

HILLIARD PLANNING AND ZONING BOARD MEETING

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

BOARD MEMBERS

Harold "Skip" Frey, Chair
Wendy Prather, Vice Chair
Charles A. Reed, Board Member
Josetta Lawson, Board Member
Kevin Webb, Board Member

ADMINISTRATIVE STAFF

Lee Anne Wollitz
Land Use Administrator

PLANNING AND ZONING ATTORNEY

Mary Norberg

AGENDA

TUESDAY, MARCH 14, 2023, 7:00 PM

NOTICE TO PUBLIC

Anyone wishing to address the Planning & Zoning Board regarding any item on this agenda is requested to complete an agenda item sheet in advance and give it to the Land Use Administrator. 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

PUBLIC HEARINGS

ITEM-1

Planning and Zoning Board recommendation to the Town Council for a Text change to the Comprehensive Plan for applicant Douglas Adkins, Dayspring Health LLC.

Lee Anne Wollitz – Land Use Administrator

Disclosure of Ex Parte Communication

Open Public Hearing

Call for Public Comment

Close Public Hearing on Dayspring Commons Text Change Amendment Application

ITEM-2

Planning and Zoning Board recommendation to the Town Council for a change to the Future Land Use Map "FLUM". Parcel ID No. 08-3N-24-2380-0024-0040, 08-3N-24-2380-0039-0012, 08-3N-24-2380-0039-0031, 08-3N-24-2380-0037-0020, 08-3N-24-2380-0024-0010, 08-3N-24-2380-0039-0025, 08-3N-24-2380-0037-0010, for applicant Douglas Adkins, Dayspring Health LLC

Lee Anne Wollitz – Land Use Administrator

Disclosure of Ex Parte Communication
Open Public Hearing
Call for Public Comment
Close Public Hearing on Dayspring Commons FLUM Application

ITEM-3

Planning and Zoning Board recommendation to the Town Council for the establishment of Dayspring Commons Planned Unit Development through an Ordinance. Parcel ID No. 08-3N-24-2380-0024-0040, 08-3N-24-2380-0039-0012, 08-3N-24-2380-0039-0031, 08-3N-24-2380-0037-0020, 08-3N-24-2380-0024-0010, 08-3N-24-2380-0039-0025, 08-3N-24-2380-0037-0010, for applicant Douglas Adkins, Dayspring Health LLC.

Lee Anne Wollitz – Land Use Administrator

Disclosure of Ex Parte Communication
Open Public Hearing
Call for Public Comment
Close Public Hearing on Dayspring Commons PUD Application

CHAIR **To call on members of the audience wishing to address the Board on matters not on the Agenda.**

REGULAR MEETING

ITEM-4 Additions/Deletions to Agenda

ITEM-5

Planning and Zoning Board approval of the Minutes from the February 14, 2023, Public Hearing and Regular Meetings

ADDITIONAL COMMENTS

PUBLIC

BOARD MEMBERS

LAND USE ADMINISTRATOR

PLANNING AND ZONING 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 second Tuesday 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 access 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 Statutes, 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.

2023 HOLIDAYS

TOWN HALL OFFICES CLOSED

- | | |
|----------------------------------|-----------------------------|
| 1. Martin Luther King, Jr. Day | Monday, January 16, 2023 |
| 2. Memorial Day | Monday, May 29, 2023 |
| 3. Independence Day Monday | Tuesday, July 4, 2023 |
| 4. Labor Day | Monday, September 4, 2023 |
| 5. Veterans Day | Friday, November 10, 2023 |
| 6. Thanksgiving Day | Thursday, November 23, 2023 |
| 7. Friday after Thanksgiving Day | Friday, November 24, 2023 |

8. Christmas Eve	Monday, December 25, 2023
9. Christmas Day	Tuesday, December 26, 2023
10. New Year's Eve	Monday, January 1, 2023
11. New Year's Day	Tuesday, January 2, 2024



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Planning and Zoning Board Public Hearing & Regular Meeting Meeting Date: March 14, 2023

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

SUBJECT: Planning and Zoning Board recommendation to the Town Council for a Text change to the Comprehensive Plan for applicant Douglas Adkins, Dayspring Health LLC.

BACKGROUND:

Applicant Douglas Adkins, Dayspring Health LLC. is requesting a Text amendment to the Comprehensive Plan to allowing certain non-residential uses in the Institutional district.

An application for a Future Land Use Map change as well as a PUD application accompanies this property.

FINANCIAL IMPACT:

None, the applicant is required to pay all application, advertising, and review fees.

RECOMMENDATION:

This is a project that has been in process for an extended time and Town Planner, Janis Fleet has spent extended time with this process.

As Such, she will present a full report of the project and make a recommendation to the Planning and Zoning Board

**FOR OFFICE USE ONLY**

ITEM-1

File # 20221229
Application Fee: \$1500.00 Paid chk # 991233638 AM
Filing Date: 12.29.2022
Acceptance Date: _____

Comprehensive Plan Amendment Application (50+ Acres and/or Text Amendment)

A. PROJECT

1. Project Name: Dayspring Commons
2. Address/Location of Subject Property: West Sixth Street and Orange Street, northeast of U.S. Highway 1
08-3N-24-2380-0024-0040; 08-3N-24-2380-0039-0012; 08-3N-24-2380-0039-0031
3. Parcel ID Number(s): 08-3N-24-2380-0037-0020; 08-3N-24-2380-0024-0010;
08-3N-24-2380-0039-0025; & 08-3N-24-2380-0037-0010
4. Existing Use of Property: Vacant Residential
5. Future Land Use Map Designation: Medium Density
6. Existing Zoning Designation: Single-Family R-2 (companion PUD rezoning application filed)
7. Proposed Future Land Use Map Designation: Institutional w/text amendment allowing certain non-
residential uses
8. Acreage: 6.61

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☐ Agent
2. Name of Applicant(s) or Contact Person(s): Courtney P. Gaver Title: Attorney
Company (if applicable): Rogers Tower, P.A.
Mailing address: 100 Whetstone Place, Suite 200
City: St. Augustine State: Florida ZIP: 32086
Telephone: (904) 473-1388 FAX: () e-mail: cgaver@rtlaw.com
3. If the applicant is agent for the property owner*
Name of Owner (title holder): Dayspring Health, LLC c/o Douglas Adkins
Mailing address: P.O. Box 1080
City: Hilliard State: Florida ZIP: 32046
Telephone: (904) 845-2362 FAX: () e-mail: doug@dayspring.health

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

C. ATTACHMENTS (One copy reduced to no greater than 11 x 17, plus one copy in PDF format.)

1. Statement of proposed change
2. Map showing the proposed Future Land Use Map amendment and Future Land Use Map designations on surrounding properties.
3. Infrastructure Impact Analysis - Address the impact on the following public facilities:
 - a. Potable water
 - b. Sanitary sewer
 - c. Transportation, a traffic study may be required
 - d. Solid waste
 - e. Recreation
 - f. Stormwater
 - g. Public schools.
4. Analysis of Consistency with the Town of Hilliard Comprehensive Plan (identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)
5. A current aerial map (Maybe obtained from the Nassau County Property Appraiser.)
6. Legal description with tax parcel number.
7. Boundary survey
8. Vicinity Map
9. Warranty Deed or the other proof of ownership
10. Application Fee.
 - a. Future Land Use Map Amendments - \$1,500 plus \$20 per acre
 - b. Text Amendment to Comprehensive Plan - \$1,500 per element
 - c. All applications must pay the cost of postage, signs, advertisements, and the fee for any outside consultants.

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

All 10 attachments are required for a complete application. A completeness review of the application will be conducted within fourteen (14) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

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



Signature of Applicant

Courtney P. Gaver

Typed or printed name and title of applicant

12-28-2022

Date

State of Florida

County of St. Johns County

Signature of Co-applicant

Typed or printed name of co-applicant

Date

The foregoing application is acknowledged before me this 28th day of December, 2022 by Courtney

P. Gaver

as identification.

who is/are personally known to me, or who has/have produced

Signature of Notary Public, State of



Town of Hilliard ♦ 15859 West CR 108 ♦ Hilliard, FL 32046 ♦ (904) 845-3555





Courtney P. Gaver

904.473.1388
CGaver@rtlaw.com

100 Whetstone Place, Suite 200
St. Augustine, Florida 32086

904.824.0879 Main
904.396.0663 Fax
www.rtlaw.com

ITEM-1

December 28, 2022

VIA OVERNIGHT MAIL & E-MAIL

Town of Hilliard
Attn: Janis K. Fleet, AICP
15859 County Road 108
Hilliard, Florida 32046
Jfleet@townofhilliard.com

**RE: Dayspring Commons/Applications for Small-Scale Comprehensive Plan
Amendment and Planned Unit Development Rezoning**

Dear Ms. Fleet:

On behalf of Dayspring Health, LLC ("Applicant"), please see enclosed the Application for Comprehensive Plan Text Amendment along with the \$1,500 application fee as requested. If you have any other questions on this matter, please do not hesitate to reach out.

Sincerely,

ROGERS TOWERS, P.A

Courtney P. Gaver

Enclosure

cc: Lee Anne Wollitz, Land Use Administrator (via e-mail)
Town Clerk Lisa Purvis (via e-mail)
Hannah Martinez (via e-mail)
Doug Adkins

RECEIVED
DEC 29 2022
TOWN OF HILLIARD

H. Institutional

Lands designated in this category are those used for the construction of public service structures such as schools, police, fire, and other governmental buildings potable water, sanitary sewer treatment, stormwater/drainage control structures, roadways, and other infrastructure facilities. Other lands designated as Institutional may include churches, schools, hospitals, nursing homes, assisted living facilities, independent senior living facilities, and other structures- facilities licensed by the State of Florida generally under private or not for profit ownership that serve the general public. Supportive uses including neighborhood -related commercial, retail and professional offices may also be permitted as part of a planned unit development for the Institutional development. Supportive uses are limited to 30% of the square footage of the institutional structures. Institutional land uses will be permitted an intensity of use up to 50 percent of lot/parcel coverage not to include parking or drainage facilities. Building height shall not exceed 35 feet.

HILLIARD TOWN COUNCIL MEETING

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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
Richie Rowe, Public Works Director
Gabe Whittenburg, Parks & Rec Director

TOWN ATTORNEY

Christian Waugh

HILLIARD PLANNING AND ZONING BOARD MEETING

BOARD MEMBERS

Harold "Skip" Frey, Chair
Wendy Prather, Vice Chair
Charles A. Reed, Board Member
Josetta Lawson, Board Member
Kevin Webb, Board Member

ADMINISTRATIVE STAFF

Lee Anne Wollitz
Land Use Administrator

PLANNING AND ZONING ATTORNEY

Mary Norberg

AGENDA

TUESDAY, JANUARY 31, 2023, 6:00 PM

CALL TO ORDER

PRAYER & PLEDGE OF ALLEGIANCE

ROLL CALL

WORKSHOP

ITEM-1

Town Council and Planning and Zoning Board to review and discuss the Dayspring Commons submitted by Courtney Gaver/Roger Towers, P.A., applicant and Dayspring Health, LLC/Douglas Adkins, property owner.
Janis K. Fleet, AICP – Town Planning Consultant

ADDITIONAL COMMENTS

ADJOURNMENT

ADA NOTICE

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emergencies, ministerial acts, etc. apply. This public participation does not affect the right of a person to be heard as otherwise provided by law.

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AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Town Council and Planning and Zoning Board Joint Workshop Meeting Date: January 31, 2023

FROM: **Janis K. Fleet, AICP – Town Planning Consultant**

SUBJECT: Town Council and Planning and Zoning Board to review and discuss the Dayspring Commons submitted by Courtney Gaver/Roger Towers, P.A., applicant and Dayspring Health, LLC/Douglas Adkins, property owner

BACKGROUND: The applicant has submitted 3 applications to the Town to develop an Institutional campus to provide housing and a residential treatment facility. Dayspring Health, LLC, owns approximately 6.61 acres, excluding any vacated right of way, at the intersection of West Sixth Street and Orange Street, northeast of US HWY 1. The proposed development would include a maximum of 33,000 square feet of residential uses in 105 units and a maximum on 9,900 square feet of commercial uses to serve residents of the campus. The applications were originally submitted in December and were revised in January to respond to staff comments. The following applications were submitted.

1. **Comprehensive Text Amendment** to change the language to for the Institutional Future Land Category – Policy A.1.1.3 H to allow the project as proposed.
2. **Small Scale Future Land Use Map Amendment (FLUM)** to change the FLUM for the property from MDR, Medium Density Residential – to INS, Institutional.
3. **PUD Rezoning** to rezone the property from R-2, Single-family to PUD, Planned Unit Development to allow for the planned institutional development. The PUD rezoning includes both a written description and site plan which are negotiated between the Council and the developer/owner. The Council can approve the PUD with any changes and/or conditions to the either the written description or the site plan they desire.

In addition, a vacation of right of way for a portion of West Sixth Street would be required for the project to proceed. The site plan for the PUD rezoning has structures proposed on the West Sixth Street right of way.

The following is a summary of the issues/concerns related to each of the applications.

Comprehensive Plan Text Amendment

In working with the applicant, the language for the Text Amendment has been revised. The applicant originally submitted a site specific Text Amendment. The revised language is not site specific text amendment. If the text amendment is approved, it would be the new description for any property in the Institutional FLUM category in Hilliard.

Below is the proposed language for the Comprehensive Plan Text Amendment with changes identified with underlines and strikeouts.

Policy A.1.1.3 - H. Institutional

Lands designated in this category are those used for the construction of public service structures such as schools, police, fire, and other governmental buildings potable water, sanitary sewer treatment, stormwater/drainage control structures, roadways, and other infrastructure facilities. Other lands designated as Institutional may include churches, schools, hospitals, nursing homes, assisted living facilities, memory care, independent senior living facilities, and other-structures facilities licensed by the State of Florida generally under private or not for profit ownership that serve the general public. Supportive uses including neighborhood -related commercial, retail and professional offices allowed in the MSC, Main Street Commercial/C-N zoning Districts may also be permitted as part of a planned unit development zoning for the Institutional development. Supportive uses are limited to 30% of the square footage of the institutional structures. Institutional land uses will be permitted an intensity of use up to 50 percent of lot/parcel coverage not to include parking or drainage facilities. Building height shall not exceed 35 feet.

Small Scale Future Land Use Map (FLUM) Amendment

The FLUM amendment is required for the project to proceed. The Council needs to decide if this is property should be designated as Institutional. Staff analysis for the amendment will include consistency with the Comprehensive Plan Policies, availability of services (water, sewer, etc.), and land suitability. The land suitability analysis will review the proposed change impact on wetlands and floodplains, soils suitability, access, etc. If the FLUM amendment is denied, the PUD rezoning would automatically be denied, as the Daysprings Commons PUD would not be in compliance with Comprehensive Plan FLUM.

PUD Rezoning

Vacation of the Right of Way - The vacation of a portion of West Sixth Street is required for the proposed Daysprings Commons PUD. An ordinance for the closure of a portion of West Sixth Street would need to be approved by the Town Council in additions to the PUD rezoning ordinance. The vacation of the right of way is an integral component of the PUD site plan, as access, parking, and Building B are proposed in the West Sixth Street right of way. If the Council does not approve the closure of the right of way, the project as proposed cannot proceed. The site plan would need to be revised if the Council does not approve the road closure.

Since Dayspring Health, LLC property abuts both sides of the West Sixth Street right of way, Dayspring Health, LLC would receive ownership of the entire 60 foot right of way the length of the road closure, approximately 0.57 acres of land. The Town Council needs to determine if there is a value for the property, they are giving up by vacating the right of way.

Housing Units - The allowable housing units could be any one or a mix of the following uses: independent living facilities, residential care homes, assisted living facilities, skilled nursing living, nursing homes, memory care facilities, hospice and similar use facilities. There is no age designation for the housing units. The original text designated the independent living facilities to be for seniors, but that was deleted from the revised PUD Written Description. In addition, a Level II Mental Health Residential Treatment Facility (RTF) could be developed on the campus. According to the Florida Administrative Code (FAC), a Level II Mental Health Residential Treatment Facility:

"provides a structured group treatment setting with 24 hour per day, 7 days per week supervision for five or more residents who range from those who have significant deficits in independent living skills and need extensive supervision, support and assistance to those who have achieved a limited capacity for independent living, but who require frequent supervision, support and assistance."

Since the project is being developed through the rezoning of the property to PUD, the Town Council can determine the type of institutional campus they feel is appropriate for this area of the Town. I do not feel these potential uses are compatible with each other.

The RTF, if constructed, would be constructed in Building B which is in the center of the campus. If constructed, the RTF probably should be located in Building A, separated from the rest of the campus. The applicant feels Building B is a better location for the RTF.

Phases - The Town of Hilliard has required all developments, including PUDs, to commence permitting within one year of adoption of the project by the Planning and Zoning Board and/or Town Council. The phasing proposed for the Daysprings Commons PUD is three (3) phases, with Building A, Building B and Building C each being a separate phase, with completion of the project ten (10) years. Construction of the initial phase is proposed to no later than three (3) years from the date of the PUD Ordinance approval.

Parking - Section 62-382 of the Town Code contains off-street parking requirements for Institutional, commercial/retail, and business/professional. One space for each two beds plus one additional space for each two employees on the day shift is required for institutional uses. The applicant is proposing 76 parking spaces. 52 spaces are required for the housing units. The applicant states only 12 employees would be on the day shift, a low number of staff for 105 housing units.

Based on the number parking spaces on that can be provided on the site, the development might need to be reduced to meet the minimum parking requirements.

Traffic Improvements - The applicant will be required to realign and improve West Sixth Street and Orange Street with paving, curb and gutter, water, sewer, and drainage, whether the Town receives a grant for this work or not. The roadway improvements need to be part of Phase 1 of the development.

FINANCIAL IMPACT:

None, the applicant is required to pay all application, advertising, and review fees.

RECOMMENDATION:

For review and discussion. No action can be taken.

Future Land Use Map (Medium Density)



November 21, 2022

1:2,257

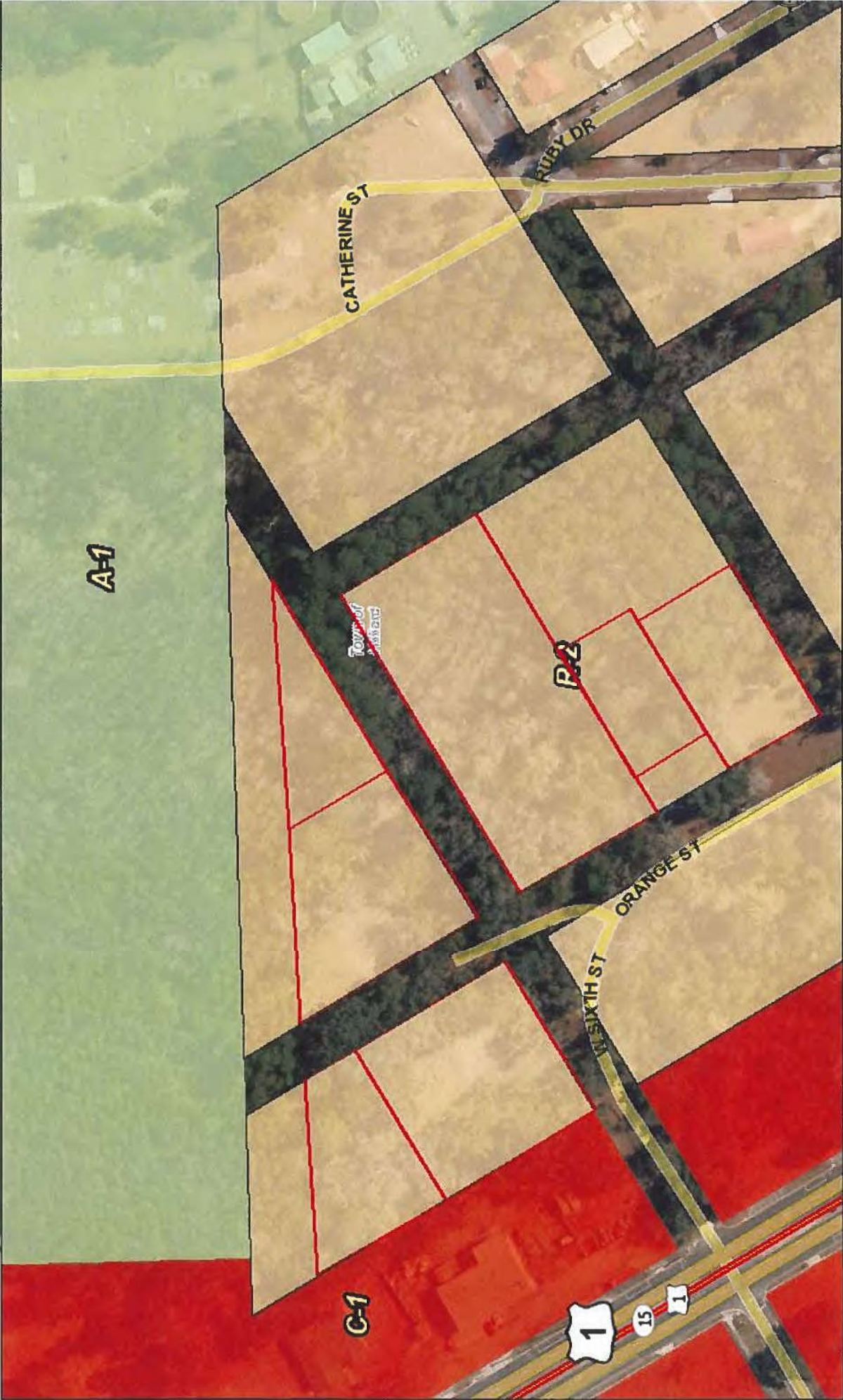
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ITEM-1

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENTAL PAVING, NAVTEQ, OPEN STREET MAP, SATELLITE
Imagery, Swirecity, TDK, Teledyne Geospatial, Verity,
Japan, METI, Esri China (Hong Kong), Esri Korea, Esri
OpenStreetMap contributors, and the GIS User Community

Zoning Map (R-2)



November 21, 2022

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1:2,257

Item	ITEM-1
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Sources: Esri, HERE, Garmin, USGS, Intermap, INCRB, Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Japan), Swisstopo, Mapbox, OpenStreetMap contributors, and the GIS User Community

Aerial Map



November 21, 2022

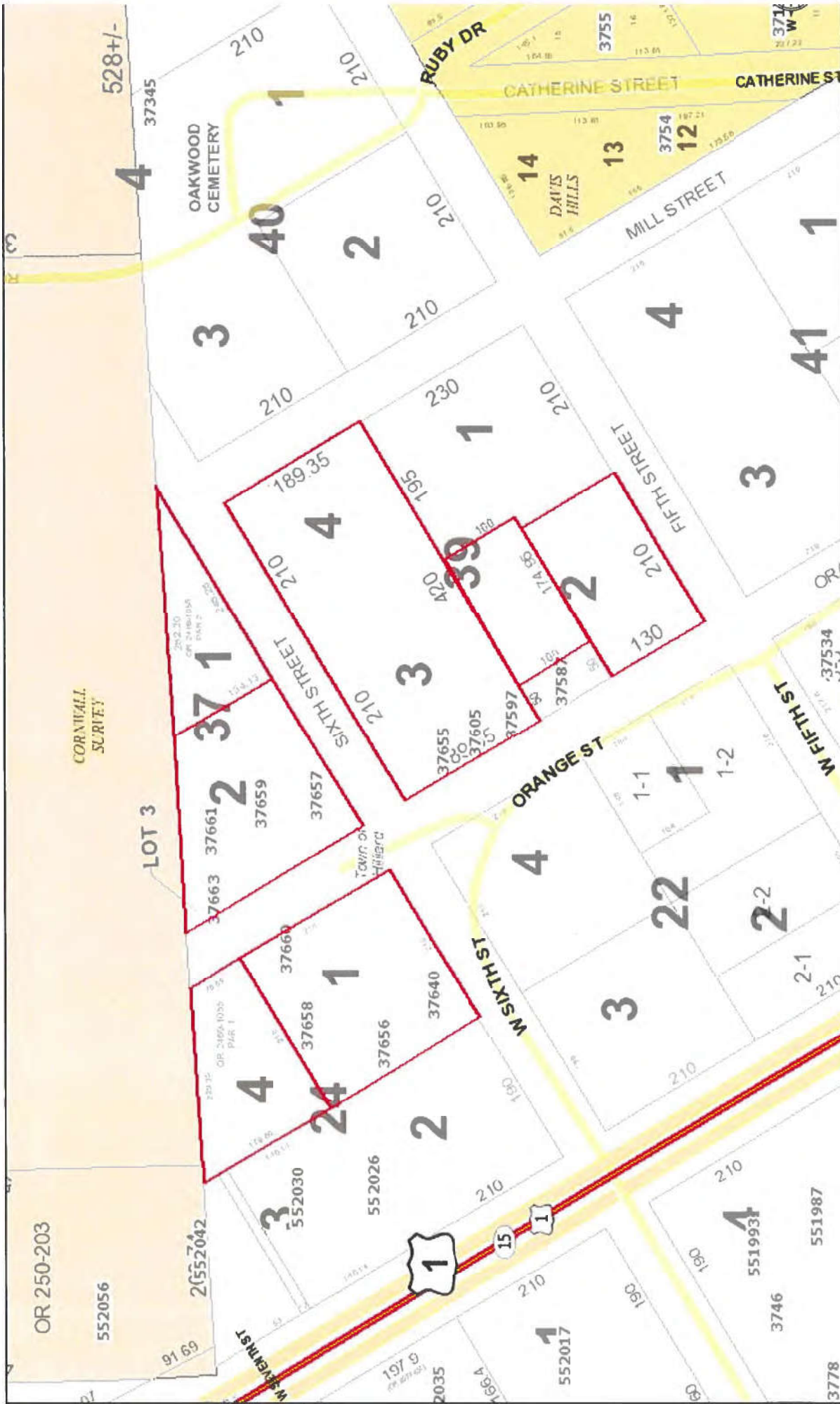
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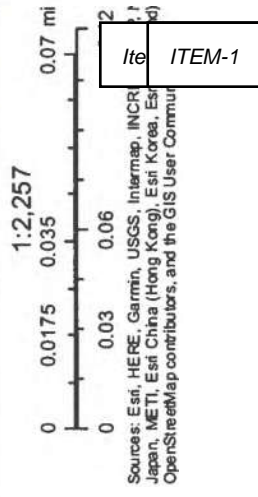
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri, Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, OpenStreetMap contributors, and the GIS User Community

Item	ITEM-1
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GoMaps



November 22, 2022



**Dayspring Commons Planned Unit Development
PUD Written Description
November 22, 2022
Revised January 11, 2023**

I. PROJECT DESCRIPTION

This application for the Dayspring Commons Planned Unit Development (“PUD”) is submitted by Dayspring Health, LLC, a Florida limited liability company (“Applicant”), the owner of the property subject to this application. As described herein, the Applicant proposes to rezone 6.61 acres of property from Single Family R-2 to PUD to allow for development of an institutional campus to provide certain institutional housing with supportive neighborhood commercial uses, as herein described. The Applicant is proposing to construct three buildings with related amenities for a maximum of 33,000 square feet of institutional uses, and a maximum of 9,900 square feet of neighborhood-related commercial, retail and professional office uses. All references herein to the Applicant shall include the Applicant’s successors and assigns.

The property that is subject of the proposed rezoning is owned by the Applicant and located east of U.S. Highway 1 / North Kings Road at West Sixth Street and Orange Street, being more particularly described in **Exhibit “A”** attached hereto (collectively, the “Property”). The Property consists of seven parcels having Nassau County Real Estate Identification Nos. 08-3N-24-2380-0024-0040; 08-3N-24-2380-0039-0012; 08-3N-24-2380-0039-0031; 08-3N-24-2380-0037-0020; 08-3N-24-2380-0024-0010; 08-3N-24-2380-0039-0025; and 08-3N-24-2380-0037-0010.

The Property has a Future Land Use map (“FLUM”) designation of Medium Density Residential (“MDR”). This application is submitted as a companion application to the proposed amendment to the Town of Hilliard’s FLUM to change the Property’s FLUM designation from MDR to Institutional with a text amendment to allow development of neighborhood-related commercial, retail and professional office uses within the Institutional FLUM designation, applicable to the Property. The project will allow for densities and intensities within the parameters of the Institutional land use category. The immediately adjacent FLUM categories are Commercial to the west and MDR to the north, east and south. The Property is surrounded by existing and abandoned commercial uses, existing single-family residential homes and timberlands. The Property presently contains agricultural timber and wetlands. The Applicant has taken steps to preserve all on-site wetlands.

A preliminary conceptual site plan indicating the general layout of the site is attached to the PUD as **Exhibit “B”** (the “Conceptual Site Plan”). The Conceptual Site Plan is conceptual only and may be subject to change due to site characteristics, design and engineering factors. The Conceptual Site Plan shows the locations of the proposed buildings within the Property along with parking, open space, wetland, wetland buffers, stormwater ponds and existing local roadways to be relocated as part of the proposed development.

The project will provide public benefits including (i) provision of certain institutional housing, (ii) provision of supportive commercial, medical and office uses; (iii) preservation of 1.61 acres of wetlands; (iv) creation of jobs for Town residents with commercial development, (v) reconfiguration and circulation improvement to portions of existing roadways (West Sixth Street and Orange Street); and (vi) property taxes and other revenues generated by the proposed development.

As a companion to this rezoning application, the Applicant will be requesting the Town vacate, abandon and close a portion of West Sixth Street, which road is unimproved and bisects the northern portion of the Property and terminates with Mill Street (an unopened, local roadway). The portion of West Sixth Street the Applicant is requesting the Town vacate is depicted on the Conceptual Site Plan as “this portion of Sixth Street to be abandoned.”

II. USES AND RESTRICTIONS

A. Permitted Uses: The development will be constructed in an orderly manner. The following institutional uses and structures shall be permitted within the Property.

1. Institutional Uses shall be limited to a maximum of 33,000 square feet which may include up to 105 units/beds with all accessory uses and related amenities consisting of any one or a mix of the following uses: independent living facilities, residential care homes, assisted living facilities, skilled nursing living, nursing homes, memory care facilities, hospice and similar use facilities.

In addition, a mental health residential treatment facility (“RTF”) as defined by § 394.67(23), Fla. Stat. (2022) to provide residential care and treatment for adult residents diagnosed with a mental illness (as defined by § 394.455(29)) may be located within Building B as depicted on the Conceptual Site Plan. The RTF is intended to be licensed as a Level II Mental Health Residential Treatment Facility under Chapter 65E-4.016, Florida Administrative Code; provided, it is the Applicant’s intent that RTF residents are stable, asymptomatic and not at risk of hospitalization in order to facilitate a peer advocacy program to be integrated with the adjacent institutional use buildings and residents. RTF uses shall be limited to a maximum of 42 units/beds of the 105 maximum units/bed allowed within the Property and comply with additional buffering as provided in this PUD.

2. Neighborhood-related commercial, retail, professional and medical office uses shall be permitted within the Property up to a maximum of 9,900 square feet and may include those uses permitted as a principal use and use by exception within the Commercial Neighborhood (C-N) or Main Street Commercial (MSC)¹ designation of the Code including the following retail, service, and medical uses:

- a. Medical and dental offices and clinics;
- b. Research laboratories;

¹ As of the date of this PUD Written Description, the Town is in the process of revising its Code to replace the Neighborhood Commercial (C-N) designation with the MSC rezoning. In the event the Town fails to enact such change, the Applicant shall have the right to include neighborhood-type commercial uses as detailed in this text.

- c. Professional and business offices;
- d. Service establishments such as barber or beauty shops, shoe repair shops;
- e. Day care/child care centers;
- f. Day care/adult care centers;
- g. Parcel delivery office;
- h. Bank and financial institution;
- i. Delicatessen, bake shop;
- j. Restaurant without drive-through facilities;
- k. Retail sales without outside sales or storage;
- l. Structured parking; and
- m. Those uses included in Section II.B. below.

Temporary construction/sales trailers may be utilized and placed on the Property until completion of the development.

B. Uses by Special Exception: Off-site signs as set forth in Section 62-425 of the Zoning and Land Development Regulations (hereafter, “LDR” or the “Code”) and wireless telecommunication facilities as set forth in Section 62-386(d) shall be an allowable use.

C. Accessory Uses: Accessory uses and structures will be allowed as prescribed in the LDR, provided such uses and structures are of the nature customarily incidental and clearly subordinate to the permitted or principal use of a structure within the Property. The following accessory uses and structures shall be permitted for residential uses under Section II.A.1. including, without limitation, chapels, cafeteria/dining facilities, and commercial kitchens, recreational and fitness facilities ancillary to such permitted use, including a gymnasium, fitness center, indoor and/or outdoor pool, one or more docks, gazebos and similar structures, walking trails, meditation areas, open space, greenspace, and passive open space uses including recreational paths, benches, picnic tables, informational displays, kiosks, viewing areas, observation decks, and associated community/recreational structures.

D. Restriction on Uses: As provided, the development will only include the uses described in Section II.A.-C. above. Intoxication, alcohol or substance abuse rehabilitation centers with or without housing shall be prohibited within the PUD, and any RTF use shall not include short-term residential programs or house residents who are symptomatic and at imminent risk of hospitalization.

III. DESIGN GUIDELINES

A. Lot Requirements:

- a. Setbacks: Setbacks shall be measured per the LDR and shall be as follows; provided, encroachments by sidewalks, driveways, parking, signage, utility structures, stormwater ponds, fences, street/park furniture, and other similar improvements shall be permitted within the minimum building setbacks.
 - 1) Front Yard: 10 feet; Lots having a second frontage shall have a setback of 10 feet for the second frontage.
 - 2) Rear Yard: 5 feet
 - 3) Side Yard: 10 feet
 - 4) All structures shall have a minimum separation of 20 feet, as measured from the furthest projection on the structure to the furthest projection of any other structure.
- b. Building height: Buildings shall not exceed 35 feet in height.
- c. Minimum lot requirements (width and area); 60 feet and 6,000 square feet.
- d. Maximum impervious surface ratio: 35 percent.
- e. Maximum lot coverage by buildings: 50 percent of the Property (not to include parking or drainage facilities)

The development will be divided into three (3) phases, with Building A, Building B and Building C each being a separate phase. Permitting and physical development within each phase may occur as market conditions dictate. The development of the Property will occur in several construction phases over not more than ten (10) years. Construction of the initial phase shall commence no later than three (3) years from the date of the PUD Ordinance approval. For purposes of this PUD, “commencement” shall mean securing approved construction drawings of all or of a portion of the site. “Completion” of the development shall be defined as the installation of horizontal infrastructure and Town approval of as-builts. Upon request from the Applicant, the Town Council may extend the commencement period by an additional one (1) year for good cause.

The Conceptual Site Plan indicates the preliminary, general layout for the PUD for construction of the development. The location and size of all lots, roads, project entrances, recreation/open space and other areas shown on the Conceptual Site Plan are conceptual such

that the final location of any roads, project entrances, recreation/open space and other areas will be depicted on the final development plan and the final engineering plans for the particular phase of the project.

B. Ingress, Egress and Circulation:

1. **Parking Requirements:** The PUD shall comply with applicable off-street parking and loading requirements of LDR Section 62-382 for respective institutional, commercial/retail, and business professional uses. Individual parcels may share parking with other facilities, with shared parking agreements. Structured parking may be either stand alone or integrated with another permitted use.

2. **Vehicular Access/Interconnectivity:** The Conceptual Site Plan depicts preliminary vehicular circulation system and shows all points of connection with public rights-of-way. Access to the Property will be provided off West Sixth Street from U.S. Highway 1 in the locations depicted on the Conceptual Site Plan. The internal streets shall be designed and constructed with a minimum 50' right-of-way, curb and gutter, potable water and sanitary sewer treatment and collection systems and maintenance thereof shall be dedicated or granted to the Town of Hilliard in accordance with the Town's standards for acceptance and dedication. The Applicant will also provide pedestrian interconnectivity with neighboring commercial areas to the north, where feasible.

3. **Traffic Improvements:** The Applicant, as its expense, shall coordinate with the Town to realign and improve portions of West Sixth Street and Orange Street as shown on the Conceptual Site Plan (collectively, the "Roadway Improvements") as follows: West Sixth Street from U.S. Highway 1 to the project entrance at the intersection with Orange Street, and Orange Street from the intersection of West Sixth Street southeast along the project's boundary for a distance of +/- 185 feet to the home owned by Rosa Marie Allen having Parcel Identification No. 08-3N-24-2380-0039-0023 which encroaches into the roadway. As part of the Roadway Improvements, the Applicant shall install stop bar with yellow double stripes and stop/street sign combinations at the intersection of West Sixth Street and Orange Street. The Applicant has assisted the Town with prior application for economic development funding for the Roadway Improvements (the "Funding Contribution"). To the extent the Town receives the Funding Contribution, such Funding Contribution shall be held by the Town in escrow for the benefit of the Applicant. The Applicant will design, permit and construct the Roadway Improvements as its

expense with allocation of the Funding Contribution if awarded to the Town. The Roadway Improvements shall be constructed pursuant to applicable requirements of the Town and as part of Phase I.

4. **Pedestrian Access & Streetlights:** Pedestrian circulation will be provided via sidewalks that are a minimum width of five (5) feet. Sidewalk will be located throughout the project, which locations are depicted on the Conceptual Site Plan. In addition, sidewalks will be located on one side of West Sixth Street and Orange Street depicted on the Conceptual Site Plan to provide pedestrian interconnectivity within the Project. All pedestrian accessible routes shall meet the requirements of the LDR, Florida Accessibility Code for Building Construction (“FACBC”) and Americans Disability Act Accessibility Guidelines (“ADAAG”) established by Florida law and 28 CFR Part 36. Streetlights will be purchased and installed at the Applicant’s expense along all streets as approved by the Town of Hilliard’s Public Works’ Department. Electrical services and maintenance of the streetlights shall be the responsibility of the Town once the Town accepts dedication of the streets.

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

D. Landscaping: Landscaping for the Project will be designed to establish a high-quality environment that provides for visibility, safety and low maintenance. The landscape will be designed to enhance the site and to coordinate with the proposed architecture. The design of the landscaping shall provide a pleasant appearance from the adjacent roadways. Landscaping will be consistent with typical plantings found in Nassau County.

A landscaped entrance will be constructed at all entrances to the development. The landscaped entrancing will be designed to be aesthetically compatible with each other so as to result in a uniform aesthetically pleasing appearance. Compatibility of design shall be achieved by the repetition of certain plant varieties and other landscape materials.

Parking areas will be landscaped at a minimum of five (5) percent of vehicle use area, utilizing parking islands and greenspace interspersed throughout the parking fields. Terminal islands will be a minimum of twelve (12) feet in width and internal islands being a minimum of eight (8) feet wide and containing at least one (1) tree. Spacing of internal islands may be a

maximum of 130 feet or fourteen (14) spaces. Continuous landscaping will be provided along the perimeter of the Property adjacent to existing single-family residential uses to provide screening of parking and service areas. Trees will be a mixture of canopy and non-canopy trees intermingled throughout, with a minimum of 70 percent of proposed trees being canopy trees. A minimum of 30 percent non-canopy trees will be utilized where appropriate to accommodate views and lighting.

In order to emphasize water conservation, plantings will be selected from the St. Johns River Water Management District's Florida Waterwise plant database as appropriate to the local climate. Landscaping shall be in conformance with all LDR provisions.

E. Recreation and Open Space: The design of the PUD incorporates common open space, as well as varied active and passive recreation opportunities, meeting and exceeding the standards of the LDR. Open space and common areas will exceed the 20% open space requirement of LDR Section 62-316(b). The Conceptual Site Plan provides approximately 42.21% of open space which is comprised of preserved onsite wetlands, the upland buffer, and pond area.

F. Utilities:

1. **Potable Water/Sanitary Sewer:** All electrical, telephone and cable lines will be installed underground on the site. Water and sewer will be connected to the existing lines and gravity sewer located at Orange Street and West Sixth Street, as depicted on the Conceptual Site Plan. This work will be installed by the Applicant and no public funds shall be needed for the provision of new infrastructure.
2. **Electrical Utilities:** All electrical and telephone lines will be installed underground on the site. Electrical power will be provided by Florida Power & Light (FPL).
3. **Fire Protection:** The Applicant will install fire hydrants in accordance with the LDR in the location(s) approved by the Fire Marshall.
4. **Solid Waste:** Solid waste will be handled by the licensed franchisee in the area.

G. Wetlands/Environmental: The Property contains approximately 1.61 acres of jurisdictional wetlands as depicted on the Conceptual Site Plan, which will be retained to preserve and enhance the natural attributes of the Property. Appropriate buffers will be provided as required by the LDR and St. Johns River Water Management District ("SJRWMD") requirements. All gopher tortoise burrows which may become active prior to construction, will be relocated in accordance with Florida Fish and Wildlife Conservation Commission ("FWC") requirements.

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

I. Maintenance of Common Areas: The common areas and infrastructure within the Property will be maintained by the owner or a property owners' association.

IV. ADDITIONAL CONDITIONS

1. If the Applicant develops Building B as an RTF, additional buffering (a minimum of ten (10) feet of landscaping buffer with 85% opacity) shall be located on the southeast areas adjacent to Building C to adequately screen and buffer the RTF from the adjacent use, as is depicted on the Conceptual Site Plan.

2. The project population of the Property will not include school-aged children. Pursuant to Florida licensure requirements under F.A.C. 65E-4.016, persons entering any RTF within the Property must be 18 years or older.

DATA SUMMARY

TOTAL RESIDENTIAL UNITS/BEDS	105
MAXIMUM RESIDENTIAL FACILITIES	32,903 SF
RETAIL OFFICE	9,210 SF
TOTAL SITE AREA	6.61 AC
UPLAND AREA (BEFORE IMPACTS)	5.00 AC
TOTAL WETLAND AREA	1.61 AC
WETLAND IMPACTS	0.00 AC
WETLANDS TO REMAIN	1.61 AC
POND AREA	0.66 AC (9.98%)
TOTAL OPEN SPACE	2.79 AC (42.21%) (20% MIN.)
RIGHT OF WAY AREA	1.26 AC
TOTAL WETLAND LENGTH	550 LF
WETLAND BUFFER PROVIDED	17,286 SF (0.40 ac)

PARKING CALCULATIONS:





ONE SPACE PER EACH 2 BEDS PLUS ONE
ADDITIONAL SPACE FOR EACH TWO EMPLOYEES
ON DAY SHIFT

1 SPACE PER EACH 2 DWELLING UNITS
105 DWELLING UNITS = 52 SPACES

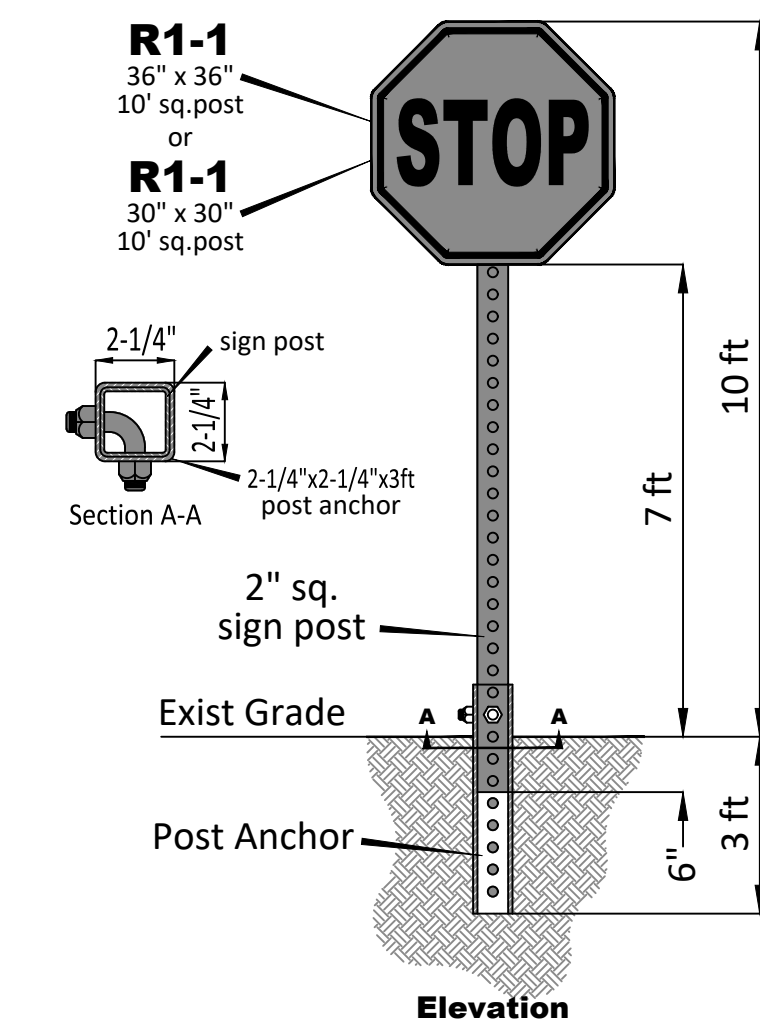
12 ESTIMATED EMPLOYEES=6 SPACES
58 TOTAL SPACES REQUIRED
HANDICAP:
4 REQUIRED
4 HANDICAP SPACES PROVIDED

76 TOTAL SPACES TOTAL PROVIDED

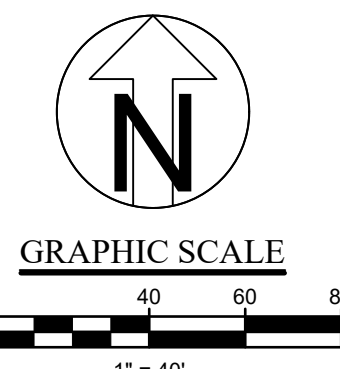
LEGEND

	BOUNDARY
	BUILDING SETBACK
	DRAINAGE EASEMENT
	UTILITY EASEMENT

STOP & WARNING Signs Only



**(D) Sign Installation for
2" x 10 foot square post**



PROJECT INFORMATION

GENERAL	
Project Name	DAYSPRING COMMONS
Project Address	SIXTH STREET
PROJECT ACREAGE	6.61 Ac. /287,988 SF
TOTAL BUILDING AREA/RATIO	42,113 SF/14.62% (MAX. 50%)
TOTAL PARKING AREA/RATIO	0.73 AC/11.04%
IMPERVIOUS (INCLUDING PONDS)/RATIO	2.01 Ac./30.41% (MAX. 35%)
BUILDING HEIGHT	(35' MAX HEIGHT.)
	08-3N-24-2380-0024-0040
	08-3N-24-2380-0039-0012
	08-3N-24-2380-0039-0031
	08-3N-24-2380-0037-0020
Property Appraiser Nos. (RE #)	08-3N-24-2380-0024-0010
Nassau County Soil ID	6,51
Future Land Use	MEDIUM DENSITY
Zoning Designation	R-2
PUD Ordinance Number	N/A
FIRM – Community – Panel	12089C0135F
Flood Zones (Show in Plans)	ZONE X
Base Flood Elev. (Show in Plans)	N/A
Vertical Datum Used for Project	NAVD 88
NON-SUBDIVISION	
North American Industry	
Classification System (NAICS)	623312
Impervious Area (Sq. Ft.)	178,716 SF

ENVIRONMENTAL NOTE(S):

THERE ARE NOT SIGNIFICANT NATURAL COMMUNITIES HABITAT ON THE PROPOSED SITE AND NO LISTED SPECIES WERE OBSERVED. POTENTIAL FUTURE GOPHER TORTOISE HABITAT ACTIVITY WILL BE RELOCATED IN ACCORDANCE WITH FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION ("FWC")

UTILITY NOTE(S):

1. WATER AND SEWER SERVICES WILL BE CONNECTIONS TO THE EXISTING GRAVITY SEWERS AND CITY WATER MAINS LOCATED WITHIN WEST 6TH STREET AND ORANGE STREET.

2. ALL ELECTRICAL AND TELEPHONE LINES WILL BE INSTALLED UNDERGROUND BY FLORIDA POWER & LIGHT.

NON-SUBDIVISION

North American Industry
Classification System (NAICS)
Impervious Area (Sq. Ft.)

DAYS PRING COMMONS

SITE

Date: 06/2022

Designer: HAV

Job #: 22-022

Drawn: TRB

Scale: 1:30

Sheet: 

1

28



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Planning and Zoning Board Public Hearing & Regular Meeting Meeting Date: March 14, 2023

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

SUBJECT: Planning and Zoning Board recommendation to the Town Council for a change to the Future Land Use Map “FLUM”. Parcel ID No. 08-3N-24-2380-0024-0040, 08-3N-24-2380-0039-0012, 08-3N-24-2380-0039-0031, 08-3N-24-2380-0037-0020, 08-3N-24-2380-0024-0010, 08-3N-24-2380-0039-0025, 08-3N-24-2380-0037-0010, for applicant Douglas Adkins, Dayspring Health LLC

BACKGROUND:

Mr. Doug Adkins has submitted application to amend the Future Land Use Map for the property with the Parcel ID No. 08-3N-24-2380-0024-0040, 08-3N-24-2380-0039-0012, 08-3N-24-2380-0039-0031, 08-3N-24-2380-0037-0020, 08-3N-24-2380-0024-0010, 08-3N-24-2380-0039-0025, 08-3N-24-2380-0037-0010. This Property is 6.61 acres that lies at the intersection of West Sixth Street and Orange Street, northeast of US HWY 1.

The property has a Future Land Use Map “FLUM” designation of Medium Density Residential “MDR”. The Owner is proposing to change the FLUM designation of the property to Institutional.

An application for a Text Amendment change to the Comprehensive Plan as well as a PUD application accompanies this property.

FINANCIAL IMPACT:

None, the applicant is required to pay all application, advertising, and review fees.

RECOMMENDATION:

This is a project that has been in process for an extended time and Town Planner, Janis Fleet has spent extended time with this process.

As Such, she will present a full report of the project and make a recommendation to the Planning and Zoning Board



FOR OFFICE USE ONLY

ITEM-2

P Z File # 20221123.2
Application Fee: \$1000.00 Check # 1593 HM
Filing Date: 2022.11.23 Acceptance Date: _____
Review Date: P & Z _____ TC _____

Small Scale Future Land Use Map Amendment Application

A. PROJECT

1. Project Name: Dayspring Commons
2. Address of Subject Property: West Sixth Street and Orange Street, northeast of U.S. Highway 1
08-3N-24-2380-0024-0040; 08-3N-24-2380-0039-0012; 08-3N-24-2380-0039-0031
3. Parcel ID Number(s): 08-3N-24-2380-0037-0020; 08-3N-24-2380-0024-0010; 08-3N-24-2380-0039-0025;
& 08-3N-24-2380-0037-0010
4. Existing Use of Property: Vacant Residential
5. Future Land Use Map Designation : Medium Density
6. Existing Zoning Designation: Single-Family R-2 (companion PUD rezoning application filed)
7. Proposed Future Land Use Map Designation: Institutional w/ text amendment allowing certain non-residential uses
8. Acreage (must be 10 acres or less): 6.61

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Courtney P. Gaver Title: Attorney
Company (if applicable): Rogers Towers, P.A.
Mailing address: 100 Whetstone Place, Suite 200
City: St. Augustine State: Florida ZIP: 32086
Telephone: 904 473-1388 FAX: () e-mail: cgaver@rtlaw.com
3. If the applicant is agent for the property owner*
Name of Owner (title holder): Dayspring Health, LLC c/o Douglas Adkins
Mailing address: P.O. Box 1080
City: Hilliard State: Florida ZIP: 32046
Telephone: 904 845-2362 FAX: () e-mail: doug@dayspring.health

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

C. ATTACHMENTS

1. Statement of proposed change, including a map showing the proposed Future Land Use Map change and Future Land Use Map designations on surrounding properties
2. A map showing the zoning designations on surrounding properties
3. A current aerial map (Maybe obtained from the Nassau County Property Appraiser.)
4. Plat of the property (Maybe obtained from the Nassau County Property Appraiser.)
5. Legal description with tax parcel number.
6. Boundary survey
7. Warranty Deed or the other proof of ownership
8. Fee.
 - a. \$1,000
 - b. All applicants must pay the cost of postage, signs, advertisements, and the fee for any outside consultants.

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

All 8 attachments are required for a complete application. A completeness review of the application will be conducted within fourteen (14) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

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

Courtney P. Gaver
Signature of Applicant

Courtney P. Gaver
Typed or printed name and title of applicant

11-21-2022
Date

State of Florida

County of St. Johns County

Signature of Owner

Douglas D. Adkins

Typed or printed name of Owner

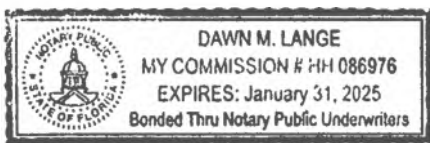
Date

The foregoing application is acknowledged before me this 21 day of November, 2022, by _____

_____, who is/are personally known to me, or who has/have produced _____
as identification.

NOTARY SEAL

Dawn M. Lange
Signature of Notary Public, State of Florida



C. ATTACHMENTS

1. Statement of proposed change, including a map showing the proposed Future Land Use Map change and Future Land Use Map designations on surrounding properties
2. A map showing the zoning designations on surrounding properties
3. A current aerial map (Maybe obtained from the Nassau County Property Appraiser.)
4. Plat of the property (Maybe obtained from the Nassau County Property Appraiser.)
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6. Boundary survey
7. Warranty Deed or the other proof of ownership
8. Fee.
 - a. \$1,000
 - b. All applicants must pay the cost of postage, signs, advertisements, and the fee for any outside consultants.

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

All 8 attachments are required for a complete application. A completeness review of the application will be conducted within fourteen (14) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

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

Signature of Applicant

Courtney P. Gaver, Agent of Owner

Typed or printed name and title of applicant

Date

State of Florida

County of St. Johns

Signature of Owner

Douglas D. Adkins

Typed or printed name of Owner

Date

The foregoing application is acknowledged before me this 4th day of November, 2022 by D. Adkins

_____, who is/are personally known to me, or who has/have produced _____
as identification.

NOTARY SEAL



Signature of Notary Public, State of Florida

DAYSPRING COMMONS

Statement of Proposed Change and Comprehensive Plan Analysis

Dayspring Health, LLC, a Florida limited liability company (the “Owner”) owns approximately 6.61 acres located east of U.S. Highway 1 / North Kings Road at West Sixth Street and Orange Street (the “Property”). The Property has Nassau County Real Estate Identification Nos. 08-3N-24-2380-0024-0040; 08-3N-24-2380-0039-0012; 08-3N-24-2380-0039-0031; 08-3N-24-2380-0037-0020; 08-3N-24-2380-0024-0010; 08-3N-24-2380-0039-0025; and 08-3N-24-2380-0037-0010. The Property has a Future Land Use Map (“FLUM”) designation of Medium Density Residential (“MDR”).

The Owner is proposing to change the FLUM designation of the Property to Institutional with a text amendment to allow development of a maximum of 9,300 square feet of neighborhood-related commercial, retail and professional office uses to support the planned Institutional development. The requested density and intensity of the of the Property is consistent with the Town of Hilliard 2040 Comprehensive Plan (“Comprehensive Plan”) Future Land Use Element Policy A.1.1.3.H. which allows up to 50% of lot/parcel coverage not to include parking or drainage facilities. The Owner has submitted a companion Planned Unit Development (“PUD”) application which, as designed, has a building area ratio of less than 15% of the site, 35% lower than could be constructed on the Property under the Institutional FLUM designation.

Comprehensive Plan Policy C.1.1. requires the Town to ensure the provision of housing to all citizens of the Town, with Policy C.1.1.2. directing the Town to maintain its regulations in a way to encourage the development a variety of housing choices through innovative land development techniques including planned unit developments. Through its companion PUD application, the Owner accomplishes this through its proposed development of a maximum of 33,000 square feet of residential uses to be comprised of up to 105 units of senior housing or a mix of senior housing and mental health residential treatment space. These uses will help improve the City’s housing opportunities for the elderly and vulnerable. The companion PUD is consistent with the Institutional FLUM designation and further Comprehensive Plan Policy A.1.1.5.

The Owner intends to realign and improve portions of West Sixth Street and Orange Street in the locations depicted on the companion Conceptual Site Plan filed as part of the PUD rezoning application. The Owner will receive road impact fee credits for its out-of-pocket costs of designing, permitting and constructing the realignment and improvements of the roads. If the Owner does not undertake these improvements, it may be years before the Town can allocate funds to realign and improve same. These roadway improvements provide public benefit and further Comprehensive Plan Policies H.2.1.3, B.1.1.3 and B.1.1.5 relating to upgrades to existing Town infrastructure and the Town’s road paving program.

Central water and sewer lines are currently available to the site along West Sixth Street and Orange Street to provide service to the development meeting Comprehensive Plan Policies A.1.2.1, A.1.8 and D.3.1. No reuse is available at this time in the area.

Public benefits include (i) provision of senior housing, (ii) provision of a Level II residential treatment facility, (iii) provision of supportive commercial, medical and office uses; (iv) preservation of 1.61 acres of wetlands; (v) creation of jobs for Town residents with commercial development, (vi) reconfiguration and circulation improvement to portions of existing roadways (West Sixth Street and Orange Street); and (vii) property taxes and other revenues generated by the project.

Site Specific Policy with Ordinance 2023-XXX

FUTURE LAND USE ELEMENT

Comprehensive Plan Text Amendment

Dayspring Commons

Policy A.1.1.3.H.1 ~

Development within the approximately 6.61 acres of the Dayspring Commons Institutional Property (Ord. No. 2023-____), shall permit Institutional uses as well as a maximum of 9,300 square feet of Main Street Commercial (MSC)¹ uses to include neighborhood-related commercial, retail and professional office. Floor area and impervious surface ratios shall be as permitted in the Institutional Future Land Use Map category. Proposed changes to increase the density or add other non-residential uses are subject to the provisions of Chapter 163, Florida Statutes, as related to Comprehensive Plan Amendments.

¹ As of the date of this Text Amendment, the Town is in the process of revising its Code to replace the Neighborhood Commercial (C-N) designation with the MSC rezoning. In the event the Town fails to enact such change, the Applicant shall have the right to include neighborhood-type commercial uses as further detailed in the companion Planned Unit Development text adopted as Ordinance No. 2023-_____.

Future Land Use Map (Medium Density)



November 27, 2022



ITEM-2

oning Map (R-2)



November 21, 2022

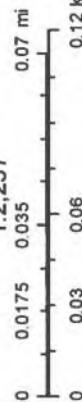
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0 0.03 0.06 0.12
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, Jagen, NITL, Esri, China (Hong Kong), Swisstopo, Esri, OpenStreetMap contributors, and the GIS User Community

ITEM-2



November 21, 2022

1:2,257



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGOC, (c) OpenStreetMap contributors, and the GIS User Community

**LEGAL DESCRIPTION
DAYSRING COMMONS**

LEGAL DESCRIPTION OF PARCEL 1 BEING A PORTION OF BLOCK 37, TOWN OF HILLIARD, NASSAU COUNTY, FLORIDA:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF BLOCK 37, TOWN OF HILLIARD, NASSAU COUNTY, FLORIDA (ACCORDING TO PLAT RECORDED IN PLAT BOOK 1, PAGE 28 OF THE PUBLIC RECORDS OF NASSAU COUNTY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT A POINT WHERE THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SIXTH STREET (A 60-FOOT RIGHT-OF-WAY) INTERSECTS THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ORANGE STREET (A 60-FOOT RIGHT-OF-WAY) AND RUN NORTH 52°38'00" WEST, ALONG THE LAST MENTIONED NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 246.89 FEET TO A POINT LYING ON THE SOUTHEASTERLY LINE OF LANDS NOW OR FORMERLY OF GRACE BELL (ACCORDING TO DEED RECORDED IN BOOK 2320, PAGE 1564, OFFICIAL RECORDS OF SAID COUNTY; RUN THENCE NORTH 65°44'47" EAST, ALONG LAST MENTIONED SOUTHEASTERLY LINE, A DISTANCE OF 237.22 FEET TO THE SOUTHWESTERLY CORNER OF LANDS NOW OR FORMERLY OF MICHAEL & VICKIE FRANKLIN (ACCORDING TO DEED RECORDED IN BOOK 1694, PAGE 1249, OFFICIAL RECORDS OF SAID COUNTY; RUN THENCE SOUTH 52°38'00" EAST, ALONG THE SOUTHWESTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 134.13 FEET TO A POINT LYING ON THE AFOREMENTIONED NORTHWESTERLY RIGHT-OF-WAY LINE OF SIXTH STREET; RUN THENCE SOUTH 37°22'00" WEST, ALONG LAST MENTIONED NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 39,761.05 SQUARE FEET, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD WHICH MAY LIE WITHIN.

Parcel No.: 08-3N-24-2380-0037-0020

LEGAL DESCRIPTION OF PARCEL 3 BEING A PORTION OF BLOCK 39, TOWN OF HILLIARD, NASSAU COUNTY, FLORIDA:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF BLOCK 39, TOWN OF HILLIARD, NASSAU COUNTY, FLORIDA (ACCORDING TO PLAT

RECORDED IN PLAT BOOK 1, PAGE 28 OF THE PUBLIC RECORDS OF NASSAU COUNTY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT A POINT WHERE THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ORANGE STREET (A 60-FOOT RIGHT-OF-WAY) INTERSECTS THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SIXTH STREET (A 60-FOOT RIGHT-OF-WAY) AND RUN NORTH 37°22'00" EAST, ALONG THE LAST MENTIONED SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 417.42 FEET TO A POINT LYING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF MILL STREET (A 60-FOOT RIGHT-OF-WAY); RUN THENCE SOUTH 52°38'00" EAST, ALONG LAST MENTIONED SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 190.00 FEET TO A POINT; RUN THENCE SOUTH 37°22'00" WEST, ALONG THE NORTHWESTERLY LINE OF LANDS NOW OR FORMERLY OF CCRC WOODLAND, LTD (ACCORDING TO DEED RECORDED IN BOOK 724, PAGE 971, OFFICIAL RECORDS OF SAID COUNTY), A DISTANCE OF 192.09 FEET TO A NORTHWESTERLY CORNER THEREOF; RUN THENCE SOUTH 52°38'00" EAST, ALONG A SOUTHWESTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 95.38 FEET TO A POINT; RUN THENCE SOUTH 37°22'00" WEST TO AND ALONG THE NORTHWESTERLY LINE OF LANDS NOW OR FORMERLY OF EULA MAE SCUSSELL ESTATE, A DISTANCE OF 175.00 FEET TO A POINT; RUN THENCE NORTH 52°38'00" WEST, A DISTANCE OF 100.00 FEET TO A POINT; RUN THENCE SOUTH 37°22'00" WEST, A DISTANCE OF 50.33 FEET TO A POINT LYING ON THE AFOREMENTIONED NORTHEASTERLY RIGHT-OF-WAY LINE OF ORANGE STREET; RUN THENCE NORTH 52°38'00" WEST, ALONG LAST MENTIONED NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 185.38 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 95,768.53 SQUARE FEET, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD WHICH MAY LIE WITHIN.

Parcel Nos.: 08-3N-24-2380-0039-0012; 08-3N-24-2380-0039-0031

LEGAL DESCRIPTION OF LOT 1, BLOCK 24, TOWN OF HILLIARD, NASSAU COUNTY, FLORIDA:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING LOT 1, BLOCK 24, TOWN OF HILLIARD, NASSAU COUNTY, FLORIDA (ACCORDING TO PLAT RECORDED IN PLAT BOOK 1, PAGE 28 OF THE PUBLIC RECORDS OF NASSAU COUNTY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT A POINT WHERE THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF ORANGE STREET (A 50 FOOT RIGHT-OF-WAY) INTERSECTS THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SIXTH STREET (A 60 FOOT RIGHT-OF-WAY) AND RUN SOUTH $37^{\circ}22'00''$ WEST, ALONG LAST MENTIONED NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 201.52 FEET TO THE SOUTHERNMOST CORNER OF SAID LOT 1; RUN THENCE NORTH $52^{\circ}42'27''$ WEST, A DISTANCE OF 208.71 FEET TO THE WESTERNMOST CORNER OF SAID LOT 1; RUN THENCE NORTH $37^{\circ}22'00''$ EAST, A DISTANCE OF 201.79 FEET TO THE NORTHERNMOST CORNER THEREOF, SAID POINT LYING ON THE AFOREMENTIONED SOUTHWESTERLY RIGHT-OF-WAY LINE OF ORANGE STREET; RUN THENCE SOUTH $52^{\circ}38'00''$ EAST, ALONG LAST MENTIONED SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 0.97 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD WHICH MAY LIE WITHIN.

Parcel No.: 08-3N-24-2380-0024-0010

LEGAL DESCRIPTION OF A PORTION OF BLOCK 39, TOWN OF HILLIARD, FLORIDA:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF BLOCK 39, TOWN OF HILLIARD, NASSAU COUNTY, FLORIDA (ACCORDING TO PLAT RECORDED IN PLAT BOOK 1, PAGE 28 OF THE PUBLIC RECORDS OF NASSAU COUNTY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT A POINT WHERE THE NORTHWESTERLY RIGHT-OF-WAY LINE OF FIFTH STREET (A 60-FOOT RIGHT-OF-WAY) INTERSECTS THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ORANGE STREET (A 60-FOOT RIGHT-OF-WAY) AND RUN NORTH $52^{\circ}38'00''$ WEST ALONG THE LAST MENTIONED NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 132.34 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF LANDS NOW OR FORMERLY OF ROSA M. ALLEN (ACCORDING TO DEED RECORDED IN BOOK 1186, PAGE 1307, OFFICIAL RECORDS OF NASSAU COUNTY); RUN THENCE NORTH $37^{\circ}22'00''$ EAST, ALONG THE SOUTHEASTERLY LINE OF LAST MENTIONED LANDS AND THE NORTHEASTERLY PROLONGATION THEREOF, A DISTANCE OF 208.71 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF LANDS NOW OR

FORMERLY OF CCRC WOODLANDS, LTD (ACCORDING TO DEED RECORDED IN BOOK 724, PAGE 971, OFFICIAL RECORDS OF NASSAU COUNTY); RUN THENCE SOUTH 52°38'00" EAST ALONG THE SOUTHWESTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 132.34 FEET TO A POINT LYING ON THE AFOREMENTIONED NORTHWESTERLY RIGHT-OF-WAY LINE OF FIFTH STREET; RUN THENCE SOUTH 37°22'00" WEST, ALONG LAST MENTIONED NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING.

Parcel No.: 08-3N-24-2380-0039-0025

LEGAL DESCRIPTION OF A PORTION OF BLOCK 37, TOWN OF HILLIARD, FLORIDA:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF BLOCK 37 TOGETHER WITH A PORTION OF MILL STREET, TOWN OF HILLIARD, NASSAU COUNTY, FLORIDA (ACCORDING TO PLAT RECORDED IN PLAT BOOK 1, PAGE 28 OF THE PUBLIC RECORDS OF NASSAU COUNTY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT A POINT WHERE THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ORANGE STREET (A 60-FOOT RIGHT-OF-WAY) INTERSECTS THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SIXTH STREET (A 60-FOOT RIGHT-OF-WAY) AND RUN NORTH 37°22'00" EAST, ALONG THE LAST MENTIONED NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 208.71 FEET TO A POINT FOR THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN NORTH 52°38'00" WEST, A DISTANCE OF 134.13 FEET TO A POINT LYING ON THE SOUTHEASTERLY LINE OF LANDS NOW OR FORMERLY OF GRACE BELL (ACCORDING TO DEED RECORDED IN BOOK 2320, PAGE 1564, OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE NORTH 65°44'47" EAST, ALONG LAST MENTIONED SOUTHEASTERLY LINE, A DISTANCE OF 282.20 FEET TO A POINT; RUN THENCE SOUTH 37°22'00" WEST, ALONG THE NORTHEASTERLY PROLONGATION OF AFOREMENTIONED NORTHWESTERLY RIGHT-OF-WAY LINE OF SIXTH STREET, A DISTANCE OF 248.28 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 0.38 ACRES (16,651.28 SQUARE FEET), MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD WHICH MAY LIE WITHIN.

Parcel No.: 08-3N-24-2380-0037-0010

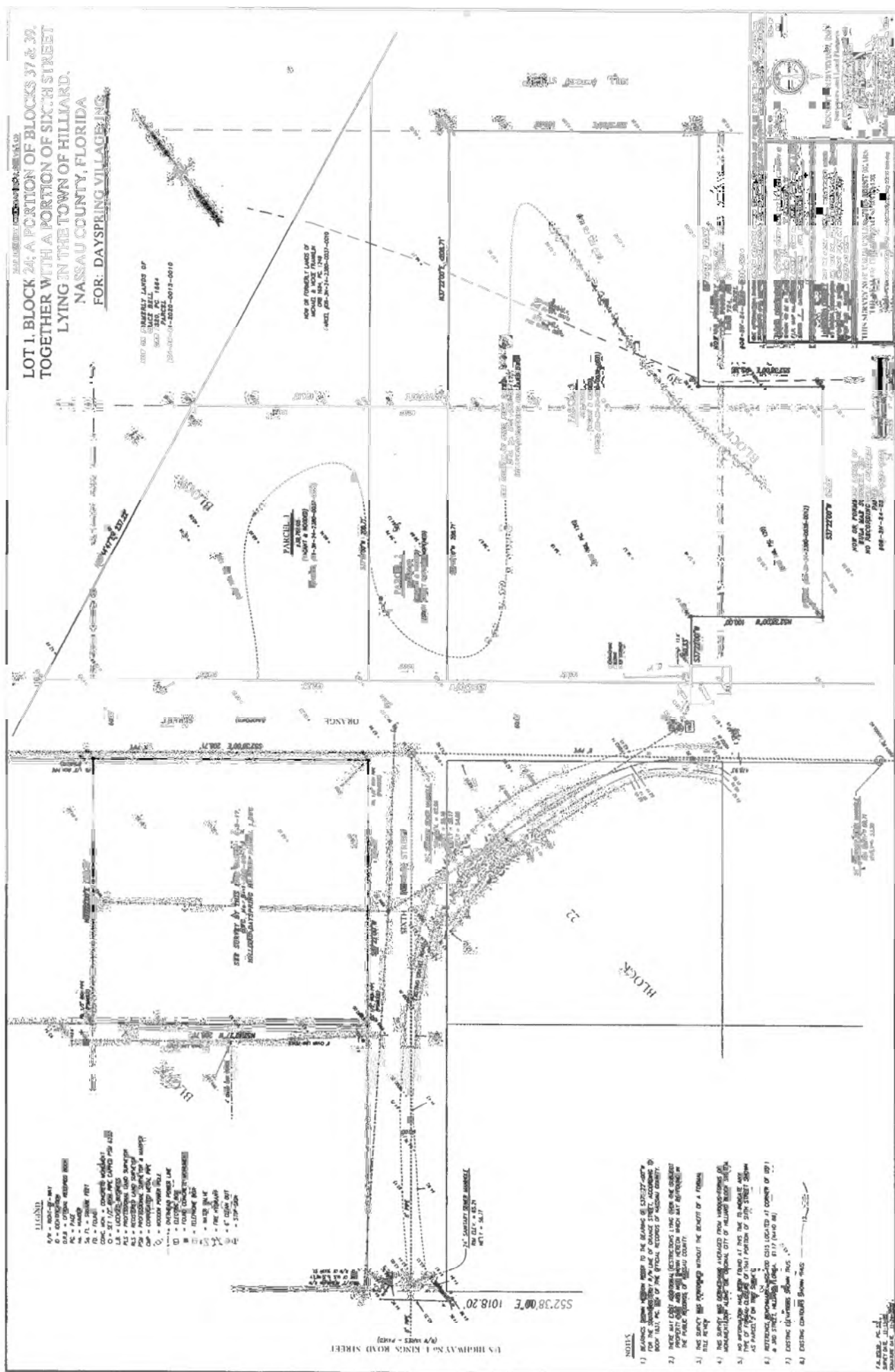
ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF BLOCK 24, TOWN OF HILWARD, NASSAU COUNTY, FLORIDA (ACCORDING TO PLAT RECORDED IN PLAT BOOK 1, PAGE 23 OF THE OFFICIAL RECORDS OF NASSAU COUNTY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT A POINT WHERE THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SIXTH STREET (A 60-FOOT RIGHT-OF-WAY) INTERSECTS THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF ORANGE STREET (A 60-FOOT RIGHT-OF-WAY) AND RUN NORTH 52°38'00" WEST, ALONG THE LAST MENTIONED SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 201.77 FEET TO A POINT FOR THE POINT OF BEGINNING.

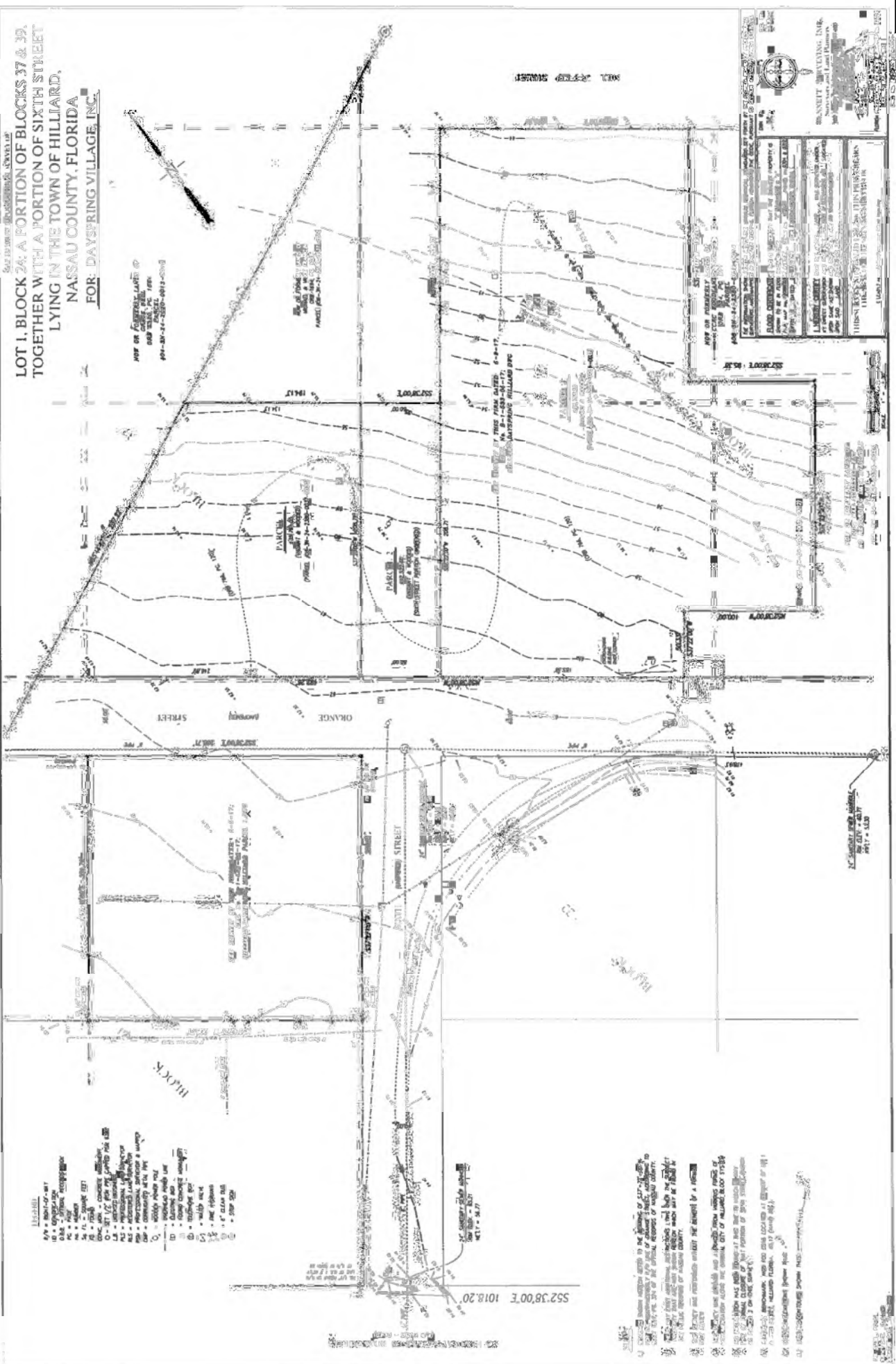
FROM THE POINT OF BEGINNING THUS DESCRIBED RUN SOUTH 37°22'00" WEST, A DISTANCE OF 201.70 FEET TO A POINT LYING ON THE NORTHEASTERLY LINE OF LANDS NOW OR FORMERLY OF LEROY CLEW & PATRICIA HADDOCK (ACCORDING TO DEED RECORDED IN BOOK 792, PAGE 902, OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE NORTH 52°38'00" WEST, ALONG LAST MENTIONED NORTHEASTERLY LINE, A DISTANCE OF 179.80 FEET TO A POINT, SAID POINT BEING A SOUTHEASTERLY CORNER OF LANDS NOW OR FORMERLY OF GRACE BELL (ACCORDING TO DEED RECORDED IN BOOK 2320, PAGE 1534, OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE NORTH 65°44'47" EAST, ALONG THE SOUTHEASTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 228.55 FEET TO A POINT LYING ON THE AFOREMENTIONED SOUTHWESTERLY RIGHT-OF-WAY LINE OF ORANGE STREET; RUN THENCE SOUTH 52°38'00" EAST, ALONG LAST MENTIONED SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 70.59 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 0.59 ACRES (25,243.33 SQUARE FEET), MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD WHICH MAY BE WITHIN

Parcel No.: 08-3N-24-2380-0024-0040







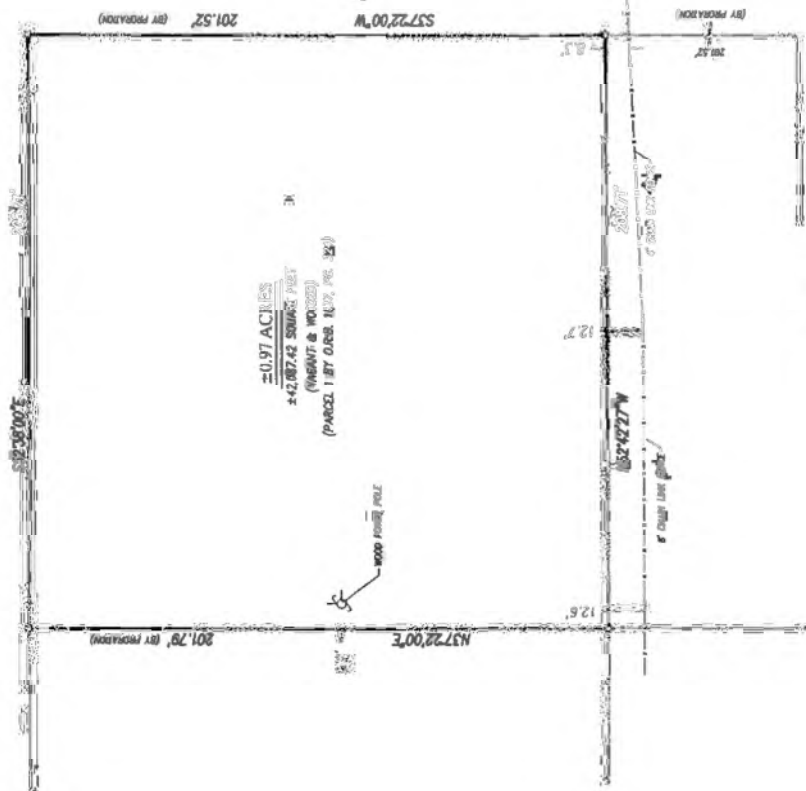
MAP TO SHOW BOUNDARY SURVEY OF

**LOT 1, BLOCK 24, TOWN OF HILLARD,
NASSAU COUNTY, FLORIDA**
ACCORDING TO PLAT RECORDED IN PLAT BOOK 1, PAGE 251 OF THE PUBLIC RECORDS OF NASSAU COUNTY
FOR: DAYSPRING VILLAGE, INC.

LEGEND

- 1/4" = RIGHT-OF-WAY
- 1/4" = IDENTIFICATION
- 1/4" = POINT OF CURVATURE
- 1/4" = POINT OF TANGENCY
- 1/4" = CURVE NUMBER
- 1/4" = LICENSED BUSINESS
- 1/4" = OFFICIAL RECORDS BOOK
- 1/4" = FOUND
- 1/4" = SUBDIVISION
- 1/4" = BUILDING RESTRICTION LINE
- 1/4" = CENTERLINE
- 1/4" = SET 1/2" FROM PIPE
- 1/4" = ONE-SIDE CORNER

ORANGE (NASSAU) STREET



CLOSURE STATEMENT:

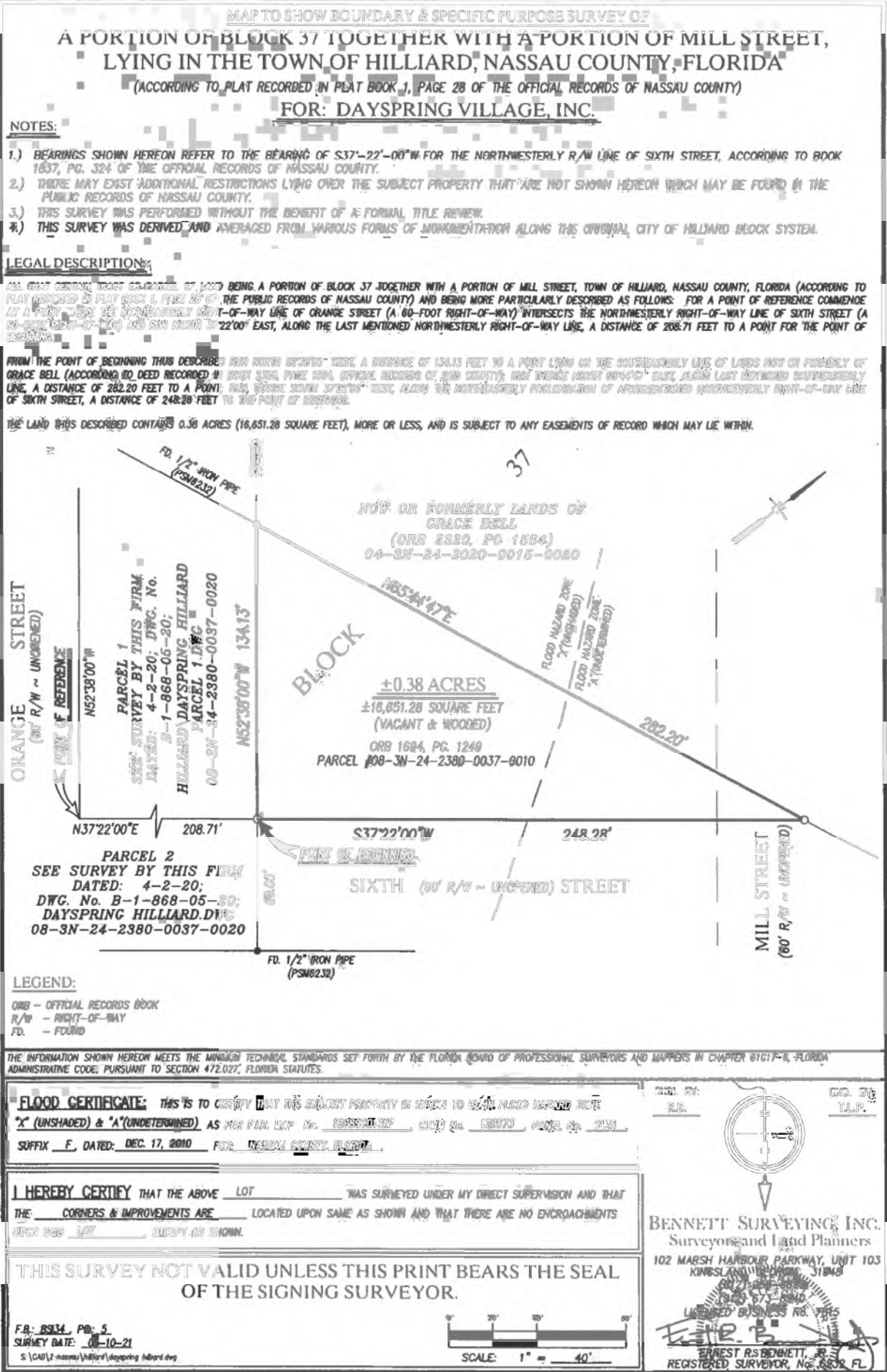
THE FIELD DATA FOR THIS MAP WAS OBTAINED BY A LICENSED SURVEYOR OF NASSAU COUNTY, FLORIDA, WHO HAS BEEN QUALIFIED BY THE BOARD OF SURVEYING AND MAPPING OF NASSAU COUNTY, FLORIDA, TO BE A LICENSED SURVEYOR. THIS MAP OR PLAT HAS BEEN CALCULATED AND IS FOUND TO BE ACCURATE WITHIN THE TOLERANCE OF 1/4" PER 100 FEET. EXCEPT WHERE SHOWN OTHERWISE, THIS MAP WAS PREPARED BY THE SURVEYOR'S FIELD NOTES AND CALCULATIONS. THE SURVEYOR'S FIELD NOTES AND CALCULATIONS ARE ON FILE WITH THE BOARD OF SURVEYING AND MAPPING OF NASSAU COUNTY, FLORIDA.

NOTES:

- 1) BEARINGS SHOWN HEREON REFERRED TO THE BEARING OF 1983-1984 FOR THE SURVEYING R/W LINE OF ORANGE STREET, ACCORDING TO BOOK 1087, PAGE 307 OF THE OFFICIAL RECORDS OF NASSAU COUNTY.
- 2) THERE MAY EXIST ADDITIONAL RESTRICTIONS LINE OVER THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF NASSAU COUNTY.
- 3) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A FLOOD MAP.
- 4) THIS SURVEY WAS PREPARED AND AVERAGED FROM AERIAL PHOTOGRAPHS AND THE COUNTY CITY OF HILLARD PLAT BOOK.

<p>THE INFORMATION SHOWN HEREON MEETS THE REQUIREMENTS OF THE FLORIDA BOARD OF SURVEYING AND MAPPING IN CHAPTER 120, PART 1, F.S. AND THE FLORIDA BOARD OF SURVEYING AND MAPPING IN CHAPTER 120, PART 1, F.S. AND THE FLORIDA BOARD OF SURVEYING AND MAPPING IN CHAPTER 120, PART 1, F.S.</p>	
<p>FLOOD CERTIFICATE: THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS SHOWN TO BE IN A FLOOD HAZARD ZONE (FLOOD HAZARD ZONE) AS SHOWN ON THE FLOOD HAZARD ZONE MAP OF NASSAU COUNTY, FLORIDA, DATED 12/17/2010, AND IS NOT IN A FLOOD HAZARD ZONE.</p>	<p>1. LICENSEE CERTIFY: THAT THE ABOVE IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEYED PROPERTY AND THAT THE SURVEYED PROPERTY IS LOCATED UPON SAME AS SHOWN AND THAT THE SURVEYED PROPERTY IS LOCATED UPON SAME LOT, EXCEPT AS SHOWN.</p>
<p>THIS SURVEY NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</p>	

U.S. HIGHWAY No. 1
KINGS ROAD STREET



MAP TO SHOW BOUNDARY & SPECIFIC PURPOSE SURVEY OF
A PORTION OF BLOCK 39 LYING IN THE TOWN OF HILLIARD,
NASSAU COUNTY, FLORIDA
(ACCORDING TO PLAT RECORDED IN PLAT BOOK 1, PAGE 28 OF THE OFFICIAL RECORDS OF NASSAU COUNTY)
FOR: DAYSPRING VILLAGE, INC.

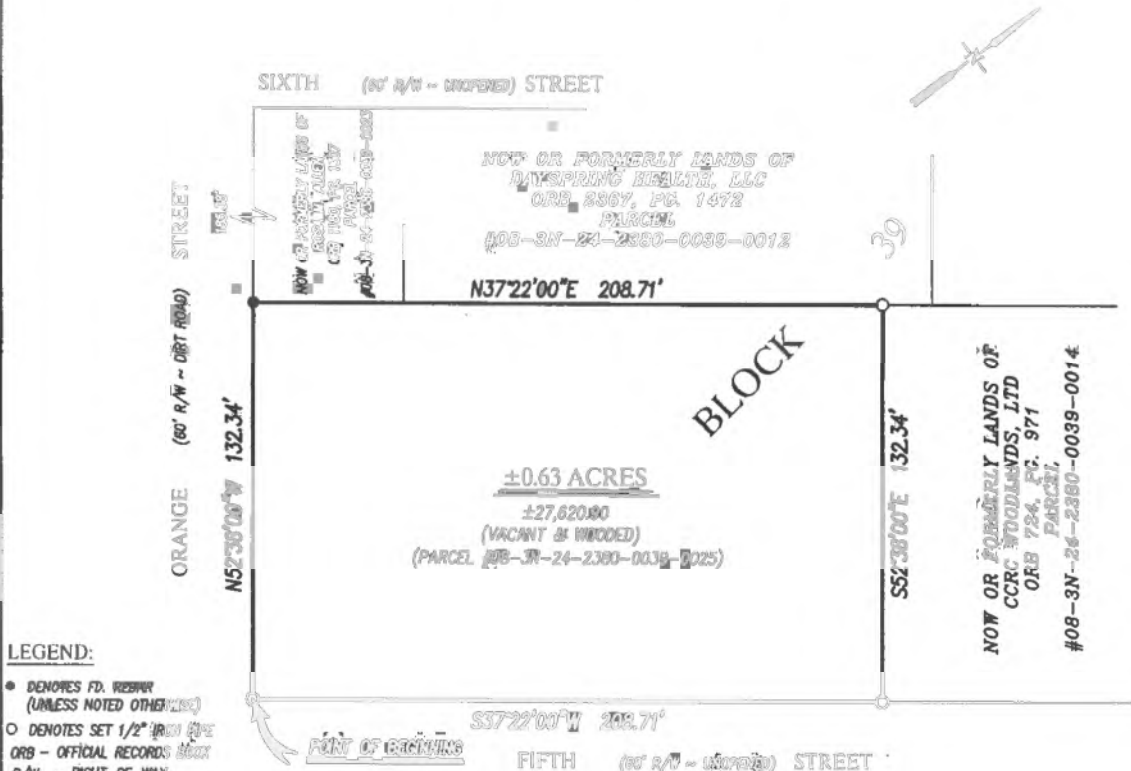
NOTES:

- 1.) BEARINGS SHOWN HEREON REFER TO THE BEARING OF S57°-22'-00"W FOR THE NORTHWESTERLY R/W LINE OF SIXTH STREET, ACCORDING TO BOOK MB37, PG. 324 OF THE OFFICIAL RECORDS OF NASSAU COUNTY.
- 2.) THERE MAY EXIST ADDITIONAL RESTRICTIONS LYING OVER THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF NASSAU COUNTY.
- 3.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A FORMAL TITLE REVIEW.
- 4.) THIS SURVEY WAS DERIVED AND AVERAGED FROM VARIOUS FORMS OF DOCUMENTATION ALONG THE ORIGINAL CITY OF HILLIARD BLOCK SYSTEM.

LEGAL DESCRIPTION:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF BLOCK 39, TOWN OF HILLIARD, NASSAU COUNTY, FLORIDA (ACCORDING TO PLAT RECORDED IN PLAT BOOK 1, PAGE 28 OF THE PUBLIC RECORDS OF NASSAU COUNTY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM A POINT OF BEGINNING CONTAINED AT A POINT WHERE THE NORTHWESTERLY RIGHT-OF-WAY LINE OF ORANGE STREET (A 60-FOOT RIGHT-OF-WAY) INTERSECTS THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SIXTH STREET (A 60-FOOT RIGHT-OF-WAY) AND RUN N52°38'00"W ALONG THE LAST MENTIONED NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 132.34 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF LANDS NOW OR FORMERLY OF ROSA M. ALLEN (ACCORDING TO PLAT RECORDED IN PLAT BOOK 1, PAGE 28 OF THE OFFICIAL RECORDS OF NASSAU COUNTY) AND THENCE NORTH 37°22'00"E ALONG THE SOUTHEASTERLY LINE OF LAST MENTIONED LANDS AND THE NORTHEASTERLY PROLONGATION THEREOF, A DISTANCE OF 208.71 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF LANDS NOW OR FORMERLY OF CIRC WOODLANDS, LTD. (ACCORDING TO DEED RECORDED IN BOOK 784, PAGE 971, OFFICIAL RECORDS OF NASSAU COUNTY) FROM THENCE SOUTH 32°38'00"E EAST ALONG THE SOUTHWESTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 132.34 FEET TO A POINT LYING ON THE AFOREMENTIONED NORTHWESTERLY RIGHT-OF-WAY LINE OF FIFTH STREET, RUN THENCE SOUTH 37°22'00"W WEST, ALONG LAST MENTIONED NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING.

THE LAND THIS DESCRIBED CONTAINS 0.63 ACRES (27,620.80 SQUARE FEET), MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD WHICH MAY BE THEREON.



LEGEND:

- DENOTES FD. REPAIR (UNLESS NOTED OTHERWISE)
- DENOTES SET 1/2" IRON PIPE
- ORB - OFFICIAL RECORDS BOOK
- R/W - RIGHT-OF-WAY
- PL - PLAT

THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 11C-1, F.A.C. AND THE FLORIDA STATUTES, CHAPTER 472.027, F.S.

FLOOD CERTIFICATE: THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONE
"X" (UNSHARED) HAS PER F.L.R. MAP No. 128000000E, CORN No. 120573, PANEL No. D135
SUFFIX F, DATED: DEC 17, 2010 FILE: NASSAU COUNTY, FLORIDA

I HEREBY CERTIFY THAT THE ABOVE LOT WAS SURVEYED UNDER MY DIRECT SUPERVISION AND THAT THE CORNERS ARE LOCATED UPON SAME AS SHOWN AND THAT THERE ARE NO ENCROACHMENTS ON THE LOT, EXCEPT AS SHOWN.

THIS SURVEY NOT VALID UNLESS THIS PRINT BEARS THE SEAL OF THE SIGNING SURVEYOR.

F.B. 8514, PG. 5
SURVEY DATE: 12-23-21



OWN. BY: R.B. CKD. BY: T.L.P.

BENNETT SURVEYING, INC.
Surveyors and Land Planners
102 NORTH HAVEN RD., SUITE 100
HILLIARD, FLORIDA 32049

FLORIDA SURVEYOR
No. 120573
Exp. 12/31/2025

MAP TO SHOW BOUNDARY & SPECIFIC PURPOSE SURVEY OF
A PORTION OF BLOCK 24, LYING IN THE TOWN OF HILLIARD,
NASSAU COUNTY, FLORIDA
(ACCORDING TO PLAT RECORDED IN PLAT BOOK 1, PAGE 28 OF THE OFFICIAL RECORDS OF NASSAU COUNTY)
FOR: DAYSPRING VILLAGE INC.

NOTES:

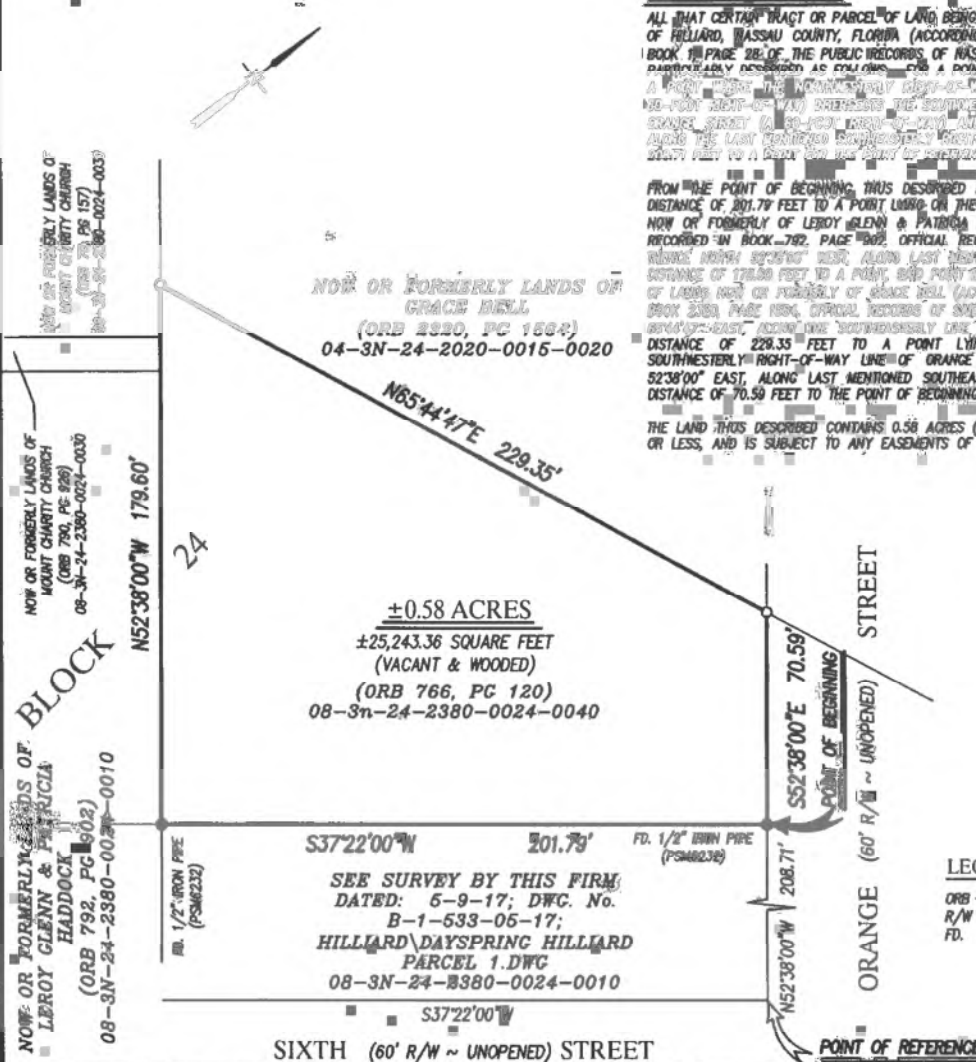
- 1.) BEARINGS SHOWN HEREON REFER TO THE BEARING OF S37°-22'-00"W FOR THE SOUTHEASTERLY R/W LINE OF SIXTH STREET, ACCORDING TO BOOK 1837, PG. 324 OF THE OFFICIAL RECORDS OF NASSAU COUNTY.
- 2.) THERE MAY EXIST ADDITIONAL RESTRICTIONS LYING OVER THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF NASSAU COUNTY.
- 3.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A FORMAL TITLE REVIEW.
- 4.) THIS SURVEY WAS DERIVED AND DERIVED FROM VARIOUS FORMS OF DOCUMENTATION ALONG THE ORIGINAL CITY OF HILLIARD BLOCK SYSTEM.

LEGAL DESCRIPTION:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF BLOCK 24, TOWN OF HILLIARD, NASSAU COUNTY, FLORIDA (ACCORDING TO PLAT RECORDED IN PLAT BOOK 1, PAGE 28 OF THE PUBLIC RECORDS OF NASSAU COUNTY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A POINT OF BEGINNING (A 1/2" IRON PIPE) BEING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ORANGE STREET (A 60'-FOOT RIGHT-OF-WAY) BEING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF ORANGE STREET (A 60'-FOOT RIGHT-OF-WAY) AND 60' NORTH SOUTHERLY BEING THE LAST MENTIONED SOUTHEASTERLY RIGHT-OF-WAY LINE, A BEARING OF S52°38'00"E TO A POINT AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, THUS DESCRIBED RUN SOUTH 37°22'00" WEST, A DISTANCE OF 201.79 FEET TO A POINT LYING ON THE NORTHEASTERLY LINE OF LANDS NOW OR FORMERLY OF LEROY GLENN & PATRICIA HADDOCK (ACCORDING TO DEED RECORDED IN BOOK 742, PAGE 802, OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE NORTH 87°51'00" WEST, ALONG LAST MENTIONED NORTHEASTERLY LINE, A DISTANCE OF 178.80 FEET TO A POINT, SAID POINT BEING A SOUTHEASTERLY CORNER OF LANDS NOW OR FORMERLY OF GRACE BELL (ACCORDING TO DEED RECORDED IN BOOK 2184, PAGE 1884, OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE NORTH 87°51'00" EAST, ALONG THE SOUTHEASTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 229.35 FEET TO A POINT LYING ON THE AFOREMENTIONED SOUTHEASTERLY RIGHT-OF-WAY LINE OF ORANGE STREET; RUN THENCE SOUTH 52°38'00" EAST, ALONG LAST MENTIONED SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 70.59 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 0.58 ACRES (25,243.36 SQUARE FEET), MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD WHICH MAY LIE WITHIN.



THE INFORMATION SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

FLOOD CERTIFICATE:

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONE
"X" (UNSHADED) AS PER F.I.R. MAP No. 1208400135F, COMM No. 120573, PANEL No. 0135.
SUFFIX F, DATED: DEC. 17, 2010 FOR: NASSAU COUNTY, FLORIDA.

I HEREBY CERTIFY THAT THE ABOVE LOT WAS EXAMINED UNDER MY CLOSE SUPERVISION AND THAT THE SAME CONFORMS TO THE RECORDS OF THE COUNTY AND THAT THERE ARE NO DISCREPANCIES UPON SAID LOT, EXCEPT AS SHOWN.

THIS SURVEY NOT VALID UNLESS THIS PRINT BEARS THE SEAL OF THE SIGNING SURVEYOR.

F.B. BENNETT, P.S. 5
SURVEY DATE: 05-10-21
S. (C) 2021 Bennett Surveying & Land Planning, Hilliard, FL

SCALE: 1" = 40'

DWN. BY:
R.B.

CKD. BY:
T.L.P.



BENNETT SURVEYING, INC.
Surveyors and Land Planners

102 MARSH HARBOR PARKWAY, UNIT 103
KINGSLAND, FLORIDA 32184

904.244.1888
(904) 576.5940

LICENSED BUSINESS NO. 7615

ERNEST R. BENNETT, JR.
REGISTERED SURVEYOR, No. 2802 FL

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 Health, LLC, a Florida limited liability company,

(Print Name of Property Owner)

hereby authorize Rogers Towers, P.A. and AVA Engineers Inc.

(Print Name of Agent)

to represent me/us in processing an application for PUD Rezoning and FLUM Amendment

(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)

(Print Name of Owner)

(Signature of Owner)

Doug Adkins
(Print Name of Owner)

State of Florida

} ss

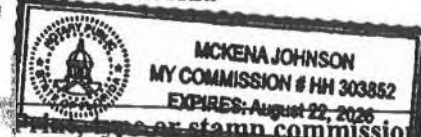
Nassau County

Sworn to and subscribed before me on this 4th day of November, 2022

by T. Doug Adkins

(Name of Person Making Statement)

Mckena Johnson
Signature of Notary Public
State of Florida



(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: _____



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
DAYSPRING HEALTH, LLC

Filing Information

Document Number L09000006012
FEI/EIN Number 26-4081030
Date Filed 01/16/2009
State FL
Status ACTIVE

Principal Address

554820 US HIGHWAY #1
HILLIARD, FL 32046

Mailing Address

P.O. BOX 1080
HILLIARD, FL 32046

Registered Agent Name & Address

ADKINS, DOUGLAS D
554820 US HIGHWAY #1
HILLIARD, FL 32046

Authorized Person(s) Detail

Name & Address

Title MGRM

ADKINS, DOUGLAS D
554820 US HIGHWAY #1
HILLIARD, FL 32046

Annual Reports

Report Year	Filed Date
2020	01/21/2020
2021	01/28/2021
2022	01/08/2022

Document Images

[01/08/2022 - ANNUAL REPORT](#)

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01/28/2021 – ANNUAL REPORT	View image in PDF format
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01/12/2014 – ANNUAL REPORT	View image in PDF format
01/06/2013 – ANNUAL REPORT	View image in PDF format
01/05/2012 – ANNUAL REPORT	View image in PDF format
01/17/2011 – ANNUAL REPORT	View image in PDF format
01/15/2010 – ANNUAL REPORT	View image in PDF format
01/16/2009 – Florida Limited Liability	View image in PDF format

General Warranty Deed

Made this June 3, 2021 A.D. By Michael Franklin and Vickie Franklin, husband and wife, whose post office address is PO Box 1107, Hilliard, Florida 32046, hereinafter called the grantor, to Dayanara Health, LLC, a Florida limited liability company, whose post office address is: PO Box 1080, Hilliard, Florida 32046, hereinafter called the grantee.

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Nassau County, Florida, viz:

See Attached Exhibit A made a part hereof

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida. No Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 08-3N-24-2380-0037-0010 and 08-3N-24-2380-0024-0040

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining;

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2020.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written,

Signed, sealed and delivered in our presence:

Witness Printed Name: Michael D. Coonan

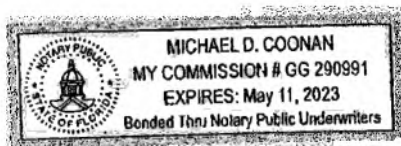
Witness Printed Name: Vickie Franklin

State of Florida
County of Duval

Michael Franklin
Address: P.O. Box 1107, Hilliard, Florida 32046 (Seal)

Vickie Franklin
Address: P.O. Box 1107, Hilliard, Florida 32046 (Seal)

The foregoing instrument was acknowledged before me by means of physical presence this 3rd day of June, 2021, by Michael Franklin and Vickie Franklin, husband and wife who is/are personally known to me or who has produced driver's license as identification.



Notary Public
Printed Name: Michael D. Coonan
My Commission Expires: _____

Date: June 3, 2021

Property Address: Ruby Drive and Orange Street
Hilliard, Florida 32046

APN# 08-3N-24-2380-0037-0010 and 08-3N-2380-0024-0040

Exhibit "A"

LEGAL DESCRIPTION

PARCEL 1:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF BLOCK 24, TOWN OF HILLIARD, NASSAU COUNTY, FLORIDA (ACCORDING TO PLAT RECORDED IN PLAT BOOK 1, PAGE 28, OF THE PUBLIC RECORDS OF NASSAU COUNTY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT A POINT WHERE THE NORTHWESTERLY RIGHT OF WAY LINE OF SIXTH STREET (A 60 FOOT RIGHT-OF-WAY) INTERSECTS THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF ORANGE STREET (A 60 FOOT RIGHT-OF-WAY) AND RUN NORTH 52°38'00" WEST, ALONG THE LAST MENTIONED SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 208.71 FEET TO A POINT FOR THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING THUS DESCRIBED RUN SOUTH 37°22'00" WEST, A DISTANCE OF 201.79 FEET TO A POINT LYING ON THE NORTHEASTERLY LINE OF LANDS NOW OR FORMERLY OF LEROY GLENN & PATRICIA HADDOCK (ACCORDING TO DEED RECORDED IN BOOK 792, PAGE 902, OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE NORTH 52°38'00" WEST, ALONG LAST MENTIONED NORTHEASTERLY LINE, A DISTANCE OF 179.60 FEET TO A POINT, SAID POINT BEING A SOUTHEASTERLY CORNER OF LANDS NOW OR FORMERLY OF GRACE BELL (ACCORDING TO DEED RECORDED IN BOOK 2320, PAGE 1564, OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE NORTH 65°44'47" EAST, ALONG THE SOUTHEASTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 229.35 FEET TO A POINT LYING ON THE AFOREMENTIONED SOUTHWESTERLY RIGHT OF WAY LINE OF ORANGE STREET; RUN THENCE SOUTH 52°38'00" EAST, ALONG LAST MENTIONED SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 70.59 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF BLOCK 37 TOGETHER WITH A PORTION OF MILL STREET, TOWN OF HILLIARD, NASSAU COUNTY, FLORIDA (ACCORDING TO PLAT RECORDED IN PLAT BOOK 1 PAGE 28 OF THE PUBLIC RECORDS OF NASSAU COUNTY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT A POINT WHERE THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ORANGE STREET (A 60 FOOT RIGHT-OF-WAY LINE, A DISTANCE OF 208.71 FEET TO A POINT FOR THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING THUS DESCRIBED RUN NORTH 52°38'00" WEST, A DISTANCE OF 134.13 FEET TO A POINT LYING ON THE SOUTHEASTERLY LINE OF LANDS NOW OR FORMERLY OF GRACE BELL (ACCORDING TO DEED RECORDED IN OFFICIAL RECORDS BOOK 2320, PAGE 1564, OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE NORTH 65°44'47" EAST, ALONG LAST MENTIONED SOUTHEASTERLY LINE, A DISTANCE OF 282.20 FEET TO A POINT; RUN THENCE SOUTH 37°22'00" WEST, ALONG THE NORTHEASTERLY PROLONGATION OF AFOREMENTIONED NORTHWESTERLY RIGHT OF WAY LINE OF SIXTH STREET, A DISTANCE OF 248.28 FEET TO THE POINT OF BEGINNING.

General Warranty Deed Page Two of Two

Legal Description



General Warranty Deed

Made this June 9, 2020 A.D. By Shirley T Wright, an unmarried woman, whose address is: 8488 Commonwealth Avenue, Jacksonville, Florida 32201, hereinafter called the grantor, to Deyspring Health, LLC, a Florida limited liability company, whose post office address is: 954820 US HIGHWAY #1, Hilliard, Florida 32046, hereinafter called the grantee:

* P.O. Box 1080 Hilliard, FL 32046

(Wherever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, assigns and assigns of the grantor, and the heirs, assigns and assigns of the grantee.)

With covenants, that the grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, conveys, warrants, sells, assigns, releases, releases, conveys and confirms unto the grantee, all that certain land situate in Nassau County, Florida, viz:

LEGAL DESCRIPTION OF PARCEL 1 BEING A PORTION OF BLOCK 37, TOWN OF HILLIARD, NASSAU COUNTY, FLORIDA: ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF BLOCK 37, TOWN OF HILLIARD, NASSAU COUNTY, FLORIDA (ACCORDING TO PLAT RECORDED IN PLAT BOOK 1, PAGE 28 OF THE PUBLIC RECORDS OF NASSAU COUNTY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT A POINT WHERE THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SIXTH STREET (A 60-FOOT RIGHT-OF-WAY) INTERSECTS THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ORANGE STREET (A 60-FOOT RIGHT-OF-WAY) AND RUN NORTH 52°38'00" WEST, ALONG THE LAST MENTIONED NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 246.89 FEET TO A POINT LYING ON THE SOUTHEASTERLY LINE OF LANDS NOW OR FORMERLY OF GRACE BELL (ACCORDING TO DEED RECORDED IN BOOK 2320, PAGE 1564, OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE NORTH 65°44'17" EAST, ALONG LAST MENTIONED SOUTHEASTERLY LINE, A DISTANCE OF 237.22 FEET TO THE SOUTHWESTERLY CORNER OF LANDS NOW OR FORMERLY OF MICHAEL & VICKIE FRANKLIN (ACCORDING TO DEED RECORDED IN BOOK 1694, PAGE 1362, OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE SOUTH 52°38'00" EAST, ALONG THE SOUTHWESTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 134.13 FEET TO A POINT LYING ON THE AFOREMENTIONED NORTHWESTERLY RIGHT-OF-WAY LINE OF SIXTH STREET; RUN THENCE SOUTH 37°22'00" WEST, ALONG LAST MENTIONED NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION OF PARCEL 2 BEING A PORTION OF SIXTH STREET, TOWN OF HILLIARD, NASSAU COUNTY, FLORIDA: ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF SIXTH STREET, TOWN OF HILLIARD, NASSAU COUNTY, FLORIDA (ACCORDING TO PLAT RECORDED IN PLAT BOOK 1, PAGE 28 OF THE PUBLIC RECORDS OF NASSAU COUNTY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT A POINT WHERE THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ORANGE STREET (A 60-FOOT RIGHT-OF-WAY) INTERSECTS THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SIXTH STREET (A 60-FOOT RIGHT-OF-WAY) AND RUN NORTH 37°22'00" EAST, ALONG LAST MENTIONED NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 208.71 FEET TO THE SOUTHEASTERLY CORNER OF LANDS NOW OR FORMERLY OF MICHAEL & VICKIE FRANKLIN (ACCORDING TO DEED RECORDED IN BOOK 1694, PAGE 1249 OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE SOUTH 52°38'00" EAST, A DISTANCE OF 60.00 FEET TO A POINT LYING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED SIXTH STREET; RUN THENCE SOUTH 37°22'00" WEST, ALONG LAST MENTIONED SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 208.71 FEET TO A POINT LYING ON THE AFOREMENTIONED NORTHWESTERLY RIGHT-OF-WAY LINE OF ORANGE STREET; RUN THENCE NORTH 52°38'00" WEST, ALONG LAST MENTIONED NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION OF PARCEL 3 BEING A PORTION OF BLOCK 39, TOWN OF HILLIARD, NASSAU COUNTY, FLORIDA: ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF BLOCK 39, TOWN OF HILLIARD, NASSAU COUNTY, FLORIDA (ACCORDING TO PLAT RECORDED IN PLAT BOOK 1, PAGE 28 OF THE PUBLIC RECORDS OF NASSAU COUNTY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT A POINT WHERE THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ORANGE STREET (A 60-FOOT RIGHT-OF-WAY) INTERSECTS THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SIXTH STREET (A 60-FOOT RIGHT-OF-WAY) AND RUN NORTH 37°22'00" EAST, ALONG THE LAST MENTIONED SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 417.42 FEET TO A POINT LYING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF MILL STREET (A 60-FOOT RIGHT-OF-WAY); RUN THENCE SOUTH 52°38'00" EAST, ALONG LAST MENTIONED SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 190.00 FEET TO A POINT; RUN THENCE SOUTH 37°22'00" WEST, ALONG THE NORTHWESTERLY LINE OF LANDS NOW OR FORMERLY OF CCRC WOODLAND, LTD (ACCORDING TO DEED RECORDED IN BOOK 724, PAGE 971, OFFICIAL RECORDS OF SAID COUNTY), A DISTANCE OF 192.09 FEET TO A NORTHWESTERLY CORNER THEREOF; RUN THENCE SOUTH 52°38'00" EAST, ALONG A SOUTHWESTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 93.36 FEET TO A POINT; RUN THENCE SOUTH 37°22'00" WEST TO AND ALONG THE NORTHWESTERLY LINE OF LANDS NOW OR FORMERLY OF EULA MAE SCUSSELL ESTATE, A DISTANCE OF 175.00 FEET TO A POINT; RUN THENCE NORTH 52°38'00" WEST, A DISTANCE OF 100.00 FEET TO A POINT; RUN THENCE SOUTH 37°22'00" WEST, A DISTANCE OF 90.33 FEET TO A POINT LYING ON THE AFOREMENTIONED NORTHEASTERLY RIGHT-OF-WAY LINE OF ORANGE STREET; RUN THENCE NORTH 52°38'00" WEST, ALONG LAST MENTIONED NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 185.36 FEET TO THE POINT OF BEGINNING.

Less & Except any portion lying within orange street right of way.

Parcel ID Number: 08-3N-24-2380-0037-0020, 08-3N-24-2380-0039-0031, 08-3N-24-2380-0039-0012

General Warranty Deed - Page 1 of 2

Prepared by and Return to:
H. Nelson / Guardian Title & Trust, Inc.
13400 Saddle Creek Drive South Suite 1001
Jacksonville, FL 32226 2020-4-112

Together with all the easements, hereditaments and appurtenances thereto belonging or in anywise appertaining,

To Have and to Hold, the same in fee simple forever.

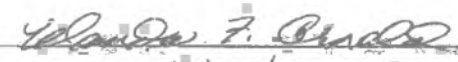
And the grantor hereby covenants with said grantees that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2019.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Printed Name Michael D. Coonan

 (Said)
Address: 2402 Commonwealth Avenue, Jacksonville, Florida
32201


Witness Printed Name Wanda F. Arrind

State of Florida
County of Nassau

The foregoing instrument was acknowledged before me by each of physical presence this 9th day of June, 2020, by Shirley T Wright, an unmarried woman, who is personally known to me or who has produced driver's license for identification.



Notary Public
Print Name: 
My Commission Expires: _____

General Warranty Deed - Page 2 of 2

Prepared by and Return to:
H.Nelson / Guardian Title & Trust, Inc.,
13400 Sutton Park Drive South Suite 1001
Jacksonville, FL 32224 2020-4-112



Prepared by
Teri Croft, an employee of
First American Title Insurance Company
12724 Gran Bay Parkway W, Suite 320
Jacksonville, Florida 32258
(904)519-7700

Return to: Grantee
File No.: 2237-2436264
Consideration: \$25,000.00

WARRANTY DEED

This indenture made on **June 22, 2017 A.D.**, by

Shirley T. Wright, f/k/a Shirley T. Robinson, a single woman

whose address is: **8488 Commonwealth Avenue, Jacksonville, FL 32220**
hereinafter called the "grantor", to

Dayspring Health, LLC, a Florida limited liability company

whose address is: **PO Box 1080, Hilliard, FL 32046**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, **all that certain land situate in Nassau County, Florida, to-wit:**

LEGAL DESCRIPTION OF LOT 1, BLOCK 24, TOWN OF HILLIARD, NASSAU COUNTY, FLORIDA:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING LOT 1, BLOCK 24, TOWN OF HILLIARD, NASSAU COUNTY, FLORIDA (ACCORDING TO PLAT RECORDED IN PLAT BOOK 1, PAGE 28 OF THE PUBLIC RECORDS OF NASSAU COUNTY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT A POINT WHERE THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF ORANGE STREET (A 50 FOOT RIGHT-OF-WAY) INTERSECTS THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SIXTH STREET (A 60 FOOT RIGHT-OF-WAY) AND RUN SOUTH 37 DEGREES 22' 00" WEST, ALONG LAST MENTIONED NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 201.52 FEET TO THE SOUTHERNMOST CORNER OF SAID LOT 1; RUN THENCE NORTH 52 DEGREES 42' 27" WEST, A DISTANCE OF 208.71 FEET TO THE WESTERNMOST CORNER OF SAID LOT 1; RUN THENCE NORTH 37 DEGREES 22' 00" EAST, A DISTANCE OF 201.79 FEET TO THE NORTHERNMOST CORNER THEREOF, SAID POINT LYING ON THE AFOREMENTIONED SOUTHWESTERLY RIGHT-OF-WAY LINE OF ORANGE STREET; RUN THENCE SOUTH 52 DEGREES 38' 00" EAST, ALONG LAST MENTIONED SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING.

Parcel Identification Number: **08-3N-24-2380-0024-0010**

The land is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

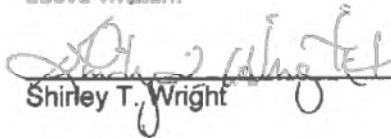
Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

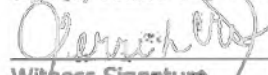
To Have and to Hold, the same in fee simple forever.


And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2016.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.


Shirley T. Wright

Signed, sealed and delivered in our presence:

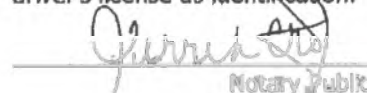

Witness Signature
Print Name: Terri L Croft


Witness Signature
Print Name: Jennifer Leah Bankm

State of **FL**

County of **Duval**

The Foregoing Instrument Was Acknowledged before me on **June 22, 2017**, by **Shirley T. Wright, a single woman** who is/are personally known to me or who has/have produced a valid driver's license as identification.


Notary Public
Terri L Croft
(Printed Name)

My Commission expires: _____



General Warranty Deed

Made this January 6, 2022 A.D. By Betty Scussell Martinez, a married person and Frances Scussell Conner, a married person and Virginia Scussell Davis, a married person and Frank Dominic Scussell, Jr., a married person and Carl Eugene Scussell, Jr., an unmarried person and Michael Timothy Scussell, a married person, hereinafter called the grantor, to Daypring Health, LLC a Florida Limited Liability Company whose post office address is: PO Box 1080, Hilliard, Florida 32046, hereinafter called the grantee:

(Which was said to be the true "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of both parties) and the covenants and obligations of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Nassau County, Florida, viz:

Block 39, South Half of Lot Two, more particularly described as follows, at the Intersection of Orange and Fifth Streets at the South West corner of Block 39 and run northward along Orange Street One Hundred feet Official Records or to the land granted to Lela Mae Austin in 1954, and from there run Eastward parallel with Fifth Street Two hundred and ten feet, thence run Southward parallel with Orange Street to Fifth Street thence run Westward along Fifth Street to place of Beginning, comprising about one half an acre in the Town of Hilliard.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 08-3N-24-2380-0039-0025

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2021.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Printed Name: MICHAEL D. CONNOR

Witness Printed Name: Melissa Sheffield

Betty Scussell Martinez (Seal)
Betty Scussell Martinez
Address: PO Box 445, Callahan, Florida 32011

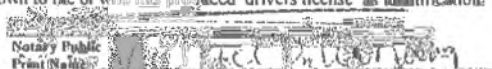
Frances Scussell Conner (Seal)
Frances Scussell Conner
Address: PO Box 763, Callahan, Florida 32011

Virginia Scussell Davis (Seal)
Virginia Scussell Davis
28158 Davis Rd Rt 4 Hilliard FL 32046

Frank Dominic Scussell JR (Seal)
Frank Dominic Scussell JR
PO BOX 156 Hilliard FL 32046

State of Florida
County of Nassau

The foregoing instrument was acknowledged before me by means of physical presence this 6th day of January, 2022, by Betty Scussell Martinez, a married person and Frances Scussell Conner, a married person and Virginia Scussell Davis, a married person and Frank Dominic Scussell, Jr., a married person who were personally known to me or who has produced drivers license as identification.




Page 1 of 3 Warranty Deed (Page 2 includes grantor: Carl Eugene Scussell Jr.); Page 3 includes grantor: Michael Timothy Scussell

Page 2 of 3 Warranty Deed

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written, January 4, 2022.

Signed, sealed and delivered in our presence:


Witness Printed Name RYAN Messer


Carl Eugene Scull, Jr.
Address: 352 Tally Rd Cullowhee NC 28723

Angie Bucher
Witness Printed Name Angie Bucher
State of North Carolina
County of Jackson

The foregoing instrument was acknowledged before me by means of physical presence this 4th day of January, 2022, by Carl Eugene Scull, Jr, an unmarried person who I personally know, to me or who has produced drivers license as identification:

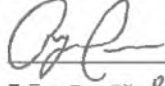
Janice M. Cope
Notary Public
Print Name: Janice M. Cope
My Commission Expires: 4-02-2023



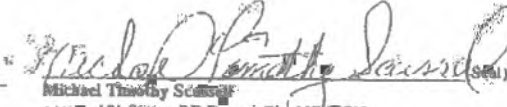
Page 3 of 3 Warranty Deed

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written; January 4, 2022.

Signed, sealed and delivered in our presence:



Witness Printed Name: Ryan Messer



Michael Timothy Scussell

Address: 181 Station RD Bryson City, NC 28713



Witness Printed Name: Angela Buchanan

State of North Carolina

County of Jackson

The foregoing instrument was acknowledged before me by either of physical presence this 4th day of January, 2022, by Michael Timothy Scussell, a married person, who is here personally known to me or who has produced driving license as identification.

Notary Public

Print Name: Janice M. Cope

My Commission Expires: 4-02-2023



BLK 24 PT LOT 4 DAYSpring Health LLC
IN OR 2469/1055 BEING PAR 1
TOWN OF HILLIARD, FL 32046

08-2N-24-2380-0024-0040
HILLIARD, FL 32046
HILLIARD, FL 32046

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2469/1055	6/03/2021	WD Q V 05	1017,500
1694/1249	7/28/2010	QC U V 11	1017,500
GRANTOR: FRANKLIN MICHAEL & VI			
GRANTEE: DAYSpring HEALTH LLC			
GRANTOR: TITF/STATE OF FLORID			
GRANTEE: FRANKLIN MICHAEL & VI			

OFF RECORD	DATE	TYPE	Q	V	RSN	AMOUNT
2469/1055	6/03/2021	WD Q V 05				1017,500
1694/1249	7/28/2010	QC U V 11				1017,500

SALES DATA	DATE	TYPE	Q	V	RSN	AMOUNT
2469/1055	6/03/2021	WD Q V 05				1017,500
1694/1249	7/28/2010	QC U V 11				1017,500

GRANTOR: FRANKLIN MICHAEL & VI	GRANTEE: DAYSpring HEALTH LLC	GRANTOR: TITF/STATE OF FLORID	GRANTEE: FRANKLIN MICHAEL & VI
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2469/1055	6/03/2021	WD Q V 05	1017,500
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OFF RECORD	DATE	TYPE	Q	V	RSN	AMOUNT
2469/1055	6/03/2021	WD Q V 05				1017,500
1694/1249	7/28/2010	QC U V 11				1017,500

GRANTOR: FRANKLIN MICHAEL & VI	GRANTEE: DAYSpring HEALTH LLC	GRANTOR: TITF/STATE OF FLORID	GRANTEE: FRANKLIN MICHAEL & VI
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2469/1055	6/03/2021	WD Q V 05				1017,500
1694/1249	7/28/2010	QC U V 11				1017,500

LAND USE DESCRIPTION	TOTAL GRASSY AREA	PCT OF BASE	TOT ADJ AREA	SUBARE MARKET VALUE
VACANT		6002.00		
TOTALS				
EXTENTURES				
LAND USE DESCRIPTION	TOTAL GRASSY AREA	PCT OF BASE	TOT ADJ AREA	SUBARE MARKET VALUE
VAC RES				
1.00000 VAC RES				
0.0000				

VALUATION BY	STANDARD
ASSET VALUE	0
LIABILITY VALUE	0
CURRENT VALUE	53,550
PREVIOUS YEAR VALUE	53,550
TOTAL ASSET VALUE	11,623
TOTAL LIABILITY VALUE	41,927
TOTAL NET VALUE	0
ASSET VALUE	41,927
LIABILITY VALUE	53,550
NET VALUE	0
PREVIOUS YEAR NET VALUE	53,550

[illegible][illegible]

BUILDING DIMENSIONS

[illegible]17

PRINTED 07/29/2007 10:23 AM

This image shows a vertical strip of a film negative. It contains various patterns and textures, including what appears to be a series of small, dark, rectangular shapes arranged in a row, and a larger, more complex pattern of lines and shapes. The overall appearance is that of a test strip or a section of a film roll.

[illegible][illegible]

LAND DESCRIPTION										TOTAL/BOX					LAND VALUE	
USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOTL LND. FS	UNIT TYPE	DEPTH FACT	COMD	TOTL VOL	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE		
11000000	VAC RES	0	000082		210.00	210.00	210.00	PP	1.00	1.00	0.85	300.00	255.00	53,550.00		

IN DATE 05/19/2017 00:00:00 -- Total Amount: \$0.00 Total Land Value: 53.550 Markets: 0 Agricultural: 0 67

BLOCK 39 S 100 FT OF LOT 2 IN OR 2530/213

2022

08/31/2022 241380-0039-0025

DAYS PRING HEALTH LLC
P.O. BOX 1080
HILLIARD, FL 32046

BUILDING CHARACTERISTICS
ELEMENT: CONSTRUCTION

08/31/2022 241380-0039-0025

08/31/2022 241380-0039-0025

08/31/2022 241380-0039-0025

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08/31/2022 241380-0039-0025



08/31/2022 241380-0039-0025

ADDITIONAL ATTACHMENTS

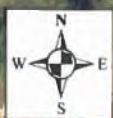
1. Wetland Delineation Maps
2. Flood Maps



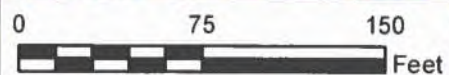


-  Upland Area
Approximately 0.36 Acre
 Wetlands
Approximately 0.27 Acre

Subject Property



1 inch = 75 feet



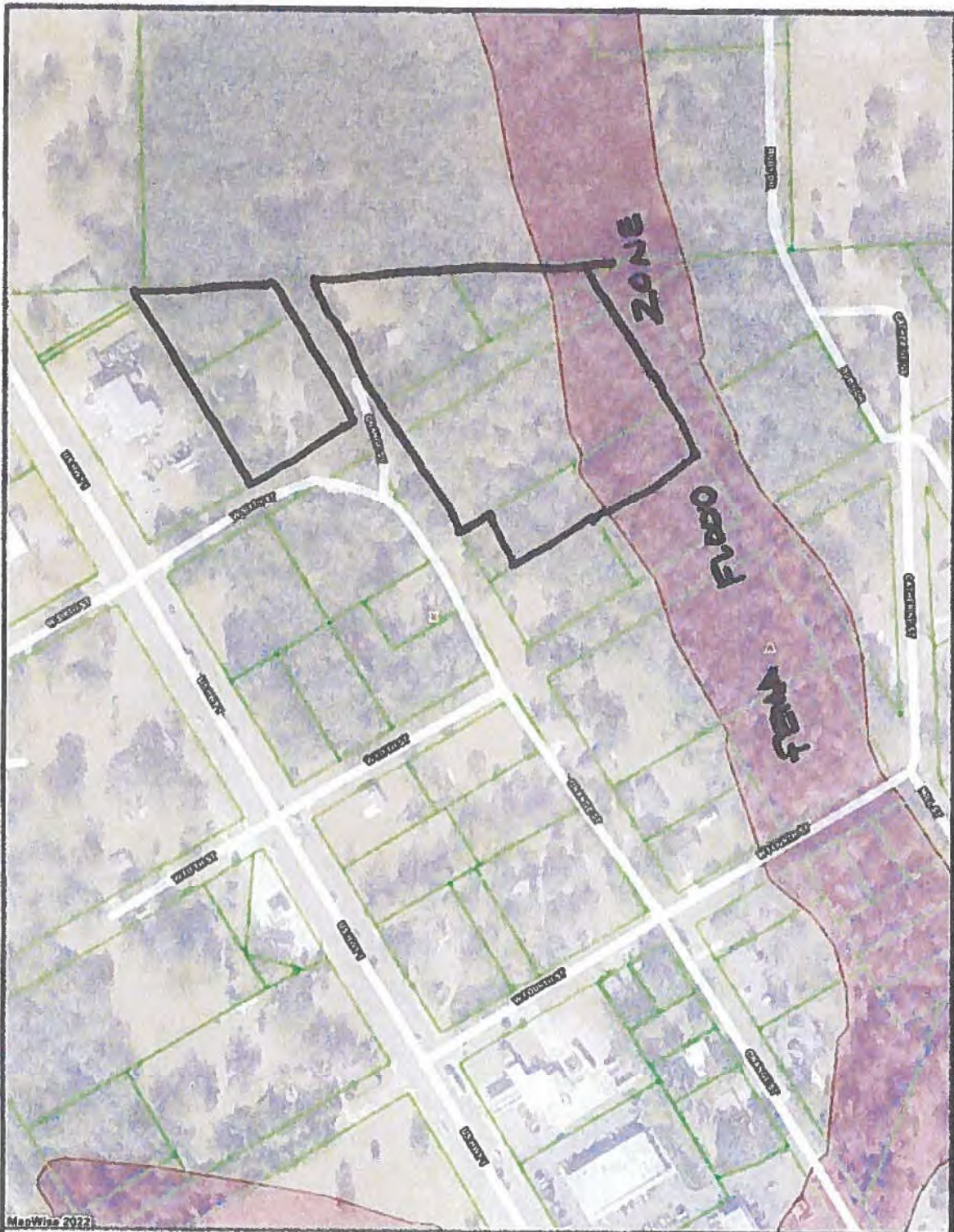
2017 True Color Orthophotos
From Florida DOT

Wetland Delineation
 Orange Street
 Hilliard, Nassau County, Florida
 January 27, 2022

This exhibit is the result of a GPS-based delineation of the wetland boundaries by LG2 Environmental Solutions, Inc. The accuracy limitation of the GPS unit is approximately one meter. This boundary has not been located by a Registered Land Surveyor or been reviewed by any regulating agency. This exhibit should not be used for detailed site planning. Wetland boundaries can more accurately be determined by location of delineation flags by a Registered Land Surveyor, and review approval by the regulating agencies.





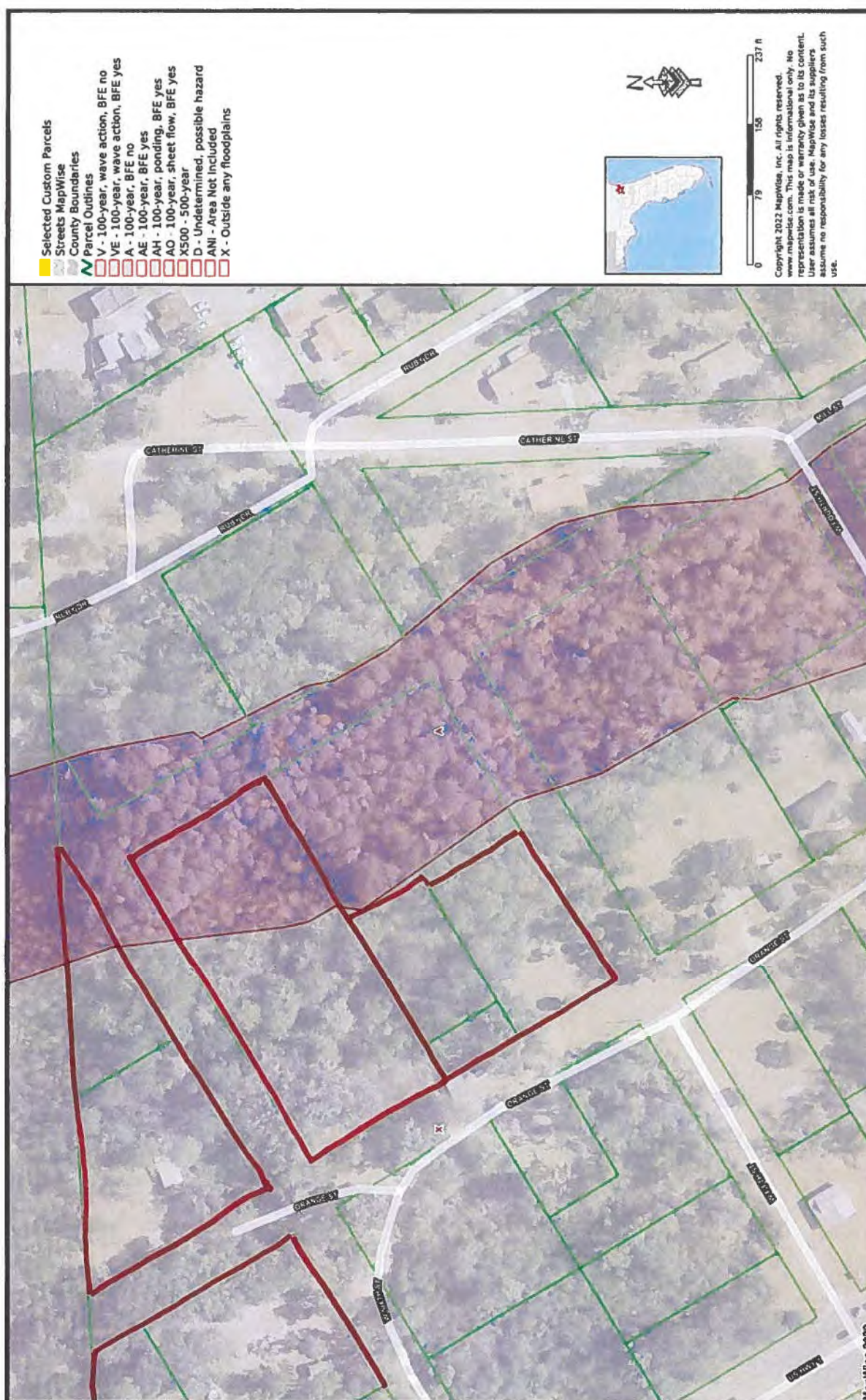


- ☐ Selected Custom Parcels
- ☐ Streets MapWise
- ☐ County Boundaries
- ☒ Parcel Outlines
- ☐ V - 100-year, wave action, BFE no
- ☐ VE - 100-year, wave action, BFE yes
- ☐ A - 100-year, BFE no
- ☐ AE - 100-year, BFE yes
- ☐ AH - 100-year, ponding, BFE yes
- ☐ AO - 100-year, sheet flow, BFE yes
- ☐ X500 - 500 year
- ☐ D - Undetermined, possible hazard
- ☐ ANI - Area Not Included
- ☐ X - Outside any floodplains



0 120 240 360 ft

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AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Planning and Zoning Board Public Hearing & Regular Meeting Meeting Date: March 14, 2023

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

SUBJECT: Planning and Zoning Board recommendation to the Town Council for the establishment of Dayspring Commons Planned Unit Development through an Ordinance. Parcel ID No. 08-3N-24-2380-0024-0040, 08-3N-24-2380-0039-0012, 08-3N-24-2380-0039-0031, 08-3N-24-2380-0037-0020, 08-3N-24-2380-0024-0010, 08-3N-24-2380-0039-0025, 08-3N-24-2380-0037-0010, for applicant Douglas Adkins, Dayspring Health LLC.

BACKGROUND:

Mr. Doug Adkins has submitted application to rezone the property with the Parcel ID No. 08-3N-24-2380-0024-0040, 08-3N-24-2380-0039-0012, 08-3N-24-2380-0039-0031, 08-3N-24-2380-0037-0020, 08-3N-24-2380-0024-0010, 08-3N-24-2380-0039-0025, 08-3N-24-2380-0037-0010 from R-2 to PUD to Create the Dayspring Commons.

This Property is 5.97 acres that lies at the intersection of West Sixth Street and Orange Street, northeast of US HWY 1.

The Applicant is proposing to rezone the property from single family R-2 to PUD to allow for development of an Institutional campus to provide senior housing with supportive neighborhood commercial uses, for a maximum of 24,500 square feet of residential uses and a maximum of 7,350 square feet of commercial uses.

This application is submitted with companion applications for a proposed text amendment to the Towns Comprehensive plan as well as an amendment the Future Land Use Map.

FINANCIAL IMPACT:

None, the applicant is required to pay all application, advertising, and review fees.

RECOMMENDATION:

This is a project that has been in process for an extended time and Town Planner, Janis Fleet has spent extended time with this process.

As Such, she will present a full report of the project and make a recommendation to the Planning and Zoning Board.



File #	<u>20221123.1</u>
Filing Date	<u>2022.11.23</u> Check # <u>154</u> \$2640.00
Acceptance Date	_____
Review Date	P & Z _____ TC _____

ITEM-3

PUD Rezoning Application

A. PROJECT

1. Project Name: Dayspring Commons
2. Address of Subject Property: West Sixth Street and Orange Street, northeast of U.S. Highway 1
08-3N-24-2380-0024-0040; 08-3N-24-2380-0039-0012; 08-3N-24-2380-0039-0031; 08-3N-24-2380-0037-0020;
3. Parcel ID Number(s): 08-3N-24-2380-0024-0010; 08-3N-24-2380-0039-0025; & 08-3N-24-2380-0037-0010
4. Existing Use of Property: Vacant Residential
5. Future Land Use Map Designation: Medium Density
6. Existing Zoning Designation: Single-Family R-2
7. Proposed Zoning Designation: Planned Unit Development
8. Acreage: 6.61

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Courtney P. Gaver Title: Attorney
Company (if applicable): Rogers Towers, P.A.
Mailing address: 100 Whetstone Place, Suite 200
City: St. Augustine State: FL ZIP: 32086
Telephone: (904) 473-1388 FAX: () e-mail: cgaver@rtlaw.com
3. If the applicant is agent for the property owner*
Name of Owner (titleholder): Dayspring Health, LLC c/o Douglas Adkins
Mailing address: P.O. Box 1080
City: Hilliard State: Florida ZIP: 32046
Telephone: (904) 845-2362 FAX: () e-mail: doug@dayspring.health

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

C. ATTACHMENTS

1. Statement of proposed change, including a map showing the proposed zoning change and zoning designations on surrounding properties
2. A current aerial map (Maybe obtained from the Nassau County Property Appraiser.)
3. Plat of the property (Maybe obtained from the Nassau County Property Appraiser.)
4. Legal description with tax parcel number.
5. Boundary survey
6. Warranty Deed or the other proof of ownership
7. Site Plan
8. Written Description
9. Binding Letter
10. Fee.

a. \$2,500 plus \$20 per acre

No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any fees necessary for technical review or additional reviews of the application by a consultant will be billed to the applicant at the rate of the reviewing entity. The invoice for of postage, signs, advertisement, outside consultants shall be paid in full prior to any action of any kind on the application by the Planning and Zoning Board.

All 10 attachments are required for a complete application. One original and a PDF Version of the complete application with all attachments need to be submitted. A completeness review of the application will be conducted within ten (10) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

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

Courtney P. Gaver
Signature of Applicant

Courtney P. Gaver, Agent of Owner

Typed or printed name and title of applicant

11-21-2022

Date

Signature of Owner

Douglas D. Adkins

Typed or printed name of Owner

Date

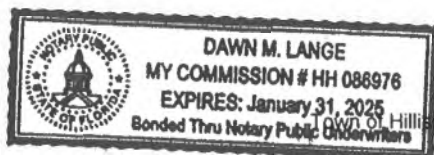
State of Florida

County of St. Johns County

The foregoing application is acknowledged before me this 21 day of November, 2022, by _____

_____, who is/are personally known to me, or who has/have produced _____
as identification.

NOTARY SEAL



Signature of Notary Public, State of Florida

Dawn M. Lange
Florida

15859 C.R. 108 ♦ Hilliard, FL 32046 ♦ (904) 845-3555

C. ATTACHMENTS

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

Signature of Applicant

Courtney P. Gaver, Agent of Owner

Typed or printed name and title of applicant

Signature of Owner

Douglas D. Adkins

Typed or printed name of Owner

Date

Date

State of _____ County of _____

The foregoing application is acknowledged before me this 4th day of November, 2022 by D. Adkins

_____, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL



Signature of Notary Public, State of Florida

59 C.R. 108 ♦ Hilliard, FL 32046 ♦ (904) 845-3555

ATTACHMENT 1

Statement of Proposed Change

This application is for the proposed Daysprings Commons Planned Unit Development (“PUD”) for 6.61 acres east of U.S. Highway 1 / North Kings Road at West Sixth Street and Orange Street (the “Property”). The Applicant proposes to rezone the Property from Single Family R-2 to PUD to allow for development of an institutional campus to provide senior housing and a residential treatment facility with supportive neighborhood commercial uses. The Applicant is proposing to construct three buildings with related amenities for a maximum of 33,000 square feet of residential uses (maximum of 105 units/beds), and a maximum of 9,300 square feet of commercial uses. This application is submitted as a companion application to the proposed amendment to the Town of Hilliard’s Future Land Use Map (“FLUM”) to change the Property’s FLUM designation from MDR to Institutional with a text amendment to allow development of neighborhood-related commercial and office uses.

Future Land Use Map (Medium Density)



November 21, 2022



ITEM-3

Zoning Map (R-2)



November 21, 2022

1:2,257
0 0.0175 0.035 0.06 0.12
0 0.03 0.06 0.12
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (India), OpenStreetMap contributors, and the GIS User Community

ITEM-3

ATTACHMENT 2

Aerial Map

Aerial Map



November 21, 2022

1:2,257

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGOS, (c) OpenStreetMap contributors, and the GIS User Community

ITEM-3

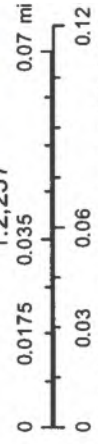
ATTACHMENT 3

Plat Map



November 22, 2022

1:2,257



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (the), OpenStreetMap contributors, and the GIS User Community

ITEM-3

ATTACHMENT 4

Legal Description

**LEGAL DESCRIPTION
DAYSPRING COMMONS**

LEGAL DESCRIPTION OF PARCEL 1 BEING A PORTION OF BLOCK 37, TOWN OF HILLIARD, NASSAU COUNTY, FLORIDA:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF BLOCK 37, TOWN OF HILLIARD, NASSAU COUNTY, FLORIDA (ACCORDING TO PLAT RECORDED IN PLAT BOOK 1, PAGE 28 OF THE PUBLIC RECORDS OF NASSAU COUNTY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT A POINT WHERE THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SIXTH STREET (A 60-FOOT RIGHT-OF-WAY) INTERSECTS THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ORANGE STREET (A 60-FOOT RIGHT-OF-WAY) AND RUN NORTH 52°38'00" WEST, ALONG THE LAST MENTIONED NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 246.89 FEET TO A POINT LYING ON THE SOUTHEASTERLY LINE OF LANDS NOW OR FORMERLY OF GRACE BELL (ACCORDING TO DEED RECORDED IN BOOK 2320, PAGE 1564, OFFICIAL RECORDS OF SAID COUNTY; RUN THENCE NORTH 65°44'47" EAST, ALONG LAST MENTIONED SOUTHEASTERLY LINE, A DISTANCE OF 237.22 FEET TO THE SOUTHWESTERLY CORNER OF LANDS NOW OR FORMERLY OF MICHAEL & VICKIE FRANKLIN (ACCORDING TO DEED RECORDED IN BOOK 1694, PAGE 1249, OFFICIAL RECORDS OF SAID COUNTY; RUN THENCE SOUTH 52°38'00" EAST, ALONG THE SOUTHWESTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 134.13 FEET TO A POINT LYING ON THE AFOREMENTIONED NORTHWESTERLY RIGHT-OF-WAY LINE OF SIXTH STREET; RUN THENCE SOUTH 37°22'00" WEST, ALONG LAST MENTIONED NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 39,761.05 SQUARE FEET, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD WHICH MAY LIE WITHIN.

Parcel No.: 08-3N-24-2380-0037-0020

LEGAL DESCRIPTION OF PARCEL 3 BEING A PORTION OF BLOCK 39, TOWN OF HILLIARD, NASSAU COUNTY, FLORIDA:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF BLOCK 39, TOWN OF HILLIARD, NASSAU COUNTY, FLORIDA (ACCORDING TO PLAT

RECORDED IN PLAT BOOK 1, PAGE 28 OF THE PUBLIC RECORDS OF NASSAU COUNTY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT A POINT WHERE THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ORANGE STREET (A 60-FOOT RIGHT-OF-WAY) INTERSECTS THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SIXTH STREET (A 60-FOOT RIGHT-OF-WAY) AND RUN NORTH 37°22'00" EAST, ALONG THE LAST MENTIONED SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 417.42 FEET TO A POINT LYING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF MILL STREET (A 60-FOOT RIGHT-OF-WAY); RUN THENCE SOUTH 52°38'00" EAST, ALONG LAST MENTIONED SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 190.00 FEET TO A POINT; RUN THENCE SOUTH 37°22'00" WEST, ALONG THE NORTHWESTERLY LINE OF LANDS NOW OR FORMERLY OF CCRC WOODLAND, LTD (ACCORDING TO DEED RECORDED IN BOOK 724, PAGE 971, OFFICIAL RECORDS OF SAID COUNTY), A DISTANCE OF 192.09 FEET TO A NORTHWESTERLY CORNER THEREOF; RUN THENCE SOUTH 52°38'00" EAST, ALONG A SOUTHWESTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 95.38 FEET TO A POINT; RUN THENCE SOUTH 37°22'00" WEST TO AND ALONG THE NORTHWESTERLY LINE OF LANDS NOW OR FORMERLY OF EULA MAE SCUSSELL ESTATE, A DISTANCE OF 175.00 FEET TO A POINT; RUN THENCE NORTH 52°38'00" WEST, A DISTANCE OF 100.00 FEET TO A POINT; RUN THENCE SOUTH 37°22'00" WEST, A DISTANCE OF 50.33 FEET TO A POINT LYING ON THE AFOREMENTIONED NORTHEASTERLY RIGHT-OF-WAY LINE OF ORANGE STREET; RUN THENCE NORTH 52°38'00" WEST, ALONG LAST MENTIONED NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 185.38 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 95,768.53 SQUARE FEET, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD WHICH MAY LIE WITHIN.

Parcel Nos.: 08-3N-24-2380-0039-0012; 08-3N-24-2380-0039-0031

LEGAL DESCRIPTION OF LOT 1, BLOCK 24, TOWN OF HILLIARD, NASSAU COUNTY, FLORIDA:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING LOT 1, BLOCK 24, TOWN OF HILLIARD, NASSAU COUNTY, FLORIDA (ACCORDING TO PLAT RECORDED IN PLAT BOOK 1, PAGE 28 OF THE PUBLIC RECORDS OF NASSAU COUNTY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT A POINT WHERE THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF ORANGE STREET (A 50 FOOT RIGHT-OF-WAY) INTERSECTS THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SIXTH STREET (A 60 FOOT RIGHT-OF-WAY) AND RUN SOUTH 37°-22'-00" WEST, ALONG LAST MENTIONED NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 201.52 FEET TO THE SOUTHERNMOST CORNER OF SAID LOT 1; RUN THENCE NORTH 52°-42'-27" WEST, A DISTANCE OF 208.71 FEET TO THE WESTERNMOST CORNER OF SAID LOT 1; RUN THENCE NORTH 37°-22'-00" EAST, A DISTANCE OF 201.79 FEET TO THE NORTHERNMOST CORNER THEREOF, SAID POINT LYING ON THE AFOREMENTIONED SOUTHWESTERLY RIGHT-OF-WAY LINE OF ORANGE STREET; RUN THENCE SOUTH 52°-38'-00" EAST, ALONG LAST MENTIONED SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 0.97 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD WHICH MAY LIE WITHIN.

Parcel No.: 08-3N-24-2380-0024-0010

LEGAL DESCRIPTION OF A PORTION OF BLOCK 39, TOWN OF HILLIARD, FLORIDA:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF BLOCK 39, TOWN OF HILLIARD, NASSAU COUNTY, FLORIDA (ACCORDING TO PLAT RECORDED IN PLAT BOOK 1, PAGE 28 OF THE PUBLIC RECORDS OF NASSAU COUNTY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT A POINT WHERE THE NORTHWESTERLY RIGHT-OF-WAY LINE OF FIFTH STREET (A 60-FOOT RIGHT-OF-WAY) INTERSECTS THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ORANGE STREET (A 60-FOOT RIGHT-OF-WAY) AND RUN NORTH 52°38'00" WEST ALONG THE LAST MENTIONED NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 132.34 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF LANDS NOW OR FORMERLY OF ROSA M. ALLEN (ACCORDING TO DEED RECORDED IN BOOK 1180, PAGE 1307, OFFICIAL RECORDS OF NASSAU COUNTY); RUN THENCE NORTH 37°22'00" EAST, ALONG THE SOUTHEASTERLY LINE OF LAST MENTIONED LANDS AND THE NORTHEASTERLY PROLONGATION THEREOF, A DISTANCE OF 208.71 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF LANDS NOW OR

FORMERLY OF CCRC WOODLANDS, LTD (ACCORDING TO DEED RECORDED IN BOOK 724, PAGE 971, OFFICIAL RECORDS OF NASSAU COUNTY); RUN THENCE SOUTH 52°38'00" EAST ALONG THE SOUTHWESTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 132.34 FEET TO A POINT LYING ON THE AFOREMENTIONED NORTHWESTERLY RIGHT-OF-WAY LINE OF FIFTH STREET; RUN THENCE SOUTH 37°22'00" WEST, ALONG LAST MENTIONED NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING.

Parcel No.: 08-3N-24-2380-0039-0025

LEGAL DESCRIPTION OF A PORTION OF BLOCK 37, TOWN OF HILLIARD, FLORIDA:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF BLOCK 37 TOGETHER WITH A PORTION OF MILL STREET, TOWN OF HILLIARD, NASSAU COUNTY, FLORIDA (ACCORDING TO PLAT RECORDED IN PLAT BOOK 1, PAGE 28 OF THE PUBLIC RECORDS OF NASSAU COUNTY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT A POINT WHERE THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ORANGE STREET (A 60-FOOT RIGHT-OF-WAY) INTERSECTS THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SIXTH STREET (A 60-FOOT RIGHT-OF-WAY) AND RUN NORTH 37°22'00" EAST, ALONG THE LAST MENTIONED NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 208.71 FEET TO A POINT FOR THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN NORTH 52°38'00" WEST, A DISTANCE OF 134.13 FEET TO A POINT LYING ON THE SOUTHEASTERLY LINE OF LANDS NOW OR FORMERLY OF GRACE BELL (ACCORDING TO DEED RECORDED IN BOOK 2320, PAGE 1564, OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE NORTH 65°44'47" EAST, ALONG LAST MENTIONED SOUTHEASTERLY LINE, A DISTANCE OF 282.20 FEET TO A POINT; RUN THENCE SOUTH 37°22'00" WEST, ALONG THE NORTHEASTERLY PROLONGATION OF AFOREMENTIONED NORTHWESTERLY RIGHT-OF-WAY LINE OF SIXTH STREET, A DISTANCE OF 248.28 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 0.38 ACRES (16,651.28 SQUARE FEET), MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD WHICH MAY LIE WITHIN.

Parcel No.: 08-3N-24-2380-0037-0010

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF BLOCK 24, TOWN OF HILLIARD, NASSAU COUNTY, FLORIDA (ACCORDING TO PLAT RECORDED IN PLAT BOOK 1, PAGE 28 OF THE PUBLIC RECORDS OF NASSAU COUNTY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT A POINT WHERE THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SIXTH STREET (A 60-FOOT RIGHT-OF-WAY) INTERSECTS THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF ORANGE STREET (A 60-FOOT RIGHT-OF-WAY) AND RUN NORTH 52°38'00" WEST, ALONG THE LAST MENTIONED SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 208.71 FEET TO A POINT FOR THE POINT OF BEGINNING.

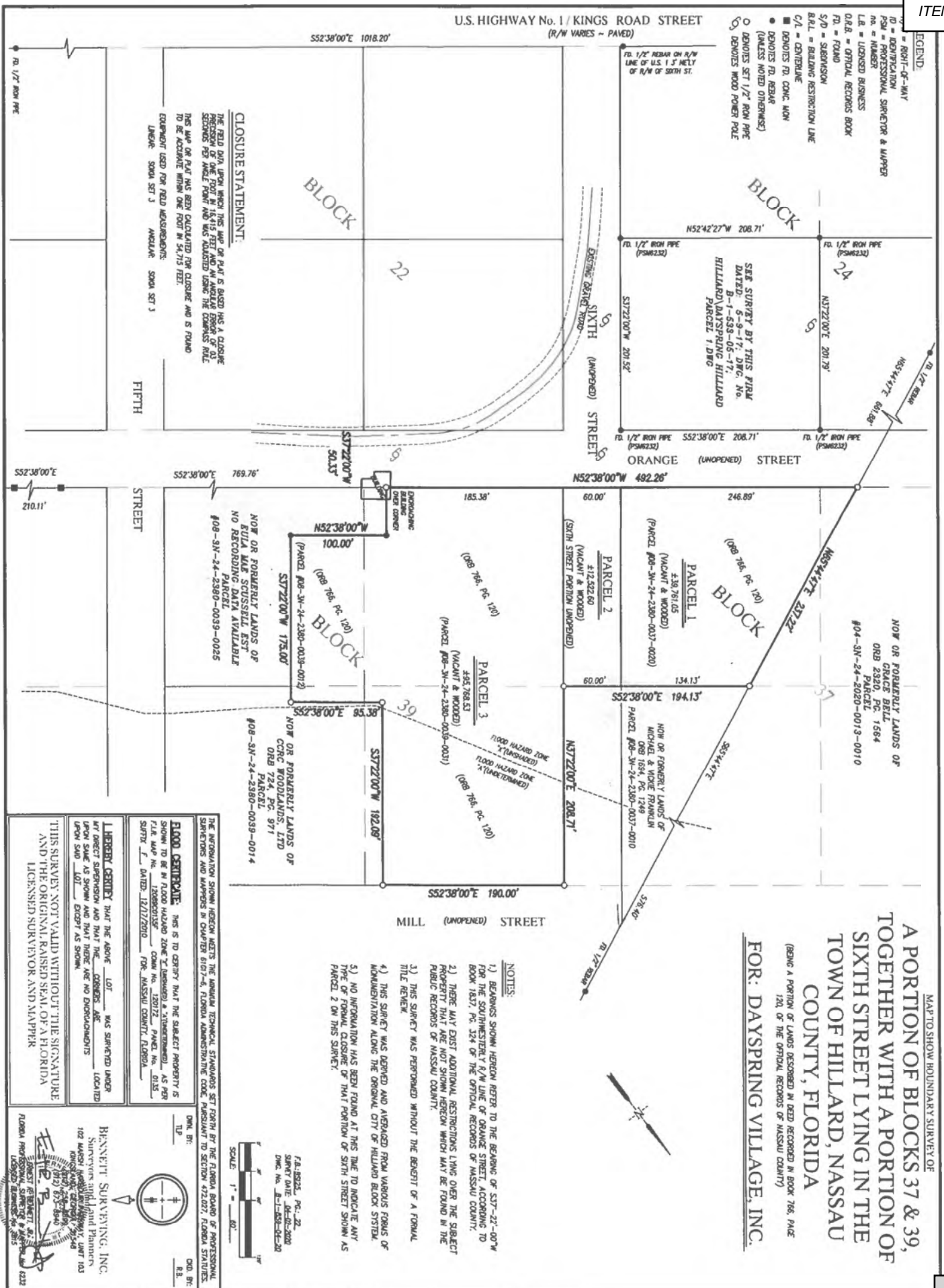
FROM THE POINT OF BEGINNING THUS DESCRIBED RUN SOUTH 37°22'00" WEST, A DISTANCE OF 201.79 FEET TO A POINT LYING ON THE NORTHEASTERLY LINE OF LANDS NOW OR FORMERLY OF LEROY GLENN & PATRICIA HADDOCK (ACCORDING TO DEED RECORDED IN BOOK 792, PAGE 902, OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE NORTH 52°38'00" WEST, ALONG LAST MENTIONED NORTHEASTERLY LINE, A DISTANCE OF 179.60 FEET TO A POINT, SAID POINT BEING A SOUTHEASTERLY CORNER OF LANDS NOW OR FORMERLY OF GRACE BELL (ACCORDING TO DEED RECORDED IN BOOK 2320, PAGE 1564, OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE NORTH 65°44'47" EAST, ALONG THE SOUTHEASTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 229.35 FEET TO A POINT LYING ON THE AFOREMENTIONED SOUTHWESTERLY RIGHT-OF-WAY LINE OF ORANGE STREET; RUN THENCE SOUTH 52°38'00" EAST, ALONG LAST MENTIONED SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 70.59 FEET TO THE POINT OF BEGINNING.

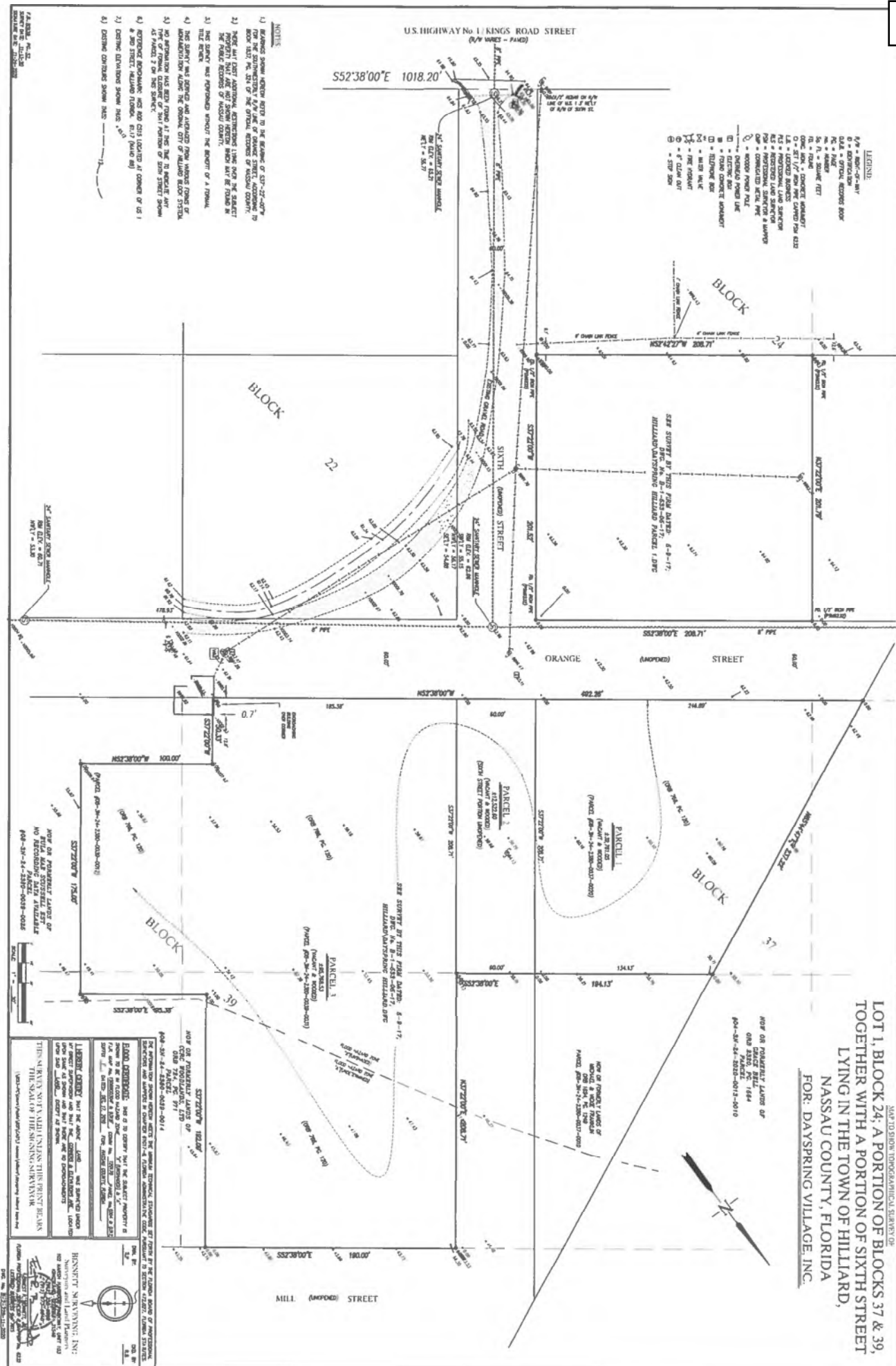
THE LAND THUS DESCRIBED CONTAINS 0.58 ACRES (25,243.38 SQUARE FEET), MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD WHICH MAY LIE WITHIN.

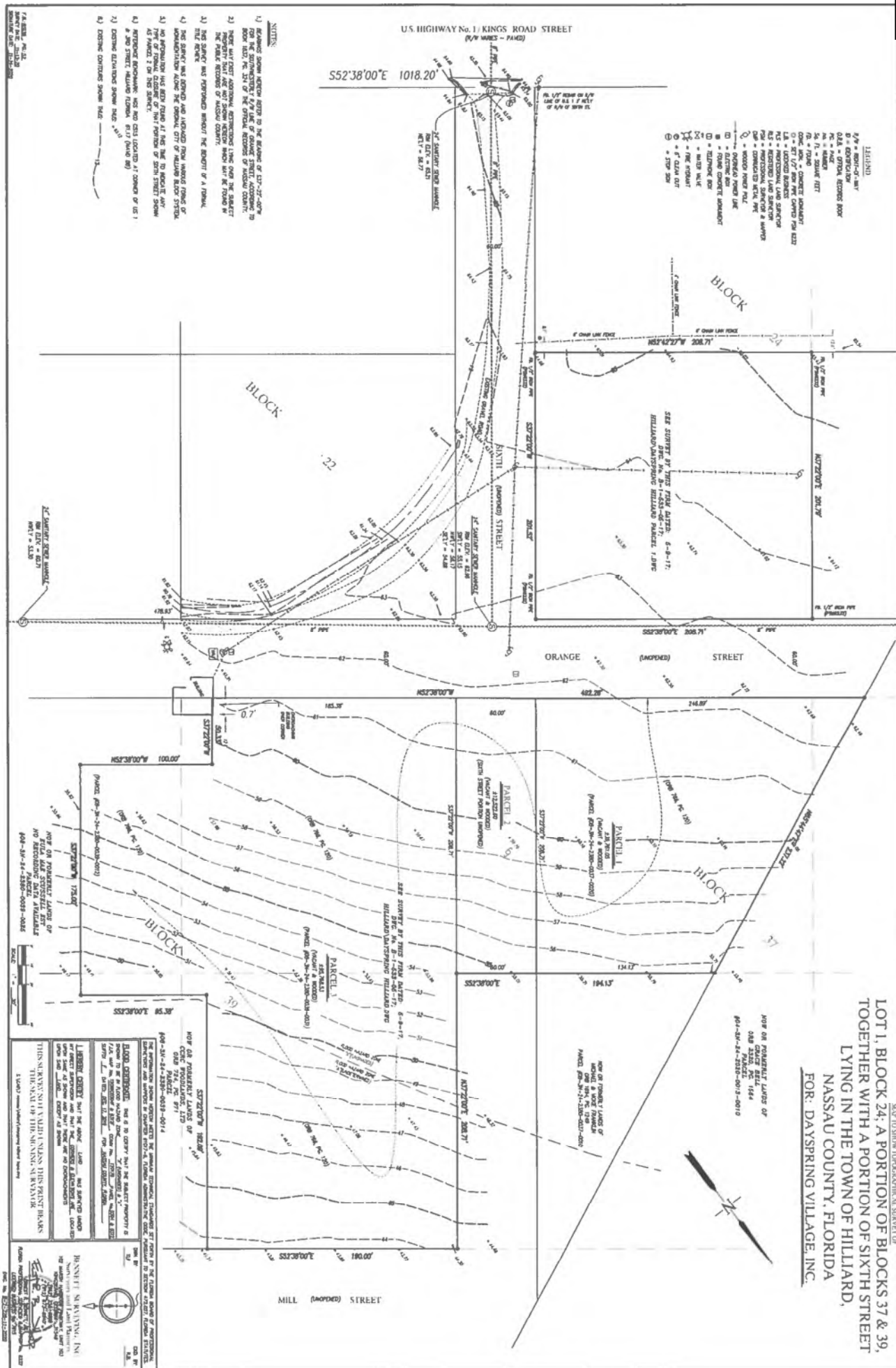
Parcel No.: 08-3N-24-2380-0024-0040

ATTACHMENT 5

Boundary Survey







LOT 1, BLOCK 24, TOWN OF HILLARD,
NASSAU COUNTY, FLORIDA
(ACCORDING TO PLAT RECORDED IN PLAT BOOK 1, PAGE 28, OF THE PUBLIC RECORDS OF NASSAU COUNTY)
FOR: DAYSPRING VILLAGE, INC.

SS238'00"E 208.71'

9

6.

0655.14

FD. CONC. MOMENTS

S37°22'00"W 201.52' (BY PRORATION)

SIXTH (UNOPENED) STREET

POSTING GRAVEL ROAD

207.32
(BY PROPORTION)

ISSN 14

FD. 1/2" IRON PIPE

THE FIELD IS UPON WHICH THIS MAP OF PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 15,415 FEET AND AN ANGULAR ERROR OF 0.3 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

THIS MAP OF PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 54,715 FEET.

EQUIPMENT USED FOR FIELD MEASUREMENTS:

LINEAR	SODA SET 3	ANGULAR	SODA SET 3
--------	------------	---------	------------

LINEAR Sonda SET 3 ANGULAR Sonda SET 3

- 1) BEGINS SOME HEREON REFER TO THE BEARING OF S22-38-04 FOR THE SOUTHWESTELY R/W LINE OF GRANGE STREET, ACCORDING TO BOOK 1837, PG. 324 OF THE OFFICIAL RECORDS OF MASSACHUSETTS.
- 2) THERE MAY EXIST ADDITIONAL RESTRICTIONS LYING OVER THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF MASSACHUSETTS.
- 3) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A FINAL TITLE REVIEW.
- 4) THIS SURVEY WAS DERIVED AND ADAPTED FROM VARIOUS FORMS OF MONUMENTATION ALONG THE ORIGINAL CITY OF HILLAND BOULEVARD SYSTEM.

I HEREBY CERTIFY THAT THE ABOVE LOT WAS SURVEYED UNDER MY DIRECT SUPERVISION AND THAT THE CORNERS A TIES ARE LOCATED UPON SAME AS SHOWN AND THAT THERE ARE NO ENCROACHMENTS UPON SAID LOT EXCEPT AS SHOWN.

THIS SURVEY NOT VALID WITHOUT THE SIGNATURE
AND THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

102 MARSH ROAD, BUREAU, UNIT 103
KINGSBACH, GEORGIA 31648

675-8940

JAMES R. HACKETT, JR.
ORDINA PROFESSIONAL SURVEYOR & APPRAISER INC.
10000 ALABAMA AVE., SUITE 100
BIRMINGHAM, AL 35226

LIBRARY OF CONGRESS
5101 MARSHALL BLVD
WASHINGTON, DC 20540

DO NOT WRITE IN THIS SPACE

100

**MAP TO SHOW BOUNDARY & SPECIFIC PURPOSE SURVEY OF
A PORTION OF BLOCK 37 TOGETHER WITH A PORTION OF MILL STREET,
LYING IN THE TOWN OF HILLIARD, NASSAU COUNTY, FLORIDA**

(ACCORDING TO PLAT RECORDED IN PLAT BOOK 1, PAGE 28 OF THE OFFICIAL RECORDS OF NASSAU COUNTY)

FOR: DAYSPRING VILLAGE, INC.

NOTES:

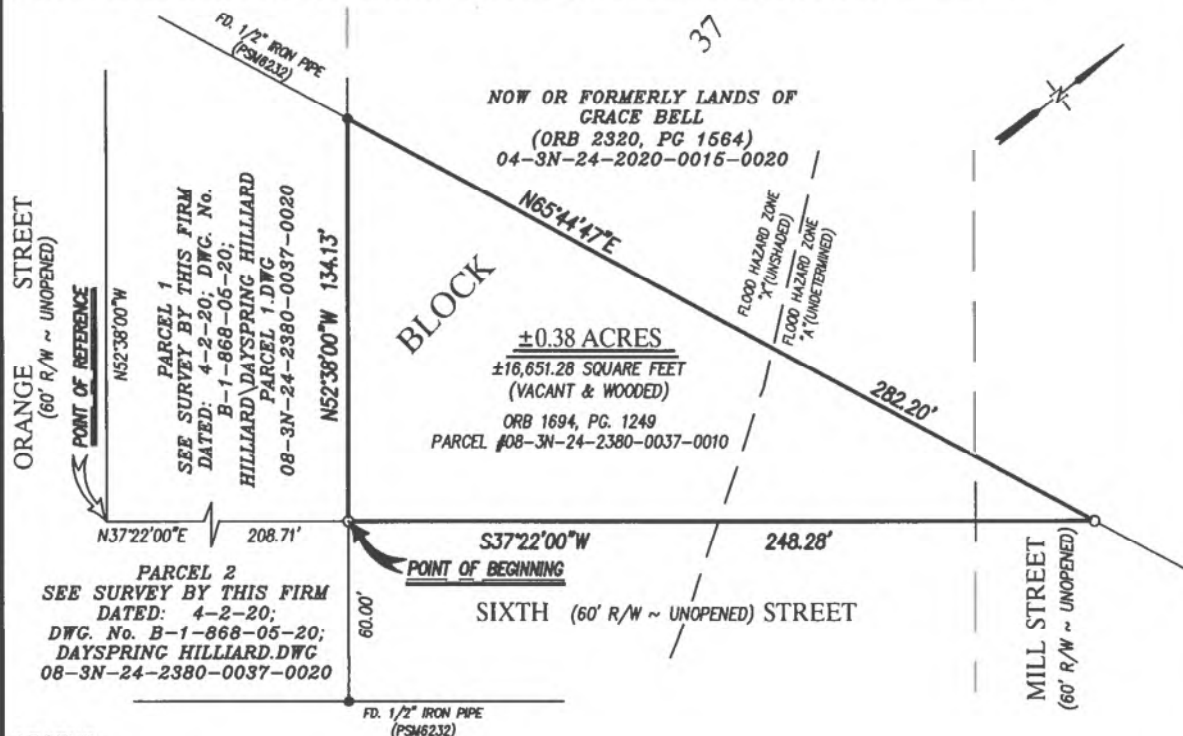
- 1.) BEARINGS SHOWN HEREON REFER TO THE BEARING OF S37°-22'-00"W FOR THE NORTHWESTERLY R/W LINE OF SIXTH STREET, ACCORDING TO BOOK 1837, PG. 324 OF THE OFFICIAL RECORDS OF NASSAU COUNTY.
- 2.) THERE MAY EXIST ADDITIONAL RESTRICTIONS LYING OVER THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF NASSAU COUNTY.
- 3.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A FORMAL TITLE REVIEW.
- 4.) THIS SURVEY WAS DERIVED AND AVERAGED FROM VARIOUS FORMS OF MONUMENTATION ALONG THE ORIGINAL CITY OF HILLIARD BLOCK SYSTEM.

LEGAL DESCRIPTION:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF BLOCK 37 TOGETHER WITH A PORTION OF MILL STREET, TOWN OF HILLIARD, NASSAU COUNTY, FLORIDA (ACCORDING TO PLAT RECORDED IN PLAT BOOK 1, PAGE 28 OF THE PUBLIC RECORDS OF NASSAU COUNTY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT A POINT WHERE THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ORANGE STREET (A 60-FOOT RIGHT-OF-WAY) INTERSECTS THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SIXTH STREET (A 60-FOOT RIGHT-OF-WAY) AND RUN NORTH 37°22'00" EAST, ALONG THE LAST MENTIONED NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 208.71 FEET TO A POINT FOR THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN NORTH 52°38'00" WEST, A DISTANCE OF 134.13 FEET TO A POINT LYING ON THE SOUTHEASTERLY LINE OF LANDS NOW OR FORMERLY OF GRACE BELL (ACCORDING TO DEED RECORDED IN BOOK 2320, PAGE 1564, OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE NORTH 65°44'47" EAST, ALONG LAST MENTIONED SOUTHEASTERLY LINE, A DISTANCE OF 282.20 FEET TO A POINT; RUN THENCE SOUTH 37°22'00" WEST, ALONG THE NORTHEASTERLY PROLONGATION OF AFOREMENTIONED NORTHWESTERLY RIGHT-OF-WAY LINE OF SIXTH STREET, A DISTANCE OF 248.28 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 0.38 ACRES (16,651.28 SQUARE FEET), MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD WHICH MAY LIE WITHIN.



LEGEND:

ORB - OFFICIAL RECORDS BOOK
R/W - RIGHT-OF-WAY
FD - FOUND

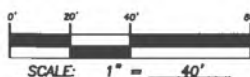
THE INFORMATION SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

FLOOD CERTIFICATE: THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONE "X" (UNSHADED) & "A" (UNDETERMINED) AS PER F.I.R. MAP No. 12089C0135F, COMM No. 120573, PANEL No. 0135, SUFFIX F, DATED: DEC. 17, 2010 FOR: NASSAU COUNTY, FLORIDA.

I HEREBY CERTIFY THAT THE ABOVE LOT WAS SURVEYED UNDER MY DIRECT SUPERVISION AND THAT THE CORNERS & IMPROVEMENTS ARE LOCATED UPON SAME AS SHOWN AND THAT THERE ARE NO ENCROACHMENTS UPON SAID LOT, EXCEPT AS SHOWN.

THIS SURVEY NOT VALID UNLESS THIS PRINT BEARS THE SEAL OF THE SIGNING SURVEYOR.

F.B. 8534, PG. 5
SURVEY DATE: 05-10-21
S:\CAD\2 nassau\hilliard\dayspring hilliard.dwg



DWN. BY: R.B. CKD. BY: T.L.P.



BENNETT SURVEYING, INC.
Surveyors and Land Planners

102 MARSH HARBOUR PARKWAY, UNIT 103
KINGSLAND, GEORGIA, 31548

PH 225-285-1100
FAX 225-285-1100
1943 07-23-6040
LICENSED BUSINESS NO. 1945

Ernest R. Bennett, Jr.
REGISTERED SURVEYOR, No. 6502 FL.

**MAP TO SHOW BOUNDARY & SPECIFIC PURPOSE SURVEY OF
A PORTION OF BLOCK 39 LYING IN THE TOWN OF HILLIARD,
NASSAU COUNTY, FLORIDA**

(ACCORDING TO PLAT RECORDED IN PLAT BOOK 1, PAGE 28 OF THE OFFICIAL RECORDS OF NASSAU COUNTY)

FOR: DAYSPRING VILLAGE, INC.

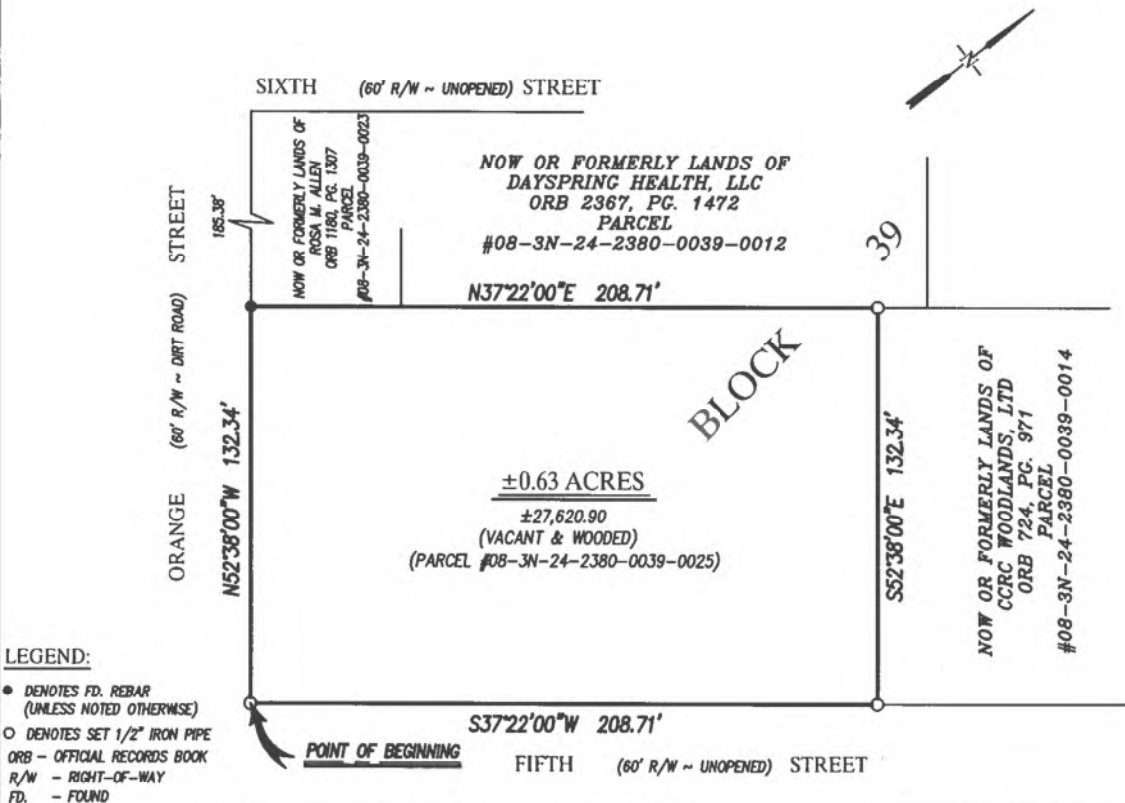
NOTES:

- 1.) BEARINGS SHOWN HEREON REFER TO THE BEARING OF S37°-22'-00"W FOR THE NORTHWESTERLY R/W LINE OF SIXTH STREET, ACCORDING TO BOOK 1837, PG. 324 OF THE OFFICIAL RECORDS OF NASSAU COUNTY.
- 2.) THERE MAY EXIST ADDITIONAL RESTRICTIONS LYING OVER THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF NASSAU COUNTY.
- 3.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A FORMAL TITLE REVIEW.
- 4.) THIS SURVEY WAS DERIVED AND AVERAGED FROM VARIOUS FORMS OF MONUMENTATION ALONG THE ORIGINAL CITY OF HILLIARD BLOCK SYSTEM.

LEGAL DESCRIPTION:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF BLOCK 39, TOWN OF HILLIARD, NASSAU COUNTY, FLORIDA (ACCORDING TO PLAT RECORDED IN PLAT BOOK 1, PAGE 28 OF THE PUBLIC RECORDS OF NASSAU COUNTY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT A POINT WHERE THE NORTHWESTERLY RIGHT-OF-WAY LINE OF FIFTH STREET (A 60-FOOT RIGHT-OF-WAY) INTERSECTS THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ORANGE STREET (A 60-FOOT RIGHT-OF-WAY) AND RUN NORTH 52°38'00" WEST ALONG THE LAST MENTIONED NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 132.34 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF LANDS NOW OR FORMERLY OF ROSA M. ALLEN (ACCORDING TO DEED RECORDED IN BOOK 1180, PAGE 1307, OFFICIAL RECORDS OF NASSAU COUNTY); RUN THENCE NORTH 37°22'00" EAST, ALONG THE SOUTHEASTERLY LINE OF LAST MENTIONED LANDS AND THE NORTHEASTERLY PROLONGATION THEREOF, A DISTANCE OF 208.71 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF LANDS NOW OR FORMERLY OF CCRC WOODLANDS, LTD (ACCORDING TO DEED RECORDED IN BOOK 724, PAGE 971, OFFICIAL RECORDS OF NASSAU COUNTY); RUN THENCE SOUTH 52°38'00" EAST ALONG THE SOUTHWESTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 132.34 FEET TO A POINT LYING ON THE AFOREMENTIONED NORTHWESTERLY RIGHT-OF-WAY LINE OF FIFTH STREET; RUN THENCE SOUTH 37°22'00" WEST, ALONG LAST MENTIONED NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 0.63 ACRES (27,620.90 SQUARE FEET), MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD WHICH MAY LIE WITHIN.



LEGEND:

- DENOTES FD. REBAR (UNLESS NOTED OTHERWISE)
- DENOTES SET 1/2" IRON PIPE
- ORB - OFFICIAL RECORDS BOOK
- R/W - RIGHT-OF-WAY
- FD. - FOUND

THE INFORMATION SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

FLOOD CERTIFICATE: THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONE "X" (UNSHADED) AS PER F.I.R. MAP No. 12089C0133F, COMM. No. 120573, PANEL No. 0135. SUFFIX F, DATED: DEC. 17, 2010 FOR: NASSAU COUNTY, FLORIDA.

I HEREBY CERTIFY THAT THE ABOVE LOT WAS SURVEYED UNDER MY DIRECT SUPERVISION AND THAT THE CORNERS ARE LOCATED UPON SAME AS SHOWN AND THAT THERE ARE NO ENCROACHMENTS UPON SAID LOT, EXCEPT AS SHOWN.

THIS SURVEY NOT VALID UNLESS THIS PRINT BEARS THE SEAL OF THE SIGNING SURVEYOR.

F.B.: BS134, PG.: 5
SURVEY DATE: 12-23-21
S:\CA0\2 nassau\Hilliard\dayspring hilliard.dwg

SCALE: 1" = 40'

DWN. BY: R.B. CKD. BY: T.L.P.

BENNETT SURVEYING, INC.
Surveyors and Land Planners
102 MARSH HARBOUR PARKWAY, UNIT 103
KINGSLAND, GEORGIA 31548
(912) 254-1885
(912) 671-6940
LICENSED BUSINESS NO. 1455

ERNEST R. BENNETT, JR.
REGISTERED SURVEYOR, No. 6502 FL.

**MAP TO SHOW BOUNDARY & SPECIFIC PURPOSE SURVEY OF
A PORTION OF BLOCK 24, LYING IN THE TOWN OF HILLIARD,
NASSAU COUNTY, FLORIDA**

(ACCORDING TO PLAT RECORDED IN PLAT BOOK 1, PAGE 28 OF THE OFFICIAL RECORDS OF NASSAU COUNTY)

FOR: DAYSPRING VILLAGE, INC.

NOTES:

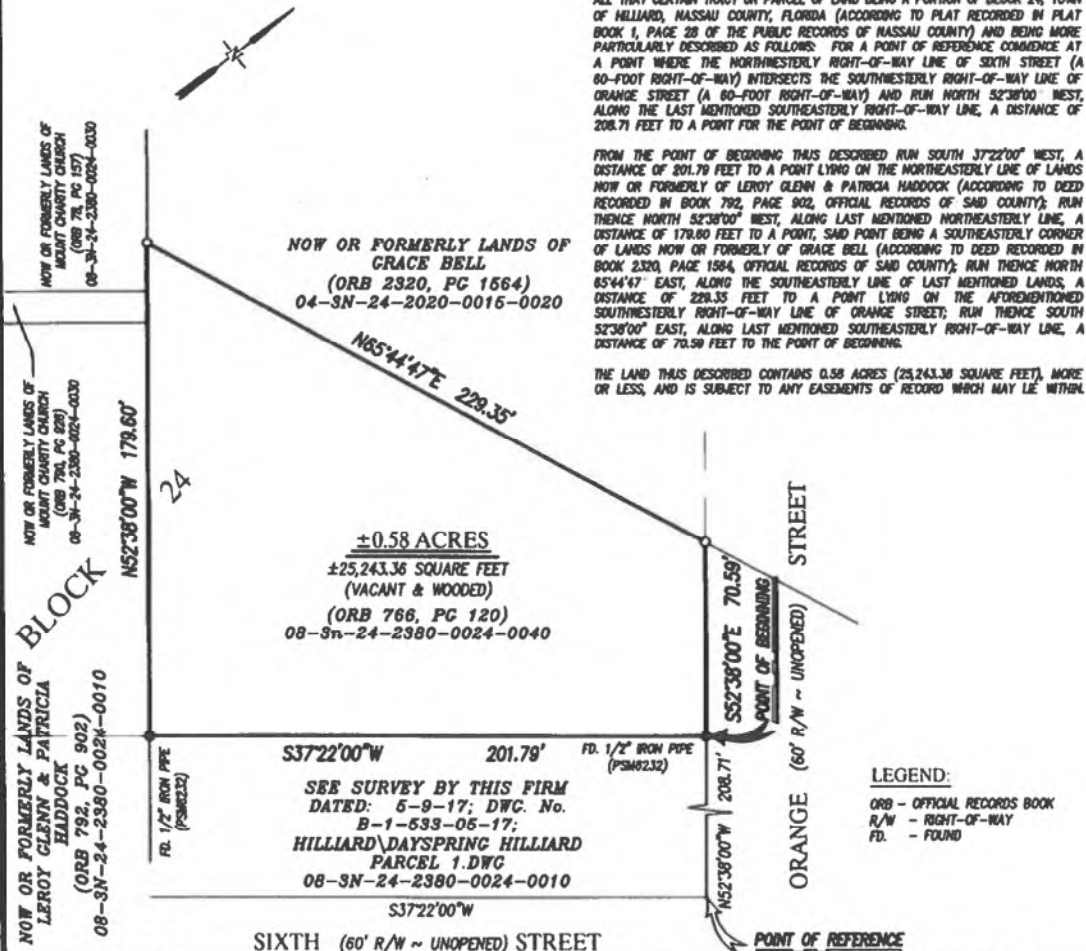
- 1.) BEARINGS SHOWN HEREON REFER TO THE BEARING OF S37°22'-00"W FOR THE SOUTHEASTERLY R/W LINE OF SIXTH STREET, ACCORDING TO BOOK 1837, PG. 324 OF THE OFFICIAL RECORDS OF NASSAU COUNTY.
- 2.) THERE MAY EXIST ADDITIONAL RESTRICTIONS LYING OVER THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF NASSAU COUNTY.
- 3.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A FORMAL TITLE REVIEW.
- 4.) THIS SURVEY WAS DERIVED AND AVERAGED FROM VARIOUS FORMS OF MONUMENTATION ALONG THE ORIGINAL CITY OF HILLIARD BLOCK SYSTEM.

LEGAL DESCRIPTION:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF BLOCK 24, TOWN OF HILLIARD, NASSAU COUNTY, FLORIDA (ACCORDING TO PLAT RECORDED IN PLAT BOOK 1, PAGE 28 OF THE PUBLIC RECORDS OF NASSAU COUNTY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT A POINT WHERE THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SIXTH STREET (A 60-FOOT RIGHT-OF-WAY) INTERSECTS THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF ORANGE STREET (A 60-FOOT RIGHT-OF-WAY) AND RUN NORTH 52°38'00" WEST, ALONG THE LAST MENTIONED SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 208.71 FEET TO A POINT FOR THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THIS DESCRIBED RUN SOUTH 37°22'00" WEST, A DISTANCE OF 201.79 FEET TO A POINT LYING ON THE NORTHEASTERLY LINE OF LANDS NOW OR FORMERLY OF LEROY GLENN & PATRICIA HADDOCK (ACCORDING TO DEED RECORDED IN BOOK 792, PAGE 902, OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE NORTH 52°38'00" WEST, ALONG LAST MENTIONED NORTHEASTERLY LINE, A DISTANCE OF 179.60 FEET TO A POINT, SAID POINT BEING A SOUTHEASTERLY CORNER OF LANDS NOW OR FORMERLY OF GRACE BELL (ACCORDING TO DEED RECORDED IN BOOK 2320, PAGE 1584, OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE NORTH 65°44'47" EAST, ALONG THE SOUTHEASTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 229.35 FEET TO A POINT LYING ON THE AFOREMENTIONED SOUTHWESTERLY RIGHT-OF-WAY LINE OF ORANGE STREET; RUN THENCE SOUTH 52°38'00" EAST, ALONG LAST MENTIONED SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 70.59 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 0.58 ACRES (25,243.36 SQUARE FEET), MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD WHICH MAY LIE WITHIN.



THE INFORMATION SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 81C17-8, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

FLOOD CERTIFICATE:

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONE
 "X" (UNSHADED) AS PER F.I.R. MAP No. 12089C0135F, COMM No. 120573, PANEL No. 0135.
 SUFFIX F, DATED: DEC. 17, 2010 FOR: NASSAU COUNTY, FLORIDA.

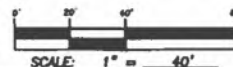
I HEREBY CERTIFY

THAT THE ABOVE LOT WAS SURVEYED UNDER MY DIRECT SUPERVISION AND THAT THE CORNERS & IMPROVEMENTS ARE LOCATED UPON SAME AS SHOWN AND THAT THERE ARE NO ENCROACHMENTS UPON SAID LOT, EXCEPT AS SHOWN.

THIS SURVEY NOT VALID UNLESS THIS PRINT BEARS THE SEAL OF THE SIGNING SURVEYOR.

F.B. 8534, PG. 5
 SURVEY DATE: 05-10-21

S:\CIVIL\Nassau\Hilliard\DaySpring Hilliard.dwg



DWN. BY:
 R.B.

CKD. BY:
 T.L.P.



BENNETT SURVEYING, INC.
 Surveyors and Land Planners

102 MARSH HARBOUR PARKWAY, UNIT 103
 KINGSLAND, GEORGIA, 31548

912.247.1888
 912.247.1889

LICENSED BUSINESS NO. 1885

ERNEST R. BENNETT, JR.
 REGISTERED SURVEYOR, No. 12089C0135F, FL.

ATTACHMENT 6

Proof of Ownership / Owner's Authorization

**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 Health, LLC, a Florida limited liability company,
(Print Name of Property Owner)

hereby authorize Rogers Towers, P.A. and AVA Engineers Inc.
(Print Name of Agent)

to represent me/us in processing an application for PUD Rezoning and FLUM Amendment
(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)

(Print Name of Owner)

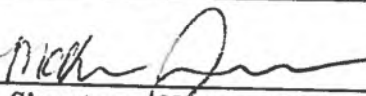

(Signature of Owner)
Doug Adkins
(Print Name of Owner)

State of Florida

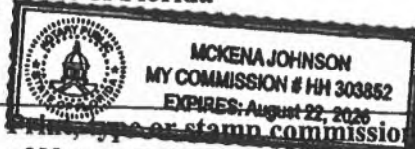
} ss

Nassau County

Sworn to and subscribed before me on this 4th day of November, 2022,
by T. Doug Adkins
(Name of Person Making Statement)



Signature of Notary Public
State of Florida



Print, type or stamp commissioned name
of Notary Public

My Commission Expires: _____

Individual making statement is X personally known or _____ produced identification.

Type of identification produced: _____



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
DAYSPRING HEALTH, LLC

Filing Information

Document Number	L09000006012
FEI/EIN Number	26-4081030
Date Filed	01/16/2009
State	FL
Status	ACTIVE

Principal Address

554820 US HIGHWAY #1
HILLIARD, FL 32046

Mailing Address

P.O. BOX 1080
HILLIARD, FL 32046

Registered Agent Name & Address

ADKINS, DOUGLAS D
554820 US HIGHWAY #1
HILLIARD, FL 32046

Authorized Person(s) Detail

Name & Address

Title MGRM

ADKINS, DOUGLAS D
554820 US HIGHWAY #1
HILLIARD, FL 32046

Annual Reports

Report Year	Filed Date
2020	01/21/2020
2021	01/28/2021
2022	01/08/2022

Document Images

[01/08/2022 – ANNUAL REPORT](#)

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01/28/2021 – ANNUAL REPORT	View image in PDF format
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01/17/2016 – ANNUAL REPORT	View image in PDF format
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01/12/2014 – ANNUAL REPORT	View image in PDF format
01/06/2013 – ANNUAL REPORT	View image in PDF format
01/05/2012 – ANNUAL REPORT	View image in PDF format
01/17/2011 – ANNUAL REPORT	View image in PDF format
01/15/2010 – ANNUAL REPORT	View image in PDF format
01/16/2009 – Florida Limited Liability	View image in PDF format

General Warranty Deed

Made this June 3, 2021 A.D. By **Michael Franklin and Vickie Franklin, husband and wife**, whose post office address is: P O Box 1107, Hilliard, Florida 32046, hereinafter called the grantor, to **Dayspring Health, LLC, a Florida limited liability company**, whose post office address is: PO Box 1080, Hilliard, Florida 32046, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Nassau County, Florida, viz

See Attached Exhibit A made a part hereof

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 08-3N-24-2380-0037-0010 and 08-3N-24-2380-0024-0040

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple, that the grantor has good right and lawful authority to sell and convey said land, that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2020

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Printed Name Michael D. Coonan

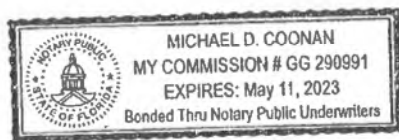
Witness Printed Name Heather Nelson

State of Florida
County of Duval

Michael Franklin (Seal)
Michael Franklin
Address: P.O. Box 1107, Hilliard, Florida 32046

Vickie Franklin (Seal)
Vickie Franklin
Address: P.O. Box 1107, Hilliard, Florida 32046

The foregoing instrument was acknowledged before me by means of physical presence this 3rd day of June, 2021, by Michael Franklin and Vickie Franklin, husband and wife who is/are personally known to me or who has produced driver's license as identification.



Notary Public
Print Name: Michael D. Coonan
My Commission Expires: _____

General Warranty Deed - Page 1 of 2

Date: June 3, 2021
Property Address: Ruby Drive and Orange Street
Hilliard, Florida 32046
APN# 08-3N-24-2380-0037-0010 and 08-3N-2380-0024-0040

Exhibit "A"

LEGAL DESCRIPTION

PARCEL 1:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF BLOCK 24, TOWN OF HILLIARD, NASSAU COUNTY, FLORIDA (ACCORDING TO PLAT RECORDED IN PLAT BOOK 1, PAGE 28, OF THE PUBLIC RECORDS OF NASSAU COUNTY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT A POINT WHERE THE NORTHWESTERLY RIGHT OF WAY LINE OF SIXTH STREET (A 60 FOOT RIGHT-OF-WAY) INTERSECTS THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF ORANGE STREET (A 60 FOOT RIGHT-OF-WAY) AND RUN NORTH 52°38'00" WEST, ALONG THE LAST MENTIONED SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 208.71 FEET TO A POINT FOR THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING THUS DESCRIBED RUN SOUTH 37°22'00" WEST, A DISTANCE OF 201.79 FEET TO A POINT LYING ON THE NORTHEASTERLY LINE OF LANDS NOW OR FORMERLY OF LEROY GLENN & PATRICIA HADDOCK (ACCORDING TO DEED RECORDED IN BOOK 792, PAGE 902, OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE NORTH 52°38'00" WEST, ALONG LAST MENTIONED NORTHEASTERLY LINE, A DISTANCE OF 179.60 FEET TO A POINT, SAID POINT BEING A SOUTHEASTERLY CORNER OF LANDS NOW OR FORMERLY OF GRACE BELL (ACCORDING TO DEED RECORDED IN BOOK 2320, PAGE 1564, OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE NORTH 65°44'47" EAST, ALONG THE SOUTHEASTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 229.35 FEET TO A POINT LYING ON THE AFOREMENTIONED SOUTHWESTERLY RIGHT OF WAY LINE OF ORANGE STREET; RUN THENCE SOUTH 52°38'00" EAST, ALONG LAST MENTIONED SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 70.59 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF BLOCK 37 TOGETHER WITH A PORTION OF MILL STREET, TOWN OF HILLIARD, NASSAU COUNTY, FLORIDA (ACCORDING TO PLAT RECORDED IN PLAT BOOK 1 PAGE 28 OF THE PUBLIC RECORDS OF NASSAU COUNTY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT A POINT WHERE THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ORANGE STREET (A 60 FOOT RIGHT-OF-WAY LINE, A DISTANCE OF 208.71 FEET TO A POINT FOR THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING THUS DESCRIBED RUN NORTH 52°38'00" WEST, A DISTANCE OF 134.13 FEET TO A POINT LYING ON THE SOUTHEASTERLY LINE OF LANDS NOW OR FORMERLY OF GRACE BELL (ACCORDING TO DEED RECORDED IN OFFICIAL RECORDS BOOK 2320, PAGE 1564, OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE NORTH 65°44'47" EAST, ALONG LAST MENTIONED SOUTHEASTERLY LINE, A DISTANCE OF 282.20 FEET TO A POINT; RUN THENCE SOUTH 37°22'00" WEST, ALONG THE NORTHEASTERLY PROLONGATION OF AFOREMENTIONED NORTHWESTERLY RIGHT OF WAY LINE OF SIXTH STREET, A DISTANCE OF 248.28 FEET TO THE POINT OF BEGINNING.

General Warranty Deed Page Two of Two

Legal Description



General Warranty Deed

Made this June 9, 2020 A.D. By Shirley T Wright, an unmarried woman, whose address is: 8488 Commonwealth Avenue, Jacksonville, Florida 32201, hereinafter called the grantor, to Dayspring Health, LLC a Florida limited liability company, whose post office address is: 554820 US HIGHWAY #1, Hilliard, Florida 32046; hereinafter called the grantee:

* P.O. Box 1080 Hilliard, FL 32046

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witneseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Nassau County, Florida, viz:

LEGAL DESCRIPTION OF PARCEL 1 BEING A PORTION OF BLOCK 37, TOWN OF HILLIARD, NASSAU COUNTY, FLORIDA: ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF BLOCK 37, TOWN OF HILLIARD, NASSAU COUNTY, FLORIDA (ACCORDING TO PLAT RECORDED IN PLAT BOOK 1, PAGE 28 OF THE PUBLIC RECORDS OF NASSAU COUNTY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT A POINT WHERE THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SIXTH STREET (A 60-FOOT RIGHT-OF-WAY) INTERSECTS THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ORANGE STREET (A 60-FOOT RIGHT-OF-WAY) AND RUN NORTH 52°38'00" WEST, ALONG THE LAST MENTIONED NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 246.89 FEET TO A POINT LYING ON THE SOUTHEASTERLY LINE OF LANDS NOW OR FORMERLY OF GRACE BELL (ACCORDING TO DEED RECORDED IN BOOK 2320, PAGE 1564, OFFICIAL RECORDS OF SAID COUNTY; RUN THENCE NORTH 65°44'47" EAST, ALONG LAST MENTIONED SOUTHEASTERLY LINE, A DISTANCE OF 237.22 FEET TO THE SOUTHWESTERLY CORNER OF LANDS NOW OR FORMERLY OF MICHAEL & VICKIE FRANKLIN (ACCORDING TO DEED RECORDED IN BOOK 1694, PAGE 1249, OFFICIAL RECORDS OF SAID COUNTY; RUN THENCE SOUTH 52°38'00" EAST, ALONG THE SOUTHWESTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 134.13 FEET TO A POINT LYING ON THE AFOREMENTIONED NORTHWESTERLY RIGHT-OF-WAY LINE OF SIXTH STREET; RUN THENCE SOUTH 37°22'00" WEST, ALONG LAST MENTIONED NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION OF PARCEL 2 BEING A PORTION OF SIXTH STREET, TOWN OF HILLIARD, NASSAU COUNTY, FLORIDA: ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF SIXTH STREET, TOWN OF HILLIARD, NASSAU COUNTY, FLORIDA (ACCORDING TO PLAT RECORDED IN PLAT BOOK 1, PAGE 28 OF THE PUBLIC RECORDS OF NASSAU COUNTY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT A POINT WHERE THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ORANGE STREET (A 60-FOOT RIGHT-OF-WAY) INTERSECTS THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SIXTH STREET (A 60-FOOT RIGHT-OF-WAY) AND RUN NORTH 37°22'00" EAST, ALONG LAST MENTIONED NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 208.71 FEET TO THE SOUTHEASTERLY CORNER OF LANDS NOW OR FORMERLY OF MICHAEL & VICKIE FRANKLIN (ACCORDING TO DEED RECORDED IN BOOK 1694, PAGE 1249 OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE SOUTH 52°38'00" EAST, A DISTANCE OF 60.00 FEET TO A POINT LYING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED SIXTH STREET; RUN THENCE SOUTH 37°22'00" WEST, ALONG LAST MENTIONED SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 208.71 FEET TO A POINT LYING ON THE AFOREMENTIONED NORTHEASTERLY RIGHT-OF-WAY LINE OF ORANGE STREET; RUN THENCE NORTH 52°38'00" WEST, ALONG LAST MENTIONED NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION OF PARCEL 3 BEING A PORTION OF BLOCK 39, TOWN OF HILLIARD, NASSAU COUNTY, FLORIDA: ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF BLOCK 39, TOWN OF BILLIARD, NASSAU COUNTY, FLORIDA (ACCORDING TO PLAT RECORDED IN PLAT BOOK 1, PAGE 28 OF THE PUBLIC RECORDS OF NASSAU COUNTY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT A POINT WHERE THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ORANGE STREET (A 60-FOOT RIGHT-OF-WAY) INTERSECTS THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SIXTH STREET (A 60-FOOT RIGHT-OF-WAY) AND RUN NORTH 37°22'00" EAST, ALONG THE LAST MENTIONED SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 417.42 FEET TO A POINT LYING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF MILL STREET (A 60-FOOT RIGHT-OF-WAY); RUN THENCE SOUTH 52°38'00" EAST, ALONG LAST MENTIONED SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 190.00 FEET TO A POINT; RUN THENCE SOUTH 37°22'00" WEST, ALONG THE NORTHWESTERLY LINE OF LANDS NOW OR FORMERLY OF CCRC WOODLAND, LTD (ACCORDING TO DEED RECORDED IN BOOK 724, PAGE 971, OFFICIAL RECORDS OF SAID COUNTY), A DISTANCE OF 192.09 FEET TO A NORTHWESTERLY CORNER THEREOF; RUN THENCE SOUTH 52°38'00" EAST, ALONG A SOUTHWESTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 95.38 FEET TO A POINT; RUN THENCE SOUTH 37°22'00" WEST TO AND ALONG THE NORTHWESTERLY LINE OF LANDS NOW OR FORMERLY OF EULA MAE SCUSSELL ESTATE, A DISTANCE OF 175.00 FEET TO A POINT; RUN THENCE NORTH 52°38'00" WEST, A DISTANCE OF 100.00 FEET TO A POINT; RUN THENCE SOUTH 37°22'00" WEST, A DISTANCE OF 50.33 FEET TO A POINT LYING ON THE AFOREMENTIONED NORTHEASTERLY RIGHT-OF-WAY LINE OF ORANGE STREET; RUN THENCE NORTH 52°38'00" WEST, ALONG LAST MENTIONED NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 185.38 FEET TO THE POINT OF BEGINNING.

Less & Except any portion lying within orange street right of way.

Parcel ID Number: 08-3N-24-2380-0037-0020, 08-3N-24-2380-0039-0031, 08-3N-24-2380-0039-0012

General Warranty Deed - Page 1 of 2

Prepared by and Return to:
H.Nelson / Guardian Title & Trust, Inc.
13400 Sutton Park Drive South Suite 1001
Jacksonville, FL 32224 2020-4-112

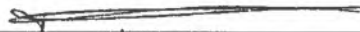
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

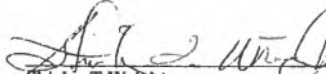
To Have and to Hold, the same in fee simple forever.

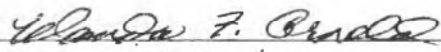
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2019.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Printed Name Michael D Coonan

 (Seal)
Shirley T Wright
Address: 8488 Commonwealth Avenue, Jacksonville, Florida
32201


Witness Printed Name WANDA F. ARNOLD

State of Florida
County of Nassau

The foregoing instrument was acknowledged before me by means of physical presence this 9th day of June, 2020, by Shirley T Wright, an unmarried woman, who is/are personally known to me or who has produced driver's license as identification.



Notary Public
Print Name: Michael D. Coonan
My Commission Expires: _____

General Warranty Deed - Page 2 of 2

Prepared by and Return to:
H.Nelson / Guardian Title & Trust, Inc.
13400 Sutton Park Drive South Suite 1001
Jacksonville, FL 32224 2020-4-112



Prepared by
Terri Croft, an employee of
First American Title Insurance Company
12724 Gran Bay Parkway W, Suite 320
Jacksonville, Florida 32258
(904)519-7700
Return to: Grantee
File No.: 2237-2436264
Consideration: \$25,000.00

WARRANTY DEED

This indenture made on **June 22, 2017 A.D.**, by

Shirley T. Wright, f/k/a Shirley T. Robinson , a single woman

whose address is: **8488 Commonwealth Avenue, Jacksonville, FL 32220**
hereinafter called the "grantor", to

Dayspring Health, LLC, a Florida limited liability company

whose address is: **PO Box 1080, Hilliard, FL 32046**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Nassau County, Florida**, to-wit:

LEGAL DESCRIPTION OF LOT 1, BLOCK 24, TOWN OF HILLIARD, NASSAU COUNTY, FLORIDA:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING LOT 1, BLOCK 24, TOWN OF HILLIARD, NASSAU COUNTY, FLORIDA (ACCORDING TO PLAT RECORDED IN PLAT BOOK 1, PAGE 28 OF THE PUBLIC RECORDS OF NASSAU COUNTY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT A POINT WHERE THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF ORANGE STREET (A 50 FOOT RIGHT-OF-WAY) INTERSECTS THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SIXTH STREET (A 60 FOOT RIGHT-OF-WAY) AND RUN SOUTH 37 DEGREES 22' 00" WEST, ALONG LAST MENTIONED NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 201.52 FEET TO THE SOUTHERNMOST CORNER OF SAID LOT I; RUN THENCE NORTH 52 DEGREES 42' 27" WEST, A DISTANCE OF 208.71 FEET TO THE WESTERNMOST CORNER OF SAID LOT I; RUN THENCE NORTH 37 DEGREES 22' 00" EAST, A DISTANCE OF 201.79 FEET TO THE NORTHERNMOST CORNER THEREOF, SAID POINT LYING ON THE AFOREMENTIONED SOUTHWESTERLY RIGHT-OF-WAY LINE OF ORANGE STREET; RUN THENCE SOUTH 52 DEGREES 38' 00" EAST, ALONG LAST MENTIONED SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING.

Parcel Identification Number: **08-3N-24-2380-0024-0010**

The land is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

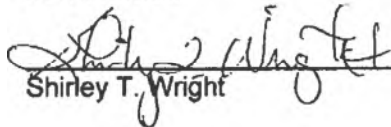
Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

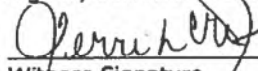
To Have and to Hold, the same in fee simple forever.

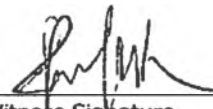
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2016.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.


Shirley T. Wright

Signed, sealed and delivered in our presence:

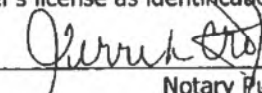

Witness Signature
Print Name: Terri L Croft


Witness Signature
Print Name: Jennifer Leah Rankin

State of **FL**

County of **Duval**

The Foregoing Instrument Was Acknowledged before me on **June 22, 2017**, by **Shirley T. Wright, a single woman** who is/are personally known to me or who has/have produced a valid driver's license as identification.


Notary Public
Terri L Croft
(Printed Name)



My Commission expires: _____

General Warranty Deed

Made this January 6, 2022 A.D. By Betty Scussell Martinez, a married person and Frances Scussell Conner, a married person and Virginia Scussell Davis, a married person and Frank Dominic Scussell, Jr., a married person and Carl Eugene Scussell, Jr., an unmarried person and Michael Timothy Scussell, a married person, hereinafter called the grantor, to Dayspring Health, LLC a Florida Limited Liability Company whose post office address is: PO Box 1080, Hilliard, Florida 32046, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Nassau County, Florida, viz:

Block 39, South Half of Lot Two, more particularly described as follows. at the Intersection of Orange and Fifth Streets at the South West corner of Block 39 and run northward along Orange Street One Hundred feet Official Records or to the land granted to Lela Mae Austin in 1954, and from there run Eastward parallel with Fifth Street Two hundred and ten feet, thence run Southward parallel with Orange Street to Fifth Street thence run Westward along Fifth Street to place of Beginning, comprising about one half an acre in the Town of Hilliard.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside therein.

Parcel ID Number 08-3N-24-2380-0039-0025

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2021.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Printed Name: Michael D. Coonan

Witness Printed Name: Melissa Sheffield

Betty Scussell Martinez (Seal)
Betty Scussell Martinez
Address: PO Box 445, Callahan, Florida 32011

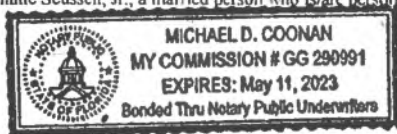
Frances Scussell Conner (Seal)
Frances Scussell Conner
Address: PO Box 763, Callahan, Florida 32011

Virginia Scussell Davis (Seal)
Virginia Scussell Davis
28158 Davis Rd Rt 4 Hilliard FL 32046

Frank Dominic Scussell JR (Seal)
Frank Dominic Scussell JR
PO BOX 156 Hilliard FL 32046

State of Florida
County of Nassau

The foregoing instrument was acknowledged before me by means of physical presence this 6 th day of January, 2022, by Betty Scussell Martinez, a married person and Frances Scussell Conner, a married person and Virginia Scussell Davis, a married person and Frank Dominic Scussell, Jr., a married person who is/are personally known to me or who has produced drivers license as identification.



Notary Public
Print Name: Michael D. Coonan
My Commission Expires: _____

Page 1 of 3 Warranty Deed (Page 2 includes grantor, Carl Eugene Scussell JR; Page 3 includes grantor, Michael Timothy Scussell)

Page 2 of 3 Warranty Deed

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written; January ¹⁴ 2022.

Signed, sealed and delivered in our presence:

[Signature]
Witness Printed Name RYAN Messer

[Signature] (Seal)
Carl Eugene Scussell Jr
Address: 352 Tilley Rd Cullowhee NC 28723

[Signature]
Witness Printed Name Angela Buchanan
State of North Carolina
County of Jackson

The foregoing instrument was acknowledged before me by means of physical presence this 4 th day of January, 2022, by Carl Eugene Scussell, Jr, an unmarried person who is/are personally known to me or who has produced drivers license as identification

[Signature]
Notary Public
Print Name: Janice M. Cope
My Commission Expires: 4-02-2023



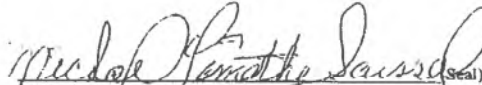
Page 3 of 3 Warranty Deed

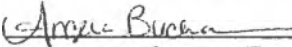
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written; January 4, 2022.

Signed, sealed and delivered in our presence:



Witness Printed Name RYAN Messer

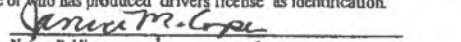

Michael Timothy Scussell
Address: 181 Sutton RD Bryson City NC 28713



Witness Printed Name Angela Buchanan

State of North Carolina
County of Jackson

The foregoing instrument was acknowledged before me by means of physical presence this 4th day of January, 2022, by Michael Timothy Scussell, a married person, who is/are personally known to me or who has produced drivers license as identification.


Notary Public
Print Name: Janice M. Cope
My Commission Expires: 4-02-2023



ATTACHMENT 7

Site Plan

ATTACHMENT 8

Written Description

**Dayspring Commons Planned Unit Development
PUD Written Description
November 22, 2022**

I. PROJECT DESCRIPTION

This application for the Dayspring Commons Planned Unit Development (“PUD”) is submitted by Dayspring Health, LLC, a Florida limited liability company (“Applicant”), the owner of the property subject to this application. As described herein, the Applicant proposes to rezone 6.61 acres of property from Single Family R-2 to PUD to allow for development of an institutional campus to provide senior housing and a residential treatment facility with supportive neighborhood commercial uses. The Applicant is proposing to construct three buildings with related amenities for a maximum of 33,000 square feet of residential uses (maximum of 105 units/beds), and a maximum of 9,300 square feet of commercial uses. All references herein to the Applicant shall include the Applicant’s successors and assigns.

The property that is subject of the proposed rezoning is owned by the Applicant and located east of U.S. Highway 1 / North Kings Road at West Sixth Street and Orange Street, being more particularly described in **Exhibit “A”** attached hereto (collectively, the “Property”). The Property consists of seven parcels having Nassau County Real Estate Identification Nos. 08-3N-24-2380-0024-0040; 08-3N-24-2380-0039-0012; 08-3N-24-2380-0039-0031; 08-3N-24-2380-0037-0020; 08-3N-24-2380-0024-0010; 08-3N-24-2380-0039-0025; and 08-3N-24-2380-0037-0010.

The Property has a Future Land Use map (“FLUM”) designation of Medium Density Residential (“MDR”). This application is submitted as a companion application to the proposed amendment to the Town of Hilliard’s FLUM to change the Property’s FLUM designation from MDR to Institutional with a text amendment to allow development of neighborhood-related commercial and office uses. The project will allow for densities and intensities within the parameters of the Institutional land use category. The immediately adjacent FLUM categories are Commercial to the west and MDR to the north, east and south. The Property is surrounded by existing and abandoned commercial uses, existing single-family residential homes and timberlands. The Property presently contains agricultural timber and wetlands. The Applicant has taken steps to preserve all on-site wetlands.

A preliminary conceptual site plan indicating the general layout of the site is attached to the PUD as **Exhibit “B”** (the “Conceptual Site Plan”). The Conceptual Site Plan is conceptual only and may be subject to change due to site characteristics, design and engineering factors. The Conceptual Site Plan shows the locations of the proposed buildings within the Property along with parking, open space, wetland, wetland buffers, stormwater ponds and existing local roadways to be relocated as part of the proposed development.

The project will provide public benefits including (i) provision of senior housing, (ii) provision of a Level II residential treatment facility, (iii) provision of supportive commercial, medical and office uses; (iv) preservation of 1.61 acres of wetlands; (v) creation of jobs for Town residents with commercial development, (vi) reconfiguration and circulation improvement to

portions of existing roadways (West Sixth Street and Orange Street); and (vii) property taxes and other revenues generated by the proposed development.

With this rezoning application, the Applicant will be requesting for vacation, abandonment and closing of a portion of West Sixth Street, which road is unimproved and bisects the northern portion of the Property and terminates with Mill Street (an unopened, local roadway). The portion of West Sixth Street the Applicant is requesting the Town vacate is depicted on the Conceptual Site Plan as “this portion of Sixth Street to be abandoned.”

II. USES AND RESTRICTIONS

A. Permitted Uses: The development will be constructed in an orderly manner. The following residential and non-residential uses and structures shall be permitted within the Property.

1. Residential Uses shall be limited to a maximum of 33,000 square feet which shall include up to 105 units with all accessory uses and related amenities consisting of the following uses:
 - a. Senior housing which may include any one or a mix of the following: independent living, residential care homes, assisted living, skilled nursing living, memory care, and similar use facilities.
 - b. Level II Mental Health Residential Treatment Facility (“RTF”) licensed under Chapter 65E-4.016, Florida Administrative Code, to provide support and assistance for adult residents diagnosed with a serious and persistent mental illness (as defined by Section 394.455, Florida Statutes) who have achieved a limited capacity for independent living, but who require frequent supervision, support and assistance, or a structured group treatment setting with 24 hours per day, 7 days per week supervision for adult residents diagnosed with a serious and persistent mental illness who have significant deficits in independent living skills and require extensive supervision. RTF uses shall be limited to a maximum of 42 units/beds within the Property.

2. Commercial Uses shall be limited to a maximum of 9,300 square feet and may include those uses permitted as a principal use and use by exception within the Main Street Commercial (MSC)¹ designation of the Code including the following retail, service, and medical uses:

- a. Medical and dental offices and clinics;

¹ As of the date of this PUD Written Description, the Town is in the process of revising its Code to replace the Neighborhood Commercial (C-N) designation with the MSC rezoning. In the event the Town fails to enact such change, the Applicant shall have the right to include neighborhood-type commercial uses as detailed in this text.

- b. Research laboratories;
- c. Professional and business offices;
- d. Service establishments such as barber or beauty shops, shoe repair shops;
- e. Day care/child care centers;
- f. Parcel delivery office;
- g. Bank and financial institution;
- h. Delicatessen, bake shop;
- i. Restaurant without drive-through facilities;
- j. Retail sales without outside sales or storage;
- k. Structured parking; and
- l. Those uses included in Section II.B. below.

Temporary construction/sales trailers may be utilized and placed on the Property until completion of the development.

B. Uses by Special Exception: Off-site signs as set forth in Section 62-425 of the Zoning and Land Development Regulations (hereafter, "LDR" or the "Code") and wireless telecommunication facilities as set forth in Section 62-386(d) shall be an allowable use.

C. Accessory Uses: Accessory uses and structures will be allowed as prescribed in the LDR, provided such uses and structures are of the nature customarily incidental and clearly subordinate to the permitted or principal use of a structure within the Property. The following accessory uses and structures shall be permitted for residential uses under Section II.A.1. including, without limitation, chapels, cafeteria/dining facilities, and commercial kitchens, recreational and fitness facilities ancillary to such permitted use, including a gymnasium, fitness center, indoor and/or outdoor pool, one or more docks, gazebos and similar structures, walking trails, meditation areas, open space, greenspace, and passive open space uses including recreational paths, benches, picnic tables, informational displays, kiosks, viewing areas, observation decks, and associated community/recreational structures.

D. Restriction on Uses: As provided, the development will only include the uses described in Section II.A.-C. above. Intoxication, alcohol or substance abuse rehabilitation centers with or without housing shall be prohibited within the PUD.

III. DESIGN GUIDELINES

A. Lot Requirements:

a. Setbacks: Setbacks shall be measured per the LDR and shall be as follows; provided, encroachments by sidewalks, driveways, parking, signage, utility structures, stormwater ponds, fences, street/park furniture, and other similar improvements shall be permitted within the minimum building setbacks.

1) Front Yard: 10 feet; Lots having a second frontage shall have a setback of 10 feet for the second frontage.

2) Rear Yard: 5 feet

3) Side Yard: 10 feet

4) All structures shall have a minimum separation of 20 feet, as measured from the furthest projection on the structure to the furthest projection of any other structure.

b. Building height: Buildings shall not exceed 35 feet in height.

c. Minimum lot requirements (width and area); 60 feet and 6,000 square feet.

d. Maximum impervious surface ratio: 35 percent.

e. Maximum lot coverage by buildings: 50 percent of the Property (not to include parking or drainage facilities)

The development will be constructed in one (1), 15-year phase. Construction shall commence within five (5) years of PUD Ordinance approval. For purposes of this PUD, “commencement” shall mean securing approved construction drawings of all or of a portion of the site. “Completion” shall be defined as the installation of horizontal infrastructure and Town approval of as-builts. Upon request from the Applicant, the Town Council may extend the commencement period by an additional one (1) year for good cause.

The Conceptual Site Plan indicates the preliminary, general layout for the PUD for construction of the development. The location and size of all lots, roads, project entrances, recreation/open space and other areas shown on the Conceptual Site Plan are conceptual such that the final location of any roads, project entrances, recreation/open space and other areas will be depicted on the final development plan and the final engineering plans for the particular phase of the project. It is anticipated that Building A will be utilized for senior housing, Building B will be utilized for RTF, and Building C shall be a mix of senior housing and commercial uses.

B. Ingress, Egress and Circulation:

1. **Parking Requirements:** The PUD shall comply with applicable off-street parking and loading requirements of LDR Section 62-382. One (1) parking space for every (2) senior dwelling units shall be provided. Individual parcels may share parking with other facilities, with shared parking agreements. Structured parking may be either stand alone or integrated with another permitted use.
2. **Vehicular Access/Interconnectivity:** The Conceptual Site Plan depicts preliminary vehicular circulation system and shows all points of connection with public rights-of-way. Access to the Property will be provided off West Sixth Street from U.S. Highway 1 in the locations depicted on the Conceptual Site Plan. The internal streets shall be designed and constructed with a minimum 50' right-of-way, curb and gutter, potable water and sanitary sewer treatment and collection systems and maintenance thereof shall be dedicated or granted to the Town of Hilliard in accordance with the Town's standards for acceptance and dedication. The Applicant will also provide pedestrian interconnectivity with neighboring commercial areas to the north, where feasible.
3. **Traffic Improvements:** The Applicant, as its expense, shall coordinate with the Town to realign and improve portions of West Sixth Street and Orange Street as shown on the Conceptual Site Plan (collectively, the "Roadway Improvements") as follows: West Sixth Street from U.S. Highway 1 to the project entrance at the intersection with Orange Street, and Orange Street from the intersection of West Sixth Street southeast along the project's boundary for a distance of +/- 185 feet to the home owned by Rosa Marie Allen having Parcel Identification No. 08-3N-24-2380-0039-0023 which encroaches into the roadway. The Applicant has assisted the Town with prior application for economic development funding for the Roadway Improvements (the "Funding Contribution"). To the extent the Town receives the Funding Contribution, such Funding Contribution shall be held by the Town in escrow for the benefit of the Applicant. The Applicant will design, permit and construct the Roadway Improvements as its expense with allocation of the Funding Contribution if awarded to the Town. The Roadway Improvements shall be constructed pursuant to applicable requirements of the Town.
4. **Pedestrian Access & Streetlights:** Pedestrian circulation will be provided via sidewalks that are a minimum width of five (5) feet. Sidewalk will be located throughout the project, which locations are depicted on the Conceptual Site Plan. In addition, sidewalks will be

located on one side of West Sixth Street and Orange Street depicted on the Conceptual Site Plan to provide pedestrian interconnectivity within the Project. All pedestrian accessible routes shall meet the requirements of the LDR, Florida Accessibility Code for Building Construction ("FACBC") and Americans Disability Act Accessibility Guidelines ("ADAAG") established by Florida law and 28 CFR Part 36. Streetlights will be purchased and installed at the Applicant's expense along all streets as approved by the Town of Hilliard's Engineering Department. Electrical services and maintenance of the streetlights shall be the responsibility of the Town once the Town accepts dedication of the streets.

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

D. Landscaping: Landscaping for the Project will be designed to establish a high-quality environment that provides for visibility, safety and low maintenance. The landscape will be designed to enhance the site and to coordinate with the proposed architecture. The design of the landscaping shall provide a pleasant appearance from the adjacent roadways. Landscaping will be consistent with typical plantings found in Nassau County.

A landscaped entrance will be constructed at all entrances to the development. The landscaped entrancing will be designed to be aesthetically compatible with each other so as to result in a uniform aesthetically pleasing appearance. Compatibility of design shall be achieved by the repetition of certain plant varieties and other landscape materials.

Parking areas will be landscaped at a minimum of five (5) percent of vehicle use area, utilizing parking islands and greenspace interspersed throughout the parking fields. Terminal islands will be a minimum of twelve (12) feet in width and internal islands being a minimum of eight (8) feet wide and containing at least one (1) tree. Spacing of internal islands may be a maximum of 130 feet or fourteen (14) spaces. Continuous landscaping will be provided along the perimeter of the Property adjacent to exiting single-family residential uses to provide screening of parking and service areas. Trees will be a mixture of canopy and non-canopy trees intermingled throughout the Commercial Tract, with a minimum of 70 percent of proposed trees being canopy trees. A minimum of 30 percent non-canopy trees will be utilized where appropriate to accommodate views and lighting.

In order to emphasize water conservation, plantings will be selected from the St. Johns River Water Management District's Florida Waterwise plant database as appropriate to the local climate. Landscaping shall be in conformance with all LDR provisions.

E. Recreation and Open Space: The design of the PUD incorporates common open space, as well as varied active and passive recreation opportunities, meeting and exceeding the standards of the LDR. Open space and common areas will exceed the 20% open space requirement of LDR Section 62-316(b). The Conceptual Site Plan provides approximately 42.21% of open space which is comprised of preserved onsite wetlands, the upland buffer, and pond area.

F. Utilities:

1. **Potable Water/Sanitary Sewer:** Water and sewer will be connected to the existing lines and gravity sewer located at Orange Street and West Sixth Street, as depicted on the Conceptual Site Plan. This work will be installed by the Applicant and no public funds shall be needed for the provision of new infrastructure.
2. **Electrical Utilities:** All electrical and telephone lines will be installed underground on the site. Electrical power will be provided by Florida Power & Light (FPL).
3. **Fire Protection:** The Applicant will install fire hydrants in accordance with the LDR.
4. **Solid Waste:** Solid waste will be handled by the licensed franchisee in the area.

G. Wetlands/Environmental: The Property contains approximately 1.61 acres of jurisdictional wetlands as depicted on the Conceptual Site Plan, which will be retained to preserve and enhance the natural attributes of the Property. Appropriate buffers will be provided as required by the LDR and St. Johns River Water Management District ("SJRWMD") requirements. All gopher tortoise burrows which may become active prior to construction, will be relocated in accordance with Florida Fish and Wildlife Conservation Commission ("FWC") requirements.

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

I. Maintenance of Common Areas: The common areas and infrastructure within the Property will be maintained by the owner or a property owners' association.

IV. ADDITIONAL CONDITIONS

1. If Building B shall be developed as an RTF instead of senior housing, additional buffering (a minimum of ten (10) feet shall be located on the southwest and southeast areas

adjacent to Building B to adequately screen and buffer the RTF from adjacent uses, as is depicted on the Conceptual Site Plan.

2. The project population of the Property will not include school-aged children. Pursuant to Florida licensure requirements under F.A.C. 65E-4.016, persons entering any RTF within the Property must be 18 years or older.

**OWNER'S AUTHORIZATION FOR AGENT
PLANNING DEPARTMENT**

TOWN OF HILLIARD, FLORIDA

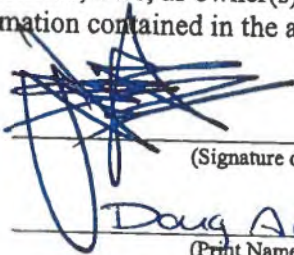
**EACH AND EVERY OWNER SHOWN ON THE PROOF OF
OWNERSHIP MUST SIGN AN AUTHORIZATION FORM**

Agent Authorization Form

I/We Dayspring Health, LLC, a Florida limited liability company,
(Print Name of Property Owner)
hereby authorize Rogers Towers, P.A. and AVA Engineers Inc.
(Print Name of Agent)
to represent me/us in processing an application for PUD Rezoning and FLUM Amendment
(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)

(Print Name of Owner)


(Signature of Owner)


Doug Adkins
(Print Name of Owner)

State of Florida

} ss

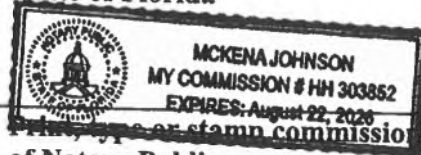
Nassau County

Sworn to and subscribed before me on this 4th day of November, 2022,
by Doug Adkins
(Name of Person Making Statement)



Signature of Notary Public

State of Florida



Print type or stamp commissioned name
of Notary Public

My Commission Expires: _____

Individual making statement is 2 personally known or _____ produced identification.

Type of identification produced: _____

ATTACHMENT 9

Binding Letter

Binding Letter

Town of Hilliard
15859 C.R. 108
Hilliard, Florida 32046

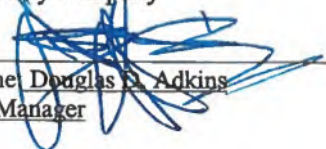
Re: Dayspring Commons PUD Application
Parcel ID Nos.: 08-3N-24-2380-0024-0040; 08-3N-24-2380-0039-0012; 08-3N-24-2380-0039-0031; 08-3N-24-2380-0037-0020; 08-3N-24-2380-0024-0010; 08-3N-24-2380-0039-0025; and 08-3N-24-2380-0037-0010

Ladies and Gentlemen:

You are hereby advised that the undersigned, owner of the property, being more particularly described in the Planned Unit Development rezoning document attached hereto and by reference made a part hereof, hereby agrees to bind its successors in title to the development in accordance with (a) the site plan and the written description of the proposed development plan submitted with the PUD application and (b) any conditions set forth by the Town Council of the Town of Hilliard in the PUD rezoning ordinance. Owner, and its successors in title, also agree to proceed with the development of the subject property in accordance with items (a) and (b) above and will complete such development in accordance with the site plan approved by that ordinance. Provisions shall be made by written agreement for continuing operation and maintenance of all common areas and facilities that are not to be provided, operated or maintained by the Town of Hilliard.

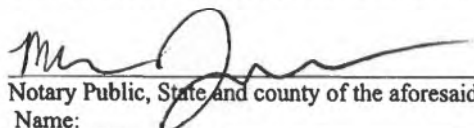
This the 21 day of November, 2022.

DAYSPRING HEALTH, LLC, a Florida limited
Liability company

By: 
Name: Douglas D. Adkins
Its: Manager

STATE OF FLORIDA
COUNTY OF NASSAU

Sworn to and subscribed and acknowledged before me by means of (check one) ☒ physical presence or ☐ online notarization, this 21 day of November, 2022, by Douglas D. Adkins, Manager of Dayspring Health, LLC, a Florida limited liability company, on behalf of the company. H/She (check one) ☒ is personally known to me or ☐ has produced a valid driver's license as identification.

 (SEAL)
Notary Public, State and county of the aforesaid
Name: _____
My Commission Expires: _____
My Commission Number is: _____



**Dayspring Commons Planned Unit Development
PUD Written Description
November 22, 2022
Revised March 3, 2023**

I. PROJECT DESCRIPTION

This application for the Dayspring Commons Planned Unit Development (“PUD”) is submitted by Dayspring Health, LLC, a Florida limited liability company (“Applicant”), the owner of the property subject to this application. As described herein, the Applicant proposes to rezone 5.97 acres of property from Single Family R-2 to PUD to allow for development of an institutional campus to provide senior housing with supportive neighborhood commercial uses, as herein described. The Applicant is proposing to construct three buildings with related amenities for a maximum of 24,500 square feet of senior living residential uses (maximum of 105 units/beds), and a maximum of 7,350 square feet of neighborhood-related commercial, retail and professional office uses. All references herein to the Applicant shall include the Applicant’s successors and assigns.

The property that is subject of the proposed rezoning is owned by the Applicant and located east of U.S. Highway 1 / North Kings Road at West Sixth Street and Orange Street, being more particularly described in **Exhibit “A”** attached hereto (collectively, the “Property”). The Property consists of seven parcels having Nassau County Real Estate Identification Nos. 08-3N-24-2380-0024-0040; 08-3N-24-2380-0039-0012; 08-3N-24-2380-0039-0031; 08-3N-24-2380-0037-0020; 08-3N-24-2380-0024-0010; 08-3N-24-2380-0039-0025; and 08-3N-24-2380-0037-0010. The Property totals 5.68 +/- acres.

The Property has a Future Land Use map (“FLUM”) designation of Medium Density Residential (“MDR”). This application is submitted as a companion application to the proposed amendment to the Town of Hilliard’s FLUM to change the Property’s FLUM designation from MDR to Institutional with a text amendment to allow development of neighborhood-related commercial, retail and professional office uses within the Institutional FLUM designation. The project will allow for densities and intensities within the parameters of the Institutional land use category. The immediately adjacent FLUM categories are Commercial to the west and MDR to the north, east and south. The Property is surrounded by existing and abandoned commercial uses, existing single-family residential homes and timberlands. The Property presently contains agricultural timber and wetlands. The Applicant has taken steps to preserve all on-site wetlands.

A preliminary conceptual site plan indicating the general layout of the site is attached to the PUD as **Exhibit “B”** (the “Conceptual Site Plan”). The Conceptual Site Plan is conceptual only and may be subject to change due to site characteristics, design and engineering factors. The Conceptual Site Plan shows the locations of the proposed buildings within the Property along with parking, open space, wetland, wetland buffers, stormwater ponds and existing local roadways to be relocated as part of the proposed development.

The project will provide public benefits including (i) provision of senior housing, (ii) provision of supportive commercial, medical and office uses; (iii) preservation of 1.61 acres of wetlands; (iv) creation of jobs for Town residents with commercial development, (v) reconfiguration and circulation improvement to portions of existing roadways (West Sixth Street and Orange Street); and (vi) property taxes and other revenues generated by the proposed development.

As a companion to this rezoning application, the Applicant will be requesting the Town vacate, abandon and close a 0.29-acre portion of West Sixth Street, which road is unimproved and bisects the northern portion of the Property (the majority of which are wetlands) and terminates into Mill Street (an unopened, local roadway). The portion of West Sixth Street the Applicant is requesting the Town vacate is the upland portion and is depicted on the Conceptual Site Plan as “this portion of Sixth Street to be abandoned.” As shown on the Conceptual Site Plan, the Applicant shall reserve a 30-foot easement for future Town utilities.

II. USES AND RESTRICTIONS

A. Permitted Uses: The development will be constructed in an orderly manner. The following uses and structures shall be permitted within the Property.

1. Senior living residential uses shall be limited to a maximum of 24,500 square feet which may include up to 105 units/beds with all accessory uses and related amenities. The senior living uses may include: housing for seniors including, independent senior living, assisted living, skilled nursing living, and/or memory care.

2. Neighborhood-related commercial, retail, professional and medical office uses shall be permitted within the Property up to a maximum of 7,350 square feet and may include those uses permitted as a principal use and use by exception within the Commercial Neighborhood (C-N) or Main Street Commercial (MSC)¹ designation of the Code including the following retail, service, and medical uses:

- a. Medical and dental offices and clinics;
- b. Hospice;
- c. Research laboratories;
- d. Personal property, self-service (mini-warehouse) storage facilities for the purpose of renting or leasing enclosed, individual storage space;
- e. Professional and business offices;

¹ As of the date of this PUD Written Description, the Town is in the process of revising its Code to replace the Neighborhood Commercial (C-N) designation with the MSC rezoning. In the event the Town fails to enact such change, the Applicant shall have the right to include neighborhood-type commercial uses as detailed in this text.

- f. Service establishments such as barber or beauty shops, shoe repair shops;
- g. Day care/child care centers;
- h. Parcel delivery office;
- i. Bank and financial institution;
- j. Delicatessen, bake shop;
- k. Restaurant without drive-through facilities;
- l. Retail sales without outside sales or storage;
- m. Structured parking; and
- n. Those uses included in Section II.B. below.

Temporary construction/sales trailers may be utilized and placed on the Property until completion of the development.

B. Uses by Special Exception: Off-site signs as set forth in Section 62-425 of the Zoning and Land Development Regulations (hereafter, “LDR” or the “Code”) and wireless telecommunication facilities as set forth in Section 62-386(d) shall be an allowable use.

C. Accessory Uses: Accessory uses and structures will be allowed as prescribed in the LDR, provided such uses and structures are of the nature customarily incidental and clearly subordinate to the permitted or principal use of a structure within the Property. The following accessory uses and structures shall be permitted for residential uses under Section II.A.1. including, without limitation, chapels, cafeteria/dining facilities, and commercial kitchens, recreational and fitness facilities ancillary to such permitted use, including a gymnasium, fitness center, indoor and/or outdoor pool, one or more docks, gazebos and similar structures, walking trails, meditation areas, open space, greenspace, and passive open space uses including recreational paths, benches, picnic tables, informational displays, kiosks, viewing areas, observation decks, and associated community/recreational structures.

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

III. DESIGN GUIDELINES

A. Lot Requirements:

- a. Setbacks: Setbacks shall be measured per the LDR and shall be as follows; provided, encroachments by sidewalks, driveways, parking, signage, utility structures, stormwater ponds, fences, street/park furniture, and other similar improvements shall be permitted within the minimum building setbacks.

- 1) Front Yard: 10 feet; Lots having a second frontage shall have a setback of 10 feet for the second frontage.
 - 2) Rear Yard: 5 feet
 - 3) Side Yard: 10 feet
 - 4) All structures shall have a minimum separation of 20 feet, as measured from the furthest projection on the structure to the furthest projection of any other structure.
- b. Building height: Buildings shall not exceed 35 feet in height.
 - c. Minimum lot requirements (width and area); 60 feet and 6,000 square feet.
 - d. Maximum impervious surface ratio: 35 percent.
 - e. Maximum lot coverage by buildings: 50 percent of the Property (not to include parking or drainage facilities)

The development of the Property will occur in several construction phases over not more than ten (10) years. The development will be divided into three (3) phases, with Building A, Building B and Building C each being a separate phase. Permitting and physical development within each phase may occur as market conditions dictate. Construction of the initial phase shall commence no later than three (3) years from the date of the PUD Ordinance approval. For purposes of this PUD, “commencement” shall mean securing approved construction drawings of all or of a portion of the site. “Completion” of the development shall be defined as the installation of horizontal infrastructure and Town approval of as-builts. Upon request from the Applicant, the Town Council may extend the commencement period by an additional one (1) year for good cause.

The Conceptual Site Plan indicates the preliminary, general layout for the PUD for construction of the development. The location and size of all lots, roads, project entrances, recreation/open space and other areas shown on the Conceptual Site Plan are conceptual such that the final location of any roads, project entrances, recreation/open space and other areas will be depicted on the final development plan and the final engineering plans for the particular phase of the project. It is anticipated that Building A will be developed as independent senior housing, Building B will be developed as independent senior housing or an assisted living facility, and Building C shall include one or more neighborhood-related commercial, retail, professional or medical office uses.

B. Ingress, Egress and Circulation:

1. **Parking Requirements:** Vehicular off-street parking will be provided in accordance with applicable off-street parking and

loading requirements of LDR Section 62-382, with the following additional and superseding provisions:

Parking standards for senior living uses shall be provided at a minimum ratio of one (1) space for every three (3) units/beds plus one (1) space for every two (2) employees during day shift, which parking shall be provided within the common parking as shown. The overflow parking area as shown on the Conceptual Site Plan may be gravel or stabilized and sodded rather than paved, which spaces shall be marked and delineated by row.

Individual parcels may share parking with other facilities, with shared parking agreements. Structured parking may be either stand alone or integrated with another permitted use.

2. **Vehicular Access/Interconnectivity:** The Conceptual Site Plan depicts preliminary vehicular circulation system and shows all points of connection with public rights-of-way. Access to the Property will be provided off West Sixth Street from U.S. Highway 1 in the locations depicted on the Conceptual Site Plan. The internal streets shall be designed and constructed with a minimum 50' right-of-way, curb and gutter, potable water and sanitary sewer treatment and collection systems and maintenance thereof shall be dedicated or granted to the Town of Hilliard in accordance with the Town's standards for acceptance and dedication. The Applicant will also provide pedestrian interconnectivity with neighboring commercial areas to the north, where feasible.
3. **Traffic Improvements:** The Applicant, at its expense, shall coordinate with the Town to realign and improve portions of West Sixth Street and Orange Street as shown on the Conceptual Site Plan (collectively, the "Roadway Improvements") as follows: West Sixth Street from U.S. Highway 1 to the project entrance at the intersection with Orange Street, and Orange Street from the intersection of West Sixth Street southeast along the project's boundary for a distance of +/- 185 feet to the home owned by Rosa Marie Allen having Parcel Identification No. 08-3N-24-2380-0039-0023 which encroaches into the roadway. As part of the Roadway Improvements, the Applicant shall install stop bar with yellow double stripes and stop/street sign combinations at the intersection of West Sixth Street and Orange Street. The Applicant has assisted the Town with prior application for economic development funding for the Roadway Improvements (the "Funding Contribution"). To the extent the Town receives the Funding Contribution, such Funding Contribution shall be held by the Town in escrow for the benefit of the Applicant. The Applicant will design, permit and

construct the Roadway Improvements as its expense with allocation of the Funding Contribution if awarded to the Town. The Roadway Improvements shall be constructed pursuant to applicable requirements of the Town and as part of Phase I.

4. **Pedestrian Access & Streetlights:** Pedestrian circulation will be provided via sidewalks that are a minimum width of five (5) feet. Sidewalk will be located throughout the project, which locations are depicted on the Conceptual Site Plan. In addition, sidewalks will be located on one side of West Sixth Street and Orange Street depicted on the Conceptual Site Plan to provide pedestrian interconnectivity within the Project. All pedestrian accessible routes shall meet the requirements of the LDR, Florida Accessibility Code for Building Construction (“FACBC”) and Americans Disability Act Accessibility Guidelines (“ADAAG”) established by Florida law and 28 CFR Part 36. Streetlights will be purchased and installed at the Applicant’s expense along all streets as approved by the Town of Hilliard’s Public Works’ Department. Electrical services and maintenance of the streetlights shall be the responsibility of the Town once the Town accepts dedication of the streets.

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

D. Landscaping: Landscaping for the Project will be designed to establish a high-quality environment that provides for visibility, safety and low maintenance. The landscape will be designed to enhance the site and to coordinate with the proposed architecture. The design of the landscaping shall provide a pleasant appearance from the adjacent roadways. Landscaping will be consistent with typical plantings found in Nassau County.

A landscaped entrance will be constructed at all entrances to the development. The landscaped entrancing will be designed to be aesthetically compatible with each other so as to result in a uniform aesthetically pleasing appearance. Compatibility of design shall be achieved by the repetition of certain plant varieties and other landscape materials.

Parking areas will be landscaped at a minimum of five (5) percent of vehicle use area, utilizing parking islands and greenspace interspersed throughout the parking fields. Terminal islands will be a minimum of twelve (12) feet in width and internal islands being a minimum of eight (8) feet wide and containing at least one (1) tree. Spacing of internal islands may be a maximum of 130 feet or fourteen (14) spaces. Continuous landscaping will be provided along the

perimeter of the Property adjacent to existing single-family residential uses to provide screening of parking and service areas. Trees will be a mixture of canopy and non-canopy trees intermingled throughout, with a minimum of 70 percent of proposed trees being canopy trees. A minimum of 30 percent non-canopy trees will be utilized where appropriate to accommodate views and lighting.

In order to emphasize water conservation, plantings will be selected from the St. Johns River Water Management District's Florida Waterwise plant database as appropriate to the local climate. Landscaping shall be in conformance with all LDR provisions.

E. Recreation and Open Space: The design of the PUD incorporates common open space, as well as varied active and passive recreation opportunities, meeting and exceeding the standards of the LDR. Open space and common areas will exceed the 20% open space requirement of LDR Section 62-316(b). The Conceptual Site Plan provides more than 20% open space which is comprised of preserved onsite wetlands, the upland buffer, and pond area.

F. Utilities:

1. **Potable Water/Sanitary Sewer:** All electrical, telephone and cable lines will be installed underground on the site. Water and sewer will be connected to the existing lines and gravity sewer located at Orange Street and West Sixth Street, as depicted on the Conceptual Site Plan. This work will be installed by the Applicant and no public funds shall be needed for the provision of new infrastructure.
2. **Electrical Utilities:** All electrical and telephone lines will be installed underground on the site. Electrical power will be provided by Florida Power & Light (FPL).
3. **Fire Protection:** The Applicant will install fire hydrants in accordance with the LDR in the location(s) approved by the Fire Marshall.
4. **Solid Waste:** Solid waste will be handled by the licensed franchisee in the area.

G. Wetlands/Environmental: The Property contains approximately 1.61 acres of jurisdictional wetlands as depicted on the Conceptual Site Plan, which will be retained to preserve and enhance the natural attributes of the Property. Appropriate buffers will be provided as required by the LDR and St. Johns River Water Management District ("SJRWMD") requirements. All gopher tortoise burrows which may become active prior to construction, will be relocated in accordance with Florida Fish and Wildlife Conservation Commission ("FWC") requirements.

H. Stormwater: Stormwater will be handled on site within retention areas, with conveyance via the roadways and/or piping within appropriate easements. The drainage structures and facilities will be designed and constructed in compliance with the LDR in effect at the time of

permitting, subject to SJRWMD standards. The stormwater treatment facility will be maintained by the owner or a property owners' association in accordance with SJRWMD requirements.

I. Maintenance of Common Areas: The common areas and infrastructure within the Property will be maintained by the owner or a property owners' association.

IV. ADDITIONAL CONDITIONS

1. Additional buffering (a minimum of ten (10) feet of landscaping buffer with 85% opacity) shall be located along the northern and eastern boundaries of Building A adjacent to Orange Street and West Sixth Street, to adequately screen and buffer Building A from the adjacent rights-of-way.

2. Additional buffering (a minimum of five (5) feet of landscaping buffer with 85% opacity) shall be located southeast of the Building C parking area to adequately screen and buffer the parking area from the adjacent single-family residence lying within the Orange Street right-of-way.

Dayspring Commons Planned Unit Development
PUD Written Description
November 22, 2022
Revised ~~January 11~~ March 3, 2023

I. PROJECT DESCRIPTION

This application for the Dayspring Commons Planned Unit Development (“PUD”) is submitted by Dayspring Health, LLC, a Florida limited liability company (“Applicant”), the owner of the property subject to this application. As described herein, the Applicant proposes to rezone ~~6.61~~5.97 acres of property from Single Family R-2 to PUD to allow for development of an institutional campus to provide ~~certain institutional~~senior housing with supportive neighborhood commercial uses, as herein described. The Applicant is proposing to construct three buildings with related amenities for a maximum of ~~33,000~~24,500 square feet of ~~institutional~~senior living residential uses; (maximum of 105 units/beds), and a maximum of ~~9,900~~7,350 square feet of neighborhood-related commercial, retail and professional office uses. All references herein to the Applicant shall include the Applicant’s successors and assigns.

The property that is subject of the proposed rezoning is owned by the Applicant and located east of U.S. Highway 1 / North Kings Road at West Sixth Street and Orange Street, being more particularly described in **Exhibit “A”** attached hereto (collectively, the “Property”). The Property consists of seven parcels having Nassau County Real Estate Identification Nos. 08-3N-24-2380-0024-0040; 08-3N-24-2380-0039-0012; 08-3N-24-2380-0039-0031; 08-3N-24-2380-0037-0020; 08-3N-24-2380-0024-0010; 08-3N-24-2380-0039-0025; and 08-3N-24-2380-0037-0010. The Property totals 5.68 +/- acres.

The Property has a Future Land Use map (“FLUM”) designation of Medium Density Residential (“MDR”). This application is submitted as a companion application to the proposed amendment to the Town of Hilliard’s FLUM to change the Property’s FLUM designation from MDR to Institutional with a text amendment to allow development of neighborhood-related commercial, retail and professional office uses within the Institutional FLUM designation; ~~applicable to the Property.~~ The project will allow for densities and intensities within the parameters of the Institutional land use category. The immediately adjacent FLUM categories are Commercial to the west and MDR to the north, east and south. The Property is surrounded by existing and abandoned commercial uses, existing single-family residential homes and timberlands. The Property presently contains agricultural timber and wetlands. The Applicant has taken steps to preserve all on-site wetlands.

A preliminary conceptual site plan indicating the general layout of the site is attached to the PUD as **Exhibit “B”** (the “Conceptual Site Plan”). The Conceptual Site Plan is conceptual only and may be subject to change due to site characteristics, design and engineering factors. The Conceptual Site Plan shows the locations of the proposed buildings within the Property along with parking, open space, wetland, wetland buffers, stormwater ponds and existing local roadways to be relocated as part of the proposed development.

The project will provide public benefits including (i) provision of ~~certain institutional~~ senior housing, (ii) provision of supportive commercial, medical and office uses; (iii) preservation of 1.61 acres of wetlands; (iv) creation of jobs for Town residents with commercial development, (v) reconfiguration and circulation improvement to portions of existing roadways (West Sixth Street and Orange Street); and (vi) property taxes and other revenues generated by the proposed development.

As a companion to this rezoning application, the Applicant will be requesting the Town vacate, abandon and close a 0.29-acre portion of West Sixth Street, which road is unimproved and bisects the northern portion of the Property (the majority of which are wetlands) and terminates ~~with~~into Mill Street (an unopened, local roadway). The portion of West Sixth Street the Applicant is requesting the Town vacate is the upland portion and is depicted on the Conceptual Site Plan as “this portion of Sixth Street to be abandoned.” As shown on the Conceptual Site Plan, the Applicant shall reserve a 30-foot easement for future Town utilities.

II. USES AND RESTRICTIONS

A. Permitted Uses: The development will be constructed in an orderly manner. The following ~~institutional~~ uses and structures shall be permitted within the Property.

1. ~~Institutional~~ Senior living residential uses shall be limited to a maximum of ~~33,000~~24,500 square feet which may include up to 105 units/beds with all accessory uses and related amenities ~~consisting of any one or a mix of the following uses:~~ The senior living uses may include: housing for seniors including, independent senior living facilities, ~~residential care homes,~~ assisted living ~~facilities,~~ skilled nursing living, ~~nursing homes,~~ and/or memory care ~~facilities,~~ ~~hospice and similar use facilities.~~

~~In addition, a mental health residential treatment facility (“RTF”) as defined by § 394.67(23), Fla. Stat. (2022) to provide residential care and treatment for adult residents diagnosed with a mental illness (as defined by § 394.455(29)) may be located within Building B as depicted on the Conceptual Site Plan. The RTF is intended to be licensed as a Level II Mental Health Residential Treatment Facility under Chapter 65E-4.016, Florida Administrative Code; provided, it is the Applicant’s intent that RTF residents are stable, asymptomatic and not at risk of hospitalization in order to facilitate a peer advocacy program to be integrated with the adjacent institutional use buildings and residents. RTF uses shall be limited to a maximum of 42 units/beds of the 105 maximum units/bed allowed within the Property and comply with additional buffering as provided in this PUD.~~

2. Neighborhood-related commercial, retail, professional and medical office uses shall be permitted within the Property up to a maximum of ~~9,900~~7,350 square feet and may include those uses permitted as a principal use and use by exception within the Commercial

Neighborhood (C-N) or Main Street Commercial (MSC)¹ designation of the Code including the following retail, service, and medical uses:

- a. Medical and dental offices and clinics;
- b. Hospice;
- ~~b.c.~~ Research laboratories;
- d. Personal property, self-service (mini-warehouse) storage facilities for the purpose of renting or leasing enclosed, individual storage space;
- ~~e.e.~~ Professional and business offices;
- ~~d.f.~~ Service establishments such as barber or beauty shops, shoe repair shops;
- ~~e.~~ Day care/child-care centers;
- ~~f.g.~~ Day care/adult care centers;
- ~~g.h.~~ Parcel delivery office;
- ~~h.i.~~ Bank and financial institution;
- ~~i.j.~~ Delicatessen, bake shop;
- ~~j.k.~~ Restaurant without drive-through facilities;
- ~~k.l.~~ Retail sales without outside sales or storage;
- ~~l.m.~~ Structured parking; and
- ~~m.n.~~ Those uses included in Section II.B. below.

Temporary construction/sales trailers may be utilized and placed on the Property until completion of the development.

B. Uses by Special Exception: Off-site signs as set forth in Section 62-425 of the Zoning and Land Development Regulations (hereafter, “LDR” or the “Code”) and wireless telecommunication facilities as set forth in Section 62-386(d) shall be an allowable use.

C. Accessory Uses: Accessory uses and structures will be allowed as prescribed in the LDR, provided such uses and structures are of the nature customarily incidental and clearly

¹ As of the date of this PUD Written Description, the Town is in the process of revising its Code to replace the Neighborhood Commercial (C-N) designation with the MSC rezoning. In the event the Town fails to enact such change, the Applicant shall have the right to include neighborhood-type commercial uses as detailed in this text.

subordinate to the permitted or principal use of a structure within the Property. The following accessory uses and structures shall be permitted for residential uses under Section II.A.1. including, without limitation, chapels, cafeteria/dining facilities, and commercial kitchens, recreational and fitness facilities ancillary to such permitted use, including a gymnasium, fitness center, indoor and/or outdoor pool, one or more docks, gazebos and similar structures, walking trails, meditation areas, open space, greenspace, and passive open space uses including recreational paths, benches, picnic tables, informational displays, kiosks, viewing areas, observation decks, and associated community/recreational structures.

D. Restriction on Uses: As provided, the development will only include the uses described in Section II.A.-C. above. ~~Intoxication, alcohol or substance abuse rehabilitation centers with or without housing shall be prohibited within the PUD, and any RTF use shall not include short-term residential programs or house residents who are symptomatic and at imminent risk of hospitalization.~~

III. DESIGN GUIDELINES

A. Lot Requirements:

- a. Setbacks: Setbacks shall be measured per the LDR and shall be as follows; provided, encroachments by sidewalks, driveways, parking, signage, utility structures, stormwater ponds, fences, street/park furniture, and other similar improvements shall be permitted within the minimum building setbacks.
 - 1) Front Yard: 10 feet; Lots having a second frontage shall have a setback of 10 feet for the second frontage.
 - 2) Rear Yard: 5 feet
 - 3) Side Yard: 10 feet
 - 4) All structures shall have a minimum separation of 20 feet, as measured from the furthest projection on the structure to the furthest projection of any other structure.
- b. Building height: Buildings shall not exceed 35 feet in height.
- c. Minimum lot requirements (width and area); 60 feet and 6,000 square feet.
- d. Maximum impervious surface ratio: 35 percent.
- e. Maximum lot coverage by buildings: 50 percent of the Property (not to include parking or drainage facilities)

The development of the Property will occur in several construction phases over not more than ten (10) years. The development will be divided into three (3) phases, with Building A, Building B and Building C each being a separate phase. Permitting and physical development

within each phase may occur as market conditions dictate. ~~The development of the Property will occur in several construction phases over not more than ten (10) years.~~ Construction of the initial phase shall commence no later than three (3) years from the date of the PUD Ordinance approval. For purposes of this PUD, “commencement” shall mean securing approved construction drawings of all or of a portion of the site. “Completion” of the development shall be defined as the installation of horizontal infrastructure and Town approval of as-builts. Upon request from the Applicant, the Town Council may extend the commencement period by an additional one (1) year for good cause.

The Conceptual Site Plan indicates the preliminary, general layout for the PUD for construction of the development. The location and size of all lots, roads, project entrances, recreation/open space and other areas shown on the Conceptual Site Plan are conceptual such that the final location of any roads, project entrances, recreation/open space and other areas will be depicted on the final development plan and the final engineering plans for the particular phase of the project. It is anticipated that Building A will be developed as independent senior housing, Building B will be developed as independent senior housing or an assisted living facility, and Building C shall include one or more neighborhood-related commercial, retail, professional or medical office uses.

B. Ingress, Egress and Circulation:

1. **Parking Requirements:** ~~The PUD shall comply~~ Vehicular off-street parking will be provided in accordance with applicable off-street parking and loading requirements of LDR Section 62-382, with the following additional and superseding provisions:

Parking standards for ~~respective institutional, commercial/retail, and business professional~~ senior living uses ~~shall be provided at a minimum ratio of one (1) space for every three (3) units/beds plus one (1) space for every two (2) employees during day shift, which parking shall be provided within the common parking as shown. The overflow parking area as shown on the Conceptual Site Plan may be gravel or stabilized and sodded rather than paved, which spaces shall be marked and delineated by row.~~

Individual parcels may share parking with other facilities, with shared parking agreements. Structured parking may be either stand alone or integrated with another permitted use.

- ~~1.2.~~ **Vehicular Access/Interconnectivity:** The Conceptual Site Plan depicts preliminary vehicular circulation system and shows all points of connection with public rights-of-way. Access to the Property will be provided off West Sixth Street from U.S. Highway 1 in the locations depicted on the Conceptual Site Plan. The internal streets shall be designed and constructed with a minimum 50' right-of-way, curb and gutter, potable water and sanitary sewer treatment

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2.3. Traffic Improvements: The Applicant, as its expense, shall coordinate with the Town to realign and improve portions of West Sixth Street and Orange Street as shown on the Conceptual Site Plan (collectively, the "Roadway Improvements") as follows: West Sixth Street from U.S. Highway 1 to the project entrance at the intersection with Orange Street, and Orange Street from the intersection of West Sixth Street southeast along the project's boundary for a distance of +/- 185 feet to the home owned by Rosa Marie Allen having Parcel Identification No. 08-3N-24-2380-0039-0023 which encroaches into the roadway. As part of the Roadway Improvements, the Applicant shall install stop bar with yellow double stripes and stop/street sign combinations at the intersection of West Sixth Street and Orange Street. The Applicant has assisted the Town with prior application for economic development funding for the Roadway Improvements (the "Funding Contribution"). To the extent the Town receives the Funding Contribution, such Funding Contribution shall be held by the Town in escrow for the benefit of the Applicant. The Applicant will design, permit and construct the Roadway Improvements as its expense with allocation of the Funding Contribution if awarded to the Town. The Roadway Improvements shall be constructed pursuant to applicable requirements of the Town and as part of Phase I.

3.4. Pedestrian Access & Streetlights: Pedestrian circulation will be provided via sidewalks that are a minimum width of five (5) feet. Sidewalk will be located throughout the project, which locations are depicted on the Conceptual Site Plan. In addition, sidewalks will be located on one side of West Sixth Street and Orange Street depicted on the Conceptual Site Plan to provide pedestrian interconnectivity within the Project. All pedestrian accessible routes shall meet the requirements of the LDR, Florida Accessibility Code for Building Construction ("FACBC") and Americans Disability Act Accessibility Guidelines ("ADAAG") established by Florida law and 28 CFR Part 36. Streetlights will be purchased and installed at the Applicant's expense along all streets as approved by the Town of Hilliard's Public Works' Department. Electrical services and maintenance of the streetlights shall be the responsibility of the Town once the Town accepts dedication of the streets.

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In order to emphasize water conservation, plantings will be selected from the St. Johns River Water Management District's Florida Waterwise plant database as appropriate to the local climate. Landscaping shall be in conformance with all LDR provisions.

E. Recreation and Open Space: The design of the PUD incorporates common open space, as well as varied active and passive recreation opportunities, meeting and exceeding the standards of the LDR. Open space and common areas will exceed the 20% open space requirement of LDR Section 62-316(b). The Conceptual Site Plan provides ~~approximately 42.21% of~~ more than 20% open space which is comprised of preserved onsite wetlands, the upland buffer, and pond area.

F. Utilities:

1. **Potable Water/Sanitary Sewer:** All electrical, telephone and cable lines will be installed underground on the site. Water and sewer will be connected to the existing lines and gravity sewer

located at Orange Street and West Sixth Street, as depicted on the Conceptual Site Plan. This work will be installed by the Applicant and no public funds shall be needed for the provision of new infrastructure.

2. **Electrical Utilities:** All electrical and telephone lines will be installed underground on the site. Electrical power will be provided by Florida Power & Light (FPL).
3. **Fire Protection:** The Applicant will install fire hydrants in accordance with the LDR in the location(s) approved by the Fire Marshall.
4. **Solid Waste:** Solid waste will be handled by the licensed franchisee in the area.

G. Wetlands/Environmental: The Property contains approximately 1.61 acres of jurisdictional wetlands as depicted on the Conceptual Site Plan, which will be retained to preserve and enhance the natural attributes of the Property. Appropriate buffers will be provided as required by the LDR and St. Johns River Water Management District (“SJRWMD”) requirements. All gopher tortoise burrows which may become active prior to construction, will be relocated in accordance with Florida Fish and Wildlife Conservation Commission (“FWC”) requirements.

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

I. Maintenance of Common Areas: The common areas and infrastructure within the Property will be maintained by the owner or a property owners’ association.

IV. ADDITIONAL CONDITIONS

1. ~~If the Applicant develops Building B as an RTF,~~ Additional buffering (a minimum of ten (10) feet of landscaping buffer with 85% opacity) shall be located ~~on~~along the ~~southeast areas~~northern and eastern boundaries of Building A adjacent to ~~Building C~~Orange Street and West Sixth Street, to adequately screen and buffer ~~the RTF~~Building A from the adjacent ~~use, as is depicted on the Conceptual Site Plan.~~rights-of-way.

2. ~~The project population of the Property will not include school-aged children. Pursuant to Florida licensure requirements under F.A.C. 65E-4.016, persons entering any RTF within the Property must be 18 years or older.~~ Additional buffering (a minimum of five (5) feet of landscaping buffer with 85% opacity) shall be located southeast of the Building C parking area to adequately screen and buffer the parking area from the adjacent single-family residence lying within the Orange Street right-of-way.

DATA SUMMARY

TOTAL RESIDENTIAL UNITS/BEDS	105
MAXIMUM RESIDENTIAL FACILITIES	24,500 SF
RETAIL OFFICE	7,350 SF
TOTAL SITE AREA (INCLUDES R/W TAKING)	5.97 AC
UPLAND AREA (BEFORE IMPACTS)	4.36 AC
TOTAL WETLAND AREA	1.61 AC
WETLAND IMPACTS	0.00 AC
WETLANDS TO REMAIN	1.61 AC
POND AREA	0.72 AC (11.98%)
TOTAL OPEN SPACE	2.51 AC (42.04%) (20% MIN.)
RIGHT OF WAY AREA TO BE CLOSED	0.29 AC
TOTAL WETLAND LENGTH	550 LF
WETLAND BUFFER PROVIDED	17,286 SF (0.40 ac)

NOTE:

- (1) 24" STOP BAR & 6" YELLOW DOUBLE STRIPES AND STOP/ STREET SIGN COMBINATION (TYP)

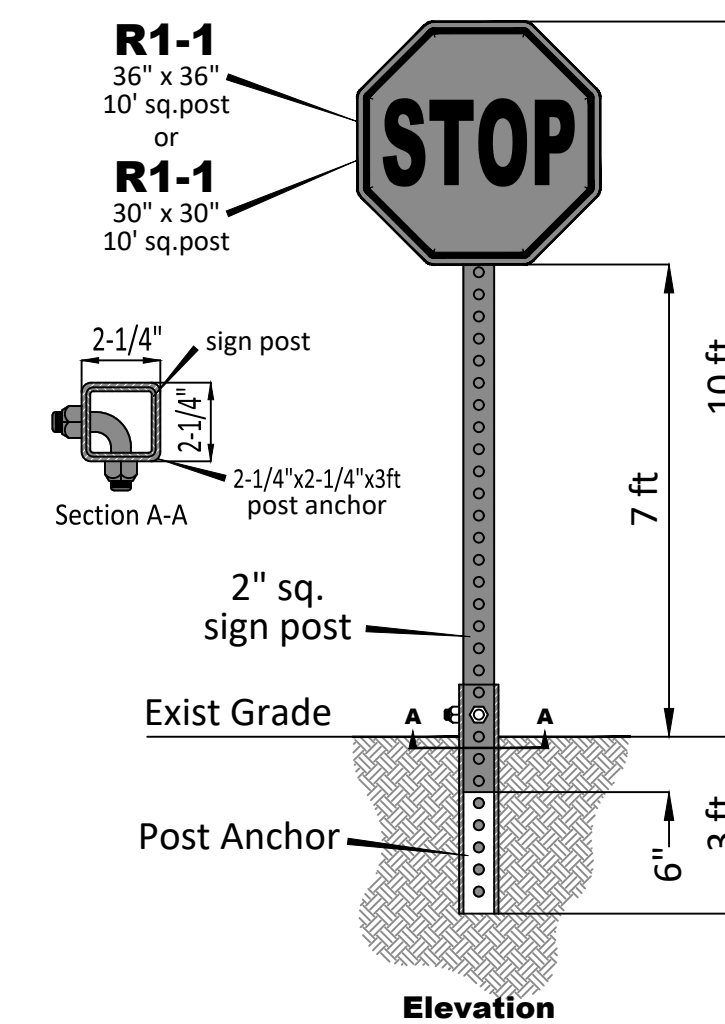
PARKING CALCULATIONS:

ONE SPACE PER EACH 2 BEDS PLUS ONE ADDITIONAL SPACE FOR EACH TWO EMPLOYEES ON DAY SHIFT

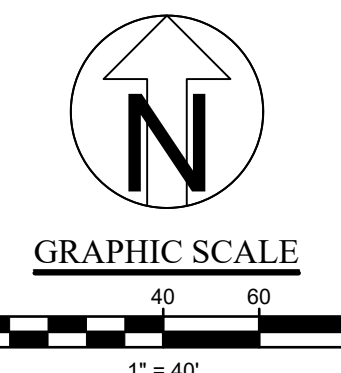
1 SPACE PER EACH 3 DWELLING UNITS
105 DWELLING UNITS = 35 SPACES
17 ESTIMATED EMPLOYEES=8 SPACES
43 TOTAL SPACES REQUIRED
4 REQUIRED
6 HANDICAP SPACES PROVIDED
96 TOTAL SPACES TOTAL PROVIDED

LEGEND

---	BOUNDARY
---	BUILDING SETBACK
---	DRAINAGE EASEMENT
---	UTILITY EASEMENT

STOP & WARNING Signs Only

(D) Sign Installation for 2" x 10 foot square post

**PROJECT INFORMATION**

GENERAL	
Project Name	DAYSPRING COMMONS
Project Address	SIXTH STREET
PROJECT ACREAGE	5.97 Ac. /259,655 SF
TOTAL BUILDING AREA/RATIO	31,850 SF/12.26% (MAX. 50%)
TOTAL PARKING AREA/RATIO	0.88 AC/16.75%
IMPERVIOUS (INCLUDING PONDS)/RATIO	1.85 Ac./30.99 % (MAX. 35%)
BUILDING HEIGHT	(35' MAX HEIGHT.)
Property Appraiser Nos. (RE #)	08-3N-24-2380-0024-0040 08-3N-24-2380-0039-0012 08-3N-24-2380-0039-0031 08-3N-24-2380-0037-0020 08-3N-24-2380-0024-0010
Nassau County Soil ID	6,51
Future Land Use	MEDIUM DENSITY
Zoning Designation	R-2
PUD Ordinance Number	N/A
FIRM – Community – Panel	12089C0135F
Flood Zones (Show in Plans)	ZONE X
Base Flood Elev. (Show in Plans)	N/A
Vertical Datum Used for Project	NAVD 88

ENVIRONMENTAL NOTE(S):
THERE ARE NOT SIGNIFICANT NATURAL COMMUNITIES HABITAT ON THE PROPOSED SITE AND NO LISTED SPECIES WERE OBSERVED. POTENTIAL FUTURE GOPHER TORTOISE HABITAT ACTIVITY WILL BE RELOCATED IN ACCORDANCE WITH FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION ("FWC")

PARKING COUNT
90 STANDARD PARKING SPACES
6 HANDICAPPED
96 TOTAL SPACES

UTILITY NOTE(S):

1. WATER AND SEWER SERVICES WILL BE CONNECTIONS TO THE EXISTING GRAVITY SEWERS AND CITY WATER MAINS LOCATED WITHIN WEST 6TH STREET AND ORANGE STREET.
2. ALL ELECTRICAL AND TELEPHONE LINES WILL BE INSTALLED UNDERGROUND BY FLORIDA POWER & LIGHT.

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 00008161
4201 BAYMEADOWS RD. SUITE 3 | JACKSONVILLE, FLORIDA 32217
Ph: (904) 730-3223 | Fx: (904) 730-3225
Henry A. Urrutia, Jr., No. 48049

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DAYSPRING COMMONS**SITE****FLORIDA****HILLIARD**

Date: 06/2022
Designer: HAV
Job #: 22-022
Drawn: TRB
Scale: 1:30
Sheet: 1
of 2



Courtney P. Gaver

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ITEM-3

March 6, 2023

VIA OVERNIGHT MAIL & E-MAIL

Town of Hilliard
Attn: Lee Anne Wollitz, Land Use Administrator
15859 County Road 108
Hilliard, Florida 32046
lwollitz@townofhilliard.com

Town of Hilliard
Attn: Janis Fleet, AICP
15859 County Road 108
Hilliard, Florida 32046
jfleet@fleetarchitectsplanners.net

RE: Revised Dayspring Commons PUD Conceptual Site Plan and Text

Dear Ms. Wollitz and Ms. Fleet:

On behalf of our client, Dayspring Health, LLC ("Applicant"), please find enclosed the following documents related to the proposed Dayspring Commons Planned Unit Development ("PUD") for the Planning and Zoning Board's consideration at the March 14th meeting:

1. Revised Conceptual Site Plan;
2. Clean copy of the amended PUD text dated March 3, 2023; and
3. Redlined copy of the amended PUD text showing revisions to the January 11, 2023 version.

The revised PUD text and Conceptual Site Plan addresses issues and concerns raised during the joint workshop between the Town Council and Planning and Zoning Board on January 31st. We appreciate your continued assistance in moving the applications through the public hearing process.

If you have any questions, we would be pleased to comply. Thank you.

Sincerely,

ROGERS TOWERS, P.A

Courtney P. Gaver

Enclosure

cc: Town Clerk Lisa Purvis (via e-mail)
Hannah Martinez (via e-mail)
Doug Adkins

HILLIARD PLANNING AND ZONING BOARD MEETING

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

BOARD MEMBERS

Harold "Skip" Frey, Chair
Wendy Prather, Vice Chair
Charles A. Reed, Board Member
Josetta Lawson, Board Member
Kevin Webb, Board Member

ADMINISTRATIVE STAFF

Lee Anne Wollitz
Land Use Administrator

PLANNING AND ZONING ATTORNEY

Mary Norberg

MINUTES

TUESDAY, FEBRUARY 14, 2023, 7:00 PM

NOTICE TO PUBLIC

Anyone wishing to address the Planning & Zoning Board regarding any item on this agenda is requested to complete an agenda item sheet in advance and give it to the Land Use Administrator. 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

Prayer by James Cason

ROLL CALL

PRESENT

Chair Harold "Skip" Frey
Vice Chair Wendy Prather
Planning and Zoning Board Member Charles A. Reed
Planning and Zoning Board Member Josetta Lawson
Planning and Zoning Board Member Kevin Webb

PUBLIC HEARINGS

ITEM-1 Planning and Zoning Board recommendation to the Town Council for a Text change to the Comprehensive Plan for applicant Douglas Adkins, Dayspring Health LLC.
Lee Anne Wollitz – Land Use Administrator

Disclosure of Ex Parte Communication
None

Land Use Administrator Lee Anne Wollitz reads letter from applicant that states the applicant is requesting their items be deferred until the March 14, 2023, meeting.

A Motion is made to defer items 1, 2 and 3 until the March 14, 2023, Planning and Zoning Board meeting.

Motion made by Vice Chair Prather, Seconded by Planning and Zoning Board Member Lawson.

Voting Yea: Chair Frey, Vice Chair Prather, Planning and Zoning Board Member Reed, Planning and Zoning Board Member Lawson, Planning and Zoning Board Member Webb

ITEM-2 Planning and Zoning Board recommendation to the Town Council for a change to the Future Land Use Map "FLUM". Parcel ID No. 08-3N-24-2380-0024-0040, 08-3N-24-2380-0039-0012, 08-3N-24-2380-0039-0031, 08-3N-24-2380-0037-0020, 08-3N-24-2380-0024-0010, 08-3N-24-2380-0039-0025, 08-3N-24-2380-0037-0010, for applicant Douglas Adkins, Dayspring Health LLC
Lee Anne Wollitz – Land Use Administrator

Deferred with Item 1 and 3.

ITEM-3 Planning and Zoning Board recommendation to the Town Council for the establishment of Dayspring Commons Planned Unit Development through an Ordinance. Parcel ID No. 08-3N-24-2380-0024-0040, 08-3N-24-2380-0039-0012, 08-3N-24-2380-0039-0031, 08-3N-24-2380-0037-0020, 08-3N-24-2380-0024-0010, 08-3N-24-2380-0039-0025, 08-3N-24-2380-0037-0010, for applicant Douglas Adkins, Dayspring Health LLC.
Lee Anne Wollitz – Land Use Administrator

Deferred with Item 1 and 2.

ITEM-4 Planning and Zoning Board approval to grant Variance No. 20221227 to Reduce the Minimum Lot Width and Minimum Lot Area for Parcel ID No. 08-3N-24-2380-0177-0220, for Bobby Franklin, B.Y. Franklin Properties, applicant and property owner.
Lee Anne Wollitz- Land Use Administrator

Disclosure of Ex Parte Communication
None

Open Public Hearing

Call for Public Comment

Bobby Franklin, PO Box 878, Hilliard, states that it is a joy to see improvement in the Town. He wants to see the mobile homes replaced with a custom build home that matches the neighborhood.

Planning and Zoning Board Vice Chair Prather asks about the effects of lot of record on the mobile home.

Town Planner Janis Fleet states she has been correcting and clearing up the lot of record language as the Town moves forward with the LDR changes.

Close Public Hearing on Variance No. 20221227 at 7:15 p.m.

Motion made by Planning and Zoning Board Member Lawson, Seconded by Vice Chair Prather.

Voting Yea: Chair Frey, Vice Chair Prather, Planning and Zoning Board Member Reed, Planning and Zoning Board Member Lawson, Planning and Zoning Board Member Webb

PLANNING & ZONING BOARD ACTION

Planning and Zoning Board to approve or deny Variance No. 20221227.

Motion is made to approve Variance No. 20221227.

Motion made by Planning and Zoning Board Member Lawson, Seconded by Planning and Zoning Board Member Webb.

Voting Yea: Chair Frey, Vice Chair Prather, Planning and Zoning Board Member Reed, Planning and Zoning Board Member Lawson, Planning and Zoning Board Member Webb

CHAIR **To call on members of the audience wishing to address the Board on matters not on the Agenda.**

REGULAR MEETING

ITEM-5 Additions/Deletions to Agenda

No additions or deletions to the agenda.

ITEM-6 Planning and Zoning Board approval of a clerical error correction, apply Motion made for Application Number 12012022 in the January 10th meeting to Application Number 20221201 Minor Modification of Greenbrier PUD.
Lee Anne Wollitz- Land Use Administrator

Land Use Administrator Lee Anne Wollitz reads agenda item report and explains the need for the correction.

Town Planner Janis Fleet reiterates the purpose for this vote.

Motion is made to apply previous vote for Application No. 12012022 to Application No. 20221201.

Motion made by Vice Chair Prather, Seconded by Planning and Zoning Board Member Lawson.

Voting Yea: Chair Frey, Vice Chair Prather, Planning and Zoning Board Member Reed, Planning and Zoning Board Member Lawson, Planning and Zoning Board Member Webb

- ITEM-7 Planning and Zoning Board update of the Site Plan Application No. 20220920, Parcel ID No.08-3N-24-2380-0013-0010; for Applicant Marcus Holley, Hilliard Shopping Center.

Lee Anne Wollitz – Land Use Administrator

Land Use Administrator Lee Anne Wollitz reads agenda item report and gives update on the project.

- ITEM-8 Planning and Zoning Board approval of the Minutes from the January 10, 2023, Public Hearing and Regular Meeting.

Motion made by Planning and Zoning Board Member Lawson, Seconded by Planning and Zoning Board Member Webb.

Voting Yea: Chair Frey, Vice Chair Prather, Planning and Zoning Board Member Reed, Planning and Zoning Board Member Lawson, Planning and Zoning Board Member Webb

ADDITIONAL COMMENTS

PUBLIC

No public wish to address the Board.

BOARD MEMBERS

Planning and Zoning Board Member Lawson asks about Goodin Property and Variance process due to the 6-month deferral.

Planning and Zoning Board have extended discussion on Variances and the approval process.

LAND USE ADMINISTRATOR

Land Use Administrator Lee Anne Wollitz starts a discussion on the deferral process and the need/ability to revamp this process. Asks the board to present any suggestions or questions so it can be an item for more discussion or an action item at the next meeting.

Planning and Zoning Board engage in a group discussion about public notification and its effect on this item.

Planning and Zoning Board Chair Frey states he would be ok with the Land Use Administrator issuing up to 60 days of deferral but, after that time he would like the Board to hear the need for the delay and have the option of a vote.

PLANNING AND ZONING ATTORNEY

No comment.

ADJOURNMENT

Motion to adjourn at 7:43 p.m.

Motion made by Planning and Zoning Board Member Reed, Seconded by Planning and Zoning Board Member Webb.

Voting Yea: Chair Frey, Vice Chair Prather, Planning and Zoning Board Member Reed, Planning and Zoning Board Member Lawson, Planning and Zoning Board Member Webb

Approved this 14th day of March 2023, by the Hilliard Planning & Zoning Board, Hilliard, Florida.

Skip Frey, Chair
Hilliard Planning & Zoning Board