. We appreciate your consideration to approve this cost increase.

A revised service agreement is attached to this letter. Please note we will honor the terms of our 2022-2023 agreement through December 31, 2026.

Thank you,

Blake Hacht
Director of Operations

Biosolids Hauling and Disposal Agreement

This agreement, effective January 1, 2027, between the Town of Hilliard and H&H Liquid Sludge Disposal, Inc., is valid for 12 months but can be terminated at either party's discretion after providing a 60-day written notice.

1. Terms of Service

H&H agrees to provide Class B biosolids hauling and land application services for the Town's WWTF. Services provided by H&H will consist of the following:

a) Upon the Town's request, H&H will deliver a 30-cubic-yard trailer to be loaded at the WWTF.
b) The Town's Class B biosolids will be transported to a FDEP permitted land application site and land applied in accordance with all applicable regulations.
c) H&H will provide the Town with all land application site reports and copies of hauling manifests as required in FAC 62.640.
d) H&H will invoice the Town monthly for the previous month.

The Town of Hilliard agrees to provide the following to H&H:

e) Reasonable notice for scheduling the pickup of loads.
f) Payment within 30 days of invoice date.
g) Current biosolids analytical/monitoring results, based on the criteria and schedule of the WWTF'S permit requirements and FAC 62-640.
h) Certification that the biosolids meet Class B standards prior to discharge.

2. Conditions

a) This agreement is valid for 12 months, and can be renewed annually upon mutual agreement between the Town and H&H. Electing to renew this agreement will include an automatic increase in price beginning January 1 of the new contract year, based on the most current data within the Consumer Price lndex for all Urban Consumers report.
b) Should the Town be unable to produce biosolids that meet land application standards, or regulations eliminate the practice of Class B land application, H&H or the Town can terminate and/or renegotiate the terms of this agreement immediately with written notice.

3. Pricing

Hauling and land application of the Town's Class B cake biosolids: S1,850.00 per 30-cubic-yard load.

By signing below, The Town of Hilliard and H&H Liquid Sludge Disposal, Inc. agree to the terms and conditions of this agreement.

Town of Hilliard Authorized Official(s)

_____

1) Name and Title

_____ _____

Signature Date

_____

2) Name and Title

_____ _____

Signature Date

_____

3) Name and Title

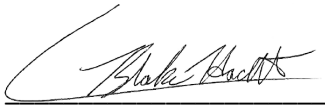
_____ _____

Signature Date

H&H Liquid Sludge Disposal, Inc. Authorized Official(s)

Blake Hacht / Director of Operations

Name and Title



_____ 10/22/2026

Signature Date

AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Town Council Regular Meeting Meeting Date: November 19, 2026

FROM: ***Lisa Purvis, MMC – Town Clerk***

SUBJECT: Town Council to accept the resignation of Brooke Sparkman, Administrative Assistant, effective November 18, 2026.

BACKGROUND:

Brooke Sparkman has resigned from her position effective November 18, 2026.

FINANCIAL IMPACT:

RECOMMENDATION:

Town Council approval to accept Brooke Sparkman's resignation as an Administrative Assistant.

11/04/2026

ITEM-5

To whom it may concern,

I am writing to formally submit my resignation from my position. My last day will be November 18th. I truly do appreciate the opportunity to work along side you all. Thank you for the support and patience with this journey.

- Brooke Sparkman

Brooke Sparkman

AGENDA ITEM REPORT
TOWN OF HILLIARD, FLORIDA

TO: Town Council Regular Meeting Meeting Date: November 19, 2026

FROM: ***Lee Anne Wollitz – Land Use Administrator***

SUBJECT: Town Council to appoint Casey Raulerson as a Planning & Zoning Board Member for the remaining 3-year term vacated by Dustin Winnon term ending December 2027.

BACKGROUND:

Resolution 2025-07 passed June 5, 2025, outlines the appointment process for the Planning & Zoning Board. Yearly in December, the Planning & Zoning Board has one or two terms to end with new appointments starting in January. In anticipation of this event staff began to follow the processes laid out in Resolution 2025-07 by advertising for the seats that would be available in January 2027. That advertisement began on October 1, 2026, and resumes were due by November 2, 2026. The resumes received were reviewed by staff to ensure the applicants meet the codes requirements for residency and being qualified voters.

On September 17, 2026, the Town received the resignation letter of Dustin Winnon from the Planning & Zoning Board.
The seat's appointment is from July 2025 through December 2027.
The person chosen will serve the remaining time for the term.

At the Workshop on November 12, 2026, the Council heard from the candidates present. Council recommended Casey Raulerson be placed on the agenda for approval for the term ending December 2027.

FINANCIAL IMPACT:

NA

RECOMMENDATION:

Town Council to appoint Casey Raulerson as a Planning & Zoning Board Member for the remaining 3-year term vacated by Dustin Winnon term ending December 2027.

11/02/2026

To whom it may concern,

I am writing to formally express my interest in serving as a member of the Town of Hilliard's Planning and Zoning Board.

I believe that I could bring valuable insight and creative ideas which are essential to maintaining the character of our community. As a lifetime member, I believe I have genuine interest in the town and would love to be able to serve the people.

Thank you for considering my letter of intent. I would be honored to have the opportunity to serve the Town of Hilliard and play a part in shaping a positive future.

Respectfully,

Casey Raulerson

Casey Raulerson
37021 Ingham Rd.
Hilliard, FL 32046
904-716-9685
Casey09tyler@yahoo.com

CASEY RAULERSON

37021 Ingham Rd, Hilliard FL 32046 | casey09tyler@yahoo.com | 904-716-9685

OBJECTIVE

Highly motivated individual interested in customs specialist role to apply strong analytical skills and knowledge of logistics/trade regulations to ensure compliance and efficiency.

EXPERIENCE

EXPORT ORDER MANAGEMENT SPECIALIST SYMRISE

JUNE 2024 TO PRESENT

- Coordinate order processing, shipment scheduling, and delivery tracking to ensure timely fulfillment.
- Collaborate with production, supply chain and quality teams to resolve all order issues and inquiries
- Ensure compliance with domestic and international shipping regulations
- Coordinate bookings/shipments with forwarders as agreed upon with terms for different accounts globally.
- Serve as primary customer contact for all inquiries and issue resolution, ensuring timely and high satisfaction rate

ADMINISTRATIVE SPECIALIST II NASSAU COUNTY BOCC

MARCH 2023 TO JUNE 2024

- Manage department personnel functions including processing payroll, preparing job position requests and employee status transmittals, maintaining employee records, etc.
- Assisting with budget preparation, processing and/or preparing invoices, processing requests for payment, maintaining various accounts, preparing requisitions, budget transfers, travel vouchers, collecting and receipting various payments.
- Approves and issues all right-of-way permits, to include driveway, sidewalk, and utility permits.
- Processes other applications under the management of Development Services.
- Answers the telephone; provides information as requested and/or forwards calls to appropriate staff person.

DRIVER MANAGER/DISPATCH CYPRESS TRUCK LINES

JUNE 2022 TO MARCH 2023

- Receive and answer emergency and non-emergency calls and record significant information.
- Address problems and requests by transmitting information and/or providing solutions.
- Receiving and dispatching orders for deliveries.
- Monitor the route and status of field units to coordinate and prioritize schedule.
- Prioritize calls according to urgency and importance.
- Enter data in computer system and maintain logs and records of calls, activities, and other information.

EXPORT/IMPORT COORDINATOR BACARDI

2019 TO 2022

- Create application Foreign-Trade Zone admissions to grant access for bonded product entering the US.
- Preparing documentation including Master Bills, Certificate of Origins and Shipper Export Declarations for cargo shipments.
- Complete 7501 admission to tax pay product to be sold within the United States.
- Gather certificates and invoices to create orders and calculate Total Proof Liters and charges for freight on each container.
- Input data for the Importer Security Filing documents allowing shipments to enter the United States.
- Schedule inbound loads with carriers and second-party transportation service for all shipments.
- Identify issues with inbound loads including border crossing, seal or container discrepancies, or incorrect pallet/case counts.

EXPORT/IMPORT COORDINATOR (PATRON) BACARDI

2016 TO 2019

- Manage/Schedule all Patron inbound and outbound orders.
- Prepare booking and secure appropriate equipment from applicable steamship lines.
- Purchasing for all warehouse needs/Create Purchase Orders and Confirm Goods Receipt.
- Manage FTZ orders with customs documents shipping to external customers.
- Systematic inventory for all Rework issues and destruction products.
- Relationship management with Accenture group to place tickets and fix issues that arise on daily Good Receipts.

VAP/POS COORDINATOR

2014 TO 2016

- Reconcile daily balancing of Co-Pack lines.
- Monthly inventory reconciliation of VAPs and components.
- Create all production work orders based on production schedule.
- Update annual production forecast and weekly Co-packs on SharePoint.
- Create weekly production schedule for VAPs and submit to BUSA, DC Management, and support personnel.
- Analyze incoming comp samples for structure limits to withstand packing, warehousing, and transportation.

SKILLS

- Quick Learner
- Able to Operate Under Pressure
- Multi-tasking
- Hazmat Certified
- Strong Attention to Detail
- Flexibility

SOFTWARE

- Microsoft Office
- SAP/SRM/Concur
- Editrade
- AX/Dynamics
- Descartes US Export System
- AS400

AGENDA ITEM REPORT
TOWN OF HILLIARD, FLORIDA

TO: Town Council Regular Meeting Meeting Date: November 19, 2026

FROM: ***Lee Anne Wollitz – Land Use Administrator***

SUBJECT: Town Council appointment of Dalton Hood as a Planning & Zoning Board Member for a new 3-year term from January 2027 through December 2029.

BACKGROUND:

Dalton Hood was appointed to the Planning & Zoning Board on November 20, 2025, to complete a term ending December 2026.

Following the requirements of Resolution 2027-05 and the submission of a letter of interest and Resume, Dalton expressed a desire to be appointed to the Planning & Zoning Board for a term from January 2027 through December 2029.

At the Workshop on November 12, 2026, the Council heard from the candidates present. Council recommended Dalton Hood be placed on the agenda for approval for the term ending December 2029.

FINANCIAL IMPACT:

NA

RECOMMENDATION:

Town Council appointment of Dalton Hood as a Planning & Zoning Board Member for a new 3-year term from January 2027 through December 2029.

Town of Hilliard
15859 West County Road 108
Hilliard, FL 32046

Letter of Interest 2026 – Planning & Zoning Board Reappointment

Dear Members of the Town Council,

I am writing to express my sincere interest in continuing to serve on the Town of Hilliard Planning & Zoning Board. Having now completed my first year of service, I am grateful for the opportunity I have been given to contribute to our community and would be honored to be considered for reappointment.

Over the past year, my experience on the Board has been both educational and rewarding. I have gained a much greater appreciation for the responsibilities involved in planning and zoning, the importance of thoughtful decision-making, and the impact those decisions can have on the future of our town.

Perhaps what has stood out to me most is just how much there is still to learn. While I have gained valuable knowledge and experience throughout my first year, I genuinely feel that I have only scratched the surface of everything the Board is responsible for. Rather than feeling that my work is complete, this has only strengthened my desire to continue learning, asking questions, and becoming a more knowledgeable and effective member of the Board.

My background in Information Technology leadership and my years of community involvement with the Callahan Soccer Club have taught me the importance of collaboration, listening to different perspectives, and making decisions with the long-term interests of the community in mind. My time on the Planning & Zoning Board has further reinforced those values and provided me with an opportunity to apply them in service to the Town of Hilliard.

As someone who cares deeply about our town and its future, I remain committed to supporting responsible growth while preserving the character, heritage, and sense of community that make Hilliard special. I believe that continuing my service would allow me to build upon the foundation established during my first year and contribute even more meaningfully as my understanding and experience grow.

Thank you for the opportunity to serve this past year and for considering my request for reappointment. I would be grateful for the chance to continue learning, contributing, and serving the residents of Hilliard alongside my fellow Board members.

Respectfully,

Dalton Hood
27229 W 14th Ave
Hilliard, FL 32046
Mrddhood91@gmail.com | 904-655-0096

DALTON HOOD

SENIOR IT SUPPORT & HELP DESK MANAGER

CONTACT

904-655-0096
Mrddhood91@gmail.com
https://www.linkedin.com/in/dalton-hood/

SKILLS

Information Technology Infrastructure
Leadership
Troubleshooting
Microsoft Suite
Interpersonal Conversation

EDUCATION

Florida State College of Jacksonville
2022
AA (Associate of Arts)

PROFILE

IT professional with 8+ years of experience managing help desk operations and providing advanced technical support across hardware, software, and network environments. Proven track record in leading support teams, optimizing workflows, and implementing best practices to reduce resolution times and boost customer satisfaction. I am skilled in escalated troubleshooting, system administration, and end-user training, with expertise in ticketing systems, workflow automation, and cross-department collaboration. My goal is to leverage both leadership and hands-on technical expertise to deliver efficient, reliable, and user-focused IT services while driving continuous improvement in support operations.

EXPERIENCE

Help Desk Supervisor
Oct 2023 – Current
Supervising daily help desk operations by managing and prioritizing support tickets through the Freshdesk ticketing system to ensure timely and effective resolution. Oversaw device management using Microsoft Intune and Apple Business Manager (ABM), including configuration, deployment, and compliance monitoring for company hardware. Collaborated with cross-functional teams to streamline IT processes, improve response times, and implement best practices that enhanced end-user support. Provided mentorship and guidance to support staff, ensuring consistent service quality while driving continuous improvements in IT operations.

Agency Support Help Desk Manager
March 2017 - August 2023
Managed agency support operations for Brightway Insurance by overseeing file management and backup solutions through SharePoint and OneDrive, ensuring data security and accessibility for agents. Administered and supported the CSM AMS360 platform from Vertafore, providing guidance and troubleshooting to optimize system performance. Collaborated with internal teams and agents to streamline workflows, improve documentation practices, and implement best practices that enhanced overall efficiency and reliability of agency operations.

AGENDA ITEM REPORT
TOWN OF HILLIARD, FLORIDA

TO: Town Council Regular Meeting Meeting Date: November 19, 2026

FROM: ***Lee Anne Wollitz – Land Use Administrator***

SUBJECT: Town Council appointment of Kevin Webb as a Planning & Zoning Board Member for a new 3-year term from January 2027 through December 2029.

BACKGROUND:

Kevin Webb was appointed to the Planning & Zoning Board in December 2024, to complete a term ending December 2026.

Following the requirements of Resolution 2027-05 and the submission of a letter of interest and Resume, Kevin expressed a desire to be appointed to the Planning & Zoning Board for a term from January 2027 through December 2029.

At the Workshop on November 12, 2026, the Council heard from the candidates present. Council recommended Kevin Webb be placed on the agenda for approval for the term ending December 2029.

FINANCIAL IMPACT:

NA

RECOMMENDATION:

Town Council appointment of Kevin Webb as a Planning & Zoning Board Member for a new 3-year term from January 2027 through December 2029.

Lee Anne Wollitz

From: Kevin Webb <kwebb2534@gmail.com>
Sent: Tuesday, October 27, 2026 1:49 PM
To: Lee Anne Wollitz
Subject: Writing

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from kwebb2534@gmail.com. Learn why this is important

KEVIN T. WEBB SR.

361896 Pine St.
Hilliard, FL 32046
904-349-5569 | Kwebb2534@gmail.com

PROFESSIONAL SUMMARY

Dedicated community leader, small business owner, and public servant with decades of experience serving the Hilliard community. Demonstrates a strong commitment to community development, youth mentorship, education, and civic involvement. Experienced in business ownership, quality control, team leadership, and community service. Seeking to continue serving on the Town of Hilliard Zoning Board, bringing a longstanding commitment to the community, practical experience, and a desire to help preserve and improve the quality of life for Hilliard residents.

PUBLIC SERVICE & COMMUNITY INVOLVEMENT

Town of Hilliard Zoning Board
2023–Present

- Serve as a member of the Town of Hilliard Zoning Board.
- Contribute to local zoning and community development matters.
- Support responsible growth and development that considers the interests of Hilliard residents.
- Bring a community-focused perspective to matters affecting the town's future.

Hilliard High School — Mentor
2004–Present

- Provide mentorship and guidance to students.
- Encourage positive decision-making, personal responsibility, and educational achievement.
- Support the development and success of young people in the community.

Hilliard High School — School Advisory Committee
2017–Present

- Participate in school advisory activities and discussions.
- Support efforts to improve educational opportunities and student success.
- Contribute a community perspective to matters affecting the school.

Youth Sports Coach — Baseball and Football
1995–2005

- Coached and mentored young athletes.
- Emphasized teamwork, discipline, sportsmanship, and personal responsibility.
- Helped young people develop athletic skills and confidence.

Hilliard Action Committee
2002–2004

- Participated in community-focused activities and initiatives.
- Contributed to efforts intended to support the Hilliard community.

PROFESSIONAL EXPERIENCE

Owner/Operator — K&B Auto Detailing
1984–Present

- Operate and manage an auto detailing business.
- Oversee day-to-day business operations and customer service.
- Maintain professional standards and attention to detail.
- Build customer relationships and manage business responsibilities.

Quality Control — Gilman Paper Company
1988–2002

- Worked in quality control within a paper manufacturing operation.
- Focused on product quality and adherence to established standards.
- Applied attention to detail and consistency in a production environment.
- Supported quality assurance and operational objectives.

Cook — Cedar River Seafood
1984–1988

- Prepared food in a restaurant environment.
- Maintained food quality and cleanliness standards.
- Worked as part of a team to support daily restaurant operations.

EDUCATION

Hilliard High School
High School Graduate — 1987

CORE QUALIFICATIONS

- Community Leadership and Public Service
- Local Government and Civic Participation
- Community Development Awareness
- Small Business Ownership and Management
- Youth Mentorship and Coaching
- Teamwork and Leadership
- Quality Control and Attention to Detail
- Communication and Community Relations
- Commitment to Responsible Community Growth

PROFESSIONAL OBJECTIVE

To continue serving the Town of Hilliard as a member of the Zoning Board, applying my years of community involvement, professional experience, and commitment to local residents to support thoughtful development and the long-term well-being of the community.

Lee Anne Wollitz

From: Kevin Webb <kwebb2534@gmail.com>
Sent: Tuesday, October 27, 2026 1:57 PM
To: Lee Anne Wollitz
Subject: Writing

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from kwebb2534@gmail.com. Learn why this is important

Kevin T. Webb Sr.

361896 Pine St.
Hilliard Fla 32046
10-27-2026

To: The Town of Hilliard
Hilliard Town Hall
Hilliard, Florida

Subject: Letter of Intent to Retain Position on the Zoning Board

Dear Members of the Town of Hilliard,

I am writing to formally express my intent to retain my position on the Zoning Board for the Town of Hilliard.

It has been an honor to serve the Town of Hilliard and its residents. I value the opportunity to contribute to the zoning process, support responsible community development, and help ensure that decisions are made in the best interests of our town and its citizens.

I remain committed to fulfilling the responsibilities of this position with fairness, integrity, and dedication. I appreciate the trust placed in me and would welcome the opportunity to continue serving the community in this capacity.

Thank you for your time and consideration. I look forward to continuing my service to the Town of Hilliard and its residents.

Respectfully,

Kevin T.Webb Sr.
Zoning Board Member

HILLIARD TOWN COUNCIL MEETING

Hilliard Town Hall / Council Chambers
15859 West County Road 108
Post Office Box 249
Hilliard, FL 32046

TOWN COUNCIL MEMBERS
John P. Beasley, Mayor
Kenny Sims, Council President
Lee Pickett, Council Pro Tem
Joe Michaels, Councilman
Jared Wollitz, Councilman
Dallis Hunter, Councilman

ADMINISTRATIVE STAFF
Lisa Purvis, Town Clerk
Cory Hobbs, Public Works Director
Gabe Whittenburg, Parks & Rec Director
Lee Anne Wollitz, Land Use Administrator

TOWN ATTORNEY
Christian Waugh

MINUTES

THURSDAY, NOVEMBER 05, 2026, 7:00 PM

NOTICE TO PUBLIC

Anyone wishing to address the Town Council regarding any item on this agenda is requested to complete an agenda item sheet in advance and give it to the Town Clerk. The sheets are located next to the printed agendas in the back of the Council Chambers. Speakers are respectfully requested to limit their comments to three (3) minutes. A speaker's time may not be allocated to others.

PLEDGE OF CIVILITY

WE WILL BE RESPECTFUL OF ONE ANOTHER
EVEN WHEN WE DISAGREE.
WE WILL DIRECT ALL COMMENTS TO THE ISSUES.
WE WILL AVOID PERSONAL ATTACKS.
"Politeness costs so little." – ABRAHAM LINCOLN

CALL TO ORDER
PRAYER & PLEDGE OF ALLEGIANCE
ROLL CALL

PRESENT
Mayor John Beasley
Council President Kenny Sims
Council Pro Tem Lee Pickett
Councilman Jared Wollitz
Councilman Dallis Hunter
Councilman Joe Michaels

PUBLIC HEARING

ITEM-1 Ordinance No. 2026-08 – Regulating the Water and Sewer Usage Rates; and providing for an effective date.
Mayor Beasley

Open Public Hearing
Call for Public Comments
Close Public Hearing on Ordinance No. 2026-08

Following no public comments, motion to close Public Hearing at 7:01 p.m.

Motion made by Council Pro Tem Pickett, Seconded by Councilman Hunter.
Voting Yea: Council President Sims, Council Pro Tem Pickett, Councilman Wollitz, Councilman Hunter, Councilman Michaels

TOWN COUNCIL ACTION
Town Council to consider adopting Ordinance No. 2026-08, on Final Reading.

Motion to adopt Ordinance No. 2026-08, on Final Reading.

Motion made by Council President Sims, Seconded by Council Pro Tem Pickett.
Voting Yea: Council President Sims, Council Pro Tem Pickett, Councilman Wollitz, Councilman Hunter, Councilman Michaels

ITEM-2 Ordinance No. 2026-09 – Amending Chapter 62, Article IV, Section 62-281, Zoning Districts exclusive, to ensure compliance with Section 553.385, Florida Statutes; and providing for an effective date.
Mayor Beasley

Open Public Hearing
Call for Public Comments
Close Public Hearing on Ordinance No. 2026-09

Following no public comments, motion to close Public Hearing at 7:03 p.m.

Motion made by Council Pro Tem Pickett, Seconded by Councilman Wollitz.
Voting Yea: Council President Sims, Council Pro Tem Pickett, Councilman Wollitz, Councilman Hunter, Councilman Michaels

TOWN COUNCIL ACTION
Town Council to consider adopting Ordinance No. 2026-09, on First Reading and Set Second Public Hearing & Final Reading for December 3, 2026.

Motion made by Council Pro Tem Pickett, Seconded by Councilman Hunter.
Voting Yea: Council President Sims, Council Pro Tem Pickett, Councilman Wollitz, Councilman Hunter, Councilman Michaels

REGULAR MEETING

ITEM-3 Additions/Deletions to Agenda

ITEM-18 Town Council to consider changing the date of monthly workshop.
John Beasley - Mayor

Motion made by Council President Sims, Seconded by Councilman Hunter.
Voting Yea: Council President Sims, Council Pro Tem Pickett, Councilman Wollitz, Councilman Hunter, Councilman Michaels

ITEM-19 Town Council to set a workshop concerning the personnel policy.
Lisa Purvis, MMC - Town Clerk

Motion made by Councilman Wollitz, Seconded by Councilman Hunter.
Voting Yea: Council President Sims, Council Pro Tem Pickett, Councilman Wollitz, Councilman Hunter, Councilman Michaels

ITEM-4 Town Council to adopt Resolution No. 2026-13, formally dedicating and renaming North Oxford Street Park after longtime resident and dedicated park caretaker Mr. Joseph Walker.
John Beasley - Mayor

Motion made by Councilman Hunter, Seconded by Council Pro Tem Pickett.
Voting Yea: Council President Sims, Council Pro Tem Pickett, Councilman Wollitz, Councilman Hunter, Councilman Michaels

ITEM-5 Consideration and approval of a Municipal Contract Participation Agreement between the Town of Hilliard and Southern Disaster Recovery, LLC (SDR), utilizing Nassau County's existing contract for Disaster Debris Management and Removal Services.
Cory Hobbs – Public Works Director

Motion made by Councilman Hunter, Seconded by Council President Sims.
Voting Yea: Council President Sims, Council Pro Tem Pickett, Councilman Wollitz, Councilman Hunter, Councilman Michaels

ITEM-6 Town Council approval of Septic Exception Application No. 20261019.1 allowing for a septic system to be placed within the Town Boundaries to serve a new Dwelling Unit, Parcel ID No. 08-3N-24-2380-0208-0010, STF Capital Group LLC.
Cory Hobbs – Public Works Director

Motion made by Council Pro Tem Pickett, Seconded by Councilman Hunter.
Voting Yea: Council President Sims, Council Pro Tem Pickett, Councilman Wollitz, Councilman Hunter, Councilman Michaels

ITEM-7 Town Council approval of Septic Exception Application No. 20261019.2 allowing for a septic system to be placed within the Town Boundaries to serve a new Dwelling Unit, Parcel ID No. 08-3N-24-2380-0206-0150, STF Capital Group LLC.
Cory Hobbs – Public Works Director

Motion made by Councilman Hunter, Seconded by Council President Sims.
Voting Yea: Council President Sims, Council Pro Tem Pickett, Councilman Wollitz, Councilman Hunter, Councilman Michaels

ITEM-8 Town Council consideration of Annual Donation to The Gardening Club of Hilliard for Maintenance of the Town’s Welcome Signs
Lisa Purvis, MMC – Town Clerk

Motion made by Council President Sims, Seconded by Councilman Wollitz.
Voting Yea: Council President Sims, Council Pro Tem Pickett, Councilman Wollitz, Councilman Hunter, Councilman Michaels

ITEM-9 Town Council approval of the resignation of Jimmy Fralick as the Public Works Heavy Equipment Operator.
Cory Hobbs – Public Works Director

Motion made by Council President Sims, Seconded by Council Pro Tem Pickett.
Voting Yea: Council President Sims, Council Pro Tem Pickett, Councilman Wollitz, Councilman Hunter, Councilman Michaels

ITEM-10 Town Council to authorize the Town Attorney to take all necessary legal steps to correct discrepancies identified in the legal descriptions of the property during the due diligence period of the proposed sale.
Lee Anne Wollitz – Land Use Administrator

Town Attorney Christian Waugh explained the legal steps to correct the legal descriptions.

Motion made by Council President Sims, Seconded by Council Pro Tem Pickett.
Voting Yea: Council President Sims, Council Pro Tem Pickett, Councilman Wollitz, Councilman Hunter, Councilman Michaels

ITEM-11 Town Council approval of the Minutes for October 1, 2026, Regular Meeting; October 8, 2026, Workshop; October 15, 2026, Public Hearing & Regular Meeting and October 19, 2026, Workshop.
Lisa Purvis, MMC – Town Clerk

Motion made by Council Pro Tem Pickett, Seconded by Councilman Hunter.
Voting Yea: Council President Sims, Council Pro Tem Pickett, Councilman Wollitz, Councilman Hunter, Councilman Michaels

ITEM-12 Town Council approval of the Hilliard Volunteer Fire Department Renovations Payables through September 14, 2026, Project Name: Hilliard Volunteer Fire Department Renovation Project in the amount of $19,669.59.
BUDGETED CAPITAL FUNDED PROJECT $20,000

Motion made by Councilman Hunter, Seconded by Councilman Wollitz.
Voting Yea: Council President Sims, Council Pro Tem Pickett, Councilman Wollitz, Councilman Hunter, Councilman Michaels

ITEM-13 Town Council approval of CPH Consulting, LLC, Payable through September 30, 2026, Project Name CDBG 25 NR Water Main Replacement in the amount of $19,000.
FL COMMERCE CDBG GRANT FUNDED PROJECT $700,00; CPH CONSULTING, LLC LUMP SUM CONTRACT $100,300

Motion made by Council Pro Tem Pickett, Seconded by Councilman Hunter.
Voting Yea: Council President Sims, Council Pro Tem Pickett, Councilman Wollitz, Councilman Hunter, Councilman Michaels

ITEM-14 Town Council approval of Dell Technologies, Payable through October 23, 2026, Project Name: IT Servers in the amount of $29,887.62
BUDGETED CAPITAL FUNDED PROJECT $20,000

Motion made by Council President Sims, Seconded by Councilman Hunter. Voting Yea: Council President Sims, Council Pro Tem Pickett, Councilman Wollitz, Councilman Hunter, Councilman Michaels

ITEM-15 Town Council approval of PQH Group, Payable through October 15, 2026, Project Name: Hurricane Shelter / Community Center Project in the amount of $4,500.
FDEM 100% GRANT FUNDED PROJECT $5,890,200; PQH GROUP LUMP SUM CONTRACT $581,000

Motion made by Councilman Hunter, Seconded by Council President Sims. Voting Yea: Council President Sims, Council Pro Tem Pickett, Councilman Wollitz, Councilman Hunter, Councilman Michaels

ITEM-16 Town Council approval of AECOM, Payable through September 30, 2026, Project Name: Design & Construct New Box Hangar at the Hilliard Airpark in the amount of $5,572.05.
FDOT PTGA 100% GRANT FUNDED PROJECT $391,000; AECOM S.A. NO. 20 LUMP SUM CONTRACT $111,441

Motion made by Councilman Hunter, Seconded by Council President Sims. Voting Yea: Council President Sims, Council Pro Tem Pickett, Councilman Wollitz, Councilman Hunter, Councilman Michaels

ITEM-17 Town Council approval of Lylam, LLC dba Facility's Constructors, Payable through September 30, 2026, Project Name: Construct Box Hangar Building at the Hilliard Airpark in the amount of $39,510.46.
FDOT PTGA 100% GRANT FUNDED PROJECT $391,000; LYLAM, LLC DBA FACILITY'S CONSTRUCTORS LUMP SUM CONTRACT $269,989.60 AMENDEDTO $272,815.60

Motion made by Councilman Hunter, Seconded by Council President Sims. Voting Yea: Council President Sims, Council Pro Tem Pickett, Councilman Wollitz, Councilman Hunter, Councilman Michaels

ADDED ITEMS

ITEM-18 Town Council to consider changing the date of the November 12, 2026, monthly workshop.
John Beasley – Mayor

Mayor Beasley advised that the Hilliard Flashes Football Team has made it to the playoffs. Their first game will be on November 12, 2026, the same day of our Town Workshop. He proposed moving the meeting date.
Councilman Wollitz stated that the Town's business takes precedence and suggests that the time just be moved up.

Motion is made to change the November 12, 2026, monthly workshop time from 6:00 p.m. to 5:00 p.m.

Motion made by Council President Sims, Seconded by Councilman Hunter.
Voting Yea: Council President Sims, Council Pro Tem Pickett, Councilman Wollitz, Councilman Hunter, Councilman Michaels

ITEM-19 Town Council to set a workshop concerning the Town's Personnel Policies & Procedures.
Lisa Purvis, MMC – Town Clerk

Motion to set a workshop on the Town's Personnel Policies & Procedures for November 30, 2026, at 6:00 p.m.

Motion made by Council President Sims, Seconded by Councilman Hunter.
Voting Yea: Council President Sims, Council Pro Tem Pickett, Councilman Wollitz, Councilman Hunter, Councilman Michaels

ADDITIONAL COMMENTS

PUBLIC

No comments.

MAYOR & TOWN COUNCIL

Councilman Hunter would like to thank the citizens for re-electing him for another four-year term.
Councilman Wollitz wanted to congratulate both Councilman Hunter and Councilman Elect Shane Barber on being elected.
Councilman Michaels added congratulations to the candidates.
Councilman Pickett added congratulations to the candidates.
Councilman Sims also offers congratulations and states it was good to see a clean race.
Mayor Beasley
November 7, 2026, at 9:00 a.m. we will have the Veterans Day Celebration.
November 7, 2026, at 2:00 p.m. we will have the dedication of North Oxford Park.
November 12, 2026, at 7:00 p.m. will be Hilliard High School Football Playoffs come out to support our team.
November 25, 2026, the Planning and Zonning meeting have been moved due to Thanksgiving Holiday.
November 28, 2026, the Christmas Market will be held. There will be food trucks and the tree lighting.
November 14, 2026, will be the beginning of Soccer and Volleyball. You still have time to sign up for basketball.

ADMINISTRATIVE STAFF

PRESENT:
Town Clerk Lisa Purvis
Public Works Director Cory Hobbs
Land Use Administrator Lee Anne Wollitz

ABSENT:
Parks & Recreation Director Gabe Whittenburg

Public Works Director Cory Hobbs Public Works Department has several job openings. The Public Works Department also recently hosted two successful field trips for students at Hilliard Elementary School. The visits provided students with an opportunity to learn more about the Public Works Department and how it helps keep the community running smoothly.

Land Use Administrator Lee Anne Wollitz Leadership Nassau has invited Mayor Beasley and Town Clerk Lisa Purvis to participate in a discussion on December 15, 2026, at 11:00 a.m. The meeting will provide an opportunity for participants gain a better understanding of the Town's operations and local government functions.

Town Clerk Lisa Purvis advised that Sherri Mitchell will be leaving the Nassau County Economic Development Board. She has been instrumental in including the Town in Rural County Day's. Her last day will be November 19, 2026. We are sorry to see her go and appreciate her service, dedication, and contributions to Nassau County. We wish her all the best and much success in her future endeavors. Nassau Delegation will be held on December 9, 2026, and all the information needs to be submitted by December 4, 2026. The Town's 2028 requests will be discussed at the November 12, 2026, monthly workshop and on the November 19, 2026, regular meeting for a decision on what projects the Town will be requesting.

Councilman Sims added that Mrs. Hunter will also be leaving the Nassau County Economic Development Board. He further advised that he may be willing to step in as her replacement.

Land Use Administrator LeeAnne Wollitz advised that she contacted the appropriate parties and obtained additional details regarding the Nassau County Economic Development Board (NCEDB). The matter has been placed on the November 12, 2026, Workshop agenda for further discussion.

TOWN ATTORNEY

Town Attorney Christian Waugh congratulated the candidates who were successful in the recent election and expressed appreciation to all individuals who participated in the election process, including those who were not elected. He also provided an update regarding the two Town Charter Referendums, noting that one of the proposed amendments passed. However, the approved amendment will not become effective until January 2029.

ADJOURNMENT

Motion to adjourn at 7.40 p.m.

Motion made by Council President Sims, Seconded by Councilman Hunter.
Voting Yea: Council President Sims, Council Pro Tem Pickett, Councilman Wollitz, Councilman Hunter, Councilman Michaels

Approved this _____ day of _____, _____ by the Hilliard Town Council, Hilliard, Florida.

_____
Kenneth A. Sims, Sr.
Council President

ATTEST:

_____
Lisa Purvis
Town Clerk

APPROVED:

_____
John P. Beasley
Mayor

4800 Deerwood Campus Pkwy
Building 300, Ste 500
Jacksonville, FL 32246
904.265.0751

Invoice Questions: py-invoicing@lja.com
Payment Questions: AR@lja.com

www.LJA.com

Attention: Lisa Purvis
Town of Hilliard
PO Box 249
15859 West CR 108
Hilliard, FL 32046
United States

Invoice : 202653811
Invoice Date : 11/6/2026
Project : 7711-25008
Project Name : W 6th Street
PM Name : Eric W Lanning

For Professional Services Rendered Through 10/30/2026

			Billings		
	Fee	**% Complete**	**To Date**	**Previous**	**Current**
001 - Project General Tasks	20,806.36	100.00	20,806.36	20,806.36	0.00
002 - Roadway/TTCP	35,077.44	100.00	35,077.44	35,077.44	0.00
003 - Drainage	18,858.50	100.00	18,858.50	18,858.50	0.00
004 - SAPM	8,379.04	85.00	7,122.18	7,122.18	0.00
005 - ETM- Survey	7,745.00	100.00	7,745.00	7,745.00	0.00
006 - MAE- Geotech	10,805.92	99.97	10,802.92	10,802.92	0.00
007 - Roadway Supplemental	15,000.00	90.00	13,500.00	12,750.00	750.00
			Current Billings		750.00
			Amount Due This Bill		750.00

Total Fee :	116,672.26
To Date Billings :	113,915.40
Total Remaining :	2,756.86

Outstanding Receivables

Invoice Number	Date	Amount	Balance Due
202642154	9/8/2026	4,353.44	4,353.44
			4,353.44

Mail Checks payable to:
LJA, Inc.
DEPT. 803 P.O. BOX 4346
Houston, TX 77210-4346

Send ACH or Wire Payments to:
Account Name:.....LJA, Inc.
Name of Bank:.....Amegy Bank
ABA Routing Number:.....113011258
Account Number:.....5795329241
Swift Code:.....ZFNBUS55
Please email a remittance advice to: AR@lja.com

INVOICE FOR PROFESSIONAL SERVICES

PROJECT: Town of Hilliard Hurricane Shelter
Hilliard, FL

DATE: 11/12/26

INVOICE NO. 24022-18

PROJECT NO. 24022

TO: Lisa Purvis
Town of Hilliard
PO Box 249
Hilliard, FL 32046

lpurvis@townofhilliard.com
payables@townofhilliard.com

IN ACCORDANCE WITH THE AGREEMENT DATED 11/7/24

THERE IS DUE AT THIS TIME FOR PROFESSIONAL SERVICES AND REIMBURSABLE ITEMS ON THE ABOVE PROJECT, FOR THE PERIOD ENDING 11/12/26

THE SUM OF

DOLLARS $ $1,500.00

THE ABOVE AMOUNT SHALL BECOME DUE AND PAYABLE 30 DAYS FROM THE DATE HEREOF.

INTEREST ON OVERDUE ACCOUNTS SHALL ACCRUE AT 1.5% PERCENT PER Month

THE PRESENT STATUS OF THE ACCOUNT IS AS FOLLOWS:

Fee	$572,000.00
Amend 1	$9,000.00
Reimbursables	$376.02
Total Fee	$581,376.02

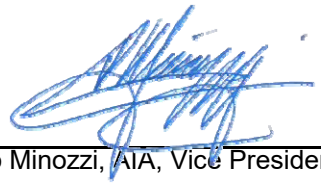
Fee Earned	$436,876.02
Invoiced to Date	$435,376.02

Total Amount Due this Invoice **$1,500.00**

Summary/Outstanding Invoices:

Inv 24022-17-Oct	$4,500.00
Inv 24022-18-Nov	$1,500.00

Invoice Reviewed and Approved by:



Aldo Minozzi, AIA, Vice President

PQH GROUP DESIGN

PQH Group Design Inc.
4141 Southpoint Drive East, Suite 200
Jacksonville, FL 32216
T 904-224-0001
info@pqh.com
www.pqh.com

INVOICE FOR PROFESSIONAL SERVICES

ITEM-11

Project: Town of Hilliard Hurricane Shelter
Hilliard, FL

To:
Town of Hilliard
PO Box 249
Hilliard, FL 32046

Invoice Date: 11/12/26

Invoice Number: 24022-18
Project Number: 24022

TOTAL AMOUNT DUE
THIS INVOICE: $1,500.00

SERVICE RENDERED	TOTAL FEE	% COMPLETE	TOTAL DUE TO DATE	PREVIOUSLY INVOICED	AMOUNT DUE
Site Assess & Prelim Design	22,000.00	100%	22,000.00	22,000.00	0.00
Schematic Design	30,000.00	100%	30,000.00	30,000.00	0.00
Design Development 30%	60,000.00	100%	60,000.00	60,000.00	0.00
Const. Documents 60%	76,000.00	100%	76,000.00	76,000.00	0.00
Const. Documents 90%	76,000.00	100%	76,000.00	76,000.00	0.00
Const. Documents 100%	40,000.00	100%	40,000.00	40,000.00	0.00
Bidding/Permitting	16,000.00	100%	16,000.00	16,000.00	0.00
Construction Observation	48,000.00	0%	0.00	0.00	0.00
Project Punch & Closeout	8,000.00	0%	0.00	0.00	0.00
Interior Design; Finish Selection	15,000.00	10%	1,500.00	0.00	1,500.00
Topo/Boundary Survey	8,000.00	100%	8,000.00	8,000.00	0.00
Geotechnical Engineering Rpt	8,000.00	100%	8,000.00	8,000.00	0.00
Civil Engineering	75,000.00	100%	75,000.00	75,000.00	0.00
Landscaping	15,000.00	100%	15,000.00	15,000.00	0.00
Design Contingency Allowance	75,000.00	0%	0.00	0.00	0.00
Amend 1 - Re-Bid	9,000.00	100%	9,000.00	9,000.00	0.00
Previous Reimbursables	376.02	100%	376.02	376.02	0.00
Reimbursables this invoice x 1.15	0.00	0%	0.00	0.00	0.00
TOTAL	$581,376.02	75%	$436,876.02	$435,376.02	$1,500.00

ITEM-12

STAline Waterworks Inc.
9115 Harris Corners Pkwy
Suite 350
Charlotte NC 28269

Invoice

INV179897

Invoice Date: 11/4/2026
Due Date: 12/4/2026

Customer	Ship To	Remit Checks	ACH Payments	Ship Branch
Town of Hilliard PO Box 249 Hilliard FL 32046	Town of Hilliard 37283 RUBY DR HILLIARD FL 32046-8803	STAline Waterworks Inc. 9115 Harris Corners Pkwy Suite 350 Charlotte NC 28269	JPMORGAN CHASE BANK,N.A. Routing: 072000326 Account: 767564597	STAline Waterworks - PCO-FL 37 ENTERPRISE DR Bunnell FL 32110-4302 United States Phone: (386) 349-5588

Job	PO #	Order	PT #
Shop	.	RSV106107	PT222130

CSR	SLS	Shipping Method	Ship Date	Terms
-System-	Team 28	OT	11/4/2026	Net 30

Line	Item	Item Description	UOM	Ordered	Shipped	Back Ordered	Unit Price	Extended Price
2	MUEA42342HYMAXYLA	5-1/4VO HYD 3'6" HYMAX GRIP O/L A423 L/ACC YELLOW	EA	3	3	0	$3,350.00	$10,050.00

Subtotal	$10,050.00
Tax	$0.00
Total	$10,050.00
Amount Due	**$10,050.00**

Send remittance information to **ar@staline.com**

All Invoices are subject to STAline Waterworks, Inc. General Terms and Conditions.

INV179897

AGENDA ITEM REPORT
TOWN OF HILLIARD, FLORIDA

TO: Town Council Regular Meeting Meeting Date: November 19, 2026

FROM: ***Cory Hobbs – Public Works Director***

SUBJECT: Town Council approval of new position and promote Trevor Hazel from Public Works Technician to Public Works Technician II.

BACKGROUND:

This is a request to elevate the current Public Works Technician (entry level) position and establish a new position, Public Works Technician II, as an opportunity for employees within the Public Works Department to grow in expertise and knowledge.

Trevor Hazel has been with the town since 09/08/2025 and in this past year has mastered the AMI (Advanced Metering Infrastructure) system to include programming, set-up of new meters and water and sewer taps. Additionally, he has completed the first book in his pursuit of Class C Water Treatment license.

FINANCIAL IMPACT:

Current pay is Grade 3 Step 7 at $20.30 - $42,226.18 annually.

Pay increase to Grade 4 Step 7 at $23.62 Hourly- $49,124.18

RECOMMENDATION:

Town Council to approve the new position description of Public Works Technician II and promote Trevor Hazel.

TOWN OF HILLIARD
PUBLIC WORKS DEPARTMENT
Position Process

Regular Meeting:	November 19, 2026
Applicant:	Trevor Hazel
Position:	Public Works Technician II
Pay Rate:	Grade 4/ Step 7 $23.62 per hour / $49,124.18 Annually
Position Starts:	11/19/2026 – Introductory/Probationary Period
Position Status:	02/19/2026 – Regular Full-Time Position

Position Requirements:
This is a new position established within the Public Works department that allows employees to show the initiative to learn and master water distribution skills beyond entry level. This opportunity to promote is not a guarantee but is strongly encouraged as it proves beneficial to the town in general. This position will take the lead in the maintenance of the water metering system and water main values as needed. Additionally, they will train other employees on setting up new meters, meter programing, and water/sewer taps. This is all in addition to other municipal duties as required.

High School Diploma or equivalent required, associate degree in business preferred and at least two years' experience in the public sector or equivalent work experience required. Individuals must be proficient in Microsoft Word & Excel computer programs and have knowledge of Florida Statues. The expectation with this role is completion within 18 months of being hired or promoted the State of Florida Water Treatment Class C license is obtained.

Position Information:
The purpose of this classification is to provide skilled water distribution to the citizens of the Town of Hilliard under the general supervision and direction of the Public Works Director. In addition to the required duties performed, this position will take the lead in training new employees that ensures the stability of water distribution within the town. A person must be able to work independently with minimal supervision.

Conditions of Employment:
Offer of employment is contingent upon the following: An interview of references and previous employers. Satisfactory results of a background investigation and/or medical examination or inquiry, including a drug screen test.

The Town of Hilliard is an Equal Opportunity Employer and a Drug Free Workplace.