

# 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

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## AGENDA

**TUESDAY, FEBRUARY 14, 2023, 7:00 PM**

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### 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

### **PLANNING & ZONING BOARD ACTION**

Planning and Zoning Board to approve or deny recommendation to the Town Council

### 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

**PLANNING & ZONING BOARD ACTION**

Planning and Zoning Board to approve or deny recommendation to the Town Council

**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

**PLANNING & ZONING BOARD ACTION**

Planning and Zoning Board to approve or deny recommendation to the Town Council

**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  
Open Public Hearing  
Call for Public Comment  
Close Public Hearing on B. Franklin Variance No. 20221227

**PLANNING & ZONING BOARD ACTION**

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

**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



**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***

**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***

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

#### **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](http://www.townofhilliard.com).  
Live & recorded videos can be access at [www.youtube.com](http://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

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TO: Planning and Zoning Board Public Hearing & Regular Meeting Meeting Date: January 10, 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.

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#### **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

Planning and Zoning Board,

This is an update for the Dayspring commons Project.

A joint workshop including Town Council, Planning and Zoning Board, Hilliard Town Planner and other Town Staff as well as The Team from Dayspring Inc. on January 31, 2023.

After that meeting, we received a message from Dayspring Inc. requesting to defer the three items that are on your agenda for the February 14<sup>th</sup> meeting.

It is their plan to rework the project to more closely reflect the suggestions made by the Town during the workshop.

As of the publishing of this agenda they would suggest a deferment until your next meeting, March 14, 2023.

I have included the request below.

Good Afternoon, Please consider this email as the Applicant's request to defer all applications related to Dayspring Commons, currently scheduled for hearing on Tuesday, February 14, 2023. I have a call with Mr. Adkins later in the week and will confirm whether we are requesting to defer to the March planning and zoning board date, or to a time to be determined. We really appreciate everyone's time at the workshop last evening.

Thank you,

Courtney P. Gaver | Attorney



# HILLIARD TOWN COUNCIL MEETING

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

## TOWN COUNCIL MEMBERS

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

## ADMINISTRATIVE STAFF

Lisa Purvis, Town Clerk  
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

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## AGENDA

**TUESDAY, JANUARY 31, 2023, 6:00 PM**

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### 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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### PUBLIC PARTICIPATION

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## AGENDA ITEM REPORT

### TOWN OF HILLIARD, FLORIDA

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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

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**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

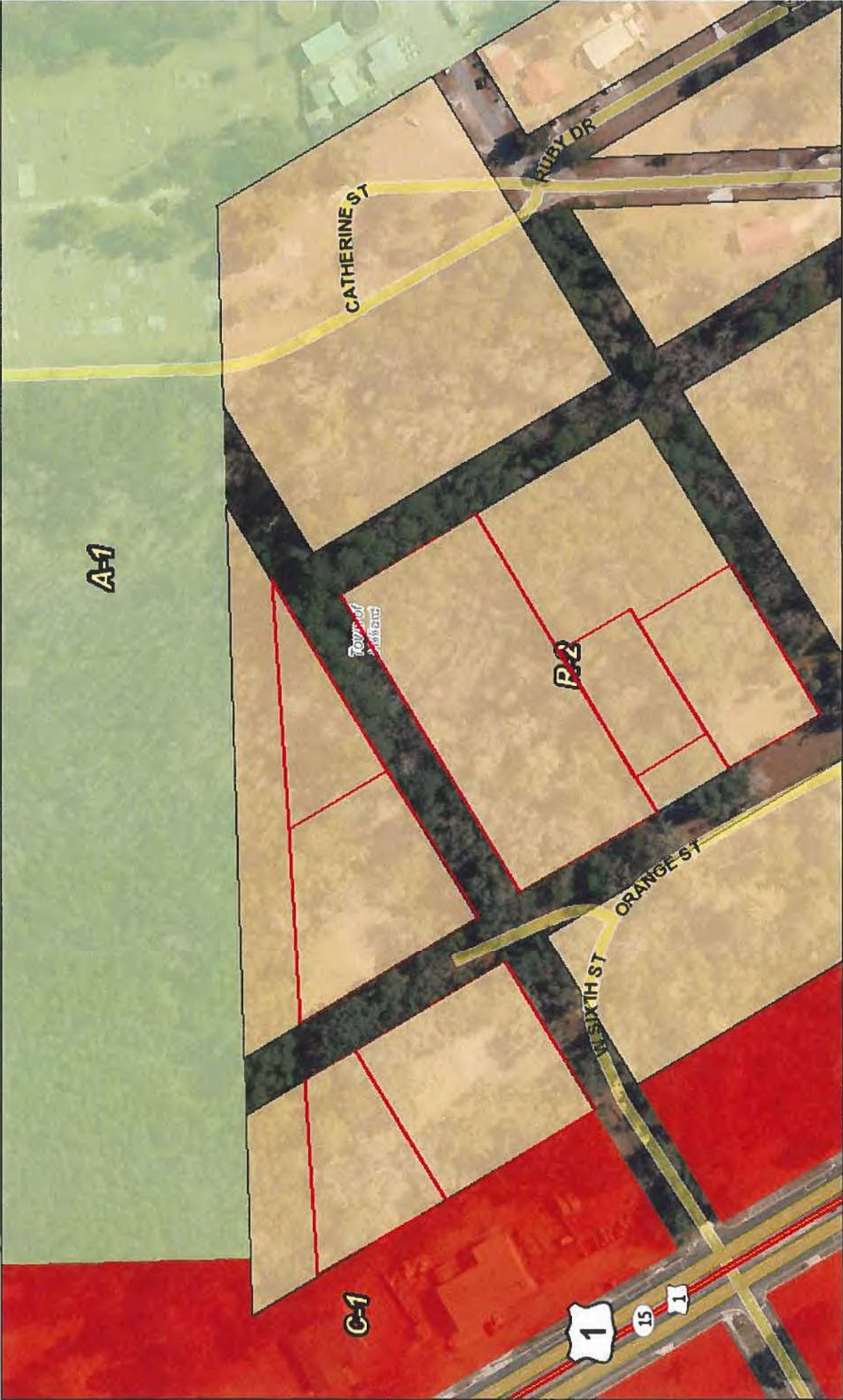
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Item	ITEM-1
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENTAL, Japan, METI, Esri China (Hong Kong), Esri Korea, Esri OpenStreetMap contributors, and the GIS User Community	



Zoning Map (R-2)



November 21, 2022

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Sources: Esri, HERE, Garmin, USGS, Intermap, INCRB, Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (the) Mapbox, Swire, Swire, and the GIS User Community

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Aerial Map



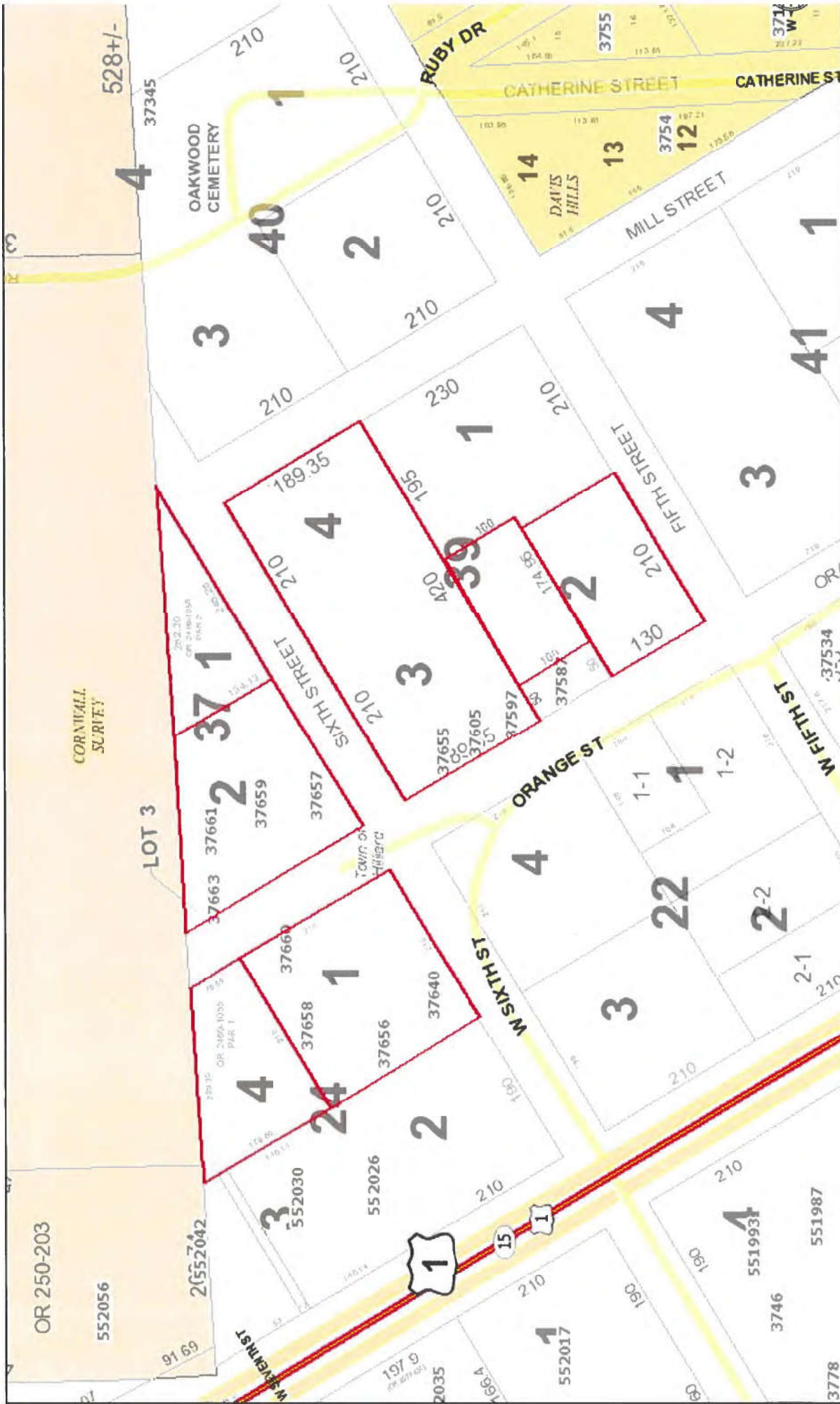
November 21, 2022

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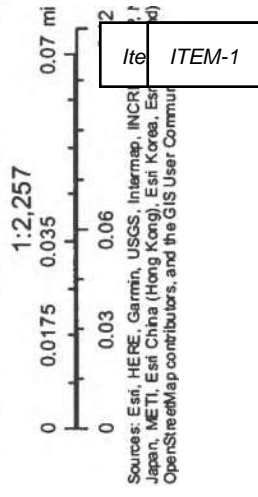
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri, Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, OpenStreetMap contributors, and the GIS User Community



# 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)<sup>1</sup> designation of the Code including the following retail, service, and medical uses:

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

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<sup>1</sup> 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

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

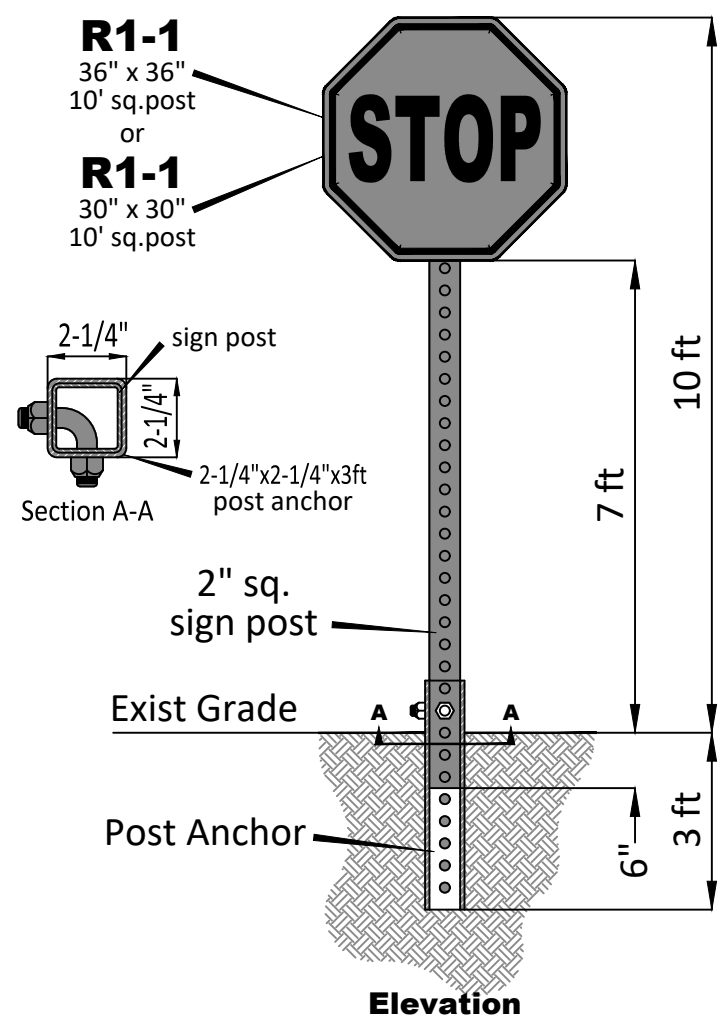
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76 TOTAL SPACES TOTAL PROVIDED

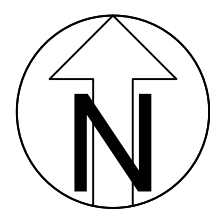
## LEGEND

_____	BOUNDARY
— — — —	BUILDING SETBACK
- - - - -	DRAINAGE EASEMENT
— . — . —	UTILITY EASEMENT

## STOP & WARNING Signs Only



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



**GRAPHIC SCALE**

0 40 60 80

4" = 40'

## PROJECT INFORMATION

<b>GENERAL</b>	
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	12089CO135F
Flood Zones (Show in Plans)	ZONE X
Base Flood Elev. (Show in Plans)	N/A
Vertical Datum Used for Project	NAVD 88
<b>NON-SUBDIVISION</b>	
North American Industry	
Classification System (NAICS)	623312
Impervious Area (Sq. Ft.)	178,716 SF

## DAYS PRING COMMONS

## FLORIDA

# SITE

**HILLIARD**

Date: 06/2022

**Designer: HAV**

**Job #:** 22-022

**Drawn: TRB**

**Scale: 1:30**

Sheet: 

# 1

of 2

25

**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.)

**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 28<sup>th</sup> 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](mailto: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.



## AGENDA ITEM REPORT

### TOWN OF HILLIARD, FLORIDA

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TO: Planning and Zoning Board Public Hearing & Regular Meeting Meeting Date: January 10, 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

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#### **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

Date

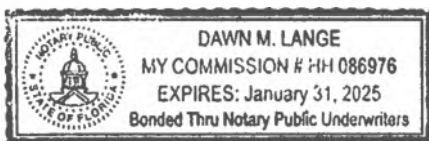
St. Johns County

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

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.)
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:

\_\_\_\_\_  
Signature of Applicant

Courtney P. Gaver, Agent of Owner

\_\_\_\_\_  
Typed or printed name and title of applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner

Douglas D. Adkins

\_\_\_\_\_  
Typed or printed name of Owner

\_\_\_\_\_  
Date

State of Florida County of St. Johns

The foregoing application is acknowledged before me this 4<sup>th</sup> 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 \_\_\_\_\_

## **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)<sup>1</sup> 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.

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<sup>1</sup> 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

1:2,257  
0 0.0175 0.035 0.07 mi  
0 0.03 0.06 0.12  
Sources: Esri, HERE, DeLorme, USGS, Imagery, Mapbox, OpenStreetMap contributors, and the GIS User Community

ITEM-2



# oning 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,  
Jaguar, NITL, Esri, China (Hong Kong), Swisstopo, Esri, DeLorme,  
OpenStreetMap contributors, and the GIS User Community

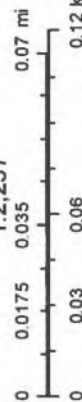
ITEM-2





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





0	0.0175	0.035	0.07 mi
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	0	0.03	0.06	0.12
Sources: East Asia, Gemini, USSS, Intermap, INCREMENT P, Japan, Inc., East China (Tung Kung), Esri Korea, Esri (no)				

ITEM-2

**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 BASEMENTS 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

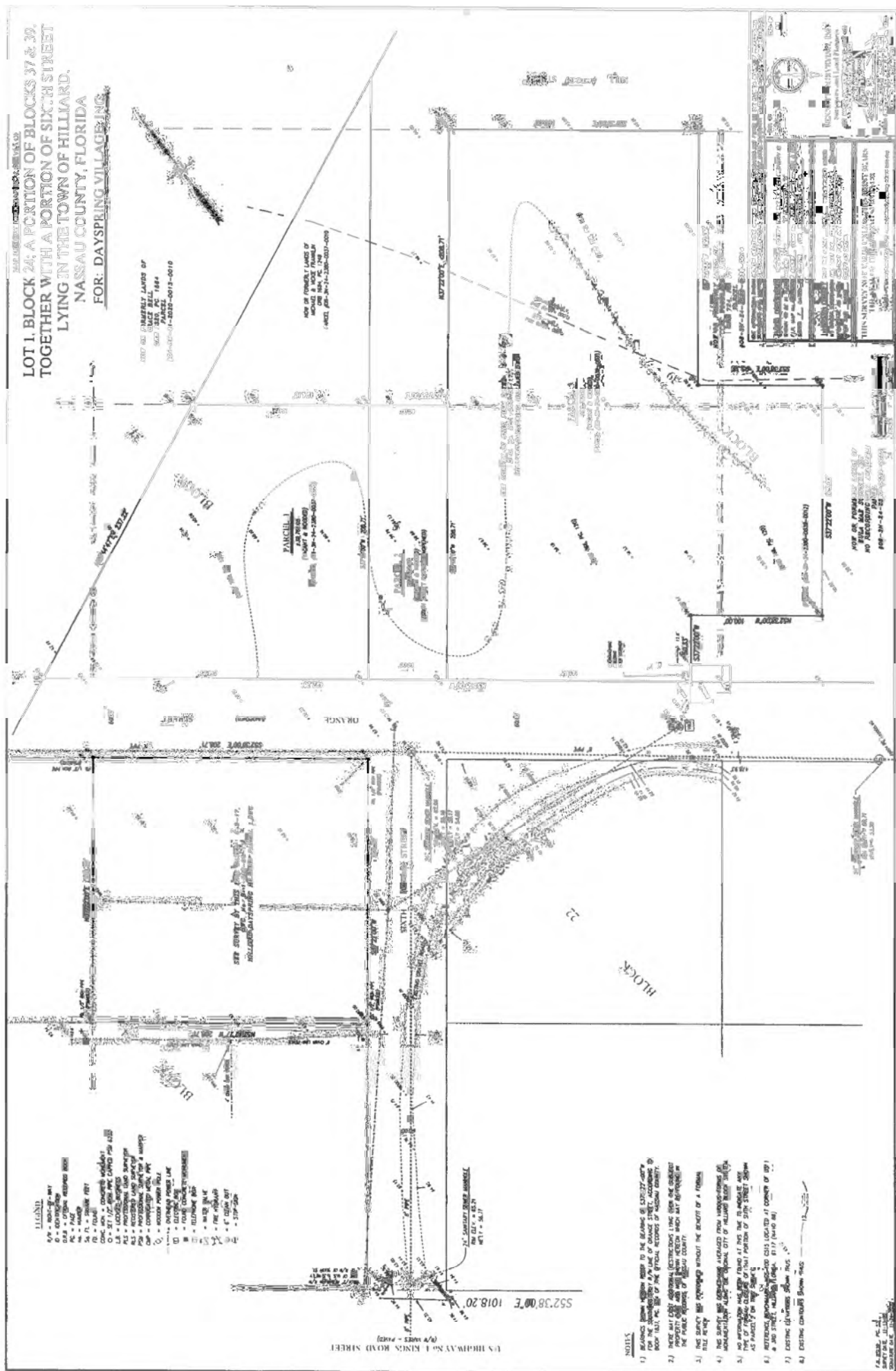
ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF BLOCK 24, TOWN OF HILWARD, NASSAU COUNTY, FLORIDA (ACCORDING TO PLAT RECORDED IN PLAT BOOK 1, PAGE 23 OF THE ~~PLAT~~ RECORDS OF NASSAU COUNTY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT A POINT WHERE 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.

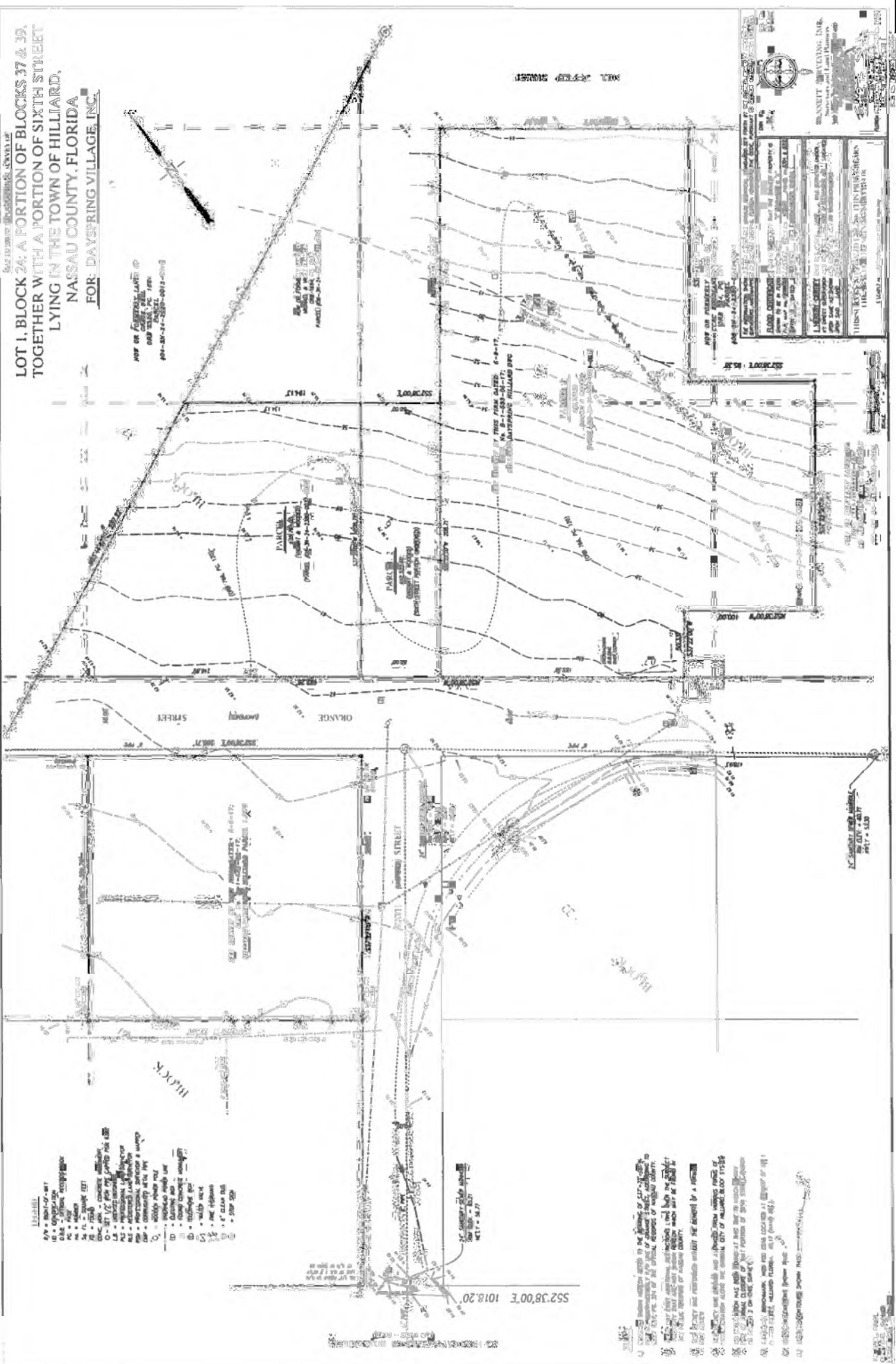
FROM THE POINT OF BEGINNING THUS DESCRIBED RUN SOUTH 37°22'00" WEST, A DISTANCE OF 201.70 FEET TO A POINT LYING ON THE NORTHEASTERLY LINE OF LANDS NOW OR FORMERLY OF LEROY CLEW & PATRICIA HADDOCK (ACCORDING TO DEED RECORDED IN BOOK 792, PAGE 902, OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE NORTH 52°38'00" 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

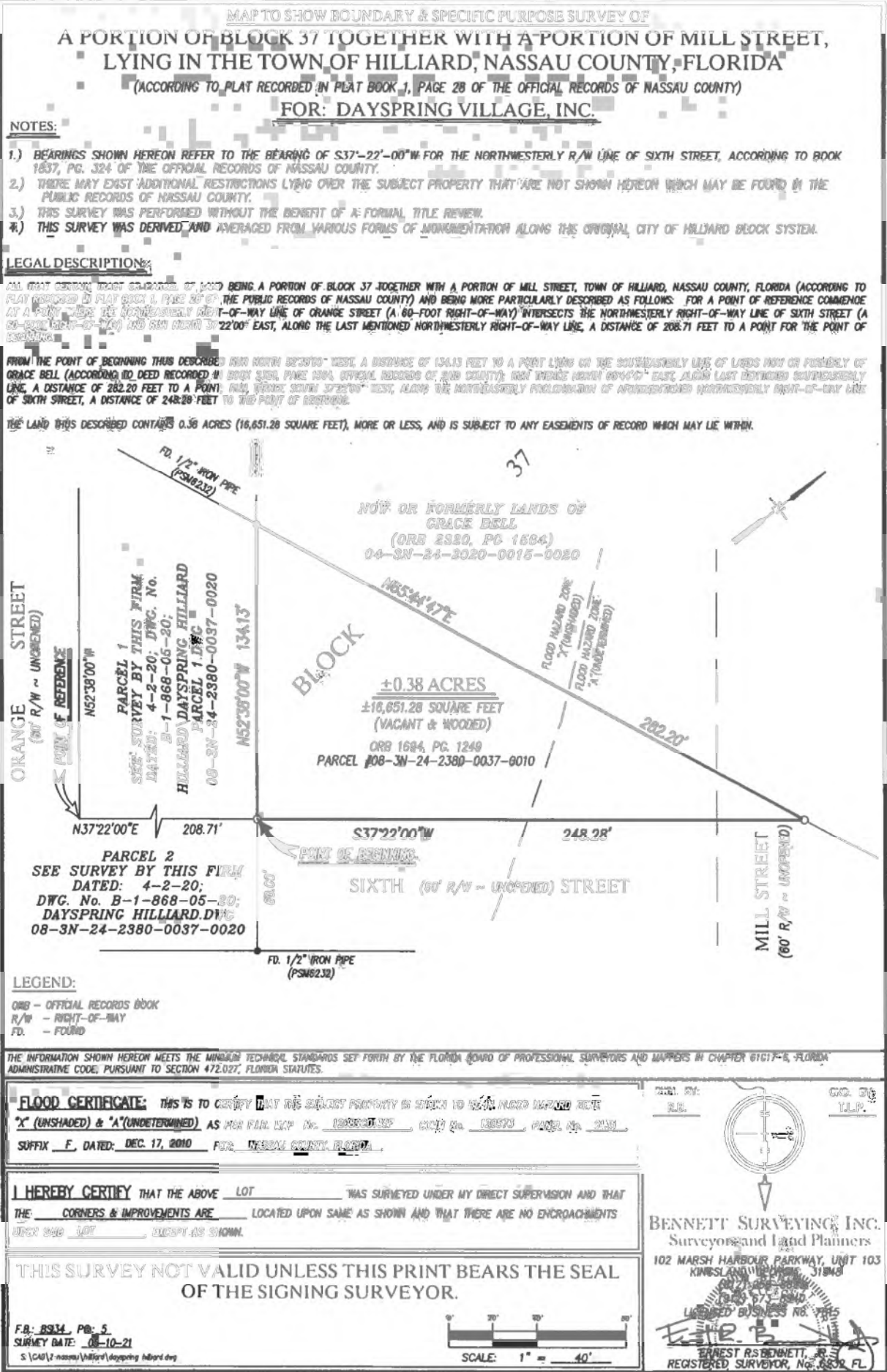














**MAP TO SHOW BOUNDARY & SPECIFIC PURPOSE SURVEY OF  
A PORTION OF BLOCK 39 LYING IN THE TOWN OF HILLIARD,  
NASSAU COUNTY, FLORIDA  
(ACCORDING TO PLAT RECORDED IN PLAT BOOK 1, PAGE 28 OF THE OFFICIAL RECORDS OF NASSAU COUNTY)  
FOR: DAYSPRING VILLAGE, INC.**

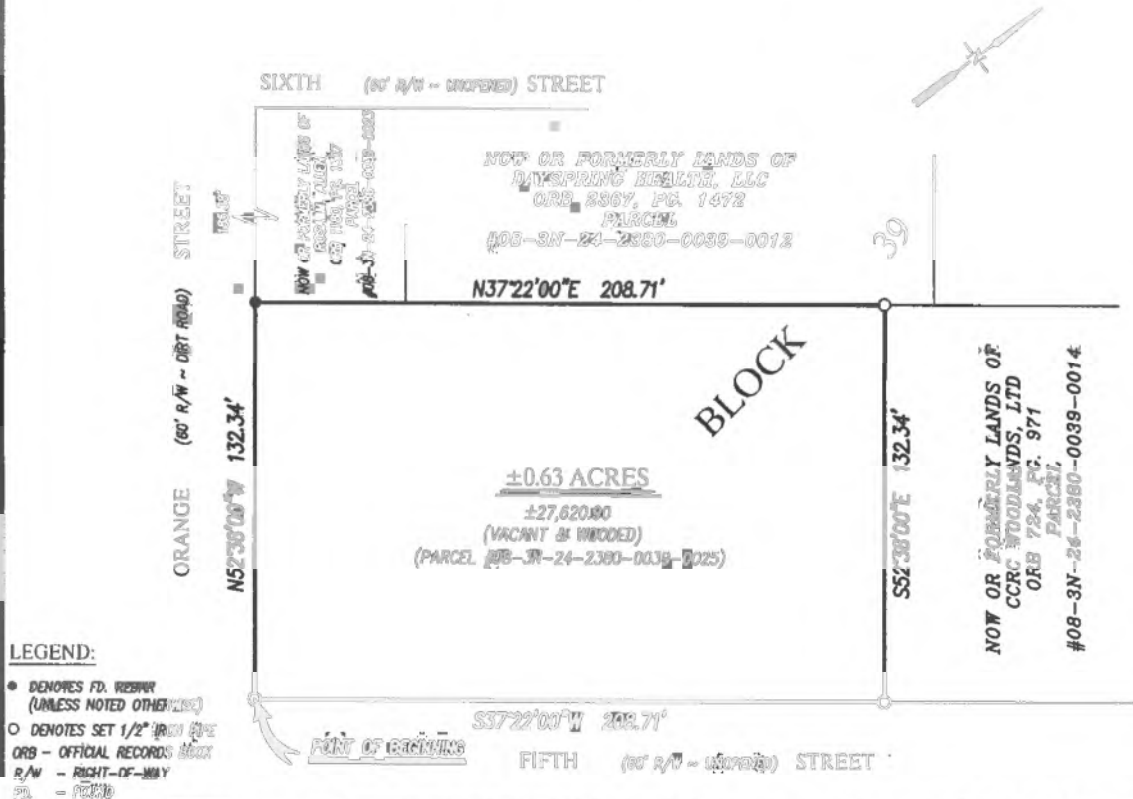
**NOTES:**

- 1.) BEARINGS SHOWN HEREON REFER TO THE BEARING OF  $S57^{\circ}22'00''W$  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 LOCATED AT A POINT WHERE THE NORTHWESTERLY RIGHT-OF-WAY LINE OF FIFTH STREET (A 60-FOOT RIGHT-OF-WAY) INTERSECTS THE NORTHWESTERLY 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 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 140, OFFICIAL RECORDS OF NASSAU COUNTY); FROM SAID POINT, RUN NORTH  $52^{\circ}38'00''$  WEST 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  $32^{\circ}38'00''$  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; FROM THENCE SOUTH  $32^{\circ}38'00''$  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.



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 IN ACCORDANCE WITH SECTION 472.027, FLORIDA STATUTES.

**FLOOD CERTIFICATE:** THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONE "X" (UNSHARED) AS PER F.L.R. MAP No. 120000000E, CORN No. 120073, 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 SAID 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.



**BRENNETT SURVEYING, INC.**  
Surveyors and Land Planners  
102 NORTH HILLIARD STREET, UNIT 100  
HILLIARD, FLORIDA 32049



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 FORWARDED WITHOUT THE BENEFIT OF A FORMAL TITLE REVIEW.
- 4.) THIS SURVEY WAS OBTAINED AND ARRANGED FROM VARIOUS PLOTS OF INFORMATION ALONG THE ORIGINAL CITY OF ATLANTA BLOCK SYSTEM.

**LEGAL DESCRIPTION:**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF BLOCK 24, TOWN  
OF HELLAND, NASSAU COUNTY, FLORIDA (ACCORDING TO PLAT RECORDED IN PLAT  
BOOK 18, PAGE 28 OF THE PUBLIC RECORDS OF NASSAU COUNTY) AND BEING MORE  
PARTICULARLY DESCRIBED AS FOLLOWS: AND A POINT OF BEGINNING CULTURE AT

FROM THE POINT OF BEGINNING, THUS DESCRIBED RUN SOUTH 3722'00" WEST, A DISTANCE OF 301.79 FEET TO A POINT LYING ON THE NORTHEASTERLY LINE OF LANDS NOW OR FORMERLY OF LEROY GLEN & PATRICIA HADLOCK (ACCORDING TO DEED RECORDED IN BOOK 792, PAGE 305, OFFICIAL RECORDS OF SAID COUNTY); RUN NORTHEASTLY 229'33" FEET TO A POINT LYING ON THE SOUTHEASTERLY LINE OF LANDS NOW OR FORMERLY OF GRACE HILL (ACCORDING TO DEED RECORDED IN BOOK 228, PAGE 104, OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE NORTH 52'38'00" EAST, ALONG THE SOUTHEASTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 229.33 FEET TO A POINT LYING ON THE AFOREMENTIONED SOUTHWESTERLY RIGHT-OF-WAY LINE OF GRANGE 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

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 (UNSHADDED) AS PER F.I.R. MAP No. 12080C0135F, COMM No. 120573, PANEL No. 0135  
 SUFFIX F, DATED: DEC. 17, 2010 FOR: NASSAU COUNTY, FLORIDA

1 HERBERT GARDNEY WAS THE ABOVE LOT \_\_\_\_\_ WAS SITUATED UNDER MY DIRECT SUPERVISION AND UNDER  
 MY \_\_\_\_\_ CONTROL AND MANAGEMENT HAS \_\_\_\_\_ LOCATED WITHIN SAID AS SHOWN AND THAT THERE ARE NO ENCUMBRANCES  
 UPON SAID LOT \_\_\_\_\_, EXCEPT AS SHOWN.

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

FBI: BS34, PG: 5  
SURVEY DATE: 05-10-21  
S:\CAP\2 noisou\billard\degrepping billard.doc

DWRN. BY:  
R.B.

CKD. BY:  
T.L.P.



**BENNETT SURVEYING, INC.**  
Surveyors and Land Planners

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

(012) 254-8899  
 (012) 573-5940  
 LICENSED BUSINESS NO. 708

**Ernest R. Bennett**  
REGISTERED SURVEYOR No. 5838 F.



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

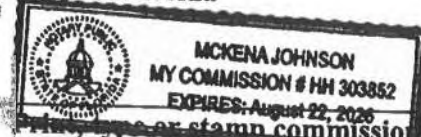
Nassau County

Sworn to and subscribed before me on this 4<sup>th</sup> 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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<a href="#">01/28/2021 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">02/19/2019 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">01/12/2014 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/06/2013 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/05/2012 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/17/2011 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/15/2010 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/16/2009 – Florida Limited Liability</a>	<a href="#">View image in PDF format</a>

01/16/2009 – Florida Limited Liability

### 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 Dayanir 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, 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 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: 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 91, 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 their legal representatives and assigns of individuals, and their successors (both in and out of corporations))

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 183.36 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 Park Drive South Side 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.

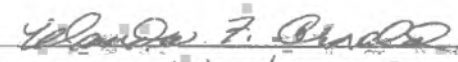
And the grantor hereby covenants with said grantees that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful 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.

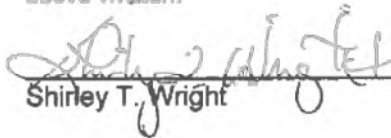
Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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

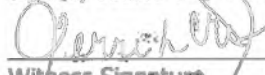
**To Have and to Hold**, the same in fee simple forever.


**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:

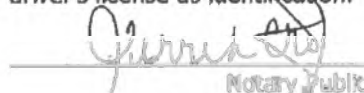
  
Witness Signature  
Print Name: Terri L Croft

  
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 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 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. 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  
28150 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 Tilly 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

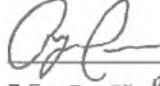




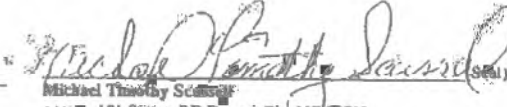
Page 3 of 3 Warranty Deed

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:

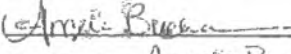


Witness Printed Name: Ryan Messer



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  
DAYSRING HEALTH LLC  
PO BOX 1080  
HILLIARD, FL 32046  
TOWN OF HILLIARD PKB 1/28  
IN OR 2469/1055 BEING PAR 1  
08-2N-24-2380-0024-0040

**BUILDING CHARACTERISTICS**      **MARKET TRENDS**      **CONSTRUCTION**      **TOWNSHIP**      **AVERAGE**

[illegible][illegible][illegible]

SALES DATA									
OFF RECORD		TYPE		Q		V		RSN	
Number		INST		U		I		CD	
2469/1055		DATE		6/03/2021		WD		Q V 05	
GRANTOR: FRANKLIN MICHAEL & VI									
GRANTEE: DAYS PRING HEALTH LL									
1694/1249		DATE		7/28/2010		QC		U V 11	
GRANTOR: TITF/STATE OF LORID									
								105,500	

[illegible]

LAND DESCRIPTION										TOTAL OB/FX					ATTN		LAND VALUE		OTHER ADJUSTMENTS AND NOTES	
UNIT	LAND USE	DESCRIPTION	CAP	LOC	LOC	FRONT	DEPTH	TOT	UNIT	TO	DEPTH	WIDTH	ADJ	UNIT	PRICE	AREA	ADJ	BEFORE	ADJ	PRICE
N				D	R			LAND	TO	TO	TO	TO	TO							
								US	US	US	US	US	US							
0.000000	VAC	RES	0.0007			0.00	0.00	0.60	AC	1.00	1.00	0.70			27,000.00	18,900.00				
										11.34 ADJ FOR NET										

DATE	BY	Total Acres	Total Land Value	Market	Agricultural	Common
01/01/2018	WEX	0.60	11,340	0	0	11,340

64

[illegible]







BUILDING CHARACTERISTICS										ADJUSTMENTS										VALUATION SUMMARY									
ELEMENT										TYPE										Tax Dist									
CONSTRUCTION										ADJUSTMENT										100									
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2022

08-3N-242380-0039-0025

— BUILDING CHARACTERISTICS  
— CONSTRUCTION

[illegible]

*ITEM-2*





ADDITIONAL ATTACHMENTS

1. Wetland Delineation Maps
2. Flood Maps













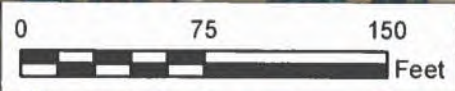
 Upland Area  
Approximately 0.36 Acre

 Wetlands  
Approximately 0.27 Acre

Subject Property



1 inch = 75 feet



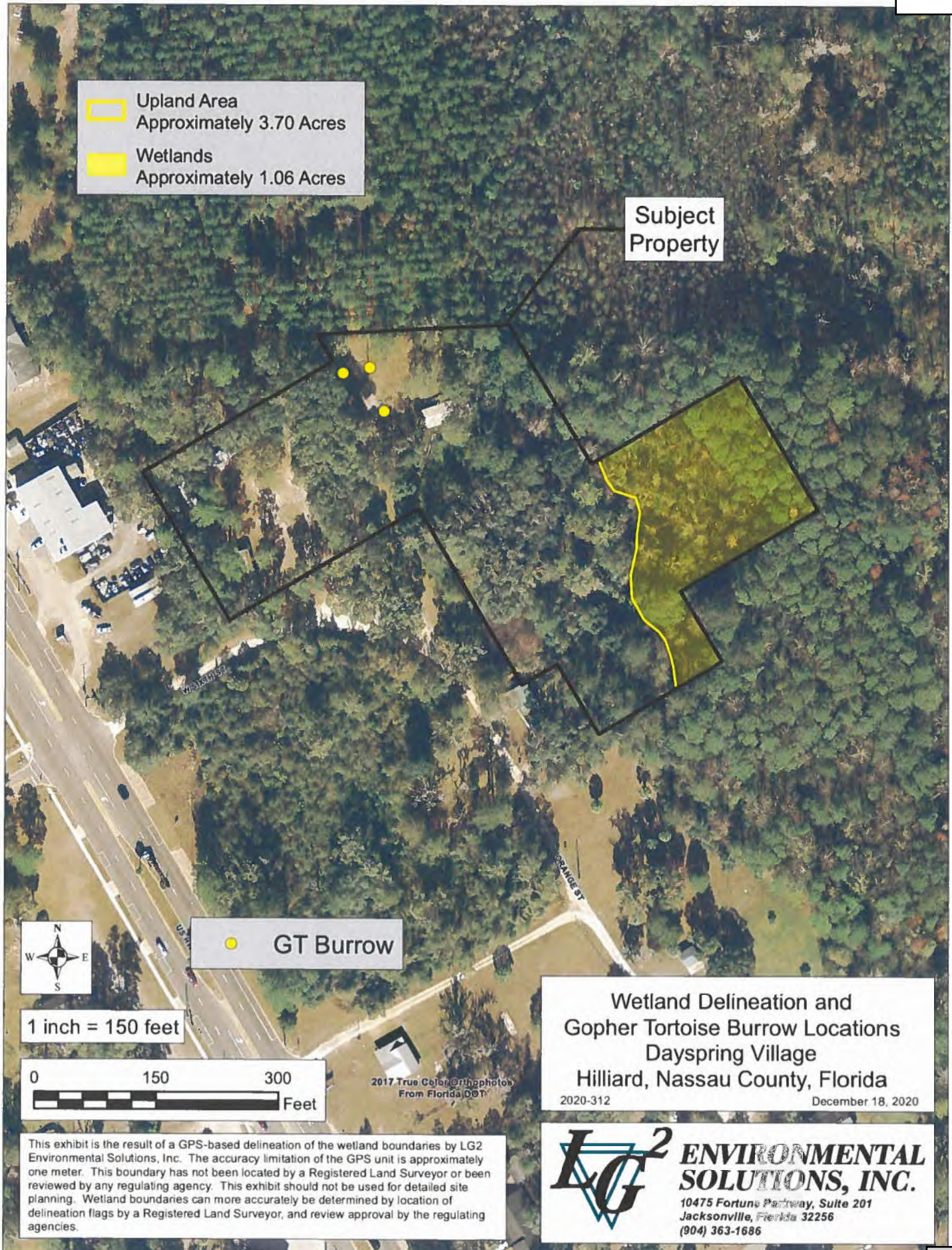
2017 True Color Orthophotos  
From Florida DOT

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

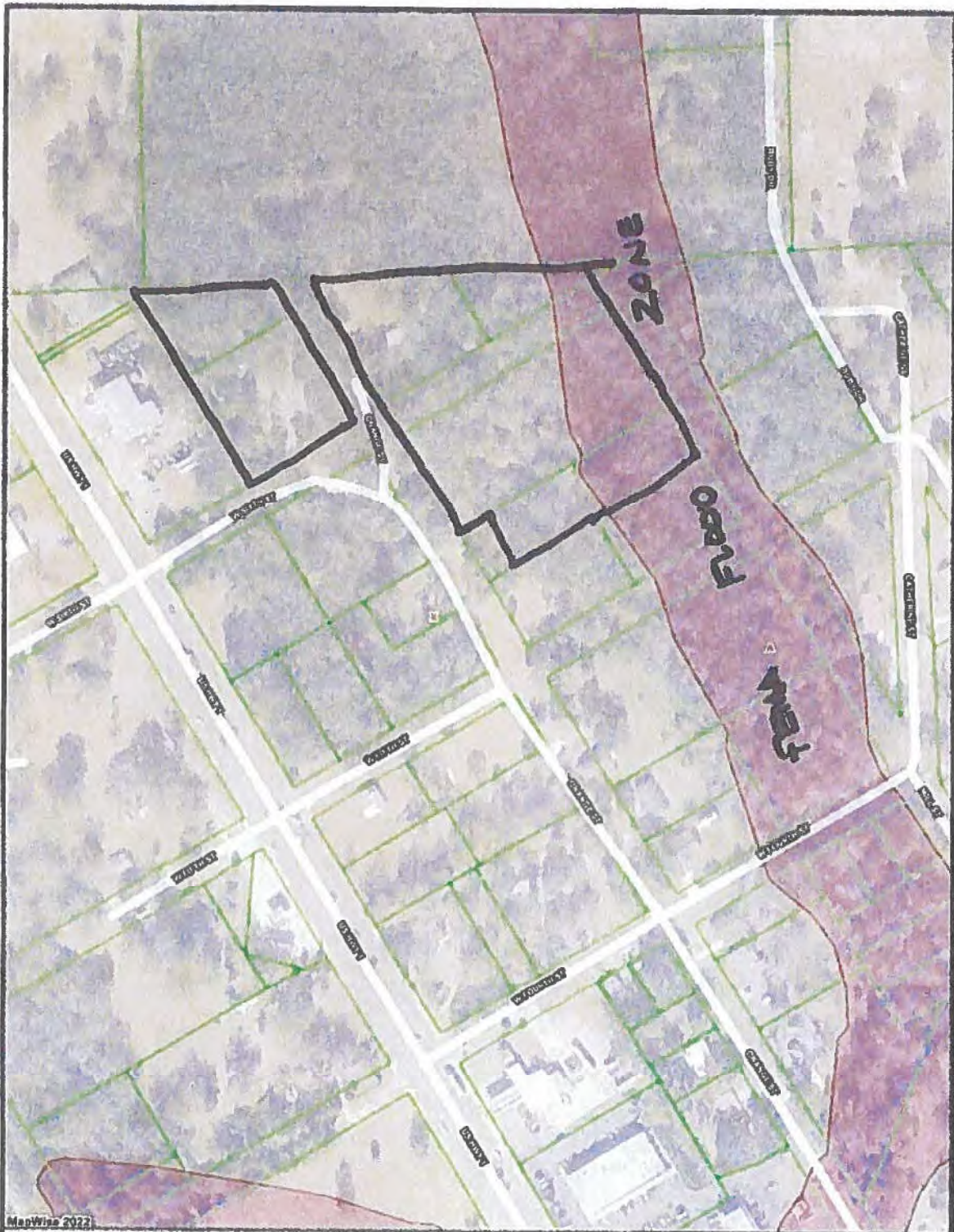
This exhibit is the result of a GPS-based delineation of the wetland boundaries by LG2 Environmental Solutions, Inc. The accuracy limitation of the GPS unit is approximately one meter. This boundary has not been located by a Registered Land Surveyor or been reviewed by any regulating agency. This exhibit 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.











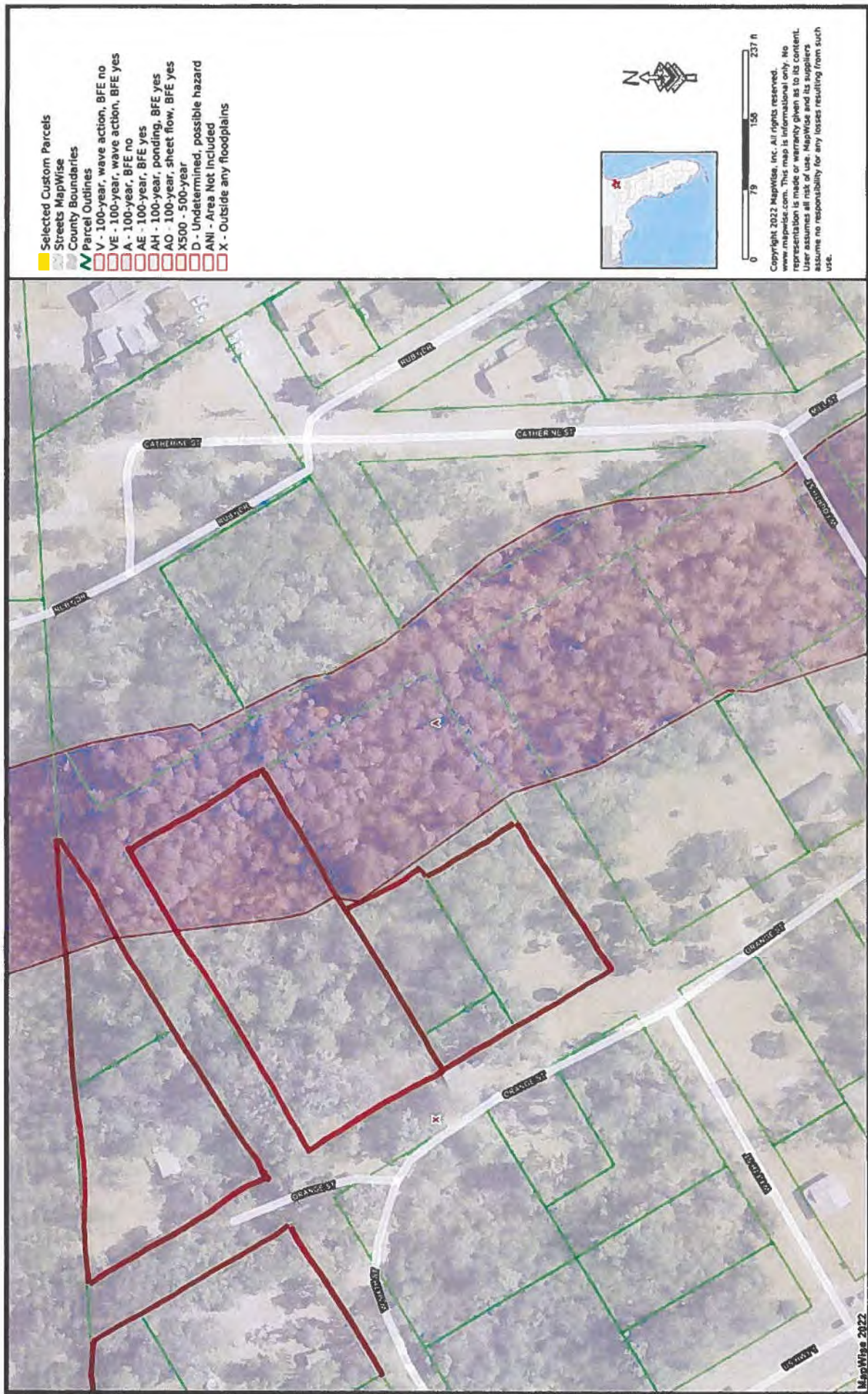
- ☐ Selected Custom Parcels
- ☐ Streets MapWise
- ☐ County Boundaries
- ☒ Parcel Outlines
- ☐ V - 100-year, wave action, BFE no
- ☐ VE - 100-year, wave action, BFE yes
- ☐ A - 100-year, BFE no
- ☐ AE - 100-year, BFE yes
- ☐ AH - 100-year, ponding, BFE yes
- ☐ AO - 100-year, sheet flow, BFE yes
- ☐ X500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



0 120 240 360 ft

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www.mapwise.com. This map is informational only. No representation is made or warranty given as to its content. User assumes all risk of use. MapWise and its suppliers assume no responsibility for any losses resulting from such use.









## AGENDA ITEM REPORT

### TOWN OF HILLIARD, FLORIDA

---

TO: Planning and Zoning Board Public Hearing & Regular Meeting      Meeting Date: January 10, 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 6.61 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 and a residential treatment facility with related amenities for a maximum of 33,000 square feet of residential uses and a maximum on 9,300 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

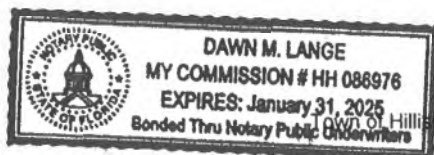
State of Florida

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**

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

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**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:**

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 4<sup>th</sup> 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 \_\_\_\_\_

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

1:2,257  
0 0.0175 0.035 0.07 mi  
0 0.03 0.06 0.12  
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Japan), Swisstopo, The GIS User Community

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  
OpenStreetMap contributors, and the GIS User Community

ITEM-3

**ATTACHMENT 2**

**Aerial Map**



# Aerial Map



November 21, 2022

1:2,257

0 0.0175 0.035 0.07 mi

0 0.03 0.06 0.12 km

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



**ATTACHMENT 3**

**Plat Map**



November 22, 2022

1:2,257  
0 0.0175 0.035 0.07 mi

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.

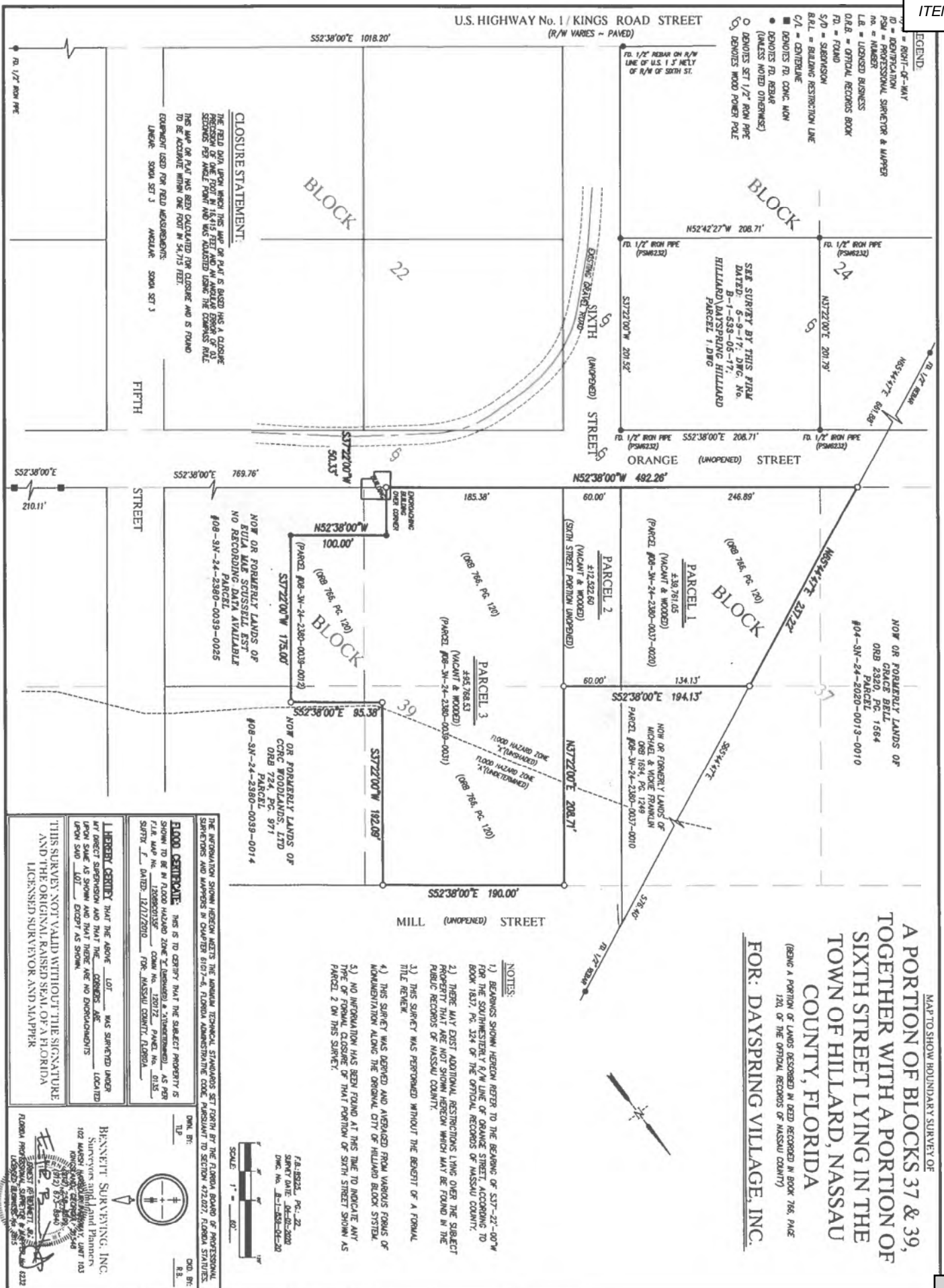
THE LAND THUS DESCRIBED CONTAINS 0.58 ACRES (25,243.38 SQUARE FEET), MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD WHICH MAY LIE WITHIN.

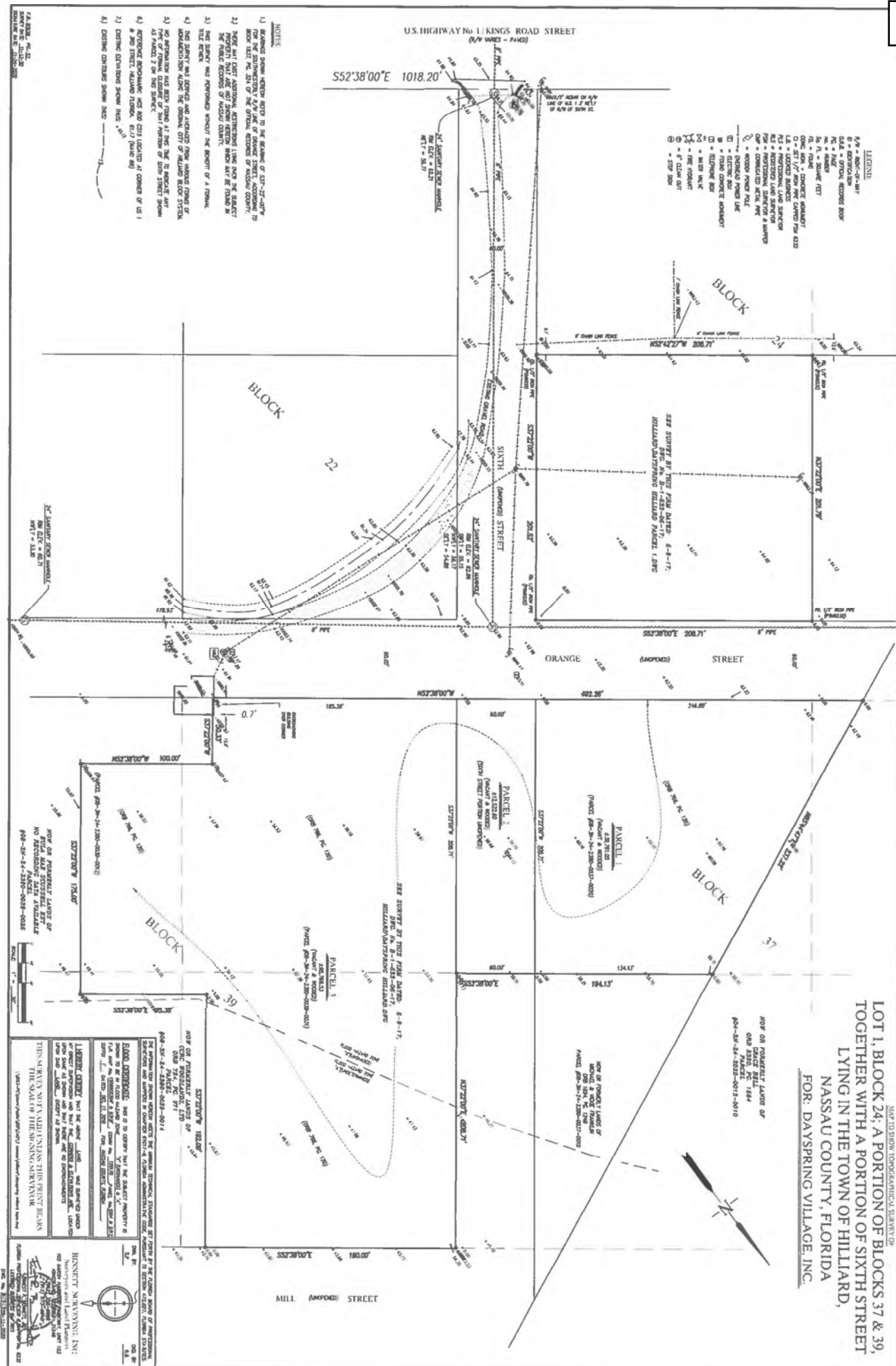
Parcel No.: 08-3N-24-2380-0024-0040

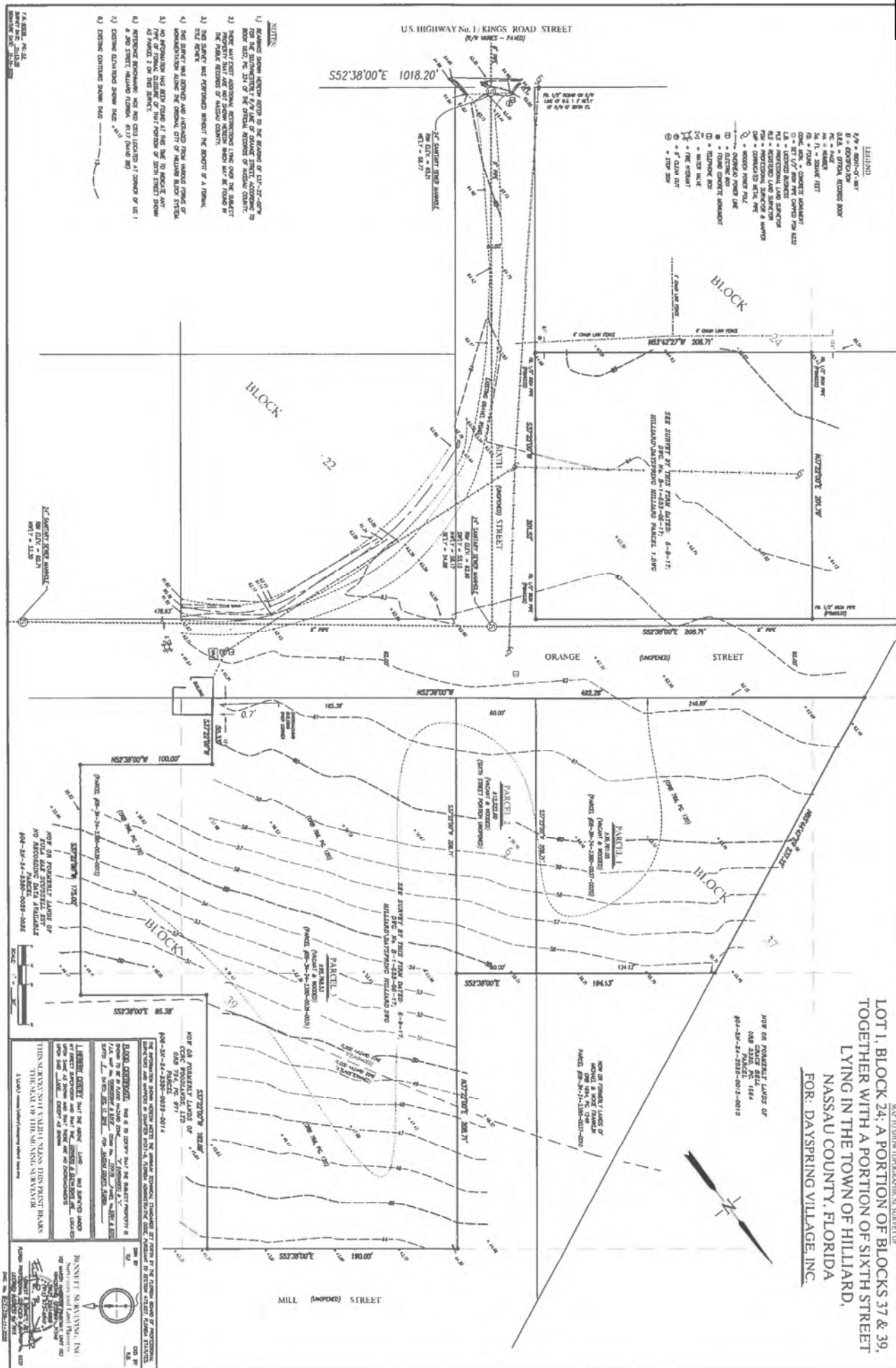
**ATTACHMENT 5**

**Boundary Survey**













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:

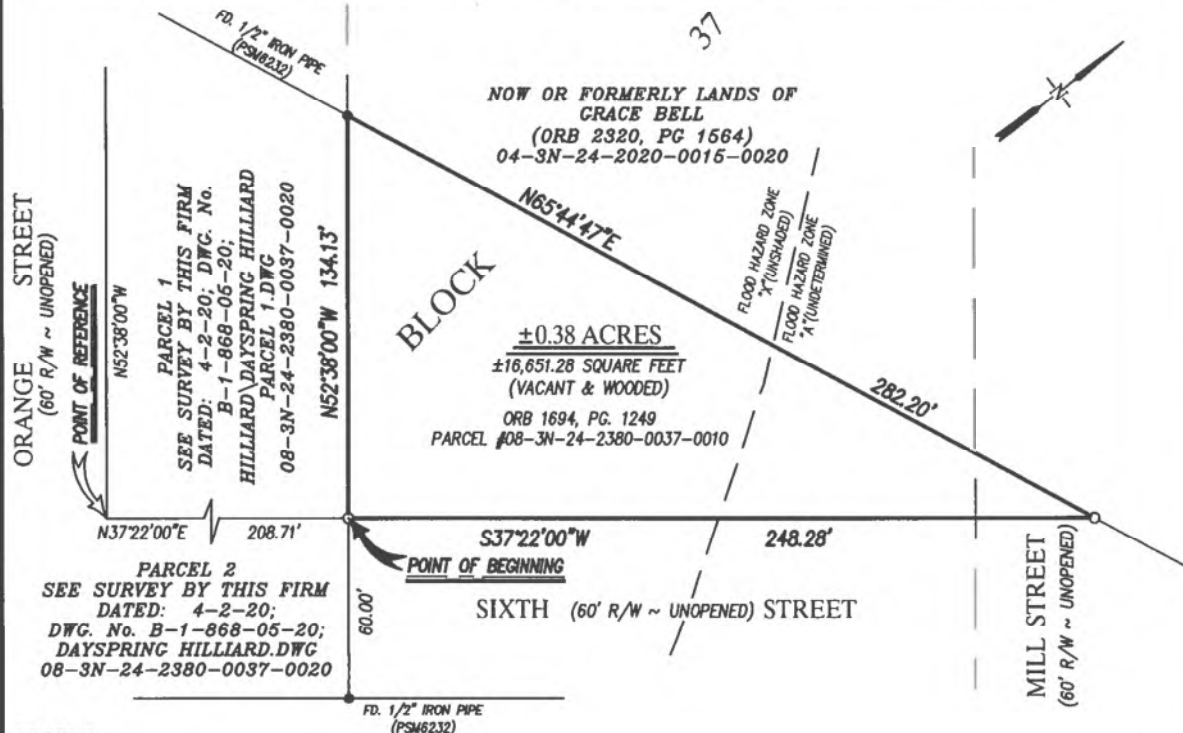
- 1.) BEARINGS SHOWN HEREON REFER TO THE BEARING OF S37°-22'-00"W FOR THE NORTHWESTERLY R/W LINE OF SIXTH STREET, ACCORDING TO BOOK 1837, PG. 324 OF THE OFFICIAL RECORDS OF NASSAU COUNTY.
- 2.) THERE MAY EXIST ADDITIONAL RESTRICTIONS LYING OVER THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON WHICH MAY 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

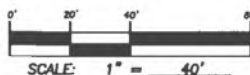
THE INFORMATION SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

**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:\CAP\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  
 (912) 285-1100  
 (912) 875-6940  
 LICENSED BUSINESS NO. 1465  
**ERNEST R. BENNETT, JR.**  
 REGISTERED SURVEYOR, No. 6532 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.**

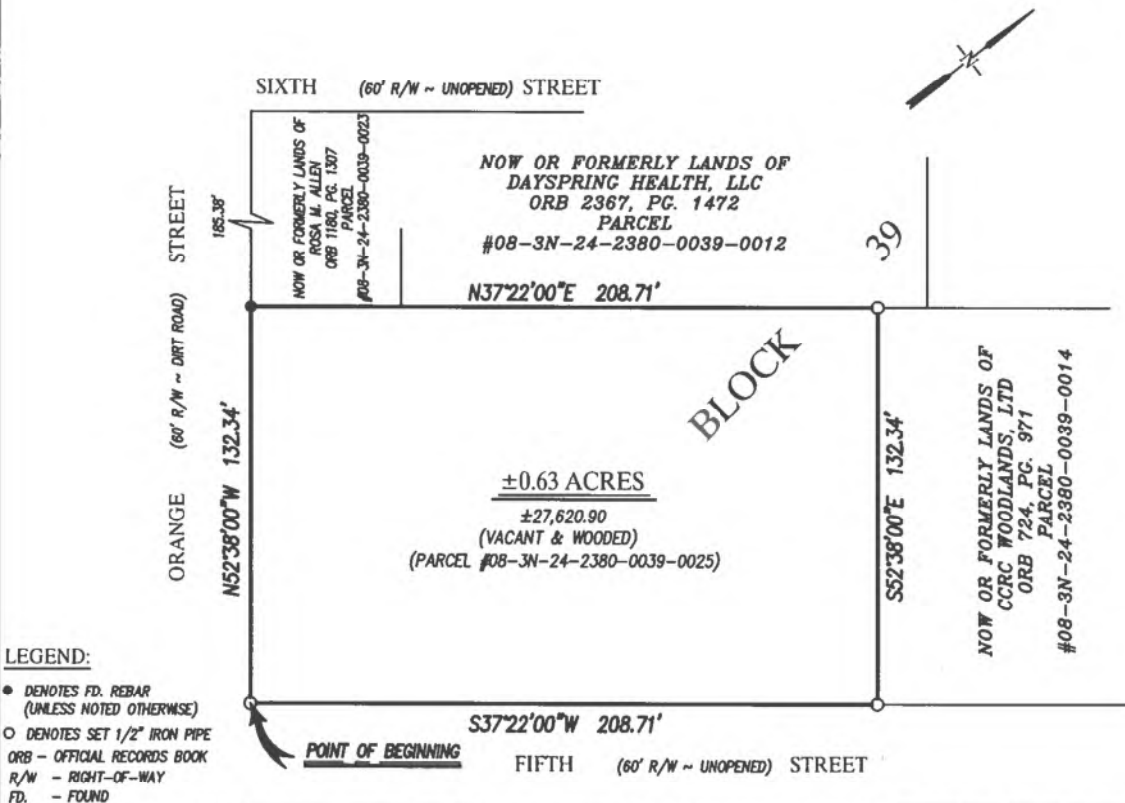
**NOTES:**

- 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



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. 6508 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:**

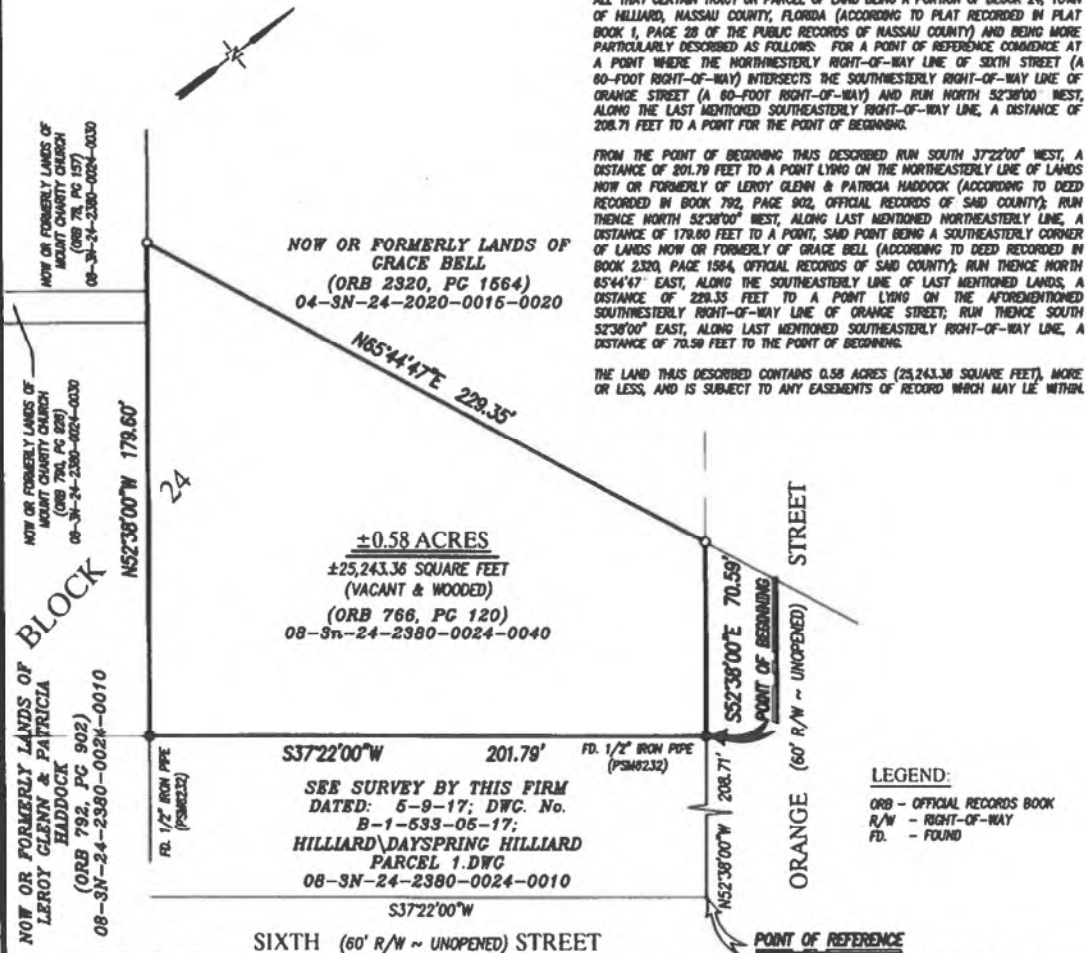
- 1.) BEARINGS SHOWN HEREON REFER TO THE BEARING OF S37°22'-00"W FOR THE SOUTHEASTERLY R/W LINE OF SIXTH STREET, ACCORDING TO BOOK 1837, PG. 324 OF THE OFFICIAL RECORDS OF NASSAU COUNTY.
- 2.) THERE MAY EXIST ADDITIONAL RESTRICTIONS LYING OVER THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON WHICH MAY 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.



**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 81G17-8, 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

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

REGISTERED BUSINESS NO. 1985  
E.R.B.  
ERNEST R. BENNETT, JR.  
REGISTERED SURVEYOR, No. 12089 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)

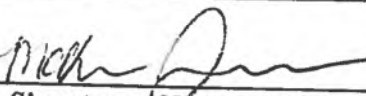
  
(Signature of Owner)  
Doug Adkins  
(Print Name of Owner)

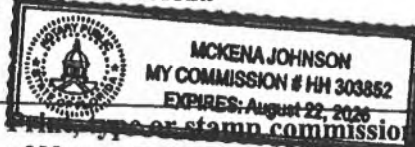
State of Florida

} ss

Nassau County

Sworn to and subscribed before me on this 4<sup>th</sup> 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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<a href="#">01/28/2021 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/21/2020 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/19/2019 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/04/2018 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/05/2017 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/17/2016 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/11/2015 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/12/2014 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/06/2013 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/05/2012 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/17/2011 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/15/2010 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/16/2009 – Florida Limited Liability</a>	<a href="#">View image in PDF format</a>

### 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

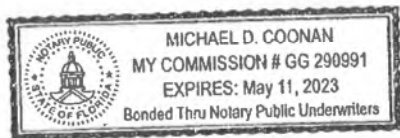
Witness Printed Name Hector Lee Nelson

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 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.

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

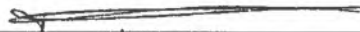
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

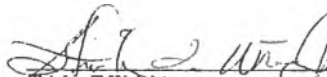
**To Have and to Hold**, the same in fee simple forever.

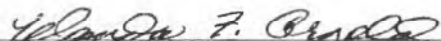
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the 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:*

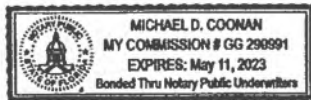
  
Witness Printed Name Michael D Coonan

 (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.

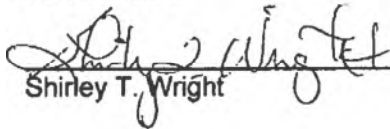
**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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

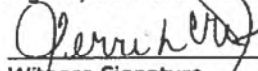
**To Have and to Hold**, the same in fee simple forever.

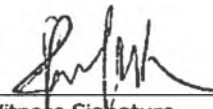
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the 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:*

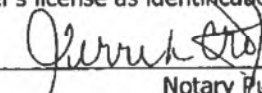
  
Witness Signature  
Print Name: Terri L Croft

  
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)

**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:

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

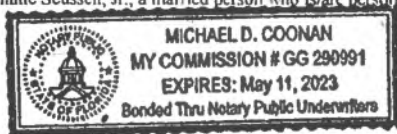
Frances Scussell Conner (Seal)  
Frances Scussell Conner  
Address: PO Box 763, Callahan, Florida 32011

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 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 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 <sup>14</sup> 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



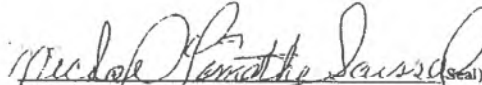
Page 3 of 3 Warranty Deed

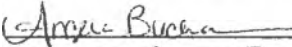
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written; January 4, 2022.

Signed, sealed and delivered in our presence:



Witness Printed Name RYAN Messer

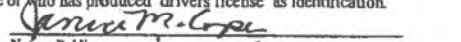
  
Michael Timothy Scussell  
Address: 181 Sutton RD Bryson City NC 28713

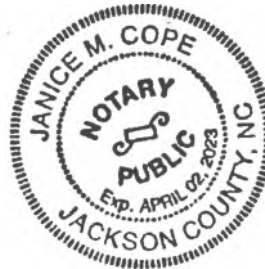


Witness Printed Name Angela Buchanan

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**



AVA ENGINEERS, INC.  
Commercial / Residential / Marine  
1101 N. W. 10th St., Suite 100  
Fort Lauderdale, FL 33304  
Phone: (954) 571-1000  
Fax: (954) 571-1001  
www.avaengineers.com



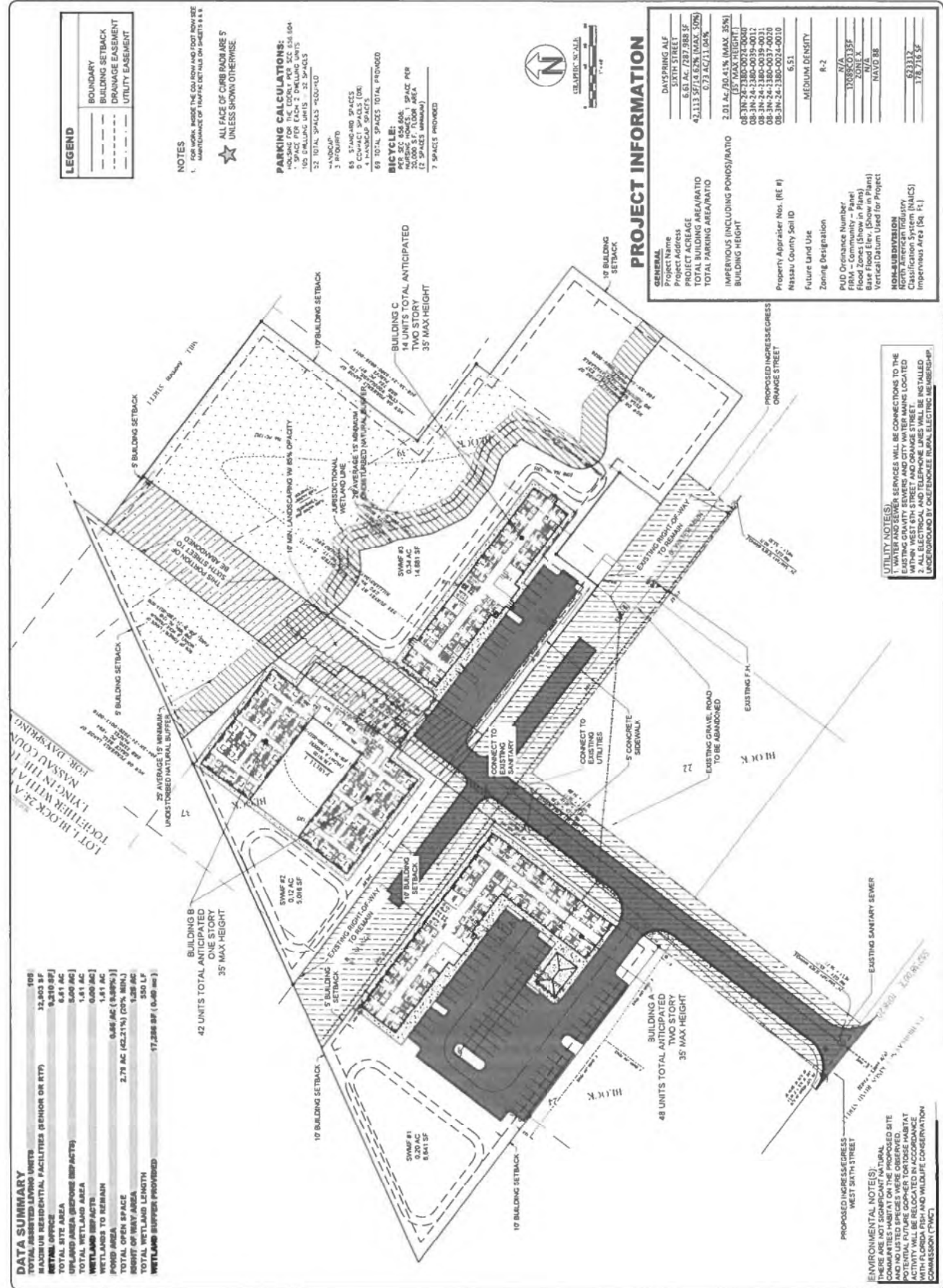
AVA ENGINEERS, INC.  
Commercial / Residential / Marine  
1101 N. W. 10th St., Suite 100  
Fort Lauderdale, FL 33304  
Phone: (954) 571-1000  
Fax: (954) 571-1001  
www.avaengineers.com

DATE: 08/20/23  
DESIGNED BY: MAF  
JOB NO: 23-0023  
DRAWN BY: TEB  
SCALE: 1"=30'  
SHEET: 1

FLORIDA

**DAYSPRING ALF**

**SITE**



**DATA SUMMARY**

TOTAL RESIDENTIAL LIVING UNITS	108
TOTAL RESIDENTIAL FACILITIES (RENTAL OR RTH)	32,803 SF
TOTAL OFFICE	9,210 SF
TOTAL SITE AREA	6.51 AC
UPLAND AREA (BEFORE IMPACTS)	5.00 AC
TOTAL WETLAND AREA	1.51 AC
WETLAND IMPACTS	0.90 AC
WETLAND TO REMAIN	0.61 AC
POUD AREA	0.66 AC (8.88%)
TOTAL OPEN SPACE	2.78 AC (42.21%) (70% MIN.)
RIGHT OF WAY AREA	1.28 AC
TOTAL WETLAND LENGTH	550 LF
WETLAND BUFFER PROVIDED	17,286 SF (0.49 AC)

**NOTES**

1. FOR WORK INSIDE THE CON ROW AND FOOT ROW SEE MAINTENANCE OF TRAFFIC DETAIL ON SHEETS 8 & 9.

★ ALL FACE OF CURB RADIUS ARE 5' UNLESS SHOWN OTHERWISE.

**PARKING CALCULATIONS:**

1. 108 UNITS @ 1.5 SPACES PER UNIT = 162 SPACES  
2. 32,803 SF @ 0.05 SPACES PER SF = 1,640 SPACES  
3. 9,210 SF @ 0.05 SPACES PER SF = 460 SPACES  
4. 105 DALLING UNITS @ 2 SPACES PER UNIT = 210 SPACES  
5. 32 TOTAL SPACES REQUIRED  
6. "NODUP"  
7. "ROUNDUP"  
8. 85 STANDARD SPACES  
9. 5 COMPACT SPACES (USE)  
10. 69 TOTAL SPACES TOTAL PROVIDED

**BICYCLE:**

1. 108 UNITS @ 0.5 SPACES PER UNIT = 54 SPACES  
2. 32,803 SF @ 0.005 SPACES PER SF = 164 SPACES  
3. 9,210 SF @ 0.005 SPACES PER SF = 46 SPACES  
4. 105 DALLING UNITS @ 1 SPACE PER UNIT = 105 SPACES  
5. 7 SPACES PROVIDED

**PROJECT INFORMATION**

<b>GENERAL</b>	DAYSPRING ALF
<b>PROJECT NAME</b>	SIXTH STREET
<b>PROJECT ADDRESS</b>	6.51 AC / 287,988 SF
<b>TOTAL BUILDING AREA/RATIO</b>	42,113 SF / 6.2% (MAX. 10%)
<b>TOTAL PARKING AREA/RATIO</b>	673 AC / 1.0%
<b>IMPERVIOUS INCLUDING PONDS/RATIO</b>	2.01 AC / 30.41% (MAX. 35%)
<b>BUILDING HEIGHT</b>	35' MAX HEIGHT
<b>Property Appraiser Nos. (RE #)</b>	08-3N-24-1380-0024-0000 08-3N-24-1380-0039-0012 08-3N-24-1380-0040-0010 08-3N-24-1380-0041-0020 08-3N-24-1380-0042-0010
<b>Future Land Use</b>	Medium Density
<b>Zoning Designation</b>	R-2
<b>PLD Ordinance Number</b>	N/A
<b>FIRM Flood Zone</b>	Zone X
<b>Base Flood Elev. (Show in Plans)</b>	N/A
<b>Vertical Datum Used for Project</b>	NAVD 83
<b>NON-ADJACENT DIVISION</b>	62,312
<b>CLASSIFICATION (S)</b>	17,216 SF
<b>IMPERVIOUS AREA (S)</b>	17,216 SF

**UTILITY NOTES:**

1. WATER AND SEWER SERVICES WILL BE CONNECTIONS TO THE EXISTING GRAVITY SEWERS AND CITY WATER MAINS LOCATED TO THE WEST OF THE SITE AND TO THE NORTH OF THE SITE.

2. ALL ELECTRICAL AND TELEPHONE LINES WILL BE INSTALLED UNDERGROUND BY ONEPIONEER RURAL ELECTRIC MEMBERSHIP.

**ENVIRONMENTAL NOTES:**

1. THERE ARE NO SIGNIFICANT NATURAL OR CULTURAL RESOURCES ON THE SITE.

2. NO LISTED SPECIES WERE OBSERVED.

3. POTENTIAL FUTURE COOPERATIVE HABITAT ACTIVITY WILL BE RELOCATED IN ACCORDANCE WITH THE USFWS AND WILDLIFE CONSERVATION COMMISSION (FWC).

**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)<sup>1</sup> designation of the Code including the following retail, service, and medical uses:

- a. Medical and dental offices and clinics;

<sup>1</sup> 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

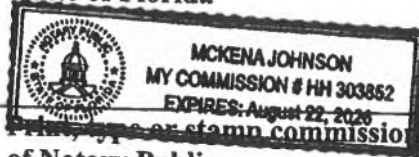
} ss

Nassau County

Sworn to and subscribed before me on this 4<sup>th</sup> 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

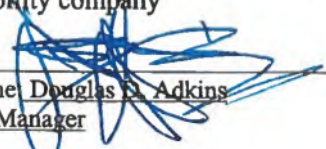
Re: Dayspring Commons PUD Application  
Parcel ID Nos.: 08-3N-24-2380-0024-0040; 08-3N-24-2380-0039-0012; 08-3N-24-2380-0039-0031; 08-3N-24-2380-0037-0020; 08-3N-24-2380-0024-0010; 08-3N-24-2380-0039-0025; and 08-3N-24-2380-0037-0010

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.

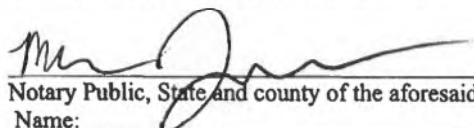
This the 21 day of November, 2022.

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: \_\_\_\_\_







## AGENDA ITEM REPORT

### TOWN OF HILLIARD, FLORIDA

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

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

SUBJECT: 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.

**BACKGROUND:** Mr. Bobby Franklin, has applied for a Variance to reduce the minimum lot width from 90 feet to 75 feet and the minimum lot area from 10,000 square feet to 9,375 square feet. The property Tax ID is 08-3N-24-2380-0177-0220, and is described as Block 177, Lots 22, 23, and 24, located on the corner of Bay Road and Montana Street. With an address of 27020 Montana Street. The property is zoned R-2 Single Family, which requires a minimum lot width of 90 foot and a minimum lot area of 10,000 square feet to construct a single-family dwelling on the parcel lot.

The property on the West of the subject property is a single residence on a 100 feet wide lot. East of the subject property is Montana Street. Therefore, there is no available land for the expansion of this parcel.

Currently, on the parcel in question there is a single wide mobile home that has been at that location since the 1980's and needs more repair than it is cost-effective to make. Mr. Franklin would like to remove the mobile home and build a new home in its place.

The requirements to grant a Variance is included in Section 62-183 of the Hilliard Town Code. Below is Section 62-183.

#### **Section 62-183 of the Town Code - Requirements for grant of variance.**

- (a) The planning and zoning board may grant a variance only under circumstances where practical difficulty or unnecessary hardship is so substantial, serious and compelling that realization of the general restrictions ought to be granted. No variance shall be granted unless the applicant shall show and the planning and zoning board shall find that:
  - (1) The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section, which disadvantage does not apply to other properties in the vicinity;

- (2) Because of this disadvantage, the owner is unable to make reasonable use of the affected property;
- (3) This disadvantage does not exist because of conditions created by the owner or applicant;
- (4) The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and
- (5) The grant of the variance will:
  - a. Not be contrary to the public interest;
  - b. Not adversely affect other property in the vicinity;
  - c. Be in harmony with the spirit, intent and purpose of this section; and
  - d. Not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in the same zoning district.
- (b) In the passing upon a request for variance, the planning and zoning board shall not consider prospective financial loss or gain to the owner or applicant, nor shall the planning and zoning board, by variance, permit to be established or carried on in any use district an activity, business, or operation which is not otherwise allowed in such district by a specific provision of this chapter. No nonconforming use of neighboring lands, structures or buildings in the same zoning district, and no permitted use of lands, structures or buildings in other zoning districts shall be considered grounds for the approval of a variance application.

**FINANCIAL IMPACT:** None, the applicant is responsible for all advertisement expenses, application fees and all other cost associated with this application and its execution.

**RECOMMENDATION:** Staff feels that the Variance request to reduce minimum lot width from 90 feet to 75 feet and the minimum lot area from 10,000 square feet to 9,375 square feet for the property with the Parcel ID No. 08-3N-24-2380-0177-0220 meets the requirements of Section 62-183 and should be approved.



# Town of Hilliard Variance Application

## FOR OFFICE USE ONLY

File # 20221227  
 Application Fee: \$300  
 Filing Date: pdcc 3209 12/27/22 Acceptance Date: \_\_\_\_\_

### A. PROJECT

- Project Name: B.Y. FRANKLIN PROPERTIES
- Address of Subject Property: 27020 MONTANA ST.
- Parcel ID Number(s) 08-32-24-2380-0177-0220 Block 177 Lots, 22, 23, 24
- Existing Use of Property: SINGLE WIDE TRAILER/ RESIDENTIAL
- Future Land Use Map Designation: \_\_\_\_\_
- Zoning Designation: R-2-
- Acreage: 3-Lots

### B. APPLICANT

- Applicant's Status ☒ Owner (title holder) ☐ Agent
- Name of Applicant(s) or Contact Person(s): BOBBY FRANKLIN Title: PRES.  
 Company (if applicable): B.Y. FRANKLIN  
 Mailing address: P.O. BOX 878  
 City: Hilliard, State: FL ZIP: 32046  
 Telephone: (904) 813-3510 FAX: ( ) e-mail: \_\_\_\_\_
- If the applicant is agent for the property owner\*:  
 Name of Owner (title holder): \_\_\_\_\_  
 Company (if applicable): \_\_\_\_\_  
 Mailing address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_  
 Telephone: ( ) FAX: ( ) e-mail: \_\_\_\_\_

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

**C. STATEMENT OF VARIANCE SOUGHT**

1. Requested Variance: To Replace Existing Trailer on 3 Lots and Build New Home.
2. Section of Town Code under which the variance is sought \_\_\_\_\_

3. Reason Variance is requested: old trailer on property since 1980's. there are only 3 lots, no other available to purchase. would like to remove trailer and replace with new home
4. Statement of Facts for Requested Variance (Use additional pages if necessary)

(PLEASE ANSWER THE FOLLOWING QUESTIONS TO THE BEST OF YOUR ABILITY. THESE FACTS WILL BE USED BY THE STAFF TO MAKE A RECOMMENDATION AND THE PLANNING AND ZONING BOARD IN MAKING THEIR DECISION)

- a. **Extraordinary and Exceptional Conditions-** What are the extraordinary and exceptional conditions (such as topographic conditions, narrowness, shallowness, or the shape of a parcel of land) pertaining to the particular piece of land for which the variance is sought, that do not generally apply to other land or structures in the same district?

there are no additional lots available. existing structure is not livable & has to be sold. others on same block are 3 lots with home.

- b. **Not Result of Action by Applicant-** Why are the special circumstances not the result of the actions of the applicant?

- c. **No Special Privilege-** Does the granting of the variance confer any special privilege on the applicant that is denied to other lands or structures in the same zone district?

NO - 175632 Bay Rd is on 3 lots.

- d. **Strict Application Deprives Use-** Would the strict interpretation of the Town Code to this property effectively prohibit or unreasonably restrict the utilization of the land and result in unnecessary and undue hardship?

- Yes - A trailer that needs replacing would cost too much to repair.

- e. **Minimum Variance-** Is the variance the minimum action that will make possible the reasonable use of the land or structure which is not contrary to the public interest, and which would carry out the spirit of the Town Code?

Chance from 90' B1, 10,000 FT Requirements to 9375

- f. **Not Detrimental-** Is the granting of the variance detrimental to the adjacent land, and the character of the zoning district in which the land is located?



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

- ✓ 1. Copy of Warranty Deed or other proof of ownership
- ✓ 2. Legal description
- 3. Survey of the property
- ✓ 4. Site plan of the property indicating setbacks, proposed construction and requested variance.

**F. FEE.**

Residential property - \$300  
Non-residential - \$500

- a. The Cost of postage, signs, advertisements, and outside consultants are in addition to the application fee.
- b. The applicant is responsible to pay the cost of the advertisement and signs.

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

**All 4 attachments are required for a complete application. 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:**

Bobby Franklin  
Signature of Applicant

\_\_\_\_\_  
Signature of Co-applicant

Bobby Franklin  
Typed or printed name and title of applicant

\_\_\_\_\_  
Typed or printed name of co-applicant

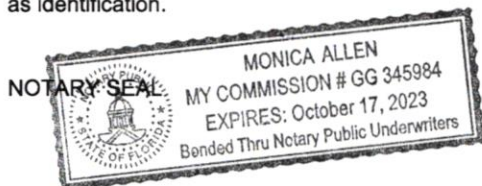
12/22/22  
Date

\_\_\_\_\_  
Date

State of Florida County of Nassau

The foregoing application is acknowledged before me this 22 day of December, 2022, by Bobby Franklin

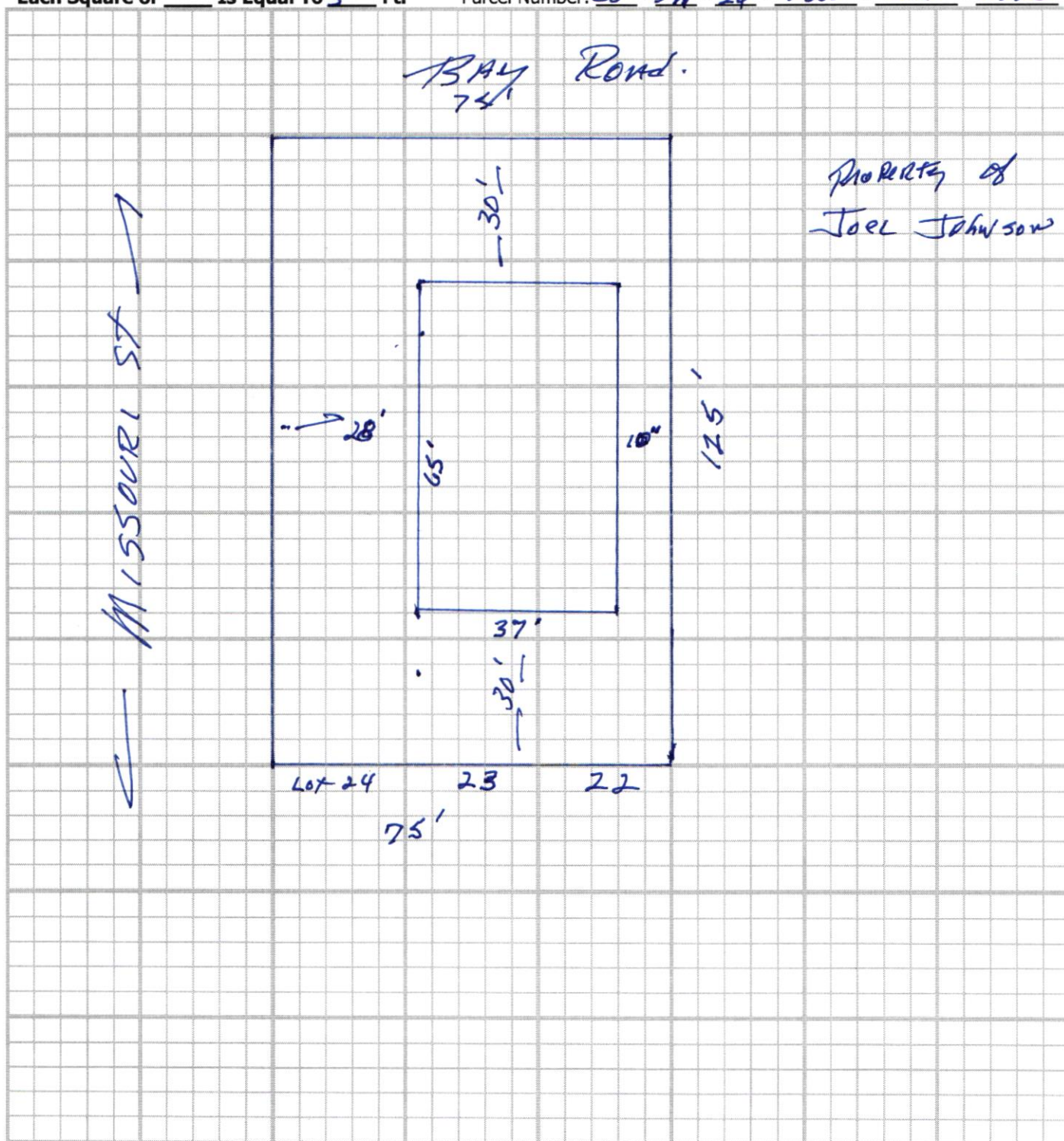
\_\_\_\_\_, who is/are personally known to me, or who has/have produced pkfm  
as identification.



Monica Allen  
Signature of Notary Public, State of Florida

27020 MONTANA ST.

## SITE PLAN

Each Square or 5' Is Equal To 5' Ft.Parcel Number: 08 - 3W - 24 - 2380 - 0177 - 0220Property Owner: B.Y. FRANKLIN, PresidentAddress: Box 878

Name of Preparer (if different than above): \_\_\_\_\_

Zoning: 12-2

THIS PLOT IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE:

(Signature of Applicant or Agent) \_\_\_\_\_

DATE: 12-23-22

Dec. 22, 2022

To: Town of Hilliard Planning and zoning board members.

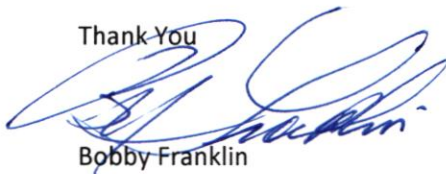
Subj: 27020 Montana St. Variance.

Zoning Board Members:

I have purchased the property noted above. This property currently has a mobile home on it and I wish to replace it. Per your codes I can remove and replace with a like mobile home, however I do not wish to do this. I feel it will be to the best interest of the Town of Hilliard, and myself to replace with a custom home instead.

To do this we will need a variance from 4 lots to 3 lots. If you look at the connecting properties you will find that Mr. Joel Johnson owns 4 lots, 18-20 with home, Mr. Justin Norris owns 3 lots, 15-17 with home, and Billy Joe owns lots 13-14 with home. With the interest of each home owner to the west of me and behind me which are custom homes I feel the best interest of the Town, and surrounding home owners would be to approve this change.

Thank You



Bobby Franklin

B.Y. Franklin Properties



PREPARED BY & RETURN TO:

Name: Karen, an employee of  
Osceola Land Title, Inc.  
Address: 577 South 6th Street  
Macclesney, Florida 32063  
File No. 17936-22

Parcel No.: 08-3N-24-2380-0177-0220

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 1st day of September, 2022, by **BILLY JOE FRANKLIN**, conveying non-homestead property, hereinafter called the Grantor, to **B.Y. FRANKLIN PROPERTIES, INC.**, having its principal place of business at **PO Box 878, Hilliard, FL 32046**, hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$30,000.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Nassau, State of Florida, viz:

**Lots 22, 23 and 24, Block 177, PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD, according to plat thereof as recorded in Plat Book 1, Page 23, of the Public Records of Nassau County, Florida.**

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

THE ABOVE-DESCRIBED PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTOR, NOR IS IT CONTIGUOUS TO SUCH.

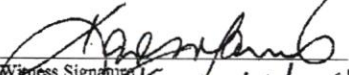
SUBJECT TO TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

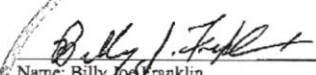
TO HAVE AND TO HOLD the same in fee simple forever.

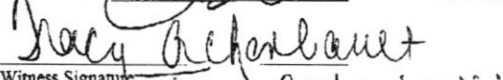
And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2022.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

  
Witness Signature  
Printed Name: Karen M. Jarvis

  
Name: Billy Joe Franklin L.S.  
Address: PO Box 85, Hilliard, FL 32046

  
Witness Signature  
Printed Name: Tracy Archambault

STATE OF FLORIDA  
COUNTY OF Baker

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1st day of September, 2022, by Billy Joe Franklin, who is personally known to me or who has produced REAL ID as identification.



  
Signature of Notary  
Printed Name: Karen M. Jarvis  
My commission expires: 2/9/2026



PROPERTY INFORMATION

Parcel Number 08-3N-24-2380-0177-0220

Owner Name B.Y. FRANKLIN PROPERTIES INC

Mailing Address PO BOX 878

HILLIARD, FL 32046

Location Address 27020 MONTANA ST

HILLIARD 32046

Tax District HILLIARD

Milage 16.1525

Homestead No

Property Usage MOBILE HOM 000200

Deed Acres 0

Short Legal BLK 177 LOTS 22,23 & 24 (EX PT IN R/W) TOWN OF HILLIARD

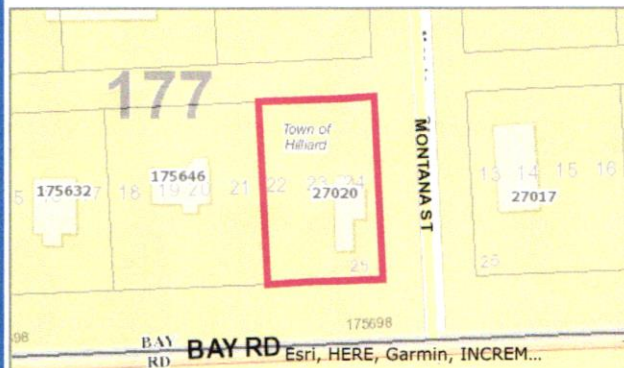
WEST S/D OF

2022 Certified Values

Land Value	\$22,500
(+) Improved Value	\$8,286
<b>(=) Market Value</b>	<b>\$30,786</b>
(-) Agricultural Classification	\$0
(-) SOH or Non-Hx* Capped Savings	\$8,736
<b>(=) Assessed Value</b>	<b>\$22,051</b>
(-) Homestead	\$0
(-) Additional Exemptions	\$0
(=) School Taxable Value	\$30,787
(-) Non-School HX & Other Exempt Value	\$0
<b>(=) County Taxable Value</b>	<b>\$22,051</b>

Note - \*10% Cap does not apply to School Taxable Value

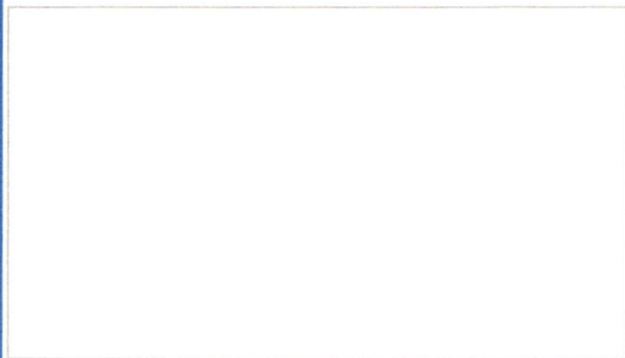
PARCEL MAP



2021 AERIAL MAP



PROPERTY PHOTO



If this picture is incorrect, please email [info@nassauflpa.com](mailto:info@nassauflpa.com)

LOCATION MAP



BUILDING INFORMATION

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built
M/H 93-	744	576	2	1	MOD METAL		AIR DUCTED	NONE	1971



MISCELLANEOUS INFORMATION

Description	Dimensions L X W	Units	Year Built
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# SALES INFORMATION

ITEM-4

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2022-09-01	<a href="#">2588 / 534</a>	\$30,000	WD	Q	Y	FRANKLIN BILLY JOE	B.Y. FRANKLING PROPERTIES INC
1991-08-27	<a href="#">634 / 1003</a>	\$1,000	WD	U	Y	FRANKLIN D W SR	FRANKLIN BILLY JOE
1988-02-22	<a href="#">537 / 492</a>	\$100	PR	U	Y		
1988-01-06	<a href="#">534 / 645</a>	\$6,500	PR	Q	Y	BUFORD HERBERT P/R	FRANKLIN D W SR



## AGENDA ITEM REPORT

### TOWN OF HILLIARD, FLORIDA

---

TO: Planning and Zoning Regular Meeting Meeting Date: February 14, 2023

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

SUBJECT: Planning and Zoning Board approval of a clerical error correction, apply Motion made for Application Number 12012022 in the January 10<sup>th</sup> meeting to Application Number 20221201 Minor Modification of Greenbrier PUD.

---

**BACKGROUND:** Janis Fleet, Town Planner, on January 10, 2023, presented an application for a Minor Change to the Greenbrier PUD. The application was approved. Due to a clerical error that Item was listed on the agenda with the incorrect application number. As such, we need to make a motion to transfer the approval to the correct application number.

**FINANCIAL IMPACT:**

None

**RECOMMENDATION:**

Planning and Zoning Board approval to transfer motion made for application number 12012022 in the January 10<sup>th</sup> meeting to application number 20221201.



## AGENDA ITEM REPORT

### TOWN OF HILLIARD, FLORIDA

---

TO: Planning and Zoning Board Public Hearing & Regular Meeting Meeting Date: January 10, 2023

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

SUBJECT: Planning and Zoning Board approval of a Minor Modification No. 12012022 for the Greenbrier PUD to Revise the Site Plan for parcel ID No. 22-3N-24-2320-0025-000, for Courtney Gaver/Rogers Towers, P.A. applicant and Greenbrier Nassau, LLC

---

**BACKGROUND:** The Greenbrier PUD was established by Ordinance 2021-09, approved on January 6, 2022. The ordinance approving the PUD included a written description and a site plan. The engineer for the project submitted an application for site plan review for approval of the infrastructure for the development. The site plan submitted with the engineering plans was different from the site plan included in the PUD Ordinance. Section Sec. 62-314(d) allows for the Planning and Zoning Board to approve minor deviations from the PUD ordinance if:

- (1) *There are the same or fewer number of dwelling units and/or floor area;*
- (2) *The open space is in the same general location and in the same general amount, or a greater amount;*
- (3) *The buildings have the same or less number of stories and/or floor area;*
- (4) *The roads and drives follow approximately the same course; and have the same public or private rights therein.*

The minor modification proposes to reconfigure the internal roadway, lot, pond and recreational layout in the southwest corner and northern portion of site (near large stormwater pond) due to design and engineering factors. The revised site plan submitted does not change intensities or densities of the project and still meet all PUD Written Description requirements.

The Minor Modification application submitted meets the requirements of Section Sec. 62-314(d) of the Hilliard Town Code. The total number of dwelling units, 350 dwelling units, proposed for the development remains the same. The open space is in the same general area and is the same amount, 5.88 acres. The square footage of the commercial development, 70,000 s.f., remains unchanged. The proposed public roadways follow approximately the same course. There is no change ingress/egress to the development from US 1.

**FINANCIAL IMPACT:** None, the applicant is required to pay all application, advertising, and review fees.

**RECOMMENDATION:** Staff recommends approval of Minor Modification No. 12012022 for the Greenbrier PUD to Revise the Site Plan for parcel ID No. 22-3N-24-2320-0025-000. The Minor Modification meets the requirements of Section Sec. 62-314 (d) of the Hilliard Town Code.





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-6

November 29, 2022

***VIA OVERNIGHT MAIL & E-MAIL***

Town of Hilliard  
Attn: Janis K. Fleet, AICP, Land Use Administrator  
15859 County Road 108  
Hilliard, Florida 32046  
[Jfleet@townofhilliard.com](mailto:Jfleet@townofhilliard.com)

**RE: Greenbrier PUD/Applications for Minor Modification to PUD Zoning**

Dear Ms. Fleet:

Per our discussion, please find enclosed the PUD Rezoning Modification Application submitted on behalf of Greenbrier Nassau, LLC (the "Owner"), the owner of the Greenbrier Planned Unit Development ("PUD") project. This application is submitted to update the Conceptual Site Plan approved as part of Ordinance No. 2021-09 due to design and engineering factors. The revised Conceptual Site Plan meets all PUD Written Description requirements. Upon confirmation of the application fee, the Owner will overnight a check for same. Please confirm that this item will be placed on the January 10, 2023 Planning and Zoning agenda to be heard contemporaneously with the engineering site plan approval. As always, we appreciate your assistance and look forward to working with you on this application.

Sincerely,

**ROGERS TOWERS, P.A**

A handwritten signature in blue ink that reads "Courtney P. Gaver".

Courtney P. Gaver

Enclosure

cc: Town Attorney Christian Waugh, Esq. (via e-mail)  
Town Clerk Lisa Purvis (via e-mail)  
Michelle Manners, Esq.  
Henry Vorpe



File # 20221201 Check #1093 \$2970.00 HM  
Filing Date: 12.01.2022  
Acceptance Date: \_\_\_\_\_  
Review Date: P & Z \_\_\_\_\_ TC \_\_\_\_\_

## PUD Rezoning Modification Application

### A. PROJECT

1. Project Name: Greenbrier Planned Unit Development
2. Address of Subject Property: US Hwy 1 at Henry Smith Road
3. Parcel ID Number(s): 22-3N-24-2320-0025-0000
4. Existing Use of Property: Vacant, approved PUD
5. Future Land Use Map Designation: Mixed - Use & Conservation
6. Existing Zoning Designation: PUD
7. Proposed Zoning Designation: PUD (minor modification to conceptual site plan)
8. Acreage: Overall Project: 161.25; Modified acreage 85.9 acres
9. PUD Ordinance # 2021-09

### B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Courtney 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): Greenbrier Nassau, LLC  
Mailing address: 665 Simonds Road  
City: Williamstown State: Massachusetts ZIP: 01267  
Telephone: (413) 458-4547 FAX: ( ) e-mail: mmanners@inlandinc.com

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


**C. ATTACHMENTS (Provide any revised documents, identifying changes)**

1. Statement of proposed change, including a site plan and/or written description showing the proposed change from approved the PUD zoning ordinance.
2. Warranty Deed or the other proof of ownership
3. Agent Authorization, if applicable.
4. Fee.  
\$1,250 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.

One original and a PDF Version of the complete application with any 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:



Signature of Applicant

Courtney P. Gaver

Typed or printed name and title of applicant

11-29-2022

Date

Signature of Co-applicant

Typed or printed name of co-applicant

Date

State of Florida County of St. Johns

The foregoing application is acknowledged before me this 29<sup>th</sup> day of November, 2022, by Courtney

P. Gaver, who is/are personally known to me, or who has/have produced \_\_\_\_\_ as identification.

NOTARY SEAL

Signature of Notary Public, State of Florida



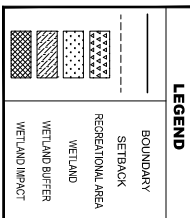
Town of Hilliard ♦ 15859 C.R. 108 ♦ Hilliard, FL 32046 ♦ (904) 845-3555

**Greenbrier Planned Unit Development  
Ordinance No. 2021-09  
Statement of Proposed Minor Modification to PUD**

This application is for a minor modification to the Conceptual Site Plan of the Greenbrier Planned Unit Development (“PUD”) approved by the Town Council in Ordinance No. 2021-09. In accordance with Sections I and III(A) of the PUD Written Description dated August 9, 2021 and revised December 7, 2021, the Applicant proposes a minor modification to reconfigure the internal roadway, lot, pond and recreational layout in the southwest corner and northern portion of site (near large stormwater pond) due to design and engineering factors. The revised Conceptual Site Plan submitted with this Application aligns with the proposed final engineering site plan for the residential phases of the project. The proposed changes in the revised Conceptual Site Plan do not change intensities or densities of the project and still meet all PUD Written Description requirements.



A PART OF SECTION 15 AND 22, TOWNSHIP 3 NORTH, RANGE 24 EAST, ALSO BEING A PART OF LOTS 19 THROUGH 33 AND LOT 41 AND 42, OF THE PLAT OF JOSEPH R. DAVIS TRUITT AND TRUCK FARMS, DEED BOOK B-10, PAGE 48, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

DATA SUMMARY	
TOTAL SINGLE FAMILY UNITS	350
TOTAL COMMERCIAL BUILDING SQUARE FOOTAGE	70,000 SF
TOTAL COMMERCIAL TRACT AREA	25.19 ac
TOTAL SITE AREA	151,225 ac
UPLAND AREA (BEFORE IMPACTS)	126,004
TOTAL WETLAND AREA	35,21 ac
WETLAND IMPACTS	0.06 ac
WETLANDS TO REMAIN	34,939 ac
WETLANDS TO BE RECLAIMED	19.7 ac
WETLANDS TO BE RESTORED	5,589 ac
RECREATION AREA	15,666 ac
RIGHT OF WAY AREA	10,269 SF
TOTAL WETLAND LENGTH	208,704 sf (4.79 ac)
TOTAL WETLAND BUFFER PROVIDED	(34,531+5,584+4,789+19,74) = 64,653 ac (46.09%)
Open Space	

**HENRY SMITH ROAL**

**AVA ENGINEERS, INC.**  
Commercial | Residential | Marine  
Florida Certificate No. 00008161  
4201 BAYMEADOWS RD, SUITE 3 | JACKSONVILLE, FLORIDA 32217  
Ph. (904) 730-3223 | Fx. (904) 730-3228  
History & Vendors: No. 43049

## GREENBRIER SUBDIVISION

## OVERALL SITE PLAN

**NASSAU COUNTY**

**FLORIDA**

UNLESS THIS DRAWING BEARS THE EMBOSSED SEAL OF A  
FLORIDA REGISTERED ENGINEER ACTING AS AN  
AUTHORIZED AGENT FOR AVA ENGINEERS, INC., IT IS FOR  
INFORMATION PURPOSES ONLY AND IS NOT VALID.

THE STORMWATER SYSTEM AS SHOWN ON THESE PLANS HAS BEEN PREPARED IN ACCORDANCE WITH STANDARD, ACCEPTED ENGINEERING PRACTICE, HOWEVER, CERTAIN DESIGN CRITERIA, RULES OR LAWS THAT ARE MANDATED BY OTHERS (W. CITY, COUNTY, STATE, FEDERAL, etc.) HAVE BEEN USED TO DETERMINE THE FINAL DESIGN FOR SUCH STORMWATER FACILITIES. THE ENGINEER DOES NOT ACCEPT RESPONSIBILITY FOR POSSIBLE FUTURE CONTAMINATION RESULTING FROM THE REQUIREMENT FOR RETENTION AND TREATMENT OF STORMWATER.

Sheet: **7**  
of 66





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

## Detail by Entity Name

Foreign Limited Liability Company  
GREENBRIER NASSAU, LLC

### Filing Information

**Document Number** M22000001602  
**FEI/EIN Number** 87-4674186  
**Date Filed** 02/01/2022  
**State** DE  
**Status** ACTIVE

### Principal Address

665 SIMONDS RD.  
WILLIAMSTOWN, MA 01267

### Mailing Address

665 SIMONDS RD.  
WILLIAMSTOWN, MA 01267

### Registered Agent Name & Address

C T CORPORATION SYSTEM  
1200 SOUTH PINE ISLAND ROAD  
PLANTATION, FL 33324

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

AMERICAN LAND PARTNERS, LLC  
665 SIMONDS RD.  
WILLIAMSTOWN, MA 01267

### Annual Reports

**No Annual Reports Filed**

### Document Images

[02/01/2022 -- Foreign Limited](#)

[View image in PDF format](#)

**Agent Authorization Affidavit – Property Owner**

Date: November 29, 2022

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

Re: Agent Authorization for Minor Modification to Greenbrier PUD Application  
 Parcel ID No.: 22-3N-24-2320-0025-0000

To Whom It May Concern:

You are hereby advised that the undersigned is the owner of the above referenced property. Said owner hereby authorizes and empowers Rogers Towers, P.A. and AVA Engineers, Inc. to act as agent to file application(s) for a Modification to the Planned Unit Development rezoning for the above-referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

GREENBRIER NASSAU, LLC, a Delaware  
 limited liability company

By: American Land Partners, LLC

By: [Signature]  
 Name: Timothy D. Smith  
 Its: Treasurer

STATE OF Massachusetts  
 COUNTY OF Berkshire

Sworn to and subscribed and acknowledged before me by means of (check one) ☒ physical presence or ☐ online notarization, this 29 day of November, 2022, by Timothy D. Smith, as Treasurer of American Land Partners, LLC, the Manager of Greenbrier Nassau, LLC, a Delaware 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.

[Signature] (SEAL)

Notary Public, State and county of the aforesaid

Name: Tracy M. DesautelsMy Commission Expires: Oct 12, 2023My Commission Number is: -



ITEM-6

PREPARED BY AND RETURN TO:  
Robert A. Heekin, Esq.  
1 Sleiman Parkway, Suite 280  
Jacksonville, Florida 32216

Parcel Nos. 22-3N-24-2320-0025-0000, 22-3N-24-  
2320-0041-0000, 15-3N-24-2320-0021-0000, 15-3N-  
24-2320-0020-0000 and 15-3N-24-2320-0019-0000

### WARRANTY DEED

THIS WARRANTY DEED is made as of the 8<sup>th</sup> day of March, 2022, by HILLIARD EQUITY RESOURCES, LLC, a Florida limited liability company (the "Grantor"), whose address is 8691 Commonwealth Avenue, Jacksonville, Florida 32220, to and in favor of GREENBRIER NASSAU, LLC, a Delaware limited liability company (the "Grantee"), whose address is 665 Simonds Road, Williamstown, Massachusetts 01267.

### WITNESSETH:

That the Grantor, for the sum of Ten Dollars and other valuable consideration paid by the Grantee, the receipt of which is acknowledged, has granted, bargained and sold to the Grantee, its successors and assigns forever, that real property located in the Hilliard, Nassau County, Florida, which is described in the attached Exhibit A, subject to all easements, covenants and restrictions of record (provided this mention shall not reimpose same), and real estate taxes accruing after December 31, 2021.

And the Grantor does hereby fully warrant the title to said real property, and will defend same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed as of the day and year first above written.

Signed, sealed and delivered  
in the presence of:

HILLIARD EQUITY RESOURCES, LLC,  
a Florida limited liability company

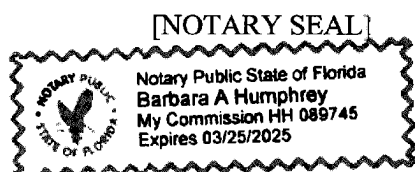
Robert A. Heekin  
Printed Name Robert A. Heekin

By Wyllie B. Hodges  
Wyllie B. Hodges, its Manager

Barbara A. Humphrey  
Printed Name Barbara A. Humphrey

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of March, 2022, by Wyllie B. Hodges, as Manager of Hilliard Equity Resources, LLC, a Florida limited liability company, on behalf of the company, who was physically present and who is personally known to me.



Barbara A. Humphrey  
Notary Public Barbara A. Humphrey  
Commission number HH 089745  
My commission expires: 3/25/2025

## EXHIBIT A

A part of Section 15 and 22, Township 3 North, Range 24 East, also being a part of Lots 19 through 33 and Lot 41 and 42, of the plat of Joseph R. Dunns Fruit and Truck Farms, Deed Book B-10, page 48, of the public records of Nassau County, Florida, being more particularly described as follows:

For a point of reference, commence at the Northwest corner of those lands, as described in Official Records Book 1499, page 1567, of said public records said point lying on the Easterly right of way line of Henry Smith Road (an 80.00 foot right of way as now established); thence North 87°39'23" East, along the Northerly line of said lands and along the Northerly line of said Lot 21, a distance of 290.39 feet to the Point of Beginning; thence continue along said Northerly line of Lot 21, North 87°39'23" East, a distance of 85.71 feet to a point on the Northeasterly right of way line of a 33.00 foot wide AT&T easement, as recorded in Deed Book 161, page 141, of the public records of said county; thence South 46°44'38" East along said Northeasterly line, a distance of 204.23 feet to an angle point in said easement line; thence South 51°40'39" East continuing along said Northeasterly line, a distance of 443.23 feet; thence North 87°37'19" East leaving said Northeasterly line, a distance of 448.48 feet; thence South 01°08'07" East, a distance of 240.90 feet; to the Northwest corner of said Lot 19; thence North 89°23'00" East, along the North line thereof, a distance of 707.97 feet to its intersection with the Southwesterly right of way line of U.S. Highway No. 1, State Road No. 5 (a 150.00 foot right of way as now established); thence South 52°21'44" East, along said Southwesterly right of way line, a distance of 1003.50 feet; thence South 00°48'01" East, leaving said Southwesterly right of way line and along the Easterly line of a portion of Lot 20 and the Easterly line of said Lots 25 through 33, a distance of 3027.16 feet; thence South 89°07'00" West along the Southerly line of said Lot 33, a distance of 1346.53 feet; thence North 01°36'17" West along the Westerly line of said Lots 33, 32, 31, 30, 29, 28 and 27, a distance of 2310.07 feet to the point on the Southerly line of Lot 42; thence South 89°06'58" West along said Southerly line of Lot 42, a distance of 1236.89 feet; thence North 01°35'16" West, along the West line of said Section 22, a distance of 660.02 feet to a point at the Northwest corner of said Section 22; thence South 89°37'27" West along the Southerly line of Section 15, a distance of 194.14 feet to the Southwest corner of said Section 15; thence North 02°09'17" West along the West line of said Section 15, a distance of 331.25 feet to a point on the Easterly right of way line of Henry Smith Road (an 80 foot right of way as now established); thence in a Northeasterly direction along and around an arc of a curve (concave Westerly and having a radius of 561.62 feet) a distance of 213.52 feet, (said arc being subtended by a chord bearing and distance of North 08°14'29" East, 212.23 feet) to a point of tangency; thence North 02°01'26" West continuing along said Easterly right of way line, a distance of 510.06 feet to a point at the Southwest corner of said lands recorded in Official Records Book 1499, page 1567, said point being the cusp of a curve, thence in a Southeasterly direction along and around an arc of a curve (concave Northeasterly and having a radius of 25.00 feet) a distance of 39.24 feet (said arc being subtended by a chord bearing and distance of South 47°22'06" East, 35.34 feet) to a point of tangency; thence North 87°47'15" East along said Southerly line, a distance of 265.90 feet to the Southeast corner thereof; thence North 02°08'54" West along the East line of said lands, a distance of 300.84 feet to the Point of Beginning.

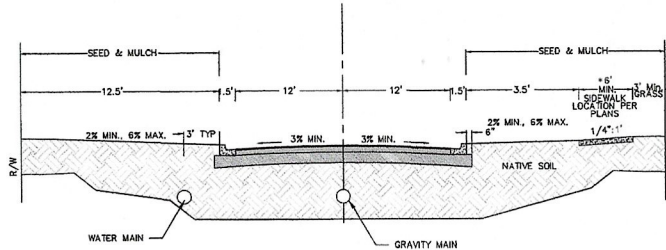
# Minor Modification Site Plan

ITEM-6

(SURVEYOR'S DESCRIPTION)

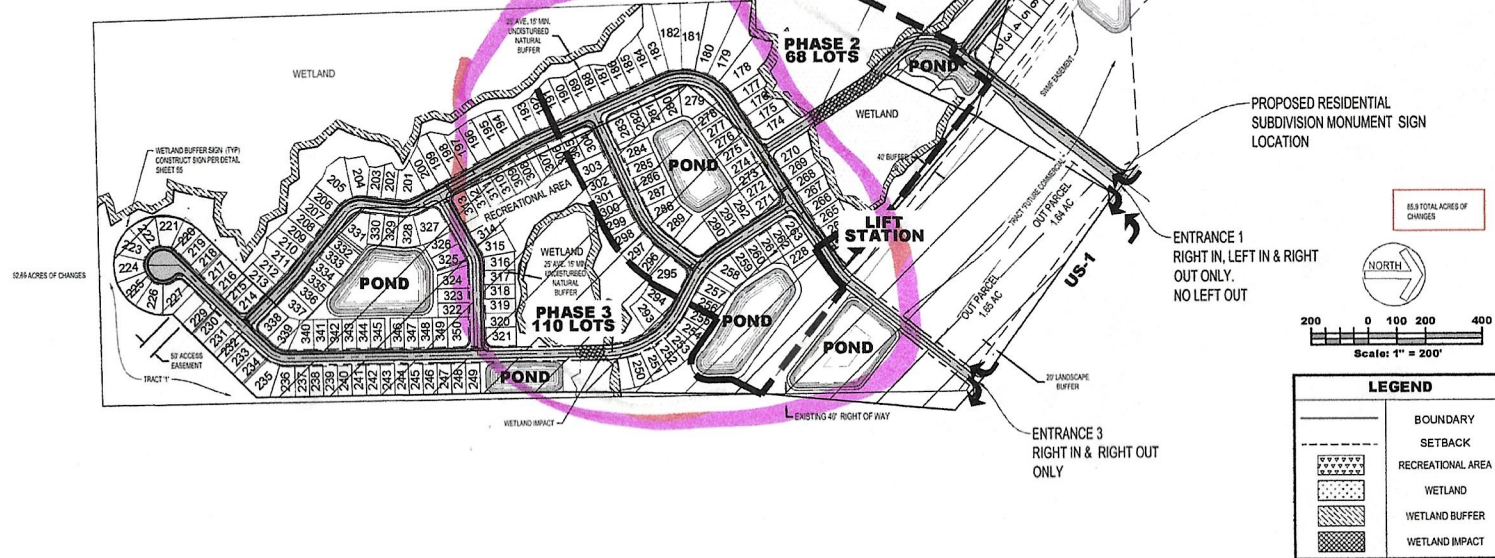
A PART OF SECTION 15 AND 22, TOWNSHIP 3 NORTH, RANGE 24 EAST, ALSO BEING A PART OF LOTS 18 THROUGH 35 AND LOT 41 AND 42, OF THE PLAT OF JOSEPH R. DUNN FRUIT AND TRUCK FARMS, DEED BOOK 8-10, PAGE 48, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF THOSE LANDS, AS DESCRIBED IN OFFICIAL RECORDS BOOK 1489, PAGE 1567, OF SAID PUBLIC RECORDS SAID POINT LYING ON THE EASTERLY RIGHT OF WAY LINE OF HENRY SMITH ROAD (AN 80.00 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 87°32'33" EAST, ALONG THE NORTHERLY LINE OF SAID LANDS AND ALONG THE NORTHERLY LINE OF SAID LOT 21, A DISTANCE OF 290.38 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTHERLY LINE OF LOT 21, NORTH 87°32'33" EAST, A DISTANCE OF 85.71 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF A 33.66 FOOT WIDE AT-GRASS EASEMENT, AS RECORDED IN DEED BOOK 161, PAGE 141, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 44°42'34" EAST ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 204.33 FEET TO AN ANGLE POINT IN SAID EASEMENT LINE; THENCE SOUTH 81°40'32" EAST CONTINUING ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 143.33 FEET; THENCE NORTH 87°32'33" EAST LEAVING SAID NORTHEASTERLY LINE, A DISTANCE OF 448.48 FEET; THENCE SOUTH 01°06'07" EAST, A DISTANCE OF 240.00 FEET, TO THE NORTHWEST CORNER OF SAID LOT 19; THENCE NORTH 88°32'00" EAST, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 707.87 FEET TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, STATE ROAD NO. 5 (A 150.00 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 58°21'44" EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 1800.50 FEET; THENCE SOUTH 00°48'01" EAST, LEAVING SAID SOUTHWESTERLY RIGHT OF WAY LINE AND ALONG THE EASTERLY LINE OF A PORTION OF LOT 20 AND THE EASTERLY LINE OF SAID LOTS 23 THROUGH 33, A DISTANCE OF 3027.16 FEET; THENCE SOUTH 88°07'00" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 33, A DISTANCE OF 1348.53 FEET; THENCE NORTH 01°36'17" WEST ALONG THE WESTERLY LINE OF SAID LOTS 33, 32, 31, 30, 29, 28 AND 27, A DISTANCE OF 2315.87 FEET TO THE POINT ON THE SOUTHERLY LINE OF LOT 42; THENCE SOUTH 89°06'18" WEST ALONG SAID SOUTHERLY LINE OF LOT 42, A DISTANCE OF 1238.89 FEET; THENCE NORTH 01°50'14" WEST, ALONG THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 860.02 FEET TO A POINT AT THE NORTHEAST CORNER OF SAID SECTION 21; THENCE SOUTH 88°32'33" WEST ALONG THE SOUTHERLY LINE OF SECTION 19, A DISTANCE OF 194.14 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 19; THENCE NORTH 02°01'17" WEST ALONG THE WEST LINE OF SAID SECTION 19, A DISTANCE OF 331.25 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF HENRY SMITH ROAD (AN 80 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE IN A NORTHEASTERLY DIRECTION ALONG AND AROUND AN ARC OF A CURVE (CONCAVE WESTERLY AND HAVING A RADIUS OF 581.62 FEET) A DISTANCE OF 213.52 FEET, (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 08°14'29" EAST, 213.33 FEET) TO A POINT OF TANGENCY; THENCE NORTH 02°01'28" WEST CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 810.00 FEET TO A POINT AT THE SOUTHWEST CORNER OF SAID LANDS RECORDED IN OFFICIAL RECORDS BOOK 1489, PAGE 1567, SAID POINT BEING THE CURVE OF A CURVE, THENCE IN A SOUTHWESTERLY DIRECTION ALONG AND AROUND AN ARC OF A CURVE (CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.90 FEET) A DISTANCE OF 35.34 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 47°22'06" EAST, 35.34 FEET) TO A POINT OF TANGENCY; THENCE NORTH 87°47'19" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 258.90 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 02°02'54" WEST ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 300.84 FEET TO THE POINT OF BEGINNING.



50' RIGHT OF WAY  
NTS

Area for Minor Modification



## DATA SUMMARY

TOTAL SINGLE FAMILY UNITS	350
TOTAL COMMERCIAL BUILDING SQUARE FOOTAGE	70,000 SF
TOTAL TRACT AREA	3.37 ac
TOTAL COMMERCIAL TRACT AREA	25.19 ac
TOTAL SITE AREA	161.25 ac
UPLAND AREA (BEFORE IMPACTS)	126.04
TOTAL WETLAND AREA	35.21 ac
WETLAND IMPACTS	0.66 ac
WETLANDS TO REMAIN	34.55 ac
POND AREA	19.74 ac (12%)
RECREATION AREA	8.98 ac
RIGHT OF WAY AREA	16.66 ac
TOTAL WETLAND LENGTH	10,269 ft
WETLAND BUFFER PROVIDED	208,704 sf ( 4.79 ac )
*Open Space	(34.58+5.58+4.79+19.74) = 64.69 ac (40.09%)

## HENRY SMITH ROAD

No.	Revisions	By
1		
2		
3		
4		

**AVA ENGINEERS, INC.**  
Commercial / Residential / Marine  
4301 N. W. 11th Street, Suite 100  
Fort Lauderdale, FL 33304  
P. 954.332.2222 | F. 954.332.2223  
www.avaengineers.com

AVAS ENGINEERS, INC. HAS BEEN DESIGNATED AS THE ENGINEER OF RECORD FOR THE PREPARATION OF THIS SITE PLAN. THE ENGINEER OF RECORD HAS REVIEWED THE SITE PLAN AND HAS DETERMINED THAT THE SITE PLAN IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP). THE ENGINEER OF RECORD HAS ALSO REVIEWED THE SITE PLAN AND HAS DETERMINED THAT THE SITE PLAN IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP).

**GREENBRIER SUBDIVISION**  
OVERALL SITE PLAN  
FLORIDA  
NASSAU COUNTY

Date: 11/30/22  
Designer: HAV  
Job #: 21-019  
Drawn: TRB  
Scale:  
Sheet: 7 of 66





## AGENDA ITEM REPORT

### TOWN OF HILLIARD, FLORIDA

---

TO: Planning and Zoning Board Public Hearing & Regular Meeting      Meeting Date: January 10, 2023

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

SUBJECT: 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.

---

#### **BACKGROUND:**

Marcus Holley has submitted a Site Plan application for parcel ID# 08-3n-24-2380-0013-0010, to be known as Hilliard Shopping Center.

This application is for Hilliard Shopping Center approximately 1.01 acres located at the Northwest corner of U.S. Highway 1 and C. R. 108 it is intended to develop the parcel for business, commercial or personal service and/or restaurant.

Planning and Zoning Board approved the site plan application with the requirements that Mr. Holley comply with all recommendations from the Town Engineer and obtained a driveway permit from Nassau County.

Update: as of February 7, 2023

Nassau County Permit:

Town of Hilliard Engineer requirements: The Town received comments back from Mittauer on Feb. 5<sup>th</sup>. They stated that they are ready to sign off on the project once the driveway permit has been issued by Nassau County.

#### **FINANCIAL IMPACT:**

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

#### **RECOMMENDATION:**

Planning and Zoning accept updated information from Land Use Administrator.



# 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, JANUARY 10, 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

## 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  
Janis K. Fleet, AICP – Town Planning Consultant***

**Land Use Administrator Lee Anne Wollitz** reads letter from applicant requesting to Defer Items 1, 2, and 3 until February 14, 2023.

**Town Planner Janis Fleet** speaks about the need to defer and explains the need to make a text change to the Comprehensive Plan.

Motion is made to defer Items 1, 2, and 3 until the February 14<sup>th</sup> Planning and Zoning 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**  
**Janis K. Fleet, AICP – Town Planning Consultant**

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

Deferred with Item 1 and 2.

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

No public wish to address the Board.

## **REGULAR MEETING**

- ITEM-4 Additions/Deletions to Agenda

No addition or deletions to the agenda.

- ITEM-5 Planning and Zoning Board approval of a Minor Modification No. 12012022 for the Greenbrier PUD to Revise the Site Plan for parcel ID No. 22-3N-24-2320-0025-000, for Courtney Gaver/Rogers Towers, P.A. applicant and Greenbrier Nassau, LLC  
**Janis K. Fleet, AICP – Town Planning Consultant**  
**Lee Anne Wollitz – Land Use Administrator**



**Town Planner Janis Fleet** reads Agenda Item Report.

**Planning and Zoning Board Chair Frey** ask Henry Vorpe, project engineer, for a closer look at the plans.

**Henry Vorpe Project Engineer** explains the proposed change and provides maps to the Planning and Zoning Board.

A motion is made to approve application number 12012022.

Motion made by Planning and Zoning Board Member Reed, 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

#### ITEM-6

Planning and Zoning Board Approval 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***

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

**Town Planner Janis Fleet** reads agenda item report.

**Donald Bowels Project Engineer** provides information about driveway permit and engineering process.

**Planning and Zoning Board Vice Chair Prather** asks about access from the property onto US HWY 1. Also, asks if this would be considered a preliminary application.

**Donald Bowels Project Engineer** asks the Board to approve the site plan with the conditions, provide the Town with a copy of approved driveway permit from Nassau County and meet all requirements from the Town Engineer, Mittauer & Associates.

**Town Planner Janis Fleet** asks that the Town be provided with a clean copy of all updates when they are received/produced by the applicant and that an update be provided to the Board on the progress of the conditions during the February 14<sup>th</sup> meeting.

A motion was made to approve with the following conditions: A driveway permit is approved by Nassau County and all requirements of the Town Engineer are met.

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

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 approval to grant Variance No. 20220927-10 to Reduce the Minimum Lot Width and Minimum Lot Area for Parcel ID No. 08-3N-24-2380-0165-0040, for Christopher Goodin/Coastland Land Group, LLC, applicant and CCRC Woodlands, property owner.

***Lee Anne Wollitz - Land Use Administrator***  
***Janis Fleet, AICP - Town Planner Consultant***

**Land Use Administrator Lee Anne Wollitz** provides information from the applicant concerning the need to defer for 6 months.

**Planning and Zoning Board Chair Frey** speaks about LDR changes.

**Town Planner Janis Fleet** speaks on the difference between variance and special exception and changes to the LDRs.

**Planning and Zoning Board Vice Chair Prather** asks if a variance will be needed after the LDR changes are in place.

A motion was made to defer until July 11, 2023, for Agenda Items 7, 8, 9 and 10.

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

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

Voting Nay: Planning and Zoning Board Member Reed, Planning and Zoning Board Member Lawson

ITEM-8 Planning and Zoning Board approval to grant Variance No. 20220927-11 to Reduce the Minimum Lot Width and Minimum Lot Area for Parcel ID No. 08-3N-24-2380-0165-0010, for Christopher Goodin/Coastland Land Group, LLC, applicant and CCRC Woodlands, property owner.

***Lee Anne Wollitz - Land Use Administrator***  
***Janis Fleet, AICP - Town Planner Consultant***

Deferred with Item 7, 9 and 10.

ITEM-9 Planning and Zoning Board approval to grant Variance No. 20220927-12 to Reduce the Minimum Lot Width and Minimum Lot Area for Parcel ID No. 08-3N-24-2380-0148-0160, for Christopher Goodin/Coastland Land Group, LLC, applicant and CCRC Woodlands, property owner.

***Lee Anne Wollitz - Land Use Administrator***  
***Janis Fleet, AICP - Town Planner Consultant***

Deferred with Item 7, 8 and 10.

ITEM-10 Planning and Zoning Board approval to grant Variance No. 20220927-13 to Reduce the Minimum Lot Width and Minimum Lot Area for Parcel ID No. 08-3N-24-2380-0148-0130, for Christopher Goodin/Coastland Land Group, LLC, applicant and CCRC Woodlands, property owner.

**Lee Anne Wollitz - Land Use Administrator**  
**Janis Fleet, AICP - Town Planner Consultant**

Deferred with item 7, 8 and 9.

**ITEM-11 Planning and Zoning Board Selection of Chair and Vice Chair**  
**Lee Anne Wollitz – Land Use Administrator**

A motion is made for Skip Frey to remain Chair for 2023.

Motion made by Planning and Zoning Board Member Reed, 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

A motion is made for Wendy Prather to remain vice chair for 2023.

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

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-12 Planning and Zoning Board approval of the Minutes from the December 13, 2022, Public Hearing and Regular Meeting.**

Motion is made to approve the minutes.

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

**ADDITIONAL COMMENTS**

**PUBLIC**

No public wish to address the Board.

**BOARD MEMBERS**

**Planning and Zoning Board Vice Chair Prather** states she is excited to have Kevin Webb join the Planning and Zoning Board.

**Planning and Zoning Board Chair Frey** offers "Thank you" to Kevin Webb for his willingness to serve and states that it is good to see so many members of the public.

**LAND USE ADMINISTRATOR**

**Land Use Administrator Lee Anne Wollitz** offers a thank you to Janis Fleet for her work on the items on the agenda and that she is looking forward to the partnership.

**Town Planner Janis Fleet** is looking forward to mere work in future and says that big things are coming.

**PLANNING AND ZONING ATTORNEY**

No comment.

**ADJOURNMENT**

Motion made to adjourn at 7:41 p.m.

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

Approved this 14<sup>th</sup> day of February 2023, by the Hilliard Planning & Zoning Board, Hilliard, Florida.

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Skip Frey, Chair  
Hilliard Planning & Zoning Board