

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

ADMINISTRATIVE STAFF

Lee Anne Wollitz
Land Use Administrator

PLANNING AND ZONING ATTORNEY

Mary Norberg

AGENDA

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

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 Fleet, AICP - Town Planner Consultant

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
Janis Fleet, AICP - Town Planner Consultant***

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
Janis Fleet, AICP - Town Planner Consultant***

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

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

REGULAR MEETING

ITEM-4 Additions/Deletions to Agenda

ITEM-5

Planning and Zoning Board approval of a Minor Modification No. 12012022 for the Greenbrier PUD to Revise the Site Plan for parcel ID No. 22-3N-24-2320-0025-0000, for Courtney Gaver/Rogers Towers, P.A. applicant and Greenbrier Nassau, LLC

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

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 Fleet, AICP - Town Planner Consultant***

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***

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***

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***

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***

ITEM-11 Planning and Zoning Board Selection of Chair and Vice Chair

Lee Anne Wollitz – Land Use Administrator

ITEM-12 Planning and Zoning Board approval of the Minutes from the December 13, 2022, 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.

Live & recorded videos can be access at www.youtube.com search - Town of Hilliard, FL.

ADA NOTICE

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

APPEALS

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

PUBLIC PARTICIPATION

Pursuant to Section 286.0114, Florida Statutes, effective October 1, 2013, the public is invited to speak on any "proposition" before a board, commission, council, or appointed committee takes official action regardless of whether the issue is on the Agenda. Certain exemptions for emergencies, ministerial acts, etc. apply. This public participation does not affect the right of a person to be heard as otherwise provided by law.

EXPARTE COMMUNICATIONS

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

2022 HOLIDAYS

TOWN HALL OFFICES CLOSED

- | | |
|----------------------------------|-----------------------------|
| 1. Martin Luther King, Jr. Day | Monday, January 17, 2022 |
| 2. Memorial Day | Monday, May 30, 2022 |
| 3. Independence Day Monday | Monday, July 4, 2022 |
| 4. Labor Day | Monday, September 5, 2022 |
| 5. Veterans Day | Friday, November 11, 2022 |
| 6. Thanksgiving Day | Thursday, November 24, 2022 |
| 7. Friday after Thanksgiving Day | Friday, November 25, 2022 |
| 8. Christmas Eve | Friday, December 23, 2022 |
| 9. Christmas Day | Monday, December 26, 2022 |
| 10. New Year's Eve | Friday, December 30, 2022 |
| 11. New Year's Day | Monday, January 2, 2023 |



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 a Text change to the Comprehensive Plan for applicant Douglas Adkins, Dayspring Health LLC.

BACKGROUND:

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

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

FINANCIAL IMPACT:

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

RECOMMENDATION:

This is a project that has been in process for an extended time and Town Planner, Janis Fleet has spent extended time with this process. As Such, she will present a full report of the project and make a recommendation to the Planning and Zoning Board



ITEM-1

FOR OFFICE USE ONLY

File # 20221229

Application Fee: \$1500.00 991233638 PAID

Filing Date: 12.29.2022

Acceptance Date: _____

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

A. PROJECT

- Project Name: Dayspring Commons
- 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
- 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
- Existing Use of Property: Vacant Residential
- Future Land Use Map Designation: Medium Density
- Existing Zoning Designation: Single-Family R-2 (companion PUD rezoning application filed)
- Proposed Future Land Use Map Designation: Institutional w/text amendment allowing certain non-residential uses
- Acreage: 6.61

B. APPLICANT

- Applicant's Status Owner (title holder) Agent
- 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
- 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]
Signature of Applicant

Signature of Co-applicant

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

Typed or printed name of co-applicant

12-28-2022
Date

Date

State of Florida County of St. Johns County

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

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

Signature of Notary Public, State of FL



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



ATTORNEYS AT LAW

Courtney P. Gaver

904.473.1388
CGaver@rtlaw.com

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

904.824.0879 Main
904.396.0663 Fax
www.rtlaw.com

ITEM-1

December 28, 2022

VIA OVERNIGHT MAIL & E-MAIL

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

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

Dear Ms. Fleet:

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

Sincerely,

ROGERS TOWERS, P.A

Courtney P. Gaver

Enclosure

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

RECEIVED
DEC 29 2022

TOWN OF HILLIARD

H. Institutional

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



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

BACKGROUND:

Mr. Doug Adkins has submitted application to amend the Future Land Use Map for the property with the Parcel ID No. 08-3N-24-2380-0024-0040, 08-3N-24-2380-0039-0012, 08-3N-24-2380-0039-0031, 08-3N-24-2380-0037-0020, 08-3N-24-2380-0024-0010, 08-3N-24-2380-0039-0025, 08-3N-24-2380-0037-0010. This Property is 6.61 acres that lies at the intersection of West Sixth Street and Orange Street, northeast of US HWY 1. The property has a Future Land Use Map “FLUM” designation of Medium Density Residential “MDR”. The Owner is proposing to change the FLUM designation of the property to Institutional.

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

FINANCIAL IMPACT:

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

RECOMMENDATION:

This is a project that has been in process for an extended time and Town Planner, Janis Fleet has spent extended time with this process. As Such, she will present a full report of the project and make a recommendation to the Planning and Zoning Board



FOR OFFICE USE ONLY

ITEM-2

P Z File # 20221123.2

Application Fee: \$1000.00 Check # 1593
HM

Filing Date: 2022.11.23 Acceptance Date: _____

Review Date: P & Z _____ TC _____

Small Scale Future Land Use Map Amendment Application

A. PROJECT

- Project Name: Dayspring Commons
- 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
- 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
- Existing Use of Property: Vacant Residential
- Future Land Use Map Designation : Medium Density
- Existing Zoning Designation: Single-Family R-2 (companion PUD rezoning application filed)
- Proposed Future Land Use Map Designation: Institutional w/ text amendment allowing certain non-residential uses
- Acreage (must be 10 acres or less): 6.61

B. APPLICANT

- Applicant's Status Owner (title holder) Agent
- 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
- 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

Signature of Owner

Douglas D. Adkins
Typed or printed name of Owner

Date

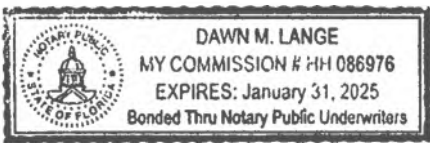
County of St. Johns County

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

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.

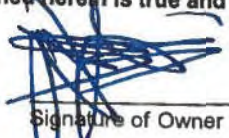
No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any fees necessary for technical review or additional reviews of the application by a consultant will be billed to the applicant at the rate of the reviewing entity. The invoice shall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

 Type or printed name and title of applicant



 Signature of Owner
 Douglas D. Adkins

 Typed or printed name of Owner

Date

Date

State of Florida County of St. Johns

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

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

NOTARY SEAL



 Signature of Notary Public, State of Nike

DAYSRING COMMONS
Statement of Proposed Change and Comprehensive Plan Analysis

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

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

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

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

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

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

Site Specific Policy with Ordinance 2023-XXX

FUTURE LAND USE ELEMENT

Comprehensive Plan Text Amendment

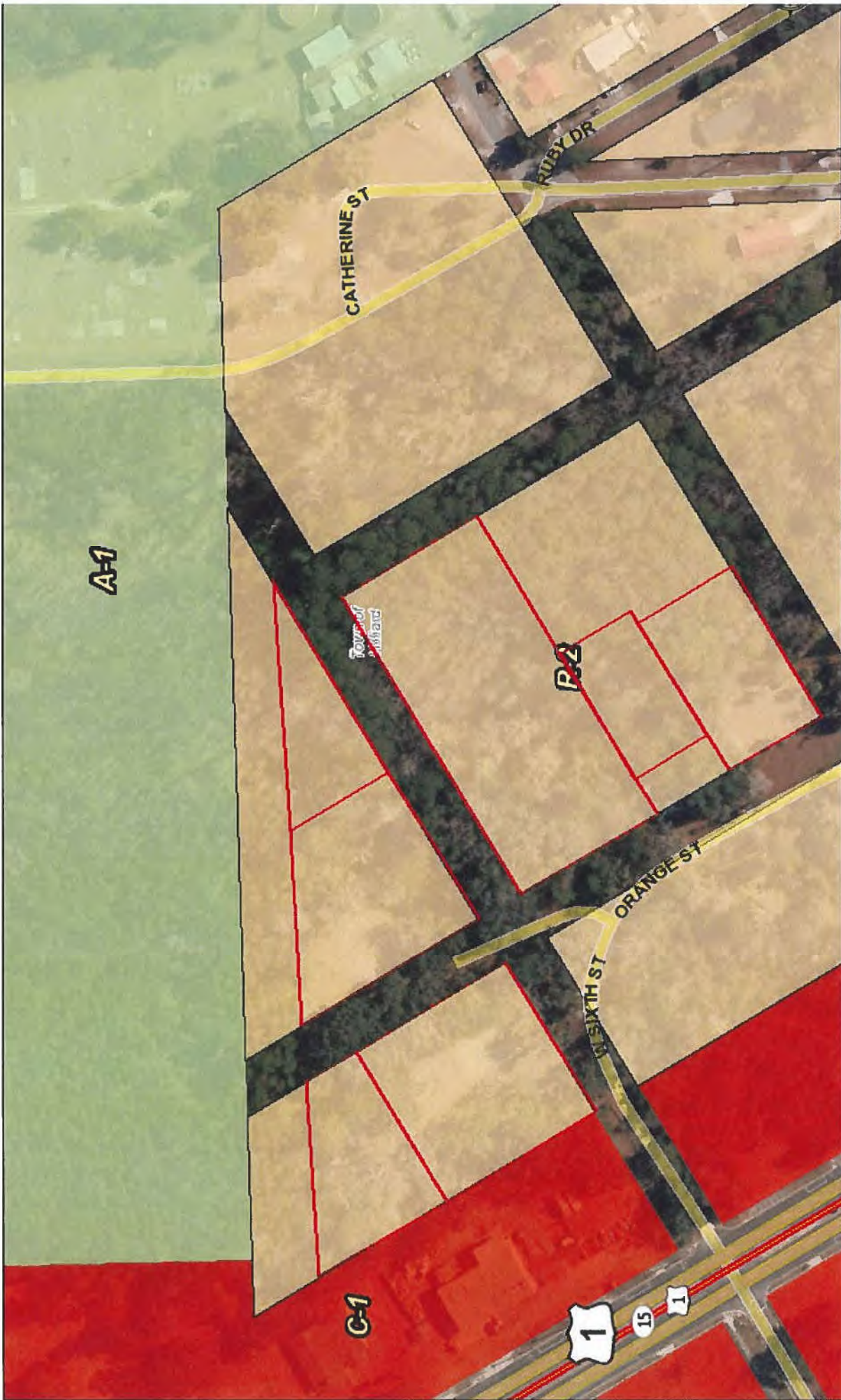
Dayspring Commons

Policy A.1.1.3.H.1 -

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

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

Planning 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

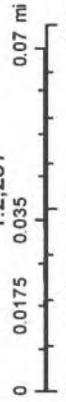
Sources: Esri, HERE, Garmin, USGS, Intermap, increment P, Jagen, NIT, Esri, China (Hong Kong), Swisstopo, Esri, OpenStreetMap contributors, and the GIS User Community

ITEM-2



November 21, 2022

1:2,257



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

**LEGAL DESCRIPTION
DAYSRING COMMONS**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF BLOCK 24, TOWN OF HILWARD, NASSAU COUNTY, FLORIDA (ACCORDING TO PLAT RECORDED IN PLAT BOOK 1, PAGE 23 OF THE OFFICIAL RECORDS OF NASSAU COUNTY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT A POINT WHERE THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SIXTH STREET (A 60-FOOT RIGHT-OF-WAY) INTERSECTS THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF ORANGE STREET (A 60-FOOT RIGHT-OF-WAY) AND RUN NORTH 52°38'00" WEST, ALONG THE LAST MENTIONED SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 201.71 FEET TO A POINT FOR THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN SOUTH 37°27'00" WEST, A DISTANCE OF 201.70 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 1634, 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

PLAT TO SHOW SUPPLEMENTARY SURVEY OF

A PORTION OF BLOCKS 37 & 39, TOGETHER WITH A PORTION OF SIXTH STREET LYING IN THE TOWN OF HILLIARD, NASSAU COUNTY, FLORIDA

(BEING A PORTION OF LANDS DESCRIBED IN BOOK 766, PAGE 122 OF THE OFFICIAL RECORDS OF NASSAU COUNTY)

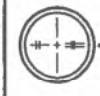
FOR: **DAYSRING VILLAGE, INC.**



NOTES

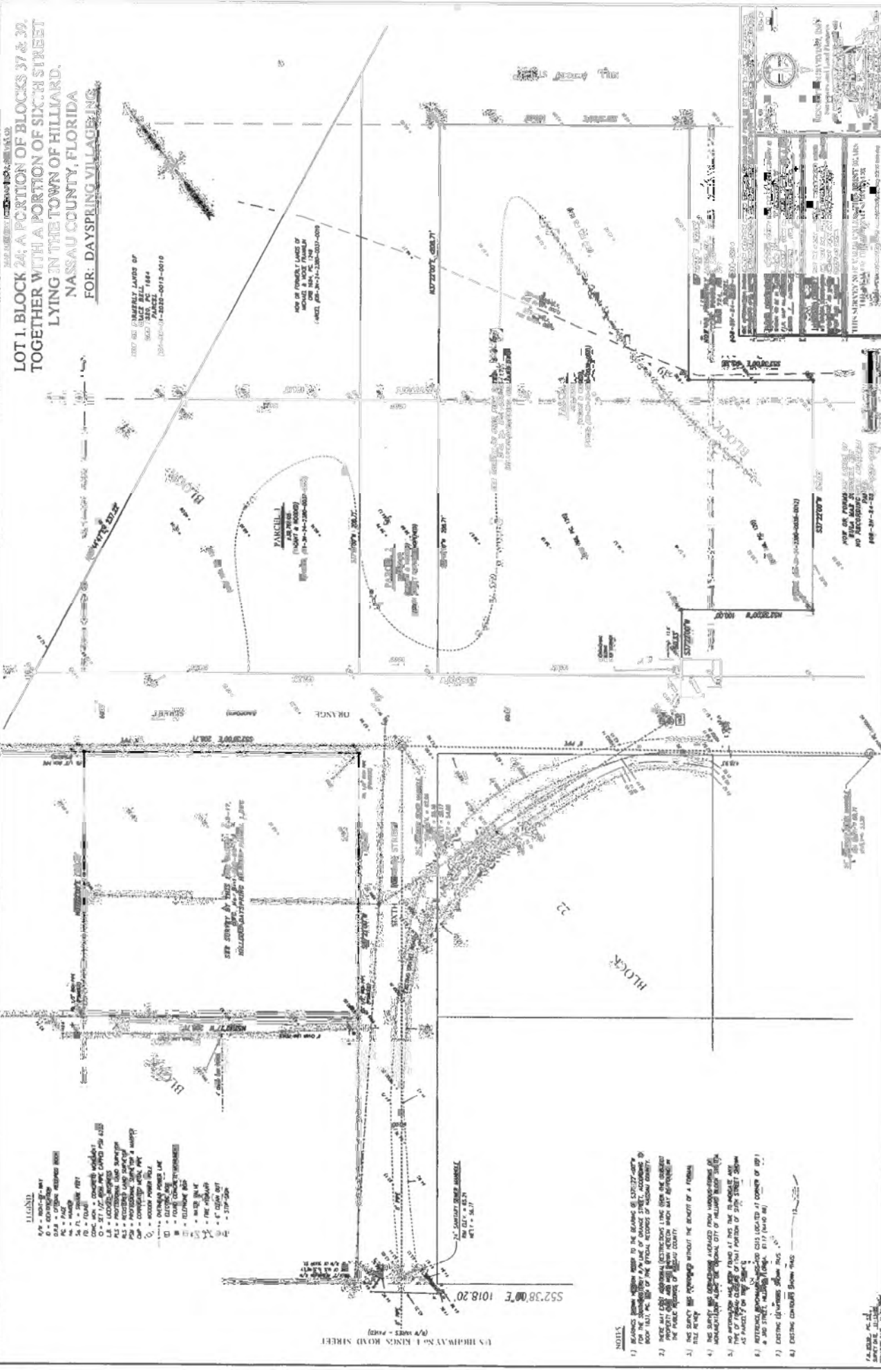
- 1.) BEARINGS SHOWN HEREON REFER TO THE BEARING OF S37°-22'-00" FOR THE SOUTHWESTERLY END LINE OF ORANGE STREET, ACCORDING TO BOOK 1837, PG. 324 OF THE OFFICIAL RECORDS OF NASSAU COUNTY.
- 2.) THERE MAY EXIST UNRECORDED RESTRICTIONS LYING OVER THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON WHICH MAY 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 PERFORMED AND ADJUSTED BY VARIOUS FORMS OF MONUMENTATION ALONG THE CORNER OF HILLIARD BLOCK SYSTEM.
- 5.) NO INFORMATION HAS BEEN FOUND AT THIS TIME TO INDICATE ANY TYPE OF FORMAL CLOSURE OF ANY PORTION OF SIXTH STREET SHOWN AS PARCEL 2 ON THIS SURVEY.

F.S. 8225, PG. 22
 SURVEY DATE: 04-02-2018
 DWG. NO. A-1-003-04-3



RENETT SURVEYING, INC.
 Surveyors and Land Planners
 102 W. WASHINGTON STREET, SUITE 101
 JACKSONVILLE, FLORIDA 32202
 PHONE: 904.763.1838
 FAX: 904.763.1839
 LICENSE NO. 18477
 LICENSE EXPIRES 12/31/2020

CLOSURE STATEMENT
 THIS SURVEY WAS USED FOR FIELD MEASUREMENTS AND ADJUSTMENTS IN ACCORDANCE WITH THE FLORIDA PROFESSIONAL SURVEYOR AND MAPPER ACT. THE SURVEY WAS CONDUCTED ON THE DATE SHOWN ABOVE AND THE SURVEYOR HAS REVIEWED THE ORIGINAL RECORDS OF THE SURVEY AND HAS FOUND NO ENCROACHMENTS OR ERECTIONS ON THE SUBJECT PROPERTY. THE SURVEYOR HAS REVIEWED THE ORIGINAL RECORDS OF THE SURVEY AND HAS FOUND NO ENCROACHMENTS OR ERECTIONS ON THE SUBJECT PROPERTY. THE SURVEYOR HAS REVIEWED THE ORIGINAL RECORDS OF THE SURVEY AND HAS FOUND NO ENCROACHMENTS OR ERECTIONS ON THE SUBJECT PROPERTY.

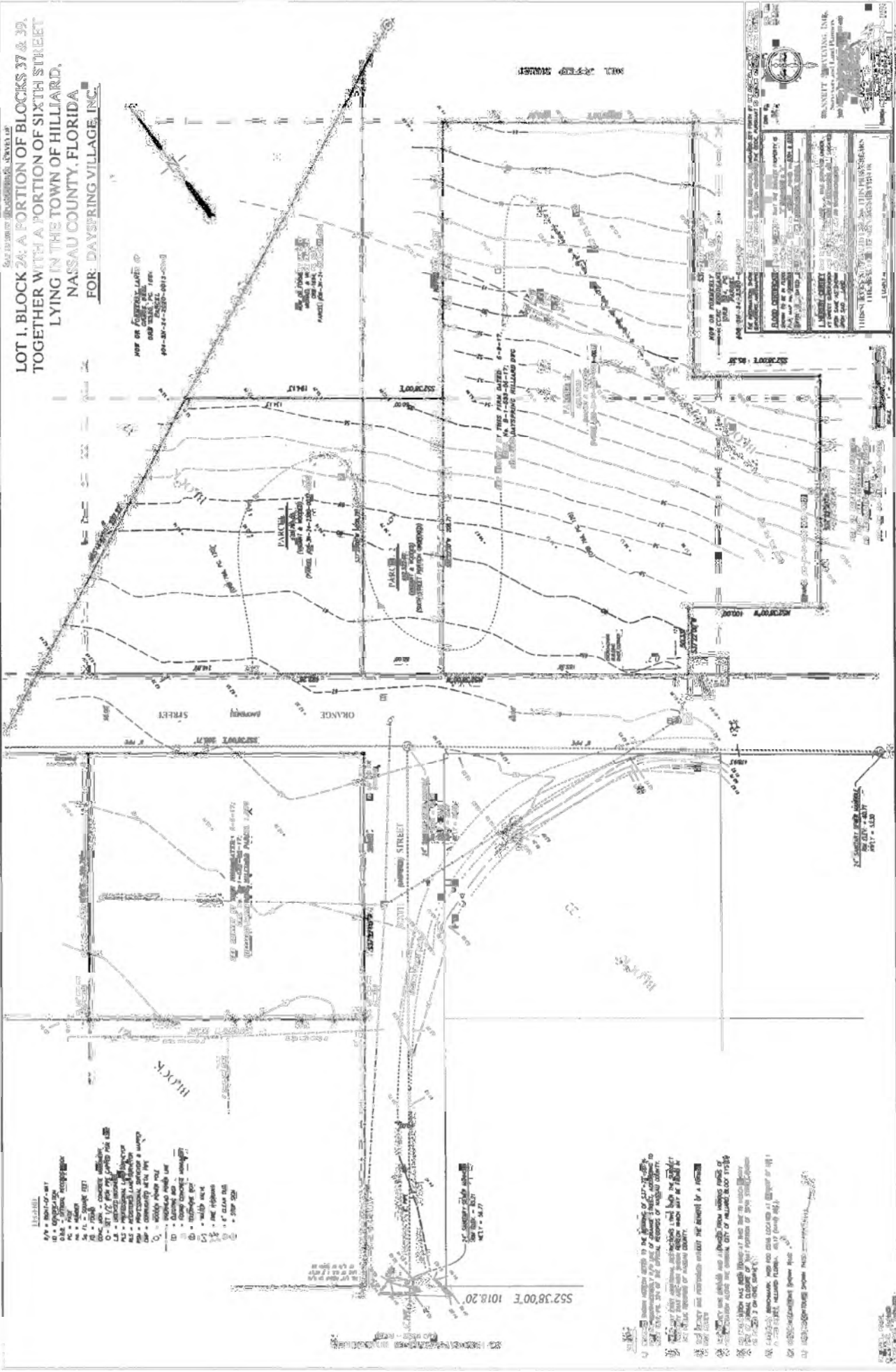


**LOT 1, BLOCK 24, A PORTION OF BLOCKS 37 & 39,
TOGETHER WITH A PORTION OF SIXTH STREET
LYING IN THE TOWN OF HILLIARD,
NASSAU COUNTY, FLORIDA
FOR: DAYSPRING VILLAGES INC.**

DEVELOPER: DAYSPRING VILLAGES INC.
 13070 N. UNIVERSITY BLVD.
 SUITE 200
 DAYSPRING, FL 32117
 (407) 223-1844
 (904) 223-1844

- LEGEND:**
- 1. - BOUNDARY
 - 2. - EXISTING CONTOUR
 - 3. - EXISTING EASEMENT
 - 4. - EXISTING EGRESS
 - 5. - EXISTING EGRESS
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- NOTES:**
- 1) BOUNDARY BETWEEN THIS AND THE REMAINING UNDIVIDED PARTS OF BLOCKS 37 & 39 IS SHOWN BY A DOTTED LINE.
 - 2) THERE MAY BE OTHER UNRECORDED EASEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY WHICH ARE NOT SHOWN HEREON BECAUSE THEY HAVE NOT BEEN RECORDED IN THE PUBLIC RECORDS OF NASSAU COUNTY.
 - 3) THE SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLES CURATIVE PLAN.
 - 4) THE SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLES CURATIVE PLAN.
 - 5) THE SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLES CURATIVE PLAN.
 - 6) REFERENCED PARCELS AND EGRESS ARE LOCATED AT CORNER OF LOT 1 AND 2 AND SIXTH STREET, BLOCK 24, TOWN OF HILLIARD, NASSAU COUNTY, FLORIDA.
 - 7) EXISTING CONTOURS SHOWN PLUS.
 - 8) EXISTING CONTOURS SHOWN PLUS.



LOT 1, BLOCK 39; A PORTION OF BLOCKS 37 & 39, TOGETHER WITH A PORTION OF SIXTH STREET LYING IN THE TOWN OF HILLIARD, NASSAU COUNTY, FLORIDA FOR: DAYSPRING VILLAGE, INC.

- Legend**
- AP* = Boundary Survey
 - DA* = As Shown, except for AP*
 - FC = Footprint
 - FL = 1/2" = 1' Scale
 - FL = 1/8" = 1' Scale
 - FC = 1/8" = 1' Scale
 - FC = 1/4" = 1' Scale
 - FC = 1/2" = 1' Scale
 - FC = 3/4" = 1' Scale
 - FC = 1" = 1' Scale
 - FC = 1 1/2" = 1' Scale
 - FC = 2" = 1' Scale
 - FC = 3" = 1' Scale
 - FC = 4" = 1' Scale
 - FC = 6" = 1' Scale
 - FC = 8" = 1' Scale
 - FC = 12" = 1' Scale
 - FC = 18" = 1' Scale
 - FC = 24" = 1' Scale
 - FC = 36" = 1' Scale
 - FC = 48" = 1' Scale
 - FC = 72" = 1' Scale
 - FC = 96" = 1' Scale
 - FC = 144" = 1' Scale
 - FC = 216" = 1' Scale
 - FC = 324" = 1' Scale
 - FC = 486" = 1' Scale
 - FC = 729" = 1' Scale
 - FC = 1080" = 1' Scale
 - FC = 1620" = 1' Scale
 - FC = 2430" = 1' Scale
 - FC = 3645" = 1' Scale
 - FC = 5467 1/2" = 1' Scale
 - FC = 8201 1/4" = 1' Scale
 - FC = 12301 3/4" = 1' Scale
 - FC = 18452 1/4" = 1' Scale
 - FC = 27678 3/4" = 1' Scale
 - FC = 41517 1/2" = 1' Scale
 - FC = 62276 1/4" = 1' Scale
 - FC = 93414 3/4" = 1' Scale
 - FC = 140122 1/4" = 1' Scale
 - FC = 210183 3/4" = 1' Scale
 - FC = 315275 1/4" = 1' Scale
 - FC = 472912 3/4" = 1' Scale
 - FC = 709368 1/4" = 1' Scale
 - FC = 1064052 3/4" = 1' Scale
 - FC = 1596078 1/4" = 1' Scale
 - FC = 2394117 3/4" = 1' Scale
 - FC = 3591175 1/4" = 1' Scale
 - FC = 5386762 3/4" = 1' Scale
 - FC = 8071143 1/4" = 1' Scale
 - FC = 12106714 3/4" = 1' Scale
 - FC = 18160071 1/4" = 1' Scale
 - FC = 27240106 3/4" = 1' Scale
 - FC = 40860159 1/4" = 1' Scale
 - FC = 61290238 3/4" = 1' Scale
 - FC = 91935357 1/4" = 1' Scale
 - FC = 137903035 3/4" = 1' Scale
 - FC = 206854552 1/4" = 1' Scale
 - FC = 310281828 3/4" = 1' Scale
 - FC = 465422742 1/4" = 1' Scale
 - FC = 698134113 3/4" = 1' Scale
 - FC = 1047201169 1/4" = 1' Scale
 - FC = 1570801753 3/4" = 1' Scale
 - FC = 2356202629 1/4" = 1' Scale
 - FC = 3534303943 3/4" = 1' Scale
 - FC = 5301455865 1/4" = 1' Scale
 - FC = 7952233797 3/4" = 1' Scale
 - FC = 11928450695 1/4" = 1' Scale
 - FC = 17892676042 3/4" = 1' Scale
 - FC = 26908013063 1/4" = 1' Scale
 - FC = 40362029126 3/4" = 1' Scale
 - FC = 60543043189 1/4" = 1' Scale
 - FC = 90807057252 3/4" = 1' Scale
 - FC = 136210585815 1/4" = 1' Scale
 - FC = 204315878627 3/4" = 1' Scale
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 - FC = 694511590371 1/4" = 1' Scale
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 - FC = 1563783580071 1/4" = 1' Scale
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 - FC = 11858070929983 3/4" = 1' Scale
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 - FC = 26728659592455 3/4" = 1' Scale
 - FC = 40112989389683 1/4" = 1' Scale
 - FC = 60164484083655 3/4" = 1' Scale
 - FC = 89997473677281 1/4" = 1' Scale
 - FC = 135091211515923 3/4" = 1' Scale
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 - FC = 1026324387436825 1/4" = 1' Scale
 - FC = 1539486581155247 3/4" = 1' Scale
 - FC = 2294229871732871 1/4" = 1' Scale
 - FC = 3477344807599215 3/4" = 1' Scale
 - FC = 5215867211393631 1/4" = 1' Scale
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 - FC = 11686961225632631 1/4" = 1' Scale
 - FC = 17530441838448955 3/4" = 1' Scale
 - FC = 26421662757673423 1/4" = 1' Scale
 - FC = 39632493136510155 3/4" = 1' Scale
 - FC = 58853739204767831 1/4" = 1' Scale
 - FC = 87985593307151715 3/4" = 1' Scale
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 - FC = 668146184106127831 1/4" = 1' Scale
 - FC = 100000000000000000 1/4" = 1' Scale

1. THE INFORMATION CONTAINED HEREON IS FOR GENERAL INFORMATION ONLY AND DOES NOT CONSTITUTE A WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. THE USER SHALL ACCEPT FULL RESPONSIBILITY FOR THE USE OF THE INFORMATION CONTAINED HEREON. THE USER SHALL HOLD THE PROVIDER HARMLESS FROM ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM THE USE OF THE INFORMATION CONTAINED HEREON.

MAP TO SHOW BOUNDARY SURVEY OF

**LOT 1, BLOCK 24, TOWN OF HILLARD,
NASSAU COUNTY, FLORIDA**
ACCORDING TO PLAT RECORDED IN PLAT BOOK 4, PAGE 227 OF THE PUBLIC RECORDS OF NASSAU COUNTY

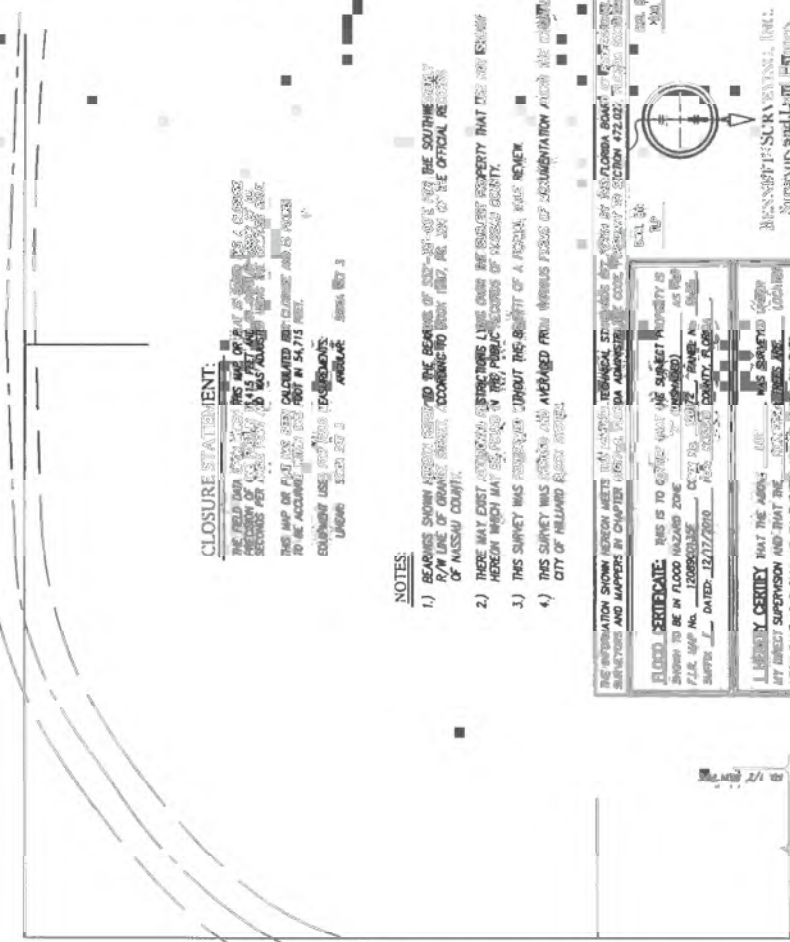
FOR: DAYSPRING VILLAGE, INC.

- R/W - RIGHT-OF-WAY
- IP - INTERSECTION
- PC - POINT OF CURVATURE
- PVI - POINT OF VERTICALITY
- PI - POINT OF INTERSECTION
- LCR - LICENSED BUSINESS
- LR - LICENSED RECORDS BOOK
- FD - FOUND
- SD - SUBDIVISION
- BLL - BUILDING RESTRICTION LINE
- CL - CENTERLINE
- Q=SET 1/2" FROM PIPE
- CONCRETE CURB

ORANGE STREET



SIXTH STREET
SIXTH STREET



- NOTES:**
- BEARINGS SHOWN WERE DETERMINED BY BEARING OF 357-22'-00" FOR THE SOURCE POINT R/W LINE OF ORANGE STREET, ACCORDING TO BOOK 11887, PAGE 307 OF THE OFFICIAL RECORDS OF NASSAU COUNTY.
 - THERE MAY EXIST ADDITIONAL RESTRICTIONS LYING OVER THE SUBJECT PROPERTY THAT THE SURVEY HEREON MIGHT MAY BE FOUND IN THE PUBLIC RECORDS OF NASSAU COUNTY.
 - THIS SURVEY WAS CONDUCTED THROUGH THE SIGHTS OF A NEIGHBOR, WHO REMEMBER
 - THIS SURVEY WAS CONDUCTED AND AVERAGED FROM VARIOUS POINTS OF OBSERVATION THROUGH THE COURSE OF HILLARD ROAD SOUTH.

THE INFORMATION SHOWN HEREON MEETS THE TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 163, PART 4, F.S., AND MEETS THE REQUIREMENTS OF SECTION 472.007, F.S., AS AMENDED.

FLOOD CERTIFICATE: THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS SHOWN TO BE IN A FLOOD HAZARD ZONE (AS SHOWN ON THE PLAT) WITHIN THE FLOOD HAZARD ZONE DESIGNATED AS SHOWN ON THE PLAT. THE FLOOD HAZARD ZONE DESIGNATION IS SHOWN ON THE PLAT. DATE: 02/12/2019, BY: L. J. BROWN, LICENSED SURVEYOR AND MAPPER.

I HEREBY CERTIFY THAT THE ABOVE SURVEY WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THE DATA AND CALCULATIONS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I, THE SURVEYOR, AM A LICENSED SURVEYOR AND MAPPER UNDER THE PROFESSIONAL SURVEYORS AND MAPPERS ACT, CHAPTER 472, F.S., EXCEPT AS NOTED.

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

L. J. BROWN
LICENSED SURVEYOR AND MAPPER
NO. 13764
DATE: 02/12/2019

**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:

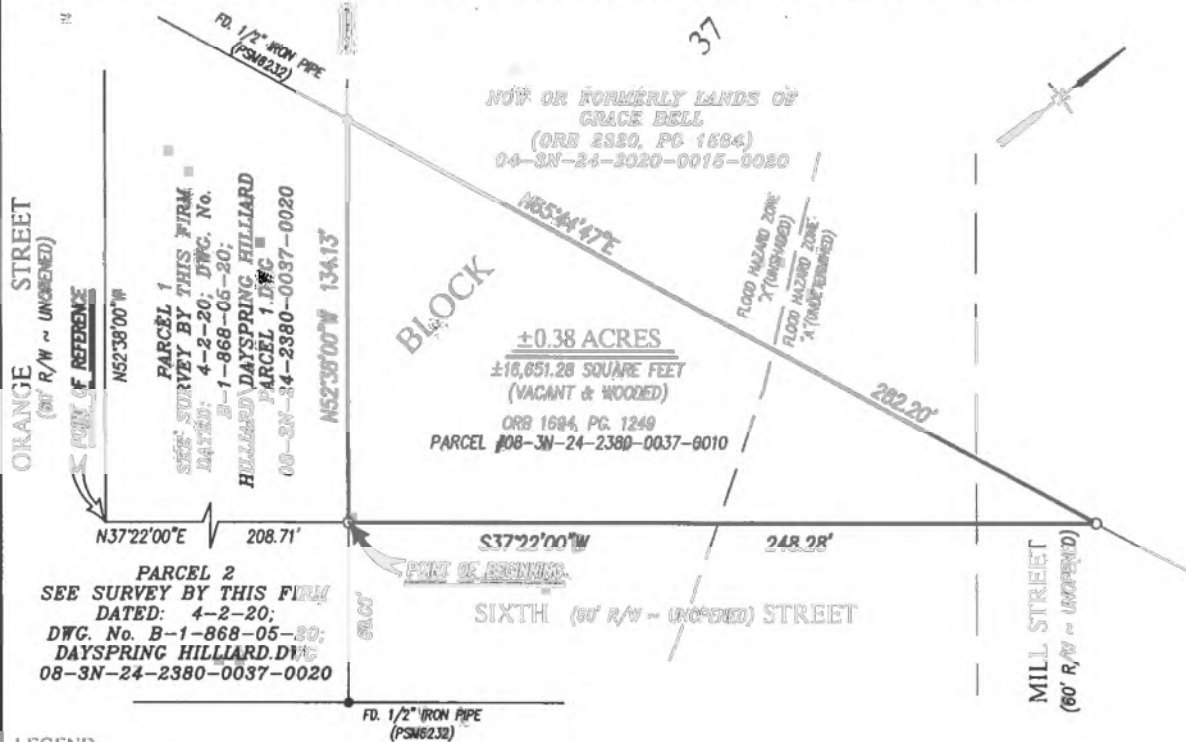
- 1.) BEARINGS SHOWN HEREON REFER TO THE BEARING OF S37°22'-00"W FOR THE NORTHWESTERLY R/W LINE OF SIXTH STREET, ACCORDING TO BOOK 1837, PG. 324 OF THE OFFICIAL RECORDS OF NASSAU COUNTY.
- 2.) THERE MAY EXIST ADDITIONAL RESTRICTIONS LYING OVER THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON WHICH MAY 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 NORTHWESTERLY RIGHT-OF-WAY LINE OF ORANGE STREET (A 60'-FOOT RIGHT-OF-WAY) INTERSECTS THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SIXTH STREET (A 60'-FOOT RIGHT-OF-WAY) AND RUN NORTH 22°00' EAST, ALONG THE LAST MENTIONED NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THIS DESCRIBE RUN NORTH 65°44' 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 1834, PAGE 1894, OFFICIAL RECORDS OF THIS COUNTY); RUN THENCE NORTH 65°44' EAST, ALONG LAST MENTIONED SOUTHEASTERLY LINE, A DISTANCE OF 282.20 FEET TO A POINT; RUN THENCE SOUTH 37°22' WEST, ALONG THE NORTHWESTERLY PROLONGATION OF AFORESAID NORTHWESTERLY RIGHT-OF-WAY LINE OF SIXTH STREET, A DISTANCE OF 248.28 FEET TO THE POINT OF BEGINNING.

THE LAND THIS 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

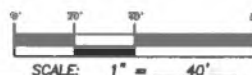
THE INFORMATION SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

FLOOD CERTIFICATE: THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS SUBJECT TO FLOOD HAZARD ZONE "X" (UNSHADED) & "A" (UNDETERMINED) AS PER FIRM MAP No. 13852001XP, MAP No. 138520, PANEL No. 23M 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. 8934, Pg. 5
SURVEY DATE: 08-10-21



DATE: 08-10-21
S.S.
GEO. STG. T.L.P.



BENNETT SURVEYING, INC.
Surveyors and Land Planners
102 MARSH HARBOUR PARKWAY, UNIT 103
KINGSLAND, FLORIDA 32184



**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.**

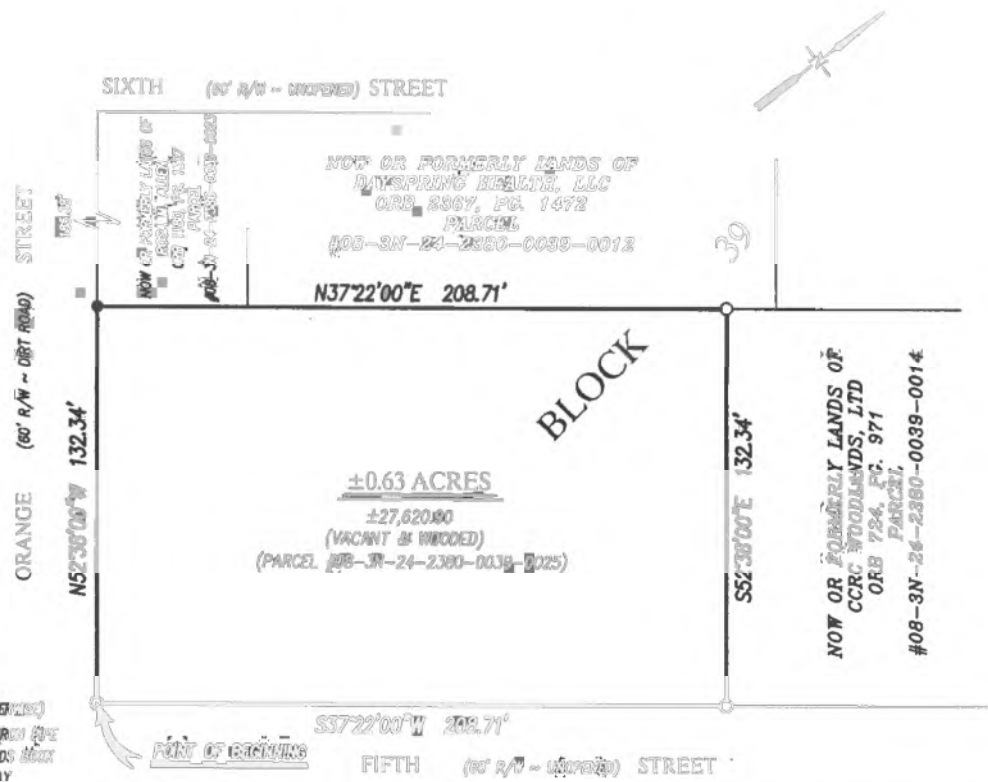
NOTES:

- 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 CONTAINED AT A POINT WHERE THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SIXTH 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 SAID 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. JULIAN (ACCORDING TO PLAT RECORDED IN BOOK 102, PAGE 140, OFFICIAL RECORDS OF NASSAU COUNTY); RUN THENCE NORTH $57^{\circ}00'$ 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 CIRC WOODLANDS, LTD. (ACCORDING TO DEED RECORDED IN BOOK 784, PAGE 971, OFFICIAL RECORDS OF NASSAU COUNTY); FROM THENCE SOUTH $52^{\circ}38'00''$ 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 SIXTH STREET; RUN THENCE SOUTH $57^{\circ}22'00''$ 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 RECORDED.



LEGEND:

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

EXPLANATION: SURVEY BEYOND ASSETS AND MINOR TECHNICAL SIGNATURES SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61C-4, 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.L.R. MAP No. 12890C015E, CORN No. 120573, PANEL No. D135
 SUFFIX F, DATED: DEC. 17, 2010 FILE: NASSAU COUNTY, FLORIDA.

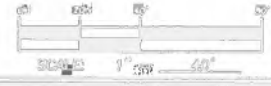
DRW. BY: R.B.
 CKD. BY: T.L.P.

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 FROM SAID LOT, EXCEPT AS SHOWN.

BRENNETT SURVEYING, INC.
 Surveyors and Land Planners
 102 MARSH WOODS DR. SEBASTIAN, FL 32958
 (888) 333-3333

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

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



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:

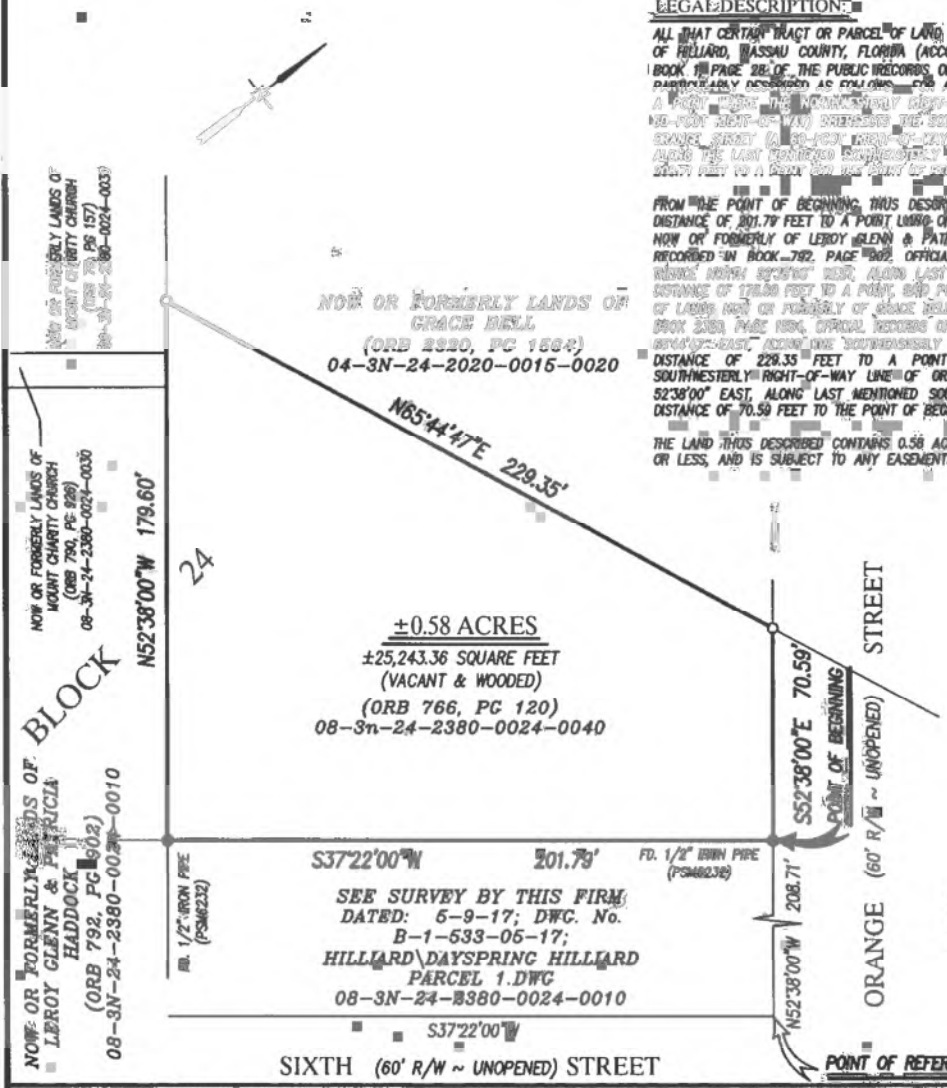
- 1.) BEARINGS SHOWN HEREON REFER TO THE BEARING OF S37°-22'-00"W FOR THE SOUTHEASTERLY R/W LINE OF SIXTH STREET, ACCORDING TO BOOK 1837, PG. 324 OF THE OFFICIAL RECORDS OF NASSAU COUNTY.
- 2.) THERE MAY EXIST ADDITIONAL RESTRICTIONS LYING OVER THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON WHICH MAY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

LEGAL DESCRIPTION:

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

FROM THE POINT OF BEGINNING, THUS DESCRIBED RUN SOUTH 37°22'00" WEST, A DISTANCE OF 201.79 FEET TO A POINT LINDO ON THE NORTHEASTERLY LINE OF LANDS NOW OR FORMERLY OF LEROY GLENN & PATRICIA HADDOCK (ACCORDING TO DEED RECORDED IN BOOK 742, PAGE 902, OFFICIAL RECORDS OF SAID COUNTY); RUN NORTH 89°56'00" WEST, ALONG LAST MENTIONED NORTHEASTERLY LINE, A DISTANCE OF 178.80 FEET TO A POINT, SAID POINT BEING A SOUTHEASTERLY CORNER OF LANDS NOW OR FORMERLY OF GRACE BELL (ACCORDING TO DEED RECORDED IN BOOK 288, PAGE 184, OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE NORTH 89°47'00" EAST, ALONG THE SOUTHWESTERLY 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 SOUTHWESTERLY 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

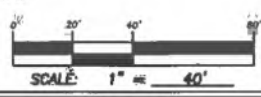
THE INFORMATION SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

FLOOD CERTIFICATE: THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONE
 7" (UNSHADED) AS PER F.I.R. MAP No. 120840135F, COMM No. 120573, PANEL No. 0135.
 SUFFIX F, DATED: DEC. 17, 2010 FOR: NASSAU COUNTY, FLORIDA

I HEREBY CERTIFY THAT THE ABOVE LOT WAS EXAMINED UNDER MY CLOSE SUPERVISION AND THAT THE CORNERS, CONTAINMENTS AND LOCATIONS SHOWN ON THIS MAP ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, EXCEPT AS SHOWN.

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

F.B.: BSM, PR: 5
 SURVEY DATE: 05-10-21
 S:\0912\0912\Hilliard\dayspring hilliard.dwg



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

BENNETT SURVEYING, INC.
 Surveyors and Land Planners
 102 MARSH HARBOR PARKWAY, UNIT 103
 KINGSLAND, FLORIDA 31848
 (912) 244-1888
 (912) 576-5940
 LICENSED BUSINESS NO. 7615
 ERNEST R. BENNETT, JR.
 REGISTERED SURVEYOR, No. 5802 FL.

OWNER'S AUTHORIZATION FOR AGENT
PLANNING DEPARTMENT

TOWN OF HILLIARD, FLORIDA

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

Agent Authorization Form

I/We Dayspring Health, LLC, a Florida limited liability company,
(Print Name of Property Owner)

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

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

on our behalf. In authorizing the agent to represent me/us, I/we, as owner(s) attest that the application is made in good faith and that any information contained in the application is accurate and complete.

(Signature of Owner)

(Print Name of Owner)

[Handwritten Signature]

Doug Adkins
(Print Name of Owner)

State of Florida

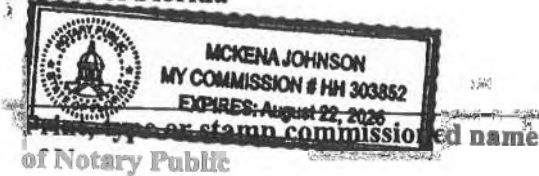
} ss

Nassau County

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

[Handwritten Signature]

Signature of Notary Public
State of Florida



My Commission Expires: _____

Individual making statement is personally known or produced identification.

Type of identification produced: _____



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

Detail by Entity Name

Florida Limited Liability Company
 DAYSPRING HEALTH, LLC

Filing Information

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

Principal Address

554820 US HIGHWAY #1
 HILLIARD, FL 32046

Mailing Address

P.O. BOX 1080
 HILLIARD, FL 32046

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title MGRM

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

Annual Reports

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

Document Images

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

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01/06/2013 – ANNUAL REPORT	View image in PDF format
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01/17/2011 – ANNUAL REPORT	View image in PDF format
01/15/2010 – ANNUAL REPORT	View image in PDF format
01/16/2009 – Florida Limited Liability	View image in PDF format

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 Daymar Health, L.L.C., 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, conveys, releases, conveys and confirms unto the grantee, all that certain land situate in Nassau County, Florida, viz:

See Attached Exhibit A on the 3rd page hereof

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida and 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;

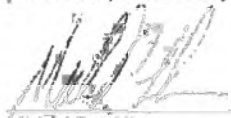
To Have and to Hold, the same in fee simple forever.

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

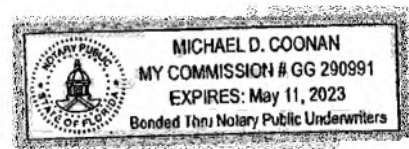

Michael Franklin
Address: P.O. Box 1107, Hilliard, Florida 32046 (Seal)


Witness Printed Name: Vickie Franklin


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

State of Florida
County of Duval

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

ITEM-2



General Warranty Deed

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

* P.O. Box 1080 Hilliard, FL 32046

(Whomever uses herein the term "grantor" and "grantee" include all the parties to this instrument and their legal representatives and assigns of themselves, and their successors (both in law and in equity))

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

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 1894, 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 1894, 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 83.38 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 80.33 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 Saddle Park Drive South Side 1001
Jacksonville, FL 32226 2020-4-112

ITEM-2

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.

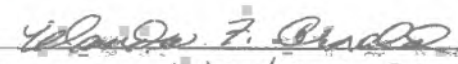
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful 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)
Address: 2402 Commonwealth Avenue, Jacksonville, Florida 32201


Witness Printed Name: Wanda F. Priddy

State of Florida
County of Nassau

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



Notary Public
Brenda R. [Signature]
My Commission Expires: _____



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

Shirley T. Wright

Signed, sealed and delivered in our presence:

Terrin L Croft

Witness Signature
Print Name: Terrin L Croft

Jennifer Leah Bankm

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.

Terrin L Croft

Notary Public
Terrin L Croft

(Printed Name)



My Commission expires: _____

ITEM-2

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 Deyoung Health, LLC a Florida Limited Liability Company whose post office address is: PO Box 1000, Hilliard, Florida 32046, hereinafter called the grantee:

(Whether said deed be in the form of "grant" and "grantor" 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, alienes, 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. Conner

Witness Printed Name: Melissa Sheffield

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

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

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

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

State of Florida
County of Nassau

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



[Signature]
Notary Public
Print Name: [Name]
My Commission Expires: _____

Page 1 of 3 Warranty Deed (Page 2 includes grantor: 1) Betty Scussell Martinez; Page 3 includes grantor: 2) Frank Dominic Scussell JR)

ITEM-2

Page 2 of 3 Warranty Deed

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

Signed, sealed and delivered in our presence:

[Signature]
Witness Printed Name RYAN MESSER

[Signature]
Carl Eugene Scudell, Jr.
Address: 352 Tilly Rd Cullowhee NC 28723

Angie Bucher
Angela Buchanan
State of North Carolina
County of Jackson

The foregoing instrument was acknowledged before me by means of physical presence on the 4th day of January, 2022, by Carl Eugene Scudell, 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:

[Signature]
Witness Printed Name: RAIN Messer

[Signature]
Michael Timothy Scussell
Address: 181 Station RD Bryson City, NC 28713

[Signature]
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.

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



08-2N-24-2380-0024-0040

DAYSPRING HEALTH LLC
 PO BOX 1080
 HILLIARD, FL 32046

08-2N-24-2380-0024-0040

OFF RECORD	TYPE	Q	V	RSN	GROUP
Number	INST	U	I	CD	PHONE
2469/1055	6/03/2021	WD	Q	V	05

GRANTOR: FRANKLIN MICHAEL & VI
 GRANTEE: DAYSPRING HEALTH LL
 1694/1249 7/28/2010 QC U V 11 1057,500
 GRANTOR: TIFF/STATE OF FLORID
 GRANTEE: FRANKLIN MICHAEL &

PERMIT NUM	DESCRIPTION	AMT	ISSUED

OFF RECORD	TYPE	Q	V	RSN	GROUP
Number	INST	U	I	CD	PHONE
2469/1055	6/03/2021	WD	Q	V	05

GRANTOR: FRANKLIN MICHAEL & VI
 GRANTEE: DAYSPRING HEALTH LL
 1694/1249 7/28/2010 QC U V 11 1057,500
 GRANTOR: TIFF/STATE OF FLORID
 GRANTEE: FRANKLIN MICHAEL &

OFF RECORD	TYPE	Q	V	RSN	GROUP
Number	INST	U	I	CD	PHONE
2469/1055	6/03/2021	WD	Q	V	05

GRANTOR: FRANKLIN MICHAEL & VI
 GRANTEE: DAYSPRING HEALTH LL
 1694/1249 7/28/2010 QC U V 11 1057,500
 GRANTOR: TIFF/STATE OF FLORID
 GRANTEE: FRANKLIN MICHAEL &

OFF RECORD	TYPE	Q	V	RSN	GROUP
Number	INST	U	I	CD	PHONE
2469/1055	6/03/2021	WD	Q	V	05

GRANTOR: FRANKLIN MICHAEL & VI
 GRANTEE: DAYSPRING HEALTH LL
 1694/1249 7/28/2010 QC U V 11 1057,500
 GRANTOR: TIFF/STATE OF FLORID
 GRANTEE: FRANKLIN MICHAEL &

OFF RECORD	TYPE	Q	V	RSN	GROUP
Number	INST	U	I	CD	PHONE
2469/1055	6/03/2021	WD	Q	V	05

GRANTOR: FRANKLIN MICHAEL & VI
 GRANTEE: DAYSPRING HEALTH LL
 1694/1249 7/28/2010 QC U V 11 1057,500
 GRANTOR: TIFF/STATE OF FLORID
 GRANTEE: FRANKLIN MICHAEL &

OFF RECORD	TYPE	Q	V	RSN	GROUP
Number	INST	U	I	CD	PHONE
2469/1055	6/03/2021	WD	Q	V	05

GRANTOR: FRANKLIN MICHAEL & VI
 GRANTEE: DAYSPRING HEALTH LL
 1694/1249 7/28/2010 QC U V 11 1057,500
 GRANTOR: TIFF/STATE OF FLORID
 GRANTEE: FRANKLIN MICHAEL &

OFF RECORD	TYPE	Q	V	RSN	GROUP
Number	INST	U	I	CD	PHONE
2469/1055	6/03/2021	WD	Q	V	05

GRANTOR: FRANKLIN MICHAEL & VI
 GRANTEE: DAYSPRING HEALTH LL
 1694/1249 7/28/2010 QC U V 11 1057,500
 GRANTOR: TIFF/STATE OF FLORID
 GRANTEE: FRANKLIN MICHAEL &

OFF RECORD	TYPE	Q	V	RSN	GROUP
Number	INST	U	I	CD	PHONE
2469/1055	6/03/2021	WD	Q	V	05

GRANTOR: FRANKLIN MICHAEL & VI
 GRANTEE: DAYSPRING HEALTH LL
 1694/1249 7/28/2010 QC U V 11 1057,500
 GRANTOR: TIFF/STATE OF FLORID
 GRANTEE: FRANKLIN MICHAEL &

OFF RECORD	TYPE	Q	V	RSN	GROUP
Number	INST	U	I	CD	PHONE
2469/1055	6/03/2021	WD	Q	V	05

GRANTOR: FRANKLIN MICHAEL & VI
 GRANTEE: DAYSPRING HEALTH LL
 1694/1249 7/28/2010 QC U V 11 1057,500
 GRANTOR: TIFF/STATE OF FLORID
 GRANTEE: FRANKLIN MICHAEL &

OFF RECORD	TYPE	Q	V	RSN	GROUP
Number	INST	U	I	CD	PHONE
2469/1055	6/03/2021	WD	Q	V	05

GRANTOR: FRANKLIN MICHAEL & VI
 GRANTEE: DAYSPRING HEALTH LL
 1694/1249 7/28/2010 QC U V 11 1057,500
 GRANTOR: TIFF/STATE OF FLORID
 GRANTEE: FRANKLIN MICHAEL &

OFF RECORD	TYPE	Q	V	RSN	GROUP
Number	INST	U	I	CD	PHONE
2469/1055	6/03/2021	WD	Q	V	05

GRANTOR: FRANKLIN MICHAEL & VI
 GRANTEE: DAYSPRING HEALTH LL
 1694/1249 7/28/2010 QC U V 11 1057,500
 GRANTOR: TIFF/STATE OF FLORID
 GRANTEE: FRANKLIN MICHAEL &

ITEM-2

45

BLK 39 PT OF LOTS 1, 2, 3 & 4
 BEING PARCEL 3 IN OR 2367/1472
 TOWN OF HILLIARD PBK 1/28
 HILLIARD, FL 32046

DAYSPRING HEALTH LLC
 PO BOX 1080
 HILLIARD, FL 32046

2022

08-31-24 1380-0039-0012

MARKET ADJUSTMENTS

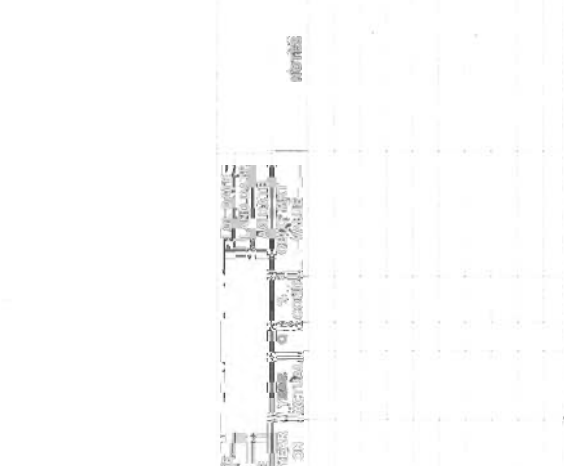
MARKET ADJUSTMENT	AMT	STANDARD
BIODIVERSITY VALUE	0	0
TOTAL MARKET CREW VALUE	0	0
TOTAL LAND VALUE - MARKET	8,610	8,610
TOTAL MARKET VALUE	8,610	8,610
ASSessed VALUE	0	0
TOTAL ADJUSTED VALUE	8,610	8,610
BASE TAXABLE VALUE	8,610	8,610
TOTAL MARKET VALUE	8,610	8,610
TCGN VALUE	0	0
PAYING YEARLY VALUE	8,610	8,610

LAND: 1:11: 78/5/21 30% ADJ FOR ACCESS

100/98



NO.	DESCRIPTION	AMT
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NO.	DESCRIPTION	AMT
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ITEM-2

VALUATION BY	TAX DIST.	STANDARD
TOWN OF HILLIARD	15	01
TOTAL MARKET VALUE		18,900
TOTAL TAX VALUE MARKET		18,900
TOTAL MARKET VALUE		18,900
TOTAL ASSESSED VALUE		18,900
TOTAL EXEMPTION VALUE		0
TOTAL TAX VALUE		18,900
TOTAL MARKET VALUE		18,900
PREVIOUS YEAR MARKET VALUE		18,900
ADJUSTMENT TO 5/31/2020 ADJ FOR WFT PORTION AND LCC		
ADJUSTMENT FOR NO VALUE		

DATE	TYPE	Q	V	INST	U	I	CD	BUYER	SELLER	PRICE	ADJ VALUE	COND	REMARKS
12/22/2020		WD								20,000			
07/23/1996										100			
07/23/1996										100			

DATE	PRICE	ADJ VALUE	COND	REMARKS
07/20/2015	300.00	300.00		

UNIT	DEPTH	WIDTH	ADJ PRICE	ADJ VALUE	COND	REMARKS
1.000000	1.00	300.00	266.00	266.00		
0.0005						

ITEM-2

VALUATION SUMMARY

STANDARD	0
ADJUST VALUE	0
LAND VALUE	53,550
TOTAL VALUE	53,550
ASSESSED VALUE	11,623
TOTAL ADJUSTION VALUE	41,927
TOTAL VALUE	53,550
PREVIOUS YEAR MKT VALUE	53,550

OFF RECORD	DATE	TYPE	VAL	MARK
1129/0250	11/22/2017	NO	11	37

REMARKS: HILLIARD REALTY LLC
 HILLIARD, FL 32086
 HILLIARD COUNTY CLAR 0
 HILLIARD MIGHT SWIMMER 1

ISSUED

LAND DESCRIPTION	LAND USE	CODE	DESCRIPTION	CAP	D	LOC	FRONT	DEPTH	TOT LND UTS	ADJUSY PRICE	ADJUST VALUE	LAND VALUE	OTHER ADJUSTMENTS	ADJUSTED FOR ROAD ISS
31000000	VAC RES	0	00082	210.00	210.00	210.00	210.00	210.00	1.00	1.00	0.85	300.00	255.00	53,550

ISSUED

31000000	VAC RES	0	00082	210.00	210.00	210.00	210.00	210.00	1.00	1.00	0.85	300.00	255.00	53,550
----------	---------	---	-------	--------	--------	--------	--------	--------	------	------	------	--------	--------	--------

MARKET: 0
 Agricultural: 0
 Total Land Value: 53,550

ITEM-2

2022
 08-31-24 12380-0037-0010

DAYSpring HEALTH LLC
 PO BOX 1080
 HILLIARD, FL 32046

CONSTRUCTION

BLOCK 37 FT OF LOT 1
 IN OR 2469/1055 BEING PAR 2
 TOWN OF HILLIARD PBK 1/28

VALUATION BY TAX GRAD
 BUILDING MARKET VALUE
 TOTAL MARKET VALUE
 TOTAL LAND VALUE MARKET VALUE
 TOTAL MARKET VALUE
 TOTAL ASSESSED VALUE
 TOTAL EXEMPTION VALUE
 TAXABLE VALUE
 TOTAL NET VALUE
 TAX VALUE
 PREVIOUS YEAR VALUE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2469/1055		18,900.00	
1694/1288		101,800	

SALES DATA
 DATE 12/03/2021
 BUYER MICHELLE S. FRANKLIN
 SELLER FRANKLIN MICHAEL E. V.
 COUNTY DAYSPRING HEALTH LLC
 COUNTY 12/28/2017
 COUNTY TITLE/STATE OF FLORIDA
 COUNTY FRANKLIN MICHAEL E.

VALUATION BY TAX GRAD
 BUILDING MARKET VALUE
 TOTAL MARKET VALUE
 TOTAL LAND VALUE MARKET VALUE
 TOTAL MARKET VALUE
 TOTAL ASSESSED VALUE
 TOTAL EXEMPTION VALUE
 TAXABLE VALUE
 TOTAL NET VALUE
 TAX VALUE
 PREVIOUS YEAR VALUE

BLD DATE AC DATE	BLD COST	AC DATE	AC COST	TOTAL COST
				18,900.00
				101,800

EXTRA FEATURES

LOC	DESCRIPTION	CAP	D	IR	LOC ZONE	FRONT	DEPTH	TOT LOTS	TOT ACRES	UNITS	UT	AB/B	NOTES
	VAC RES	0.00007				182.00	210.00	0.42	1.00	1.00	1.00	10.70	
	CRIP NION												BUILDING DIMENSIONS

MARKET VALUE SUMMARY


MARKET	MARKET VALUE
Market	0
Agricultural	0
Commor	7,938
Total	7,938

ITEM-2

51

ADDITIONAL ATTACHMENTS

1. Wetland Delineation Maps
2. Flood Maps

 Upland Area
 Approximately 3.70 Acres
 Wetlands
 Approximately 1.06 Acres

Subject Property

a1
a2
a3

a4
a5
a6
a7
a8
a9

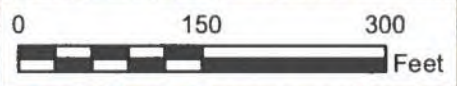
WILKINSON

GRAND ST



 Wetland Flag

1 inch = 150 feet



2017 True Color Orthophotos From Florida DOT

Wetland Flags
 Dayspring Village
 Hilliard, Nassau County, Florida
 2020-312 December 18, 2020

This exhibit is the result of a GPS-based delineation of the wetland boundaries by L&G 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.




ENVIRONMENTAL SOLUTIONS, INC.
 10475 Fortune Parkway, Suite 201
 Jacksonville, Florida 32256
 (904) 363-1686

 Upland Area
 Approximately 3.70 Acres
 Wetlands
 Approximately 1.06 Acres

Subject Property

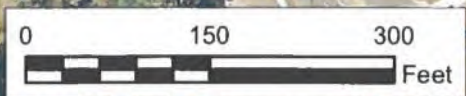
WALKER ST

GRANDE ST

 GT Burrow



1 inch = 150 feet





2017 True Color Orthophotos From Florida DOT

Wetland Delineation and
 Gopher Tortoise Burrow Locations
 Dayspring Village
 Hilliard, Nassau County, Florida
 2020-312 December 18, 2020

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.



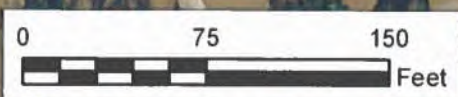
ENVIRONMENTAL SOLUTIONS, INC.
 19470 Fortuna Parkway, Suite 201
 Jacksonville, Florida 32256
 (904) 983-1686

 Upland Area
 Approximately 0.36 Acre
 Wetlands
 Approximately 0.27 Acre

Subject Property



1 inch = 75 feet





2017 True Color Orthophoto 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.



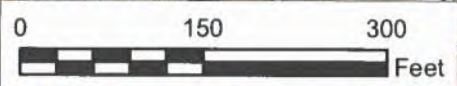
 Upland Area
 Approximately 3.70 Acres
 Wetlands
 Approximately 1.06 Acres

Subject Property

 GT Burrow



1 inch = 150 feet



Wetland Delineation and
 Gopher Tortoise Burrow Locations
 Dayspring Village
 Hilliard, Nassau County, Florida
 2020-312 December 18, 2020

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.



ENVIRONMENTAL SOLUTIONS, INC.
 10475 Fortuna Parkway, Suite 201
 Jacksonville, Florida 32256
 (904) 363-1686



MapWise 2022

- 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



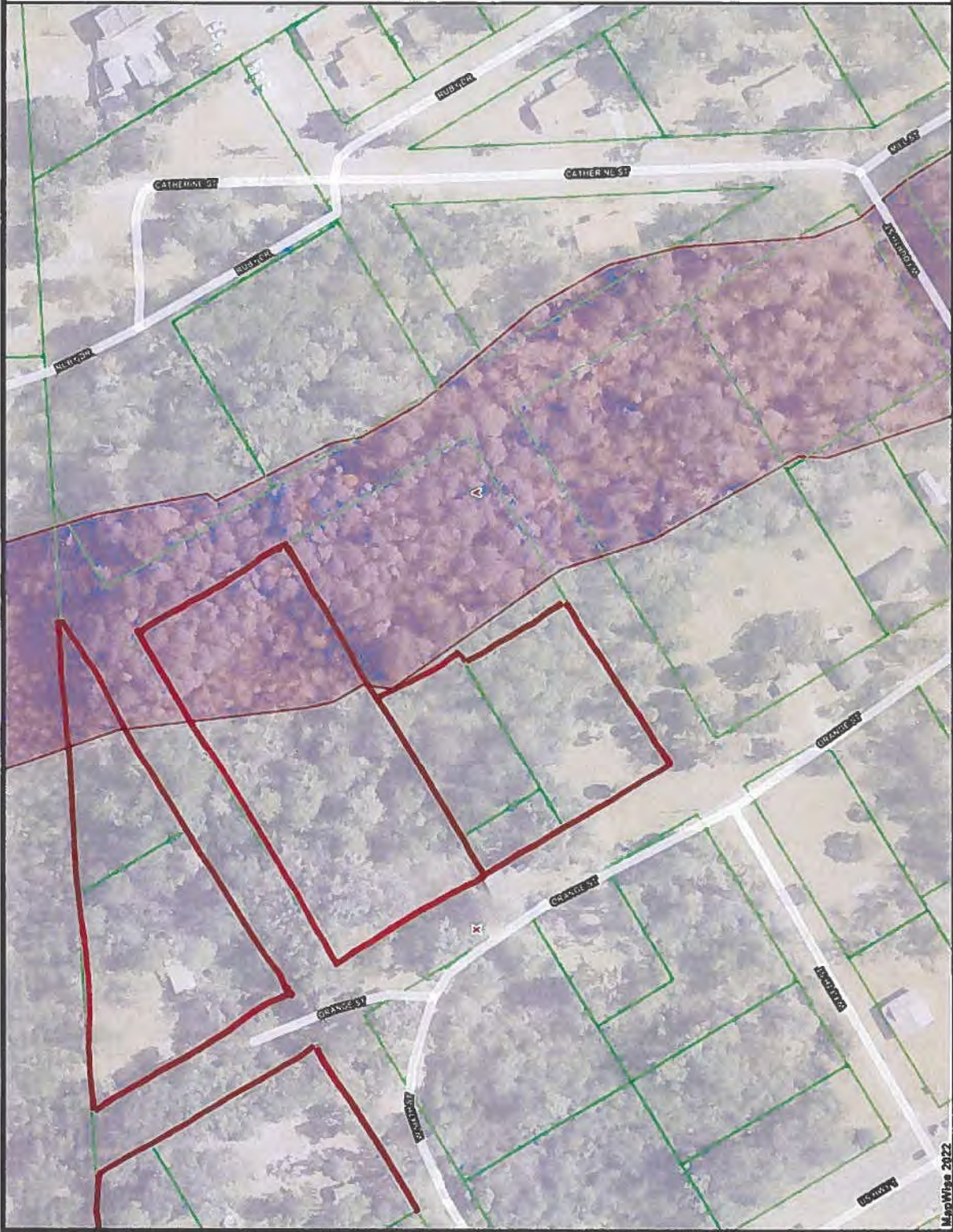
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 assume no responsibility for any losses resulting from such
 use.

■ Selected Custom Parcels
■ Streets Mapwise
■ County Boundaries
■ Parcel Outlines

■ V - 100-year, wave action, BFE no
■ A - 100-year, wave action, BFE yes
■ VE - 100-year, wave action, 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



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 use.



MapWise 2022



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

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

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 # 20221123.1

Filing Date: 2022.11.23 Check # 154
 + TM
\$2640.00

Acceptance Date: _____

Review Date: P & Z _____ TC _____

ITEM-3

PUD Rezoning Application

A. PROJECT

- Project Name: Dayspring Commons
- 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
- Parcel ID Number(s): 08-3N-24-2380-0024-0010; 08-3N-24-2380-0039-0025; & 08-3N-24-2380-0037-0010
- Existing Use of Property: Vacant Residential
- Future Land Use Map Designation: Medium Density
- Existing Zoning Designation: Single-Family R-2
- Proposed Zoning Designation: Planned Unit Development
- Acreage: 6.61

B. APPLICANT

- Applicant's Status Owner (title holder) Agent
- 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
- 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

State of Florida

Signature of Owner

Douglas D. Adkins
Typed or printed name of Owner

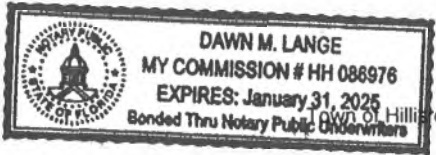
Date

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

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
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:

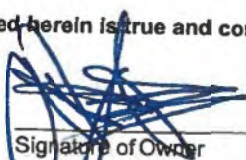
Signature of Applicant

Courtney P. Gaver, Agent of Owner

Typed or printed name and title of applicant

Date

State of _____ County of _____



Signature of Owner

Douglas D. Adkins

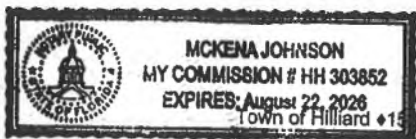
Typed or printed name of Owner

Date

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

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

NOTARY SEAL



Signature of Notary Public, State of Mickena Johnson

1559 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)



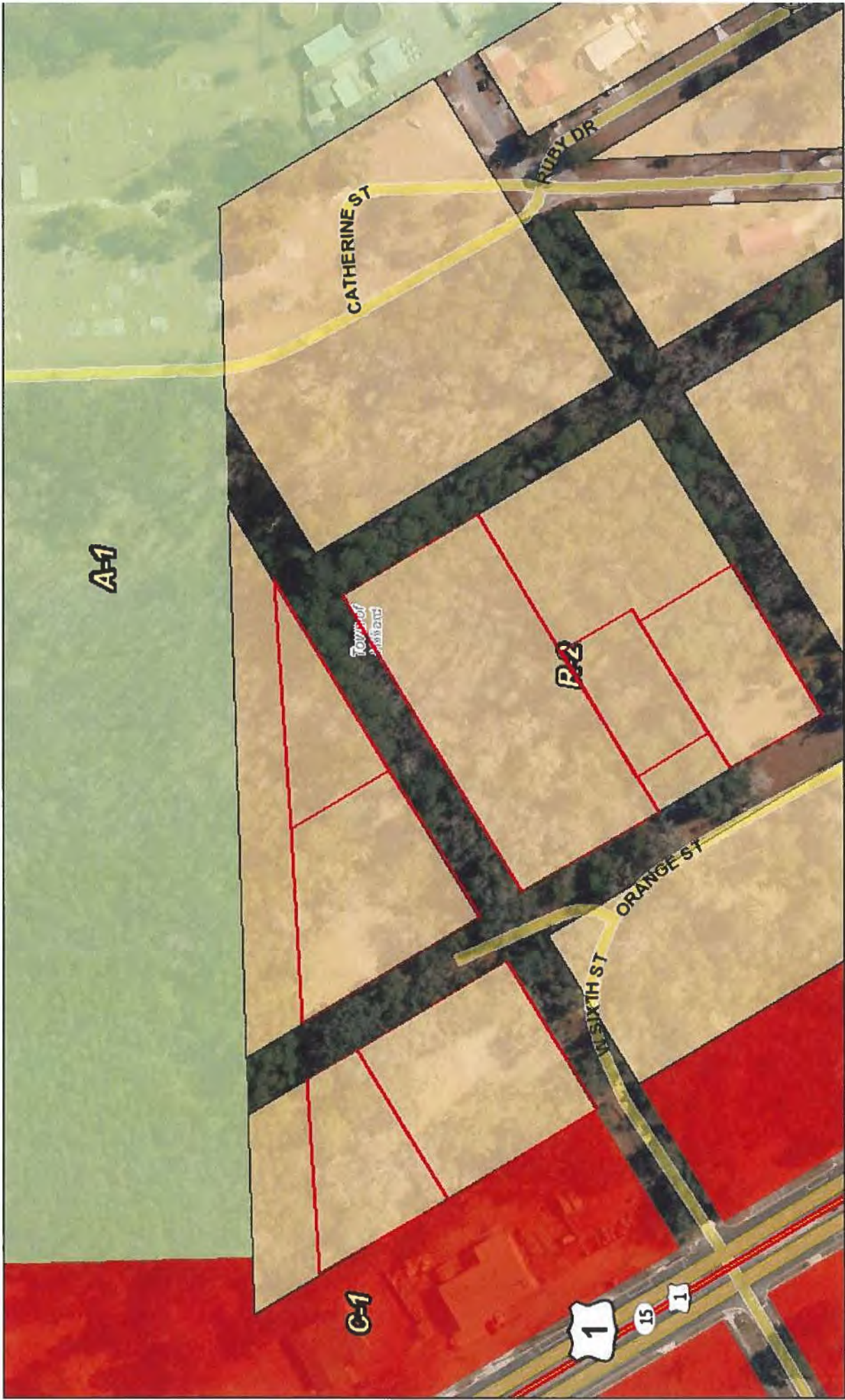
November 21, 2022

1:2,257
0 0.0175 0.035 0.06 0.12 0.07 mi

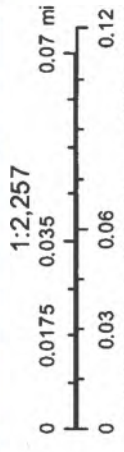
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, Japan, METI, Esri China (Hong Kong), Esri Korea, Esri OpenStreetMap contributors, and the GIS User Community

ITEM-3

Zoning Map (R-2)



November 21, 2022



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENTAL, Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (the) Mapbox contributors, Swatch Communications, and the GIS User Community

ITEM-3

ATTACHMENT 2

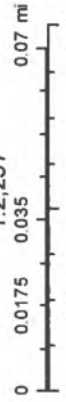
Aerial Map

Aerial Map



November 21, 2022

1:2,257



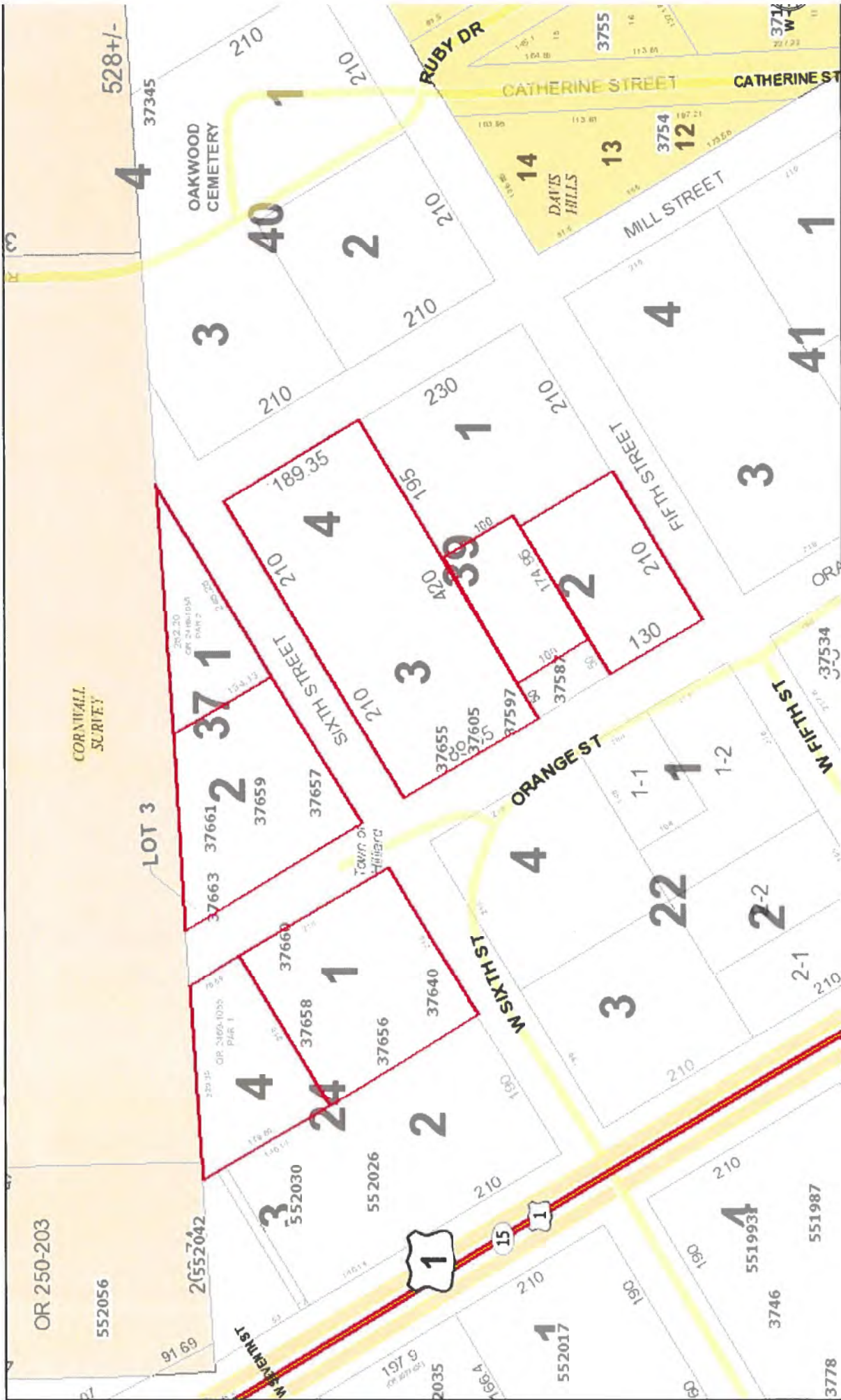
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGOS, (c) OpenStreetMap contributors, and the GIS User Community

ITEM-3

ATTACHMENT 3

Plat Map

Go Maps



November 22, 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 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.

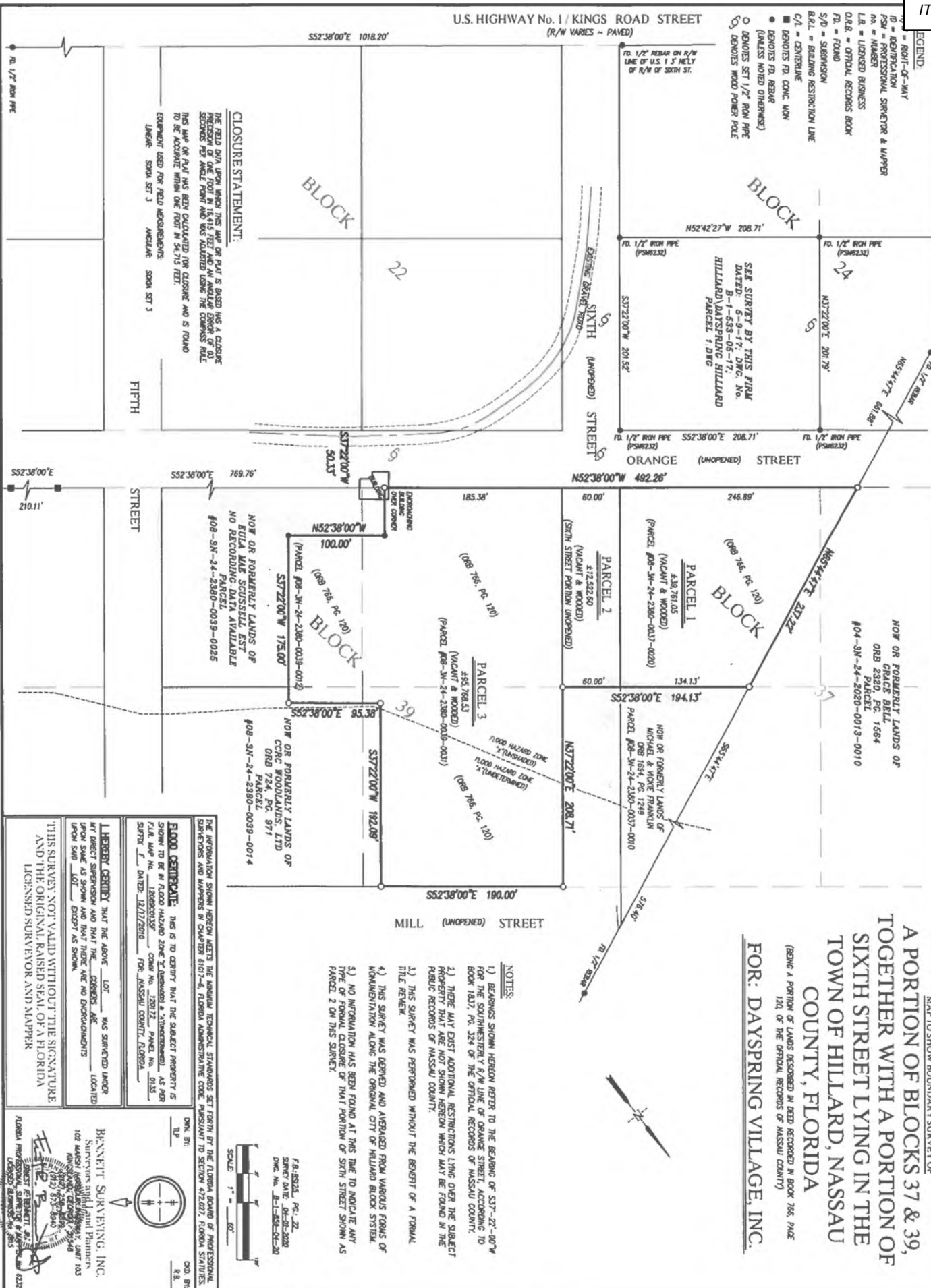
FROM THE POINT OF BEGINNING THUS DESCRIBED RUN SOUTH 37°22'00" WEST, A DISTANCE OF 201.79 FEET TO A POINT LYING ON THE NORTHEASTERLY LINE OF LANDS NOW OR FORMERLY OF LEROY GLENN & PATRICIA HADDOCK (ACCORDING TO DEED RECORDED IN BOOK 792, PAGE 902, OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE NORTH 52°38'00" 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



LEGEND:
 R/W = RIGHT-OF-WAY
 P.S. = PROFESSIONAL SURVEYOR & MAPPER
 L.R. = LICENSED BUSINESS RECORDS BOOK
 O.A.R. = OFFICIAL RECORDS BOOK
 F.D. = FOUND
 S/D = SUBDIVISION
 B.R.L. = BUILDING RESTRICTION LINE
 C/L = CENTERLINE
 ● DENOTES F.D. CONC. MON
 ○ DENOTES F.D. REBAR
 ○ (UNLESS NOTED OTHERWISE)
 ○ DENOTES SET 1/2" R/W PIPE
 ○ DENOTES WOOD POWER POLE

MAP TO SHOW BOUNDARY SURVEY OF
 A PORTION OF BLOCKS 37 & 39,
 TOGETHER WITH A PORTION OF
 SIXTH STREET LYING IN THE
 TOWN OF HILLARD, NASSAU
 COUNTY, FLORIDA
 (BEING A PORTION OF LANDS DESCRIBED IN DEED RECORDED IN BOOK 766, PAGE
 120, OF THE OFFICIAL RECORDS OF NASSAU COUNTY)
 FOR: DAYSPRING VILLAGE, INC.

NOTES:

- 1) BEARINGS SHOWN HEREON REFER TO THE BEARING OF S37°-21'-00"W FOR THE SOUTHWESTERLY R/W LINE OF ORANGE 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 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 HILLARD BLOCK SYSTEM.
- 5) NO INFORMATION HAS BEEN FOUND AT THIS TIME TO INDICATE ANY TYPE OF FORMAL CLOSURE OF THAT PORTION OF SIXTH STREET SHOWN AS PARCEL 2 ON THIS SURVEY.

F.A.S. 2022, PG. 22
 SURVEY DATE: 06-05-2022
 DMC. NO. B-1-838-EX-20
 SCALE: 1" = 60'

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 472.007, FLORIDA STATUTES.
 FLOOD CERTIFICATE: THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS SHOWN TO BE IN A FLOOD HAZARD ZONE (FLOOD HAZARD ZONE 1, UNDEVELOPED) AS PER F.L.A.C. 1008.001(5)(c) - Canal No. 120712 - PARCEL NO. 0135 - SURVEY F. DATED 12/17/2010 FOR NASSAU COUNTY, FLORIDA.

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

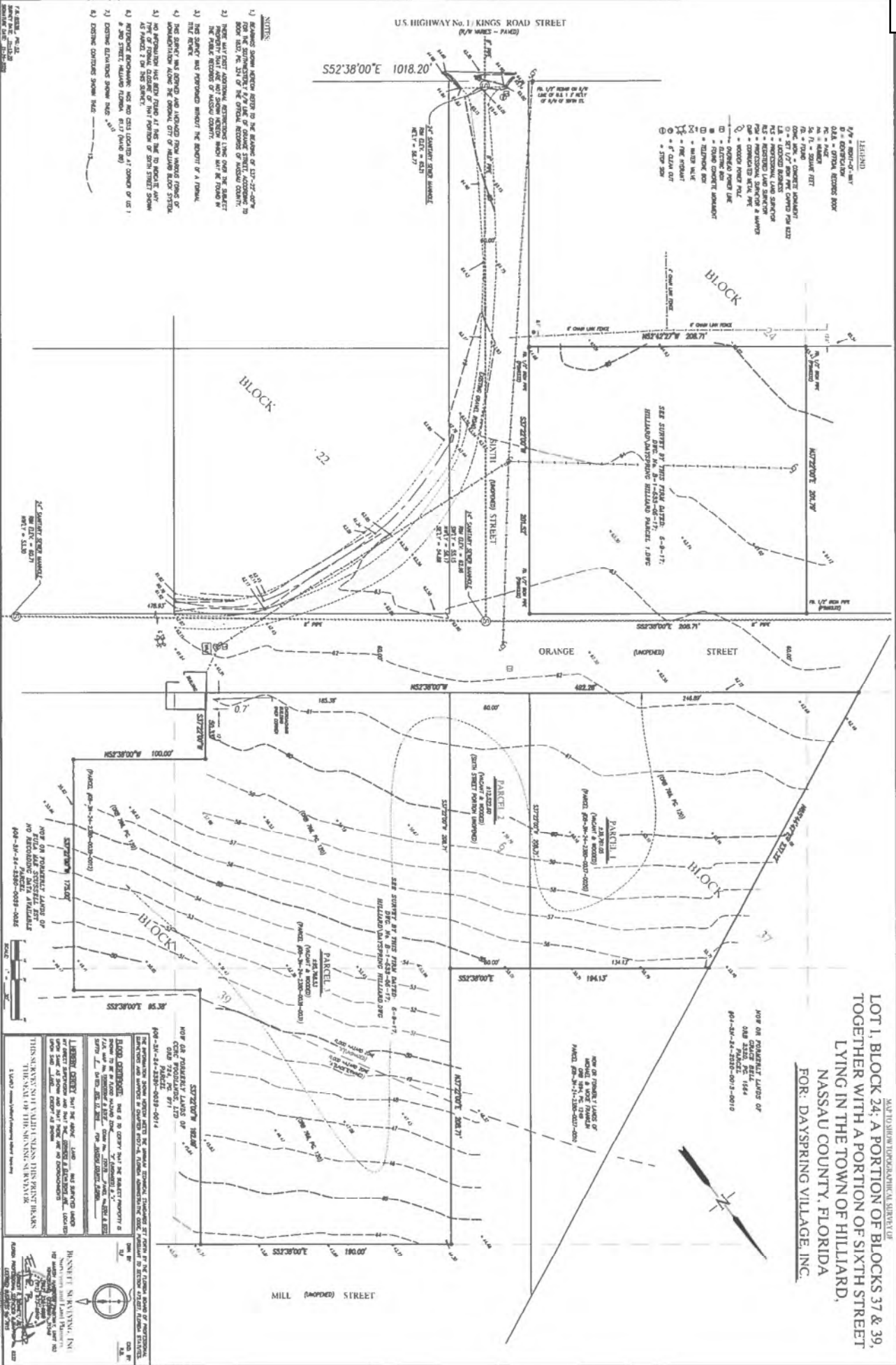
THIS SURVEY NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAM OF A FLORIDA LICENSED SURVEYOR AND MAPPER

BRENNETT SURVEYING, INC.
 SURVEYORS AND PLANNERS
 101 MARKET HARBOR DRIVE, SUITE 103
 HILLSBORO, FLORIDA 34428
 (813) 947-9999
 www.brennett.com



F.A.S. 2022, PG. 22
 SURVEY DATE: 06-05-2022
 DMC. NO. B-1-838-EX-20
 SCALE: 1" = 60'

MAP TO SHOW TOPOGRAFCAL SURVEY OF
 LOT 1, BLOCK 24; A PORTION OF BLOCKS 37 & 39,
 TOGETHER WITH A PORTION OF SIXTH STREET
 LYING IN THE TOWN OF HILLIARD,
 NASSAU COUNTY, FLORIDA
 FOR: DAYSPRING VILLAGE, INC.

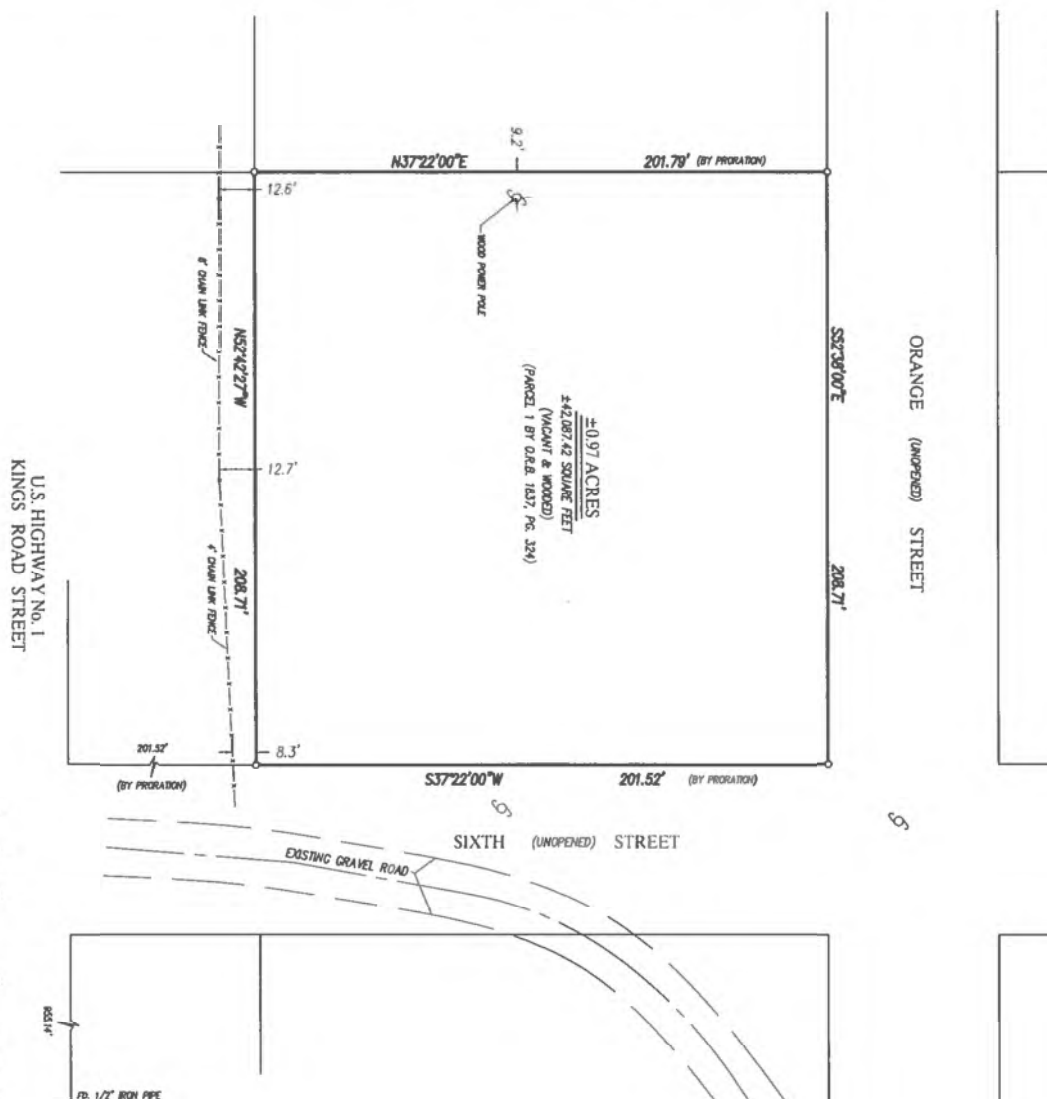


- NOTES:
- 1) REVISIONS SHOWN HEREIN REFER TO THE RECORDS OF THE TOWN OF HILLIARD AND THE RECORDS OF NASSAU COUNTY.
 - 2) THERE MAY BE ADDITIONAL EASEMENTS AND RIGHTS OF WAY NOT SHOWN HEREON WHICH MAY BE FOUND IN THE RECORDS OF NASSAU COUNTY.
 - 3) THE SURVEY HAS BEEN CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA SURVEYING AND MAPPING BOARD.
 - 4) THE SURVEY HAS BEEN CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA SURVEYING AND MAPPING BOARD.

DATE OF SURVEY: 06/21/2017
 TIME OF SURVEY: 08:00 AM
 SURVEYOR: BRUNETT SURVEYING, INC.
 PROJECT NO.: 17-001
 CLIENT: DAYSPRING VILLAGE, INC.
 THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING BOARD RULES AND REGULATIONS.
 THE PLAN IS THE FINAL SURVEY REPORT.



- LEGEND:
- R/W = RIGHT-OF-WAY
 - ID = IDENTIFICATION
 - P.C. = POINT OF CURVATURE
 - P.T. = POINT OF TANGENCY
 - no. = NUMBER
 - L.B. = LICENSED BUSINESS
 - O.A.B. = OFFICIAL RECORDS BOOK
 - PL. = FOUND
 - S/D = SUBDIVISION
 - B.A.L. = BUILDING RESTRICTION LINE
 - C/L = CENTERLINE
 - O = SET 1/2" IRON PIPE
 - CONE = CONCRETE



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

CLOSURE STATEMENT:

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED WAS A CLOSURE SURVEY OF THE LOT AND ADJACENT AREAS. THE FIELD DATA WAS OBTAINED BY MEASUREMENTS MADE BY THE SURVEYOR AND WAS CHECKED USING THE CROSSHAIR METHOD. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 54,715 FEET. EQUIPMENT USED FOR FIELD MEASUREMENTS: LEICA SOKK SET 3 ANIMOLAR SOKK SET 3

NOTES:

- 1) BEARINGS SHOWN HEREON REFER TO THE BEARING OF 185°-38'-00" FOR THE SOUTHWESTERNLY BEARING OF ORANGE 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 FINAL TITLE REVIEW.
- 4) THIS SURVEY WAS DERIVED AND AVERAGED FROM VARIOUS FORMS OF MONUMENTATION ALONG THE ORIGINAL CITY OF HILLARD BLOCK SYSTEM.

THE REGULATIONS SHOW HEREON MEET THE FEDERAL TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 11D17, FLORIDA ADMINISTRATIVE CODE, PARSHANT TO SECTION 412.027, FLORIDA STATUTES.

BLOOD CERTIFICATE: THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONE "X" (UNSHADED) AS PER FILE MAP No. 1208800158' CANAL No. 120712 - PARCEL No. 0135. SAFETY E. DATED: 12/17/2010 FOR: NASSAU COUNTY, FLORIDA.

LIBRARY CERTIFY THAT THE ABOVE LOT WAS SURVEYED UNDER MY DIRECT SUPERVISION AND THAT THE CONDUITS & BUSES ARE LOCATED UPON SAID LOT EXCEPT AS SHOWN.

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

DKM, BR: _____
 TYP _____
 GDD, BR: _____
 R.E. _____

BENNETT SURVEYING, INC.
 Surveyors, Planners and Plotters
 102 W. WASHINGTON STREET, UNIT 103
 JACKSONVILLE, FLORIDA 32202
 (904) 721-8940
 (904) 721-8941
 (904) 721-8942
 (904) 721-8943
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 (904) 721-8945
 (904) 721-8946
 (904) 721-8947
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 (904) 721-8964
 (904) 721-8965
 (904) 721-8966
 (904) 721-8967
 (904) 721-8968
 (904) 721-8969
 (904) 721-8970



F.S. 8825, PG. 22
 SURVEY DATE: 05-08-2012
 DMC. No. B-1-53-05-12

**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:

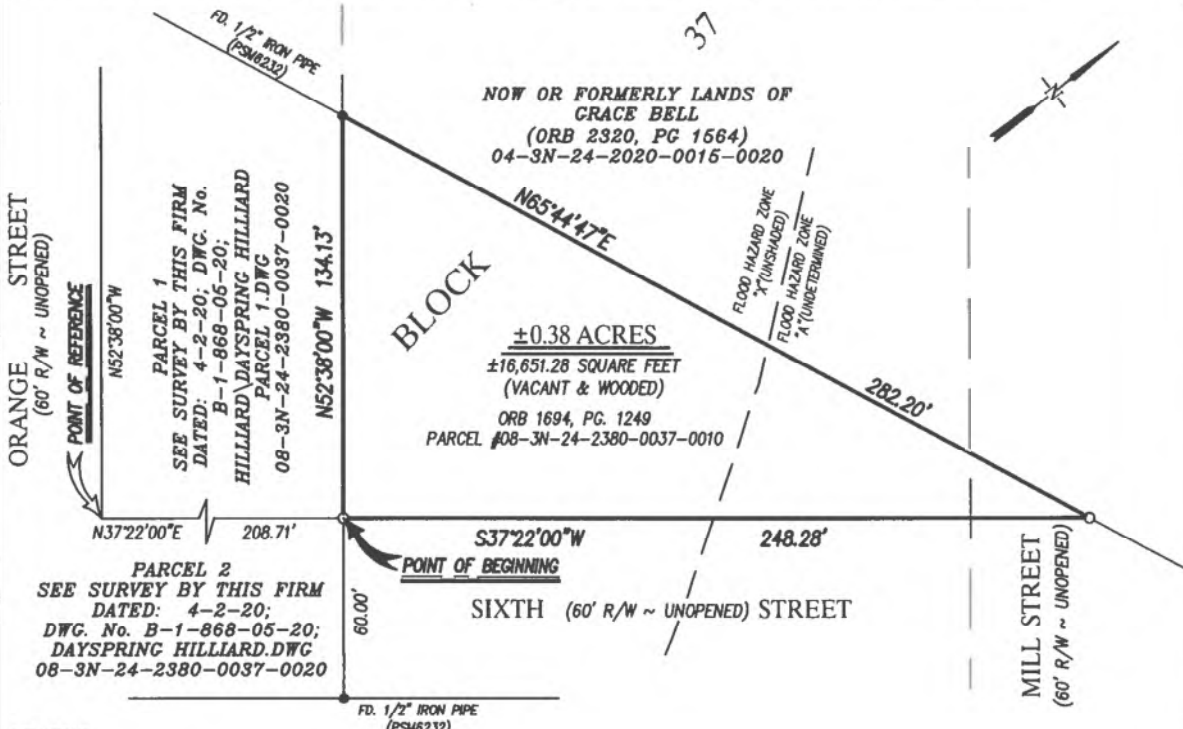
- 1.) BEARINGS SHOWN HEREON REFER TO THE BEARING OF S37°-22'-00"W FOR THE NORTHWESTERLY R/W LINE OF SIXTH STREET, ACCORDING TO BOOK 1837, PG. 324 OF THE OFFICIAL RECORDS OF NASSAU COUNTY.
- 2.) THERE MAY EXIST ADDITIONAL RESTRICTIONS LYING OVER THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON WHICH MAY 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 THIS DESCRIBED RUN NORTH 52°38'00" WEST, A DISTANCE OF 134.13 FEET TO A POINT LYING ON THE SOUTHEASTERLY LINE OF LANDS NOW OR FORMERLY OF GRACE BELL (ACCORDING TO DEED RECORDED IN BOOK 2320, PAGE 1564, OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE NORTH 65°44'47" EAST, ALONG LAST MENTIONED SOUTHEASTERLY LINE, A DISTANCE OF 282.20 FEET TO A POINT; RUN THENCE SOUTH 37°22'00" WEST, ALONG THE NORTHEASTERLY PROLONGATION OF AFOREMENTIONED NORTHWESTERLY RIGHT-OF-WAY LINE OF SIXTH STREET, A DISTANCE OF 248.28 FEET TO THE POINT OF BEGINNING.

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



LEGEND:

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

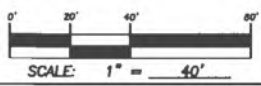
THE INFORMATION SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

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

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

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

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



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

BENNETT SURVEYING, INC.
Surveyors and Land Planners
102 MARSH HARBOUR PARKWAY, UNIT 103
KINGSLAND, GEORGIA, 31548
1942-2010
1942-2010
LICENSED BUSINESS NO. 1480
Ernest R. Bennett, Jr.
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.

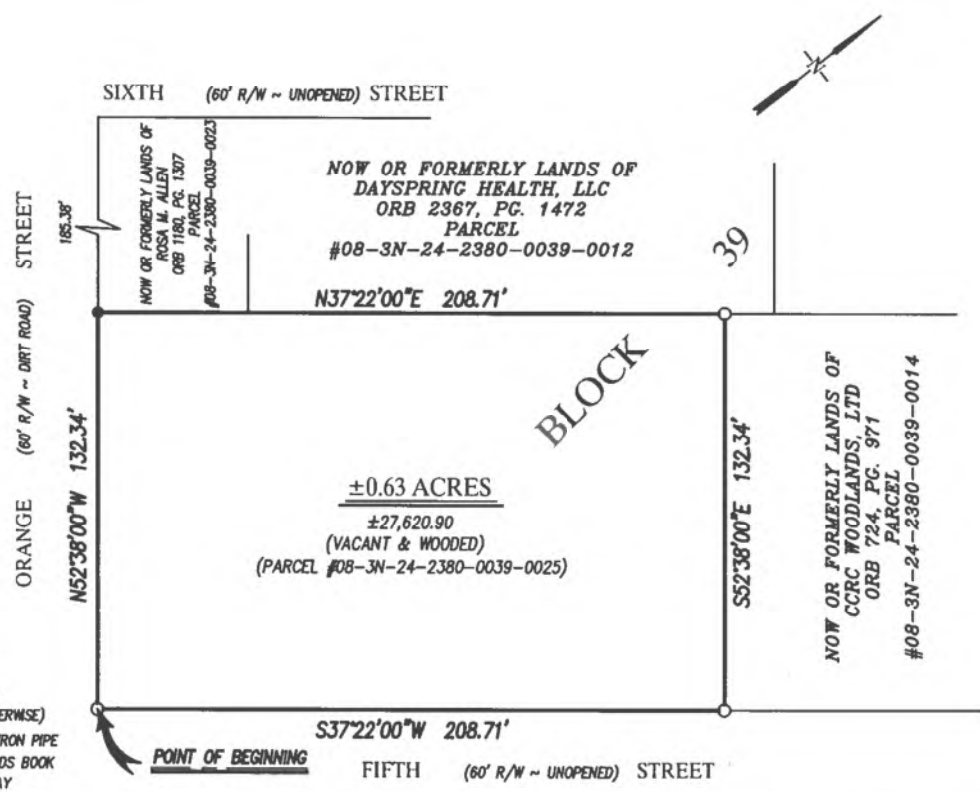
NOTES:

- 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 SOUTHWEST 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 871, 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. 12089C0135F, COMM No. 120573, PANEL No. 0135. SUFFIX F, DATED: DEC. 17, 2010 FOR: NASSAU COUNTY, FLORIDA.

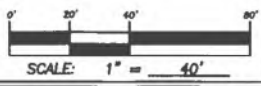
DWN. BY: R.B. CKD. BY: T.L.P.

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.


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. 1485


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

F.B.: BS14, PG.: 5
 SURVEY DATE: 12-23-21
 S:\CAD\2 nassau\Hilliard\dayspring Hilliard.dwg



**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:

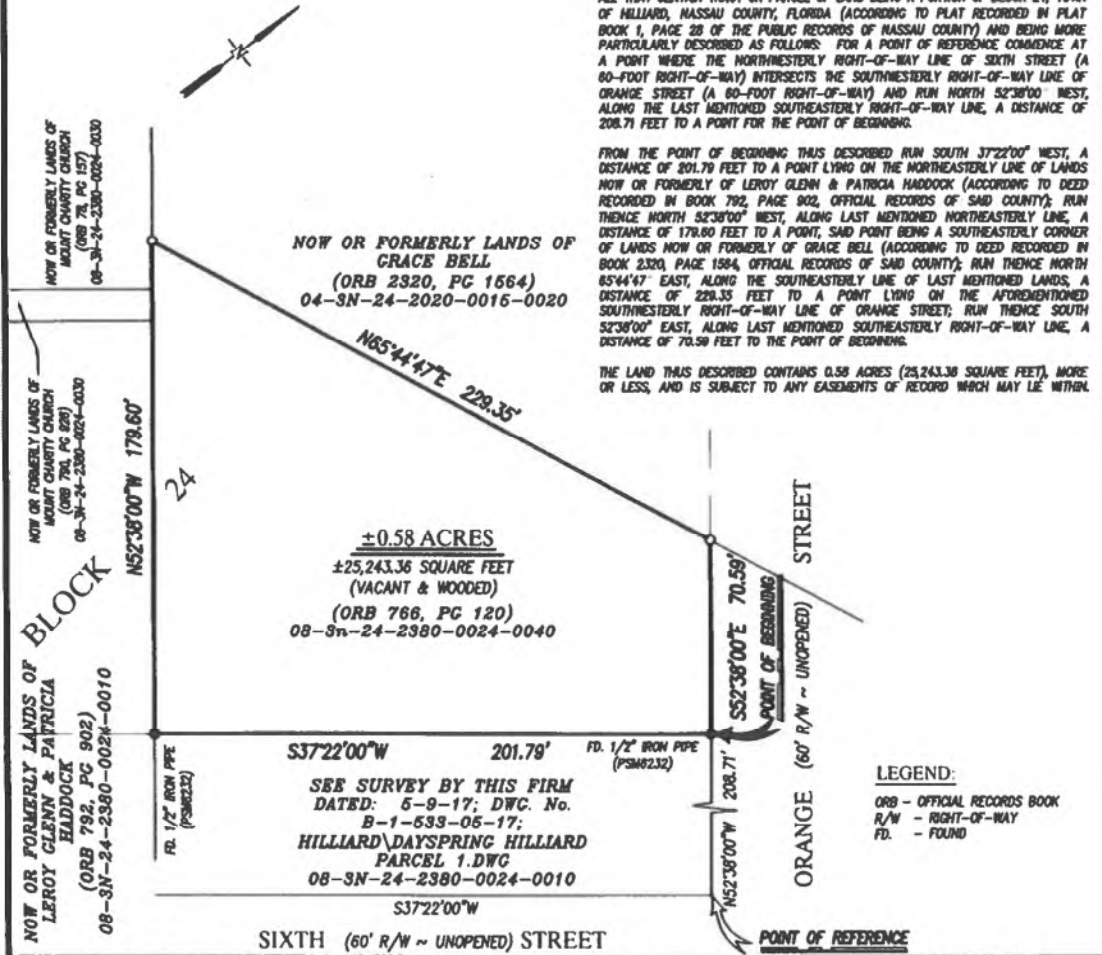
- 1.) BEARINGS SHOWN HEREON REFER TO THE BEARING OF S37°22'00"W FOR THE SOUTHEASTERLY R/W LINE OF SIXTH STREET, ACCORDING TO BOOK 1837, PG. 324 OF THE OFFICIAL RECORDS OF NASSAU COUNTY.
- 2.) THERE MAY EXIST ADDITIONAL RESTRICTIONS LYING OVER THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON WHICH MAY BE 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 SOUTHEASTERLY 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 178.60 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 THIS 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

SEE SURVEY BY THIS FIRM
DATED: 5-9-17; DWG. No.
B-1-539-05-17;
HILLIARD/DAYSPRING HILLIARD
PARCEL 1.DWG
08-SN-24-2380-0024-0010

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.: BSJH, PG.: 5
 SURVEY DATE: 05-10-21
 S:\CADD\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, FLORIDA, 31548
 LICENSED BUSINESS NO. 1985
 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)

[Handwritten Signature]

Doug Adkins
(Print Name of Owner)

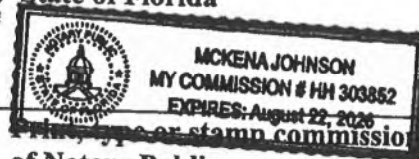
(Print Name of Owner)

State of Florida
} ss
Nassau County

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

[Handwritten Signature]

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](#)

[View image in PDF format](#)

01/28/2021 – ANNUAL REPORT	View image in PDF format
01/21/2020 – ANNUAL REPORT	View image in PDF format
02/19/2019 – ANNUAL REPORT	View image in PDF format
02/04/2018 – ANNUAL REPORT	View image in PDF format
01/05/2017 – ANNUAL REPORT	View image in PDF format
01/17/2016 – ANNUAL REPORT	View image in PDF format
01/11/2015 – ANNUAL REPORT	View image in PDF format
01/12/2014 – ANNUAL REPORT	View image in PDF format
01/06/2013 – ANNUAL REPORT	View image in PDF format
01/05/2012 – ANNUAL REPORT	View image in PDF format
01/17/2011 – ANNUAL REPORT	View image in PDF format
01/15/2010 – ANNUAL REPORT	View image in PDF format
01/16/2009 – Florida Limited Liability	View image in PDF format

General Warranty Deed

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

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

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

See Attached Exhibit A made a part hereof

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

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

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

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

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

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

Signed, sealed and delivered in our presence:

Witness Printed Name Michael D. Coonan

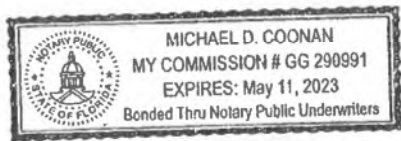
Michael Franklin (Seal)
Michael Franklin
Address: P.O. Box 1107, Hilliard, Florida 32046

Heather Lee Nelson
Witness Printed Name Heather Lee Nelson

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

State of Florida
County of Duval

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: _____

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)

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:

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

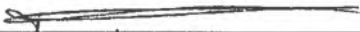
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

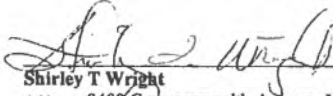
To Have and to Hold, the same in fee simple forever.

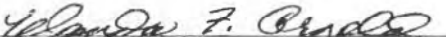
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful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



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.

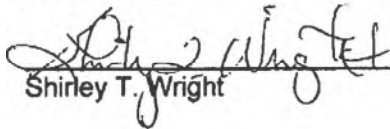
Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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.

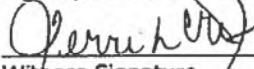
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful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

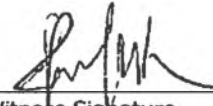


Shirley T. Wright

Signed, sealed and delivered in our presence:



Witness Signature
Print Name: Terri L Croft

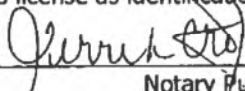


Witness Signature
Print Name: Jennifer Leah Bankm

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 **Dayspring Health, LLC a Florida Limited Liability Company** whose post office address is: PO Box 1080, Hilliard, Florida 32046, hereinafter called the grantee:

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

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

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

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside 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
28158 Davis Rd Rt 4 Hilliard FL 32046

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

State of Florida
County of NASSAU

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



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

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

Page 2 of 3 Warranty Deed

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written, January ¹⁴~~8~~ 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:

[Signature]
Witness Printed Name RYAN Messer

[Signature] (Seal)
Michael Timothy Scussell
Address: 181 Sutton RD Bryson City, NC 28713

[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 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.

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



ATTACHMENT 7

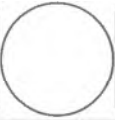
Site Plan

DATE	DESCRIPTION

AVA ENGINEERS, INC.
 Florida Certified Professional Engineer
 Commercial / Residential / Marine
 10000 W. US HWY 1, SUITE 100
 DAVENPORT, FL 33426
 P. 888.222.1111 | F. 888.222.1111



PROJECT INFORMATION
 GENERAL PROJECT: DAVSPRING ALF
 PROJECT ADDRESS: 6.51 AC. / 287,988 SF
 TOTAL BUILDING AREA/RATIO: 42,113 SF / 4.62% (MAX. 50%)
 TOTAL PARKING AREA/RATIO: 673,427 / 1.04%
 IMPERVIOUS INCLUDING PONDS/RATIO: 2.01 AC. / 0.41% (MAX. 35%)
 BUILDING HEIGHT: 35' MAX HEIGHT
 PROPERTY APPRAISER NOS. (RE #): 08-3N-24-1380-0024-0000, 08-3N-24-1380-0039-0011, 08-3N-24-1380-0037-0020, 08-3N-24-1380-0034-0020, 08-3N-24-1380-0024-0010
 FUTURE LAND USE: MEDIUM DENSITY
 ZONING DESIGNATION: R-2
 PLD Ordinance Number: N/A
 FIRM Certificate No.: D28R00135F
 Flood Zone: ZONE X
 Base Flood Elev. (Show in Plans): N/A
 Vertical Datum Used for Project: NAVD 88
 NON-ADJUDICATED NORTH AMERICAN INDUSTRY (NAICS) IMPROVISED ACP (FCI): 623117, 172,716 SF



DAVSPRING ALF	
SITE	
DATE	08/20/22
DESIGNER	AVA
JOB #	27-0023
DRAWN	TED
SCALE	1"=30'
SHEET	1

LEGEND

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

NOTES

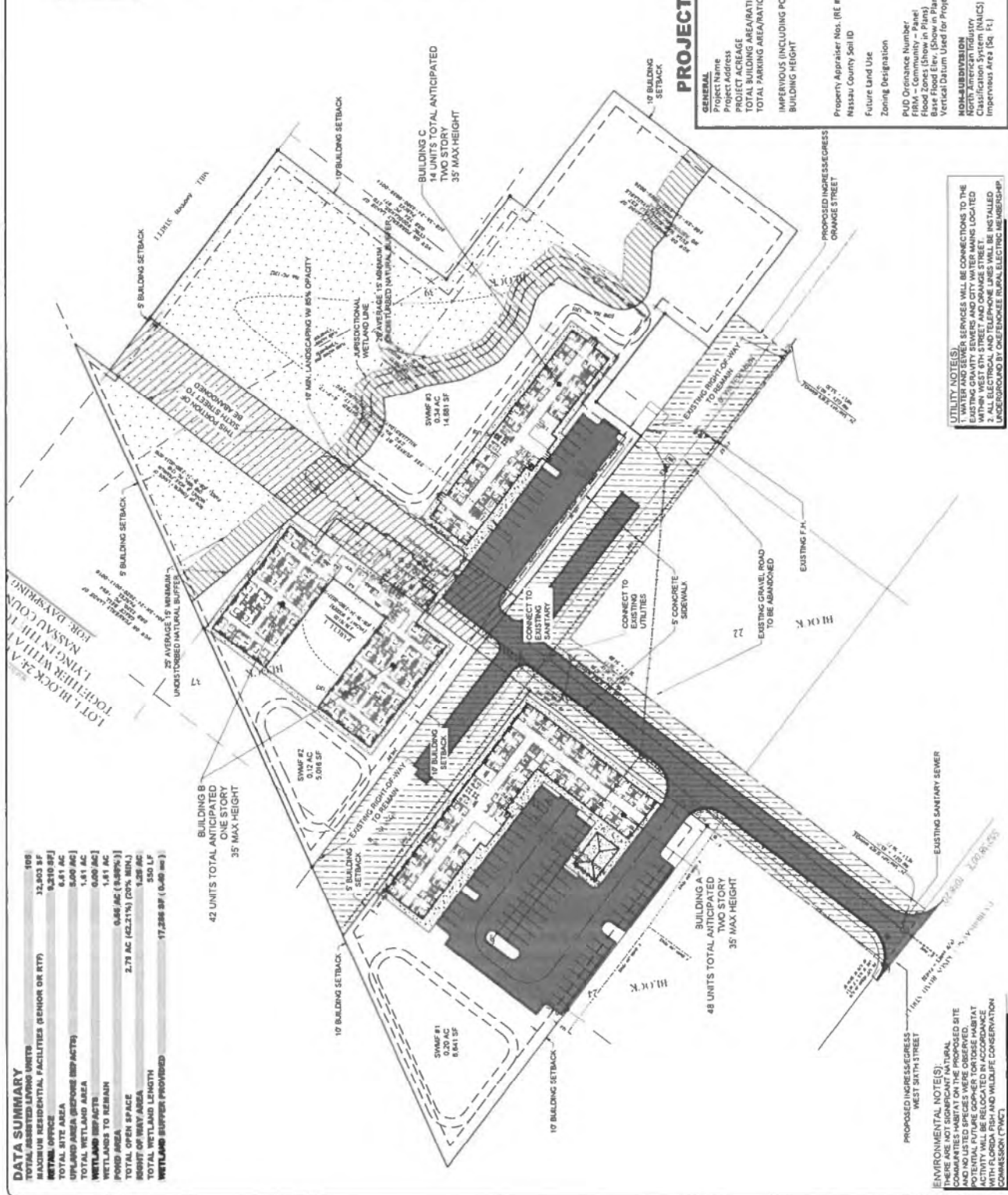
- FOR WORK INSIDE THE CON ROW AND FOOT ROW SEE MAINTENANCE OF TRAFFIC ACT AND ON SHEETS 8 & 9.
- ALL FACE OF CURB RADII ARE 5' UNLESS SHOWN OTHERWISE.

PARKING CALCULATIONS:

- 1.0 SPACE PER UNIT (2 SPACES PER UNIT)
- 1.05 SPACES PER UNIT (2 SPACES PER UNIT)
- 32 TOTAL SPACES PROVIDED
- 3 "NOODLE"
- 65 STANDARD SPACES
- 9 COMPACT SPACES (20)
- 69 TOTAL SPACES TOTAL PROVIDED

BICYCLE:

- 450 BICYCLE SPACES
- 450 BICYCLE SPACES PER 1000 SQ FT OF BUILDING AREA (2 SPACES MINIMUM)
- 7 SPACES PROVIDED



DATA SUMMARY

TOTAL ANTICIPATED LIVING UNITS	108
MAJOR RESIDENTIAL FACILITIES (RENTAL OR RVT)	32,803 SF
TOTAL SITE AREA	6,210 SF
UPLAND AREA (BEFORE IMPACTS)	6.51 AC
TOTAL WETLAND AREA	5.00 AC
WETLAND IMPACTS	1.41 AC
WETLANDS TO REMAIN	6.00 AC
TOTAL OPEN SPACE	0.66 AC (8.82%)
RIGHT OF WAY AREA	2.79 AC (42.21%) (70% MIN.)
TOTAL WETLAND LENGTH	1.25 LF
WETLAND BUFFER PROVIDED	17,286 SF (0.40 AC)

UTILITY NOTES:

- WATER AND SEWER SERVICES WILL BE CONNECTIONS TO THE EXISTING GRAVITY SEWERS AND CITY WATER MAINS LOCATED TO THE WEST OF THE PROJECT SITE.
- ALL ELECTRICAL AND TELEPHONE LINES WILL BE INSTALLED UNDERGROUND BY ONEFENKEE RURAL ELECTRIC MEMBERSHIP.

ENVIRONMENTAL NOTE(S):

THERE ARE NOT SIGNIFICANT NATURAL AND CULTURAL RESOURCES ON THE SITE AND NO LISTED SPECIES WERE OBSERVED. POTENTIAL FUTURE COOPERATIVE HABITAT ACTIVITY WILL BE RELOCATED IN ACCORDANCE WITH THE FEDERAL ENDANGERED SPECIES ACT AND WILDLIFE CONSERVATION COMMISSION (FWS).

ATTACHMENT 8
Written Description

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

I. PROJECT DESCRIPTION

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

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

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

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

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

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

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

II. USES AND RESTRICTIONS

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

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

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

- a. Medical and dental offices and clinics;

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

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

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

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

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

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

III. DESIGN GUIDELINES

A. Lot Requirements:

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

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

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

B. Ingress, Egress and Circulation:

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

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

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

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

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

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

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

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

F. Utilities:

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

G. Wetlands/Environmental: The Property contains approximately 1.61 acres of jurisdictional wetlands as depicted on the Conceptual Site Plan, which will be retained to preserve and enhance the natural attributes of the Property. Appropriate buffers will be provided as required by the LDR and St. Johns River Water Management District (“SJRWM”) 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

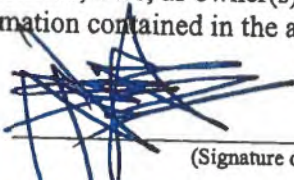
I/We Dayspring Health, LLC, a Florida limited liability company,
(Print Name of Property Owner)

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)



(Signature of Owner)

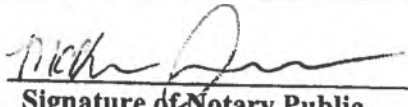
(Print Name of Owner)

Doug Adkins

(Print Name of Owner)

State of Florida }
Nassau County } ss

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



Signature of Notary Public
State of Florida



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.

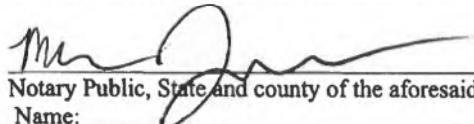
This the 21 day of November, 2022.

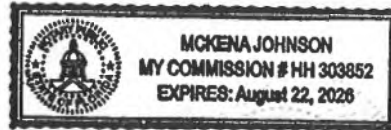
DAYSPRING HEALTH, LLC, a Florida limited Liability company

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

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

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.

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

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



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
 Filing Date: 12.01.2022 \$2970.00
 Acceptance Date: _____ HM
 Review Date: P & Z _____ TC _____

PUD Rezoning Modification Application

A. PROJECT

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

B. APPLICANT

- Applicant's Status Owner (title holder) Agent
- 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
- 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:

Courtney P. Gaver
Signature of Applicant

Signature of Co-applicant

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

Typed or printed name of co-applicant

11-29-2022
Date

Date

State of Florida County of St. Johns

The foregoing application is acknowledged before me this 29th 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 FL

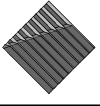


**Greenbrier Planned Unit Development
Ordinance No. 2021-09
Statement of Proposed Minor Modification to PUD**

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.

1	Revised	By
2		
3		
4		

AVA ENGINEERS, INC.
 Commercial / Residential / Marine
 Florida Certificate No. 00008181
 420 BARONAS RD. SUITE 3
 FORT LAUDERDALE, FL 33304
 PHONE: (754) 942-2222 FAX: (754) 942-2223



OVERALL SITE PLAN
GREENBRIER SUBDIVISION
 MASSA COUNTY
 FLORIDA

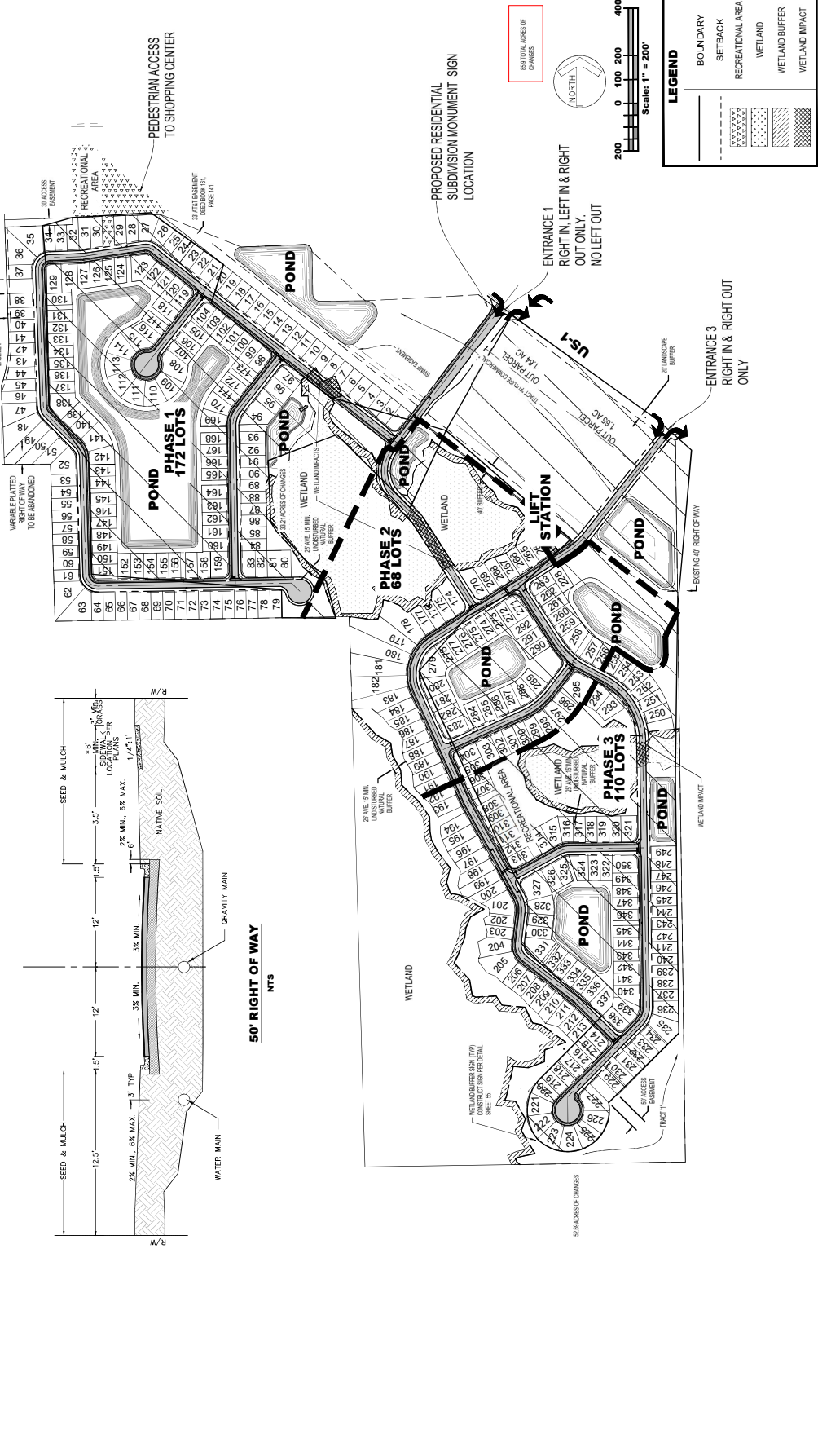
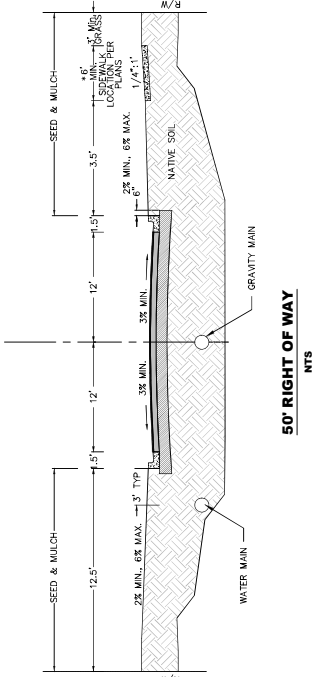
ITEM-5

DATE: 1/10/22
DESIGNER: HAV
JOB #: 21-1019
DRAWN: TTB
SCALE: 1"=200'
SHEET: 66

DATA SUMMARY

TOTAL COMMERCIAL BUILDING SQUARE FOOTAGE	360
TOTAL COMMERCIAL TRACT AREA	70,000 SF
TOTAL TRACT 1 AREA	5,376 AC
TOTAL COMMERCIAL TRACT AREA	25.19 AC
TOTAL SITE AREA	161.25 AC
UPLAND AREA (BEFORE IMPACTS)	125.04 AC
TOTAL WETLAND AREA	36.21 AC
WETLANDS TO REMAIN	34.56 AC
RECREATION AREA	19.74 AC (12%)
RIGHT OF WAY AREA	8.58 AC
RIGHT OF WAY LENGTH	10,111 FT
WETLAND BUFFER PROVIDED	206,704 SF (4.79 AC)
Open Space	(34,555,586+4,79+18,74) = 64,65 AC (40.08%)

(SURVEYOR'S DESCRIPTION)
 A PART OF SECTION 15 AND 26, TOWNSHIP 5 NORTH, RANGE 54 EAST, ALSO BEING A PART OF LOTS 19 THROUGH 33 AND LOT 41 AND 42, OF THE PLAN OF JOSEPH R. DAVIS FRUIT AND TRUCK FARMS, DEED BOOK 6-15, PAGE 68, OF THE PUBLIC RECORDS OF MASSA 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 1498, PAGE 1567, OF SAID PUBLIC RECORDS SAID POINT BEING ON THE EASTERN RIGHT OF WAY LINE OF HENRY SMITH ROAD, BEING SAID NORTHERLY LINE OF LOT 31, NORTH 87°20'00" EAST, A DISTANCE OF 86.70 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF A 30.00 FOOT WIDE PLAZA, AS DESCRIBED IN DEED BOOK 14, PAGE 141, OF THE PUBLIC RECORDS OF SAID COUNTY, THENCE SOUTH 1°42'59" EAST CONTINUING ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 294.23 FEET TO AN ANGLE POINT IN SAID PLAZA, THENCE SOUTH 5°10'29" EAST CONTINUING ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 443.23 FEET, THENCE NORTH 87°37'00" EAST LEAVING SAID NORTHEASTERLY LINE, A DISTANCE OF 448.48 FEET, THENCE SOUTH 0°10'07" EAST, A DISTANCE OF 240.30 FEET, TO THE NORTHWEST CORNER OF SAID LOT 19; THENCE NORTH 89°35'00" EAST, 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 0°00'00" EAST, LEAVING SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 100.50 FEET; THENCE SOUTH 0°00'00" WEST LEAVING SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 100.50 FEET, TO A POINT ON THE SOUTHERLY LINE OF LOT 42; THENCE SOUTH 80°00'00" WEST ALONG SAID SOUTHERLY LINE OF LOT 42, A DISTANCE OF 126.89 FEET, THENCE NORTH 0°25'00" WEST ALONG THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 230.07 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SECTION 21; THENCE SOUTH 89°37'00" 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 39.28 FEET TO A POINT ON THE EASTERN 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) HAVING A RADIUS OF 361.82 FEET TO A POINT OF BEGINNING, SAID ARC BEING SUBTENDED BY A CHORD BEARING AN BEARING OF NORTH 09°42'00" EAST, 212.23 FEET TO A POINT OF TANGENCY; THENCE NORTH 02°09'17" WEST CONTINUING ALONG SAID EASTERN RIGHT OF WAY LINE, A DISTANCE OF 12.50 FEET, TO A POINT OF BEGINNING, SAID POINT BEING AT THE INTERSECTION OF SAID EASTERN RIGHT OF WAY LINE WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, STATE ROAD NO. 5; THENCE NORTH 02°09'17" WEST CONTINUING ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 39.24 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AN BEARING OF SOUTH 47°22'00" EAST, 35.34 FEET) TO A POINT OF TANGENCY; THENCE NORTH 87°41'15" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 265.90 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 02°09'14" WEST ALONG THE EAST LINE OF SAID LOTS, A DISTANCE OF 306.84 FEET TO THE POINT OF BEGINNING.





[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](#)

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

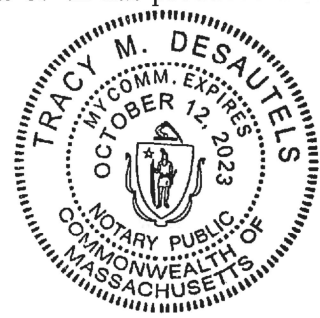
By: [Signature]
Name: Timothy D. Smith
Its: Treasurer

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. Desautels
My Commission Expires: Oct 12, 2023
My Commission Number is: -



ITEM-5

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 8th 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

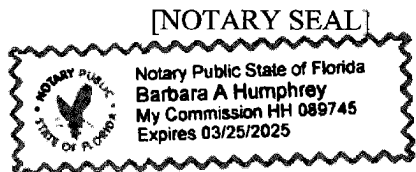
Robert A. Heekin
Printed Name Robert A. Heekin

By [Signature]
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 8th 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.

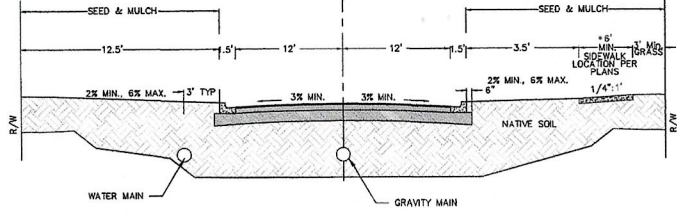
Minor Modification Site Plan

ITEM-5

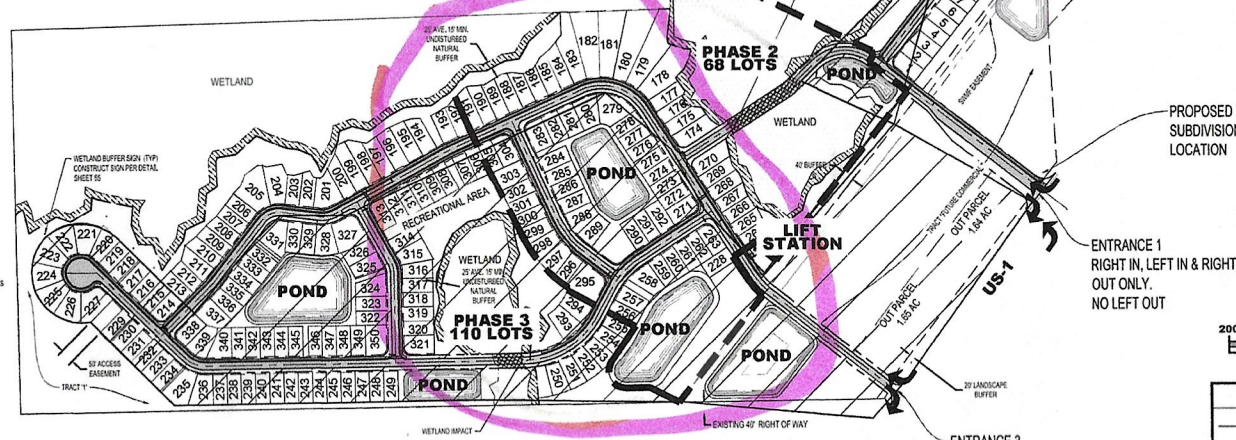
(SURVEYOR'S DESCRIPTION)

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 1499, PAGE 1857, 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 290.58 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTHERLY LINE OF LOT 21, NORTH 87°39'23" EAST, A DISTANCE OF 80.71 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF A 26.86 FOOT WIDE AT-RIGHT EASEMENT, AS REQUIRED IN DEED BOOK 141, PAGE 141, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 44°44'24" EAST ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 294.23 FEET TO AN ANGLE POINT IN SAID EASEMENT LINE; THENCE SOUTH 51°42'23" 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°07'07" EAST, A DISTANCE OF 240.00 FEET, TO THE NORTHWEST CORNER OF SAID LOT 19; THENCE NORTH 88°33'00" 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 09°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 89°07'00" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 33, A DISTANCE OF 1348.53 FEET; THENCE NORTH 01°36'11" 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°06'50" WEST ALONG SAID SOUTHERLY LINE OF LOT 42, A DISTANCE OF 1288.89 FEET; THENCE NORTH 01°50'14" WEST, ALONG THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 460.02 FEET TO A POINT AT THE NORTHEAST CORNER OF SAID SECTION 21; THENCE SOUTH 88°37'21" 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°01'17" 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 581.62 FEET) A DISTANCE OF 213.52 FEET, (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 081°42'29" EAST, 212.23 FEET) TO A POINT OF TANGENCY; THENCE NORTH 02°01'28" WEST CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 510.00 FEET TO A POINT AT THE SOUTHWEST CORNER OF SAID LANDS RECORDED IN OFFICIAL RECORDS BOOK 1499, PAGE 1857, 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 26.40 FEET) A DISTANCE OF 38.24 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 47°22'04" EAST, 35.34 FEET) TO A POINT OF TANGENCY; THENCE NORTH 87°47'19" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 285.90 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.



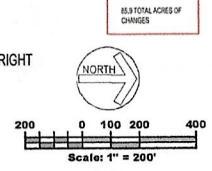
Area for Minor Modification



DATA SUMMARY

TOTAL SINGLE FAMILY UNITS	350
TOTAL COMMERCIAL BUILDING SQUARE FOOTAGE	70,000 SF
TOTAL TRACT 1 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	0.68 ac
WETLANDS TO REMAIN	34.55 ac
POND AREA	19.74 ac (12%)
RECREATION AREA	8.98 ac
RIGHT OF WAY AREA	16.86 ac
TOTAL WETLAND LENGTH	10,269 ft
WETLAND BUFFER PROVIDED	208,704 sf (4.78 ac)
Open Space	(34.58+8.58+4.78+19.74) = 64.68 ac (40.08%)

HENRY SMITH ROAD



LEGEND

[Dashed line]	BOUNDARY
[Dotted pattern]	SETBACK
[Stippled pattern]	RECREATIONAL AREA
[Diagonal lines]	WETLAND
[Cross-hatch pattern]	WETLAND BUFFER
[Solid black]	WETLAND IMPACT

Revisions

No.	Revisions	By
1		
2		
3		
4		

AVA ENGINEERS, INC.
 Commercial | Residential | Marine
 10000 Highway 100, Suite 100
 Jacksonville, FL 32256
 P: 904.252.2222 | F: 904.252.2227
 Email: info@avaengineers.com



THESE PLANS HAVE BEEN PREPARED BY AN ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA. THE ENGINEER OR ARCHITECT HAS REVIEWED THE PLANS AND HAS DETERMINED THAT THEY COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS. THE ENGINEER OR ARCHITECT HAS ALSO REVIEWED THE PLANS AND HAS DETERMINED THAT THEY COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS. THE ENGINEER OR ARCHITECT HAS ALSO REVIEWED THE PLANS AND HAS DETERMINED THAT THEY COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS.

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 Approval 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.

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.



Town of Hilliard Site Plan Application

ITEM-6

FOR OFFICE USE ONLY

File # 20220920

Application Fee: \$1000 CCH # 1039

Filing Date: 9/20/22 Acceptance Date: _____

A. PROJECT

1. Project Name: Hilliard Shopping Center
2. Address of Subject Property: 551755 US-1, Hilliard, FL 32046
3. Parcel ID Number(s): 08-3N-24-2380-0013-0010
4. Existing Use of Property: Vacant Service Station
5. Future Land Use Map Designation: Commercial
6. Zoning Designation: C-1 General Commercial
7. Acreage: 1.03

B. APPLICANT

1. Applicant's Status Owner (title holder) Agent
2. Name of Applicant(s) or Contact Person(s): Marcus Holley Title: Owner
 Company (if applicable): _____
 Mailing address: 17671 Holley Oaks Lane
 City: Hilliard State: Florida ZIP: 32046
 Telephone: () 904-707-8937 FAX: () _____ e-mail: mholley1000@gmail.com

3. 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.

D. ATTACHMENTS (One copy plus one copy in PDF format)

1. Site Plan and Survey including but not limited to:
 - a. Name, location, owner, and designer of the proposed development.
 - b. Vicinity map - indicating general location of the site and all abutting streets and properties.
 - e. Statement of Proposed Uses.
 - f. Location of the site in relation to adjacent properties, including the means of ingress and egress to such properties and any screening or buffers along adjacent properties.
 - g. Location of nearest fire hydrant, adjacent pedestrian sidewalks and bicycle paths.
 - h. Date, north arrow, and graphic scale (not to exceed one (1) inch equal to fifty (50) feet).
 - i. Area and dimensions of site.
 - j. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
 - k. Access and points of connection to utilities (electric, potable water, sanitary sewer, gas, etc.).
 - m. Location and dimensions of all existing and proposed parking areas, loading areas, curb cuts.
 - n. Number of proposed parking spaces
 - o. Structures and major features – fully dimensioned – including setbacks, distances between structures, floor area, width of driveways and lot coverage.
 - p. Required buffers.
 - q. Location of existing trees, identifying any trees to be removed.
 - r. Landscaping plan depicting type, size, and design of landscaped areas, buffers, and tree mitigation calculations.
 - s. Percent of pervious surface.
 - t. Lighting plan.
 - u. Location, design, height, and orientation of signs.
 - v. Location of dumpsters and detail of dumpster enclosure.
 - w. For development consisting of Multi-family residential;
 - i. Tabulation of gross acreage.
 - ii. Tabulation of density.
 - iii. Number of dwelling units proposed.
 - v. Floor area of dwelling units.
2. Stormwater management plan - including the following:
 - a. Existing contours at one (1) foot intervals.
 - b. Proposed finished floor elevation of each building site.
 - c. Existing and proposed stormwater management facilities with size and grades.
 - d. Proposed orderly disposal of surface water runoff.
3. Legal description with tax parcel number.
4. Warranty Deed or other proof of ownership.
5. Permit or Letter of Exemption from the St. Johns River Water Management District.

6. Fee.

a. Based on size of site:

- i. For sites <10,000 s.f. - \$200
- ii. For sites >10,000 s.f.- \$1,000 + \$20 per acre

No application shall be accepted for processing until the required application fee is paid in full and a \$1,000 refundable deposit is paid 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 6 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]
Signature of Applicant

N/A
Signature of Co-applicant

Marcus Holley
Typed or printed name and title of applicant

-
Typed or printed name of co-applicant

9/20/22
Date

-
Date

State of Florida County of Nassau

The foregoing application is acknowledged before me this 20 day of September, 2022, by Marcus Holley

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

as identification.

NOTARY SEAL

Monica Allen

Signature of Notary Public, State of Florida



6. Fee.

a. Based on size of site:

- i. For sites <10,000 s.f. - \$200
- ii. For sites >10,000 s.f.- \$1,000 + \$20 per acre

No application shall be accepted for processing until the required application fee is paid in full and a \$1,000 refundable fee is paid by the applicant. Any fees necessary for technical review or additional reviews of the application by a consultant shall 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 a development application.

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

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

[Signature]
Signature of Applicant

n/a
Signature of Co-applicant

Marcus Holley
Typed or printed name and title of applicant

-
Typed or printed name of co-applicant

9/29/22
Date

-
Date

State of Florida County of Alachua

The foregoing application is acknowledged before me this 20 day of September, 2022, by Marcus Holley

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

NOTARY SEAL



Monica Allen
Signature of Notary Public

Signature of Notary Public, State of Florida

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 Marcus Holley
(Print Name of Property Owner)

hereby authorize JESSIE LADSON
(Print Name of Agent)

to represent me/us in processing an application for SITE PLAN SS1755 US Hwy 1
(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]
(Signature of Owner)

N/A
(Signature of Owner)

Marcus Holley
(Print Name of Owner)

/
(Print Name of Owner)

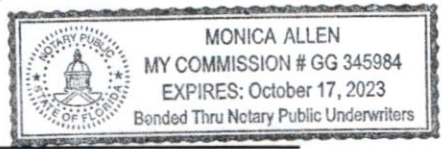
State of Florida

} ss

Nassau County

Sworn to and subscribed before me on this 20 day of September, 2022,
by Marcus Holley
(Name of Person Making Statement)

[Signature]
Signature of Notary Public
State of Florida



Print, type or stamp commissioned name
of Notary Public

My Commission Expires: 10-17-2023

Individual making statement is personally known or _____ produced identification.

Type of identification produced: _____

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 Marcus Holley
(Print Name of Property Owner)

hereby authorize DONALD BOYLES
(Print Name of Agent)

to represent me/us in processing an application for SITE PLAN 551755 US Hwy 1
(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]
(Signature of Owner)

N/A
(Signature of Owner)

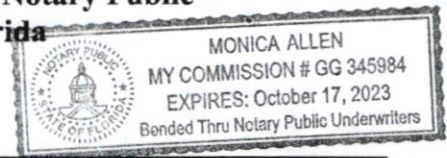
Marcus Holley
(Print Name of Owner)

-
(Print Name of Owner)

State of Florida
} ss
Nassau County

Sworn to and subscribed before me on this 20 day of September, 2022,
by Marcus Holley
(Name of Person Making Statement)

[Signature]
Signature of Notary Public
State of Florida



Print, type or stamp commissioned name
of Notary Public

My Commission Expires: 10-17-2022

Individual making statement is personally known or produced identification.

Type of identification produced: _____

HILLIARD SHOPPING CENTER
51755 US-1, HILLIARD, FL 32046
MARCUS HOLLEY - OWNER
STAKING PLAN

LEGEND

- PARCEL BOUNDARY
- - - PARCEL BOUNDARY BUFFER
- PROPOSED BUILDING
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED STORMWATER MANAGEMENT FACILITY

SITE DEVELOPMENT SUMMARY

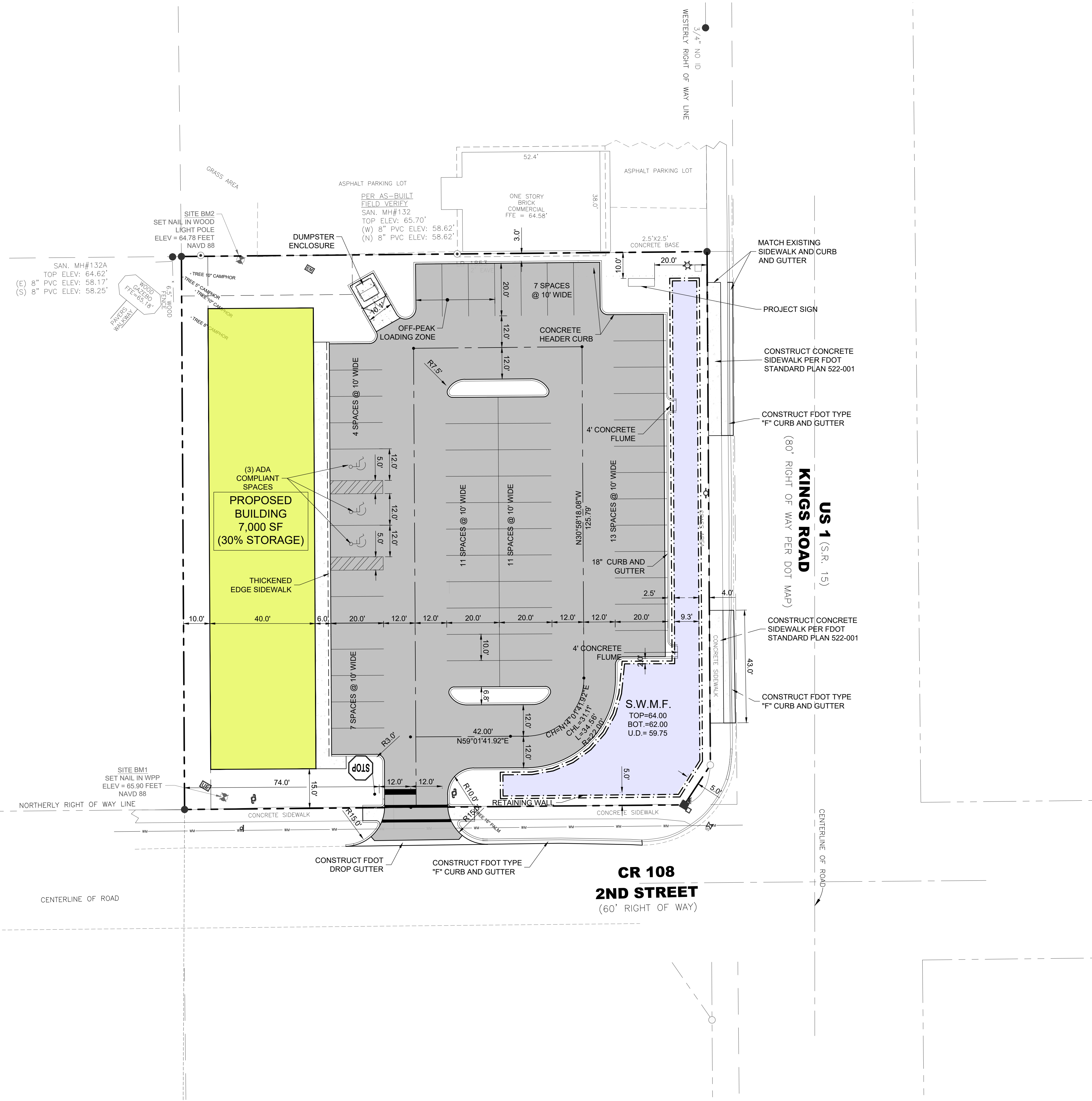
ZONING:	C-1 (COMMERCIAL GENERAL)
LAND USE:	COMMERCIAL SHOPPING CENTER
SUBJECT PROPERTY AREA:	0.96 ACRES
PROPOSED DEVELOPMENT:	0.96 ACRES
BUILDING AREA:	7,000 SF (17%)
IMPERVIOUS AREA:	0.69 ACRES (72%)
PERVIOUS AREA:	0.27 ACRES (28%)
SETBACKS:	10' FRONT 10' REAR 0' SIDE
PARKING REQUIRED:	49 4,900 SF (70% OF NON-STORAGE SPACE @ 1 SPACE PER 100 SF = 49 SPACES)
TOTAL PARKING PROVIDED:	56 (STANDARD & ADA)
STANDARD PARKING PROVIDED:	53 (10'x20')
ADA REQUIRED PARKING:	3
ADA PARKING PROVIDED:	3
BICYCLE SPACES:	2

LEGAL DESCRIPTION

LOT 1 (EXCEPT THE EAST 10.0 FEET LYING WITHIN U.S. HIGHWAY NO. 1), BLOCK 13, HILLIARD, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 23 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

LESS AND EXCEPT:
A PARCEL OF LAND IN LOT 1, BLOCK 13, HILLIARD, AS RECORDED IN PLAT BOOK 1, PAGE 28, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE NORTH 58 DEGREES 49' 23", EAST ALONG THE NORTHERLY RIGHT OF WAY OF COUNTY ROAD NO. 108, A DISTANCE OF 189.87 FEET TO THE POINT OF BEGINNING; CONTINUE THENCE NORTH 58 DEGREES 49' 24" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 10.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 15 (U.S. 1); THENCE NORTH 31 DEGREES 05' 23" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE 15.00 FEET; THENCE SOUTH 02 DEGREES 34' 25" WEST, A DISTANCE OF 18.04 FEET TO THE POINT OF BEGINNING, CONTAINING 75 SQUARE FEET, MORE OR LESS.

COMMENCE AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 13, HILLIARD, AS RECORDED IN PLAT BOOK 1, PAGE 28, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE NORTH 58 DEGREES 49' 23", EAST ALONG THE NORTHERLY RIGHT OF WAY OF COUNTY ROAD NO. 108, A DISTANCE OF 189.87 FEET TO THE POINT OF BEGINNING; CONTINUE THENCE NORTH 58 DEGREES 49' 24" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 10.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 15 (U.S. 1); THENCE NORTH 31 DEGREES 05' 23" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE 15.00 FEET; THENCE SOUTH 02 DEGREES 34' 25" WEST, A DISTANCE OF 18.04 FEET TO THE POINT OF BEGINNING, CONTAINING 75 SQUARE FEET, MORE OR LESS.



GRAPHIC SCALE

20 0 10 20 40 80
IN FEET
1 inch = 20 ft.

BRUNO G. CHIAPPE, P.E.
JOB NUMBER:
DATE: 29-Nov-22
SHEET
200



St. Johns River Water Management District

ITEM-6

Michael A. Register, P.E., Executive Director

4049 Reid Street • P.O. Box 1429 • Palatka, FL 32178-1429 • 386-329-4500 • www.sjrwmd.com

October 31, 2022

Marcus Holley
Marcus Holley
17671 Holley Oaks Ln
Hilliard, FL 32046-5916

SUBJECT: 188810-1
Hilliard Shopping Center

Dear Sir/Madam:

Enclosed is your individual permit issued by the St. Johns River Water Management District on October 31, 2022. This permit is a legal document and should be kept with your other important documents. Permit issuance does not relieve you from the responsibility of obtaining any necessary permits from any federal, state, or local agencies for your project.

Technical Staff Report:

If you wish to review a copy of the Technical Staff Report (TSR) that provides the District’s staff analysis of your permit application, you may view the TSR by going to the Permitting section of the District’s website at www.sjrwmd.com/permitting. Using the “search applications and permits” feature, you can use your permit number or project name to find information about the permit. When you see the results of your search, click on the permit number and then on the TSR folder.

Noticing Your Permit:

For noticing instructions, please refer to the noticing materials in this package regarding closing the point of entry for someone to challenge the issuance of your permit. Please note that if a timely petition for administrative hearing is filed, your permit will become non-final and any activities that you choose to undertake pursuant to your permit will be at your own risk. Please refer to the attached Notice of Rights to determine any legal rights you may have concerning the District’s agency action.

Compliance with Permit Conditions:

To submit your required permit compliance information, go to the District’s website at www.sjrwmd.com/permitting. Under the “Apply for a permit or submit compliance data” section, click to sign-in to your existing account or to create a new account. Select the “Compliance Submittal” tab, enter your permit number, and select “No Specific Date” for the Compliance Due Date Range. You will then be able to view all the compliance submittal requirements for your project. Select the compliance item that you are ready to submit and then attach the appropriate information or form. The forms to comply with your permit conditions are available at www.sjrwmd.com/permitting under the section “Handbooks, forms, fees, final orders”. Click on forms to view all permit compliance forms, then scroll to the ERP application forms section and

GOVERNING BOARD

Rob Bradley, CHAIR
FLEMING ISLAND

Maryam H. Ghyabi-White, VICE CHAIR
ORMOND BEACH

J. Chris Peterson, SECRETARY
WINTER PARK

Ron Howse, TREASURER
COCOA

Ryan Atwood
MOUNT DORA

Doug Bourmique
VERO BEACH

Douglas Burnett
ST. AUGUSTINE

Cole Oliver
MERRITT ISLAND

Janet Price
FERNANDINA BEACH

select the applicable compliance forms. Alternatively, if you have difficulty finding forms or need copies of the appropriate forms, please contact the Bureau of Regulatory Support at (386) 329-4570.

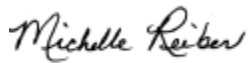
Transferring Your Permit:

Your permit requires you to notify the District within 30 days of any change in ownership or control of the project or activity covered by the permit, or within 30 days of any change in ownership or control of the real property on which the permitted project or activity is located or occurs. You will need to provide the District with the information specified in rule 62-330.340, Florida Administrative Code (F.A.C.). Generally, this will require you to complete and submit Form 62-330.340(1), "Request to Transfer Permit," available at <http://www.sjrwmd.com/permitting/permitforms.html>.

Please note that a permittee is liable for compliance with the permit before the permit is transferred. The District, therefore, recommends that you request a permit transfer in advance in accordance with the applicable rules. You are encouraged to contact District staff for assistance with this process.

Thank you and please let us know if you have additional questions. For general questions contact e-permit@sjrwmd.com or (386) 329-4570.

Sincerely,



Michelle Reiber, Bureau Chief
Division of Regulatory Services
St. Johns River Water Management District
525 Community College Parkway, S.E.
Palm Bay, FL 32909
(321) 409-2129

Enclosures: Permit
Notice of Rights
List of Newspapers for Publication

cc: District Permit File

Bruno Giovanni Chiappe
North Path Engineering
264 pine haven dr
St Johns, FL 32259-7402

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
Post Office Box 1429
Palatka, Florida 32178-1429

PERMIT NO: 188810-1

DATE ISSUED: October 31, 2022

PROJECT NAME: Hilliard Shopping Center

A PERMIT AUTHORIZING:

Construction of a Stormwater Management System with stormwater treatment by Dry Detention with Underdrain for Hilliard Shopping Center, a 0.91 - acre project to be constructed as per plans received by the District on July 19, 2022.

LOCATION:

Section(s): 9 Township(s): 3N Range(s): 24E
 Nassau County

Receiving Water Body:

Name	Class
Unnamed Branch	III Fresh

ISSUED TO:

Marcus Holley
 17671 Holley Oaks Ln
 Hilliard, FL 32046-5916

The permittee agrees to hold and save the St. Johns River Water Management District and its successors harmless from any and all damages, claims, or liabilities which may arise from permit issuance. Said application, including all plans and specifications attached thereto, is by reference made a part hereof.

This permit does not convey to the permittee any property rights nor any rights or privileges other than those specified herein, nor relieve the permittee from complying with any law, regulation or requirement affecting the rights of other bodies or agencies. All structures and works installed by permittee hereunder shall remain the property of the permittee.

This permit may be revoked, modified or transferred at any time pursuant to the appropriate provisions of Chapter 373, Florida Statutes.

PERMIT IS CONDITIONED UPON:

See conditions on attached "Exhibit A", dated October 31, 2022

AUTHORIZED BY: St. Johns River Water Management District
 Division of Regulatory Services

By:



 Nanette Church
 Supervising Regulatory Scientist

"EXHIBIT A"
CONDITIONS FOR ISSUANCE OF PERMIT NUMBER 188810-1
Hilliard Shopping Center
DATED October 31, 2022

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with Rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under Chapter 373, F.S.
2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the District staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.
3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in subparagraph 62-330.050(9)(b)5, F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.
4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the District a fully executed Form 62-330.350(1), "Construction Commencement Notice," (October 1, 2013) (<http://www.flrules.org/Gateway/reference.asp?No=Ref-02505>), incorporated by reference herein, indicating the expected start and completion dates. A copy of this form may be obtained from the District, as described in subsection 62-330.010(5), F.A.C., and shall be submitted electronically or by mail to the Agency. However, for activities involving more than one acre of construction that also require a NPDES stormwater construction general permit, submittal of the Notice of Intent to Use Generic Permit for Stormwater Discharge from Large and Small Construction Activities, DEP Form 62-621.300(4)(b), shall also serve as notice of commencement of construction under this chapter and, in such a case, submittal of Form 62-330.350(1) is not required.
5. Unless the permit is transferred under Rule 62-330.340, F.A.C., or transferred to an operating entity under Rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.
6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:
 - a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex — "Construction Completion and Inspection Certification for Activities Associated with a Private Single-Family Dwelling Unit" [Form 62-330.310(3)]; or
 - b. For all other activities — "As-Built Certification and Request for Conversion to Operation Phase" [Form 62-330.310(1)].

- c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.
7. If the final operation and maintenance entity is a third party:
- a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.4 of Volume I) as filed with the Florida Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.
 - b. Within 30 days of submittal of the as- built certification, the permittee shall submit "Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity" [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.
8. The permittee shall notify the District in writing of changes required by any other regulatory District that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.
9. This permit does not:
- a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;
 - b. Convey to the permittee or create in the permittee any interest in real property;
 - c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or
 - d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.
10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.
11. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.
12. The permittee shall notify the District in writing:
- a. Immediately if any previously submitted information is discovered to be inaccurate; and
 - b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall

request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

13. Upon reasonable notice to the permittee, District staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.
14. If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, stone tools, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section (DHR), at (850) 245-6333, as well as the appropriate permitting agency office. Project activities shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and the proper authorities notified in accordance with Section 872.05, F.S. For project activities subject to prior consultation with the DHR and as an alternative to the above requirements, the permittee may follow procedures for unanticipated discoveries as set forth within a cultural resources assessment survey determined complete and sufficient by DHR and included as a specific permit condition herein.
15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.
16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.
17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the District will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.
18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with Rule 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.
19. This permit for construction will expire five years from the date of issuance.
20. At a minimum, all retention and detention storage areas must be excavated to rough grade prior to building construction or placement of impervious surface within the area to be served by those facilities. To prevent reduction in storage volume and percolation rates, all accumulated sediment must be removed from the storage area prior to final grading and stabilization.
21. All wetland areas or water bodies that are outside the specific limits of construction authorized by this permit must be protected from erosion, siltation, scouring or excess turbidity, and dewatering.

22. The operation and maintenance entity shall inspect the stormwater or surface water management system once within two years after the completion of construction and every two years thereafter to determine if the system is functioning as designed and permitted. The operation and maintenance entity must maintain a record of each required inspection, including the date of the inspection, the name and contact information of the inspector, and whether the system was functioning as designed and permitted, and make such record available for inspection upon request by the District during normal business hours. If at any time the system is not functioning as designed and permitted, then within 30 days the entity shall submit a report electronically or in writing to the District using Form 62-330.311(1), "Operation and Maintenance Inspection Certification," describing the remedial actions taken to resolve the failure or deviation.
23. This permit does not authorize the permittee to cause any adverse impact to or "take" of state listed species and other regulated species of fish and wildlife. Compliance with state laws regulating the take of fish and wildlife is the responsibility of the owner or applicant associated with this project. Please refer to Chapter 68A-27 of the Florida Administrative Code for definitions of "take" and a list of fish and wildlife species. If listed species are observed onsite, FWC staff are available to provide decision support information or assist in obtaining the appropriate FWC permits. Most marine endangered and threatened species are statutorily protected and a "take" permit cannot be issued. Requests for further information or review can be sent to FWCConservationPlanningServices@MyFWC.com.
24. The surface water management system shall be constructed and operated in accordance with plans received by the District on July 19, 2022.
25. This permit does not authorize any wetland or surface water impacts.

Notice Of Rights

1. A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code, the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P. O. Box 1429, Palatka Florida 32178-1429 (4049 Reid St., Palatka, FL 32177) or by e-mail with the District Clerk at Clerk@sjrwmd.com, within twenty-six (26) days of the District depositing the notice of District decision in the mail (for those persons to whom the District mails actual notice), within twenty-one (21) days of the District emailing the notice of District decision (for those persons to whom the District emails actual notice), or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes, and Chapter 28-106, Florida Administrative Code. The District will not accept a petition sent by facsimile (fax), as explained in paragraph no. 4 below.
2. Please be advised that if you wish to dispute this District decision, mediation may be available and that choosing mediation does not affect your right to an administrative hearing. If you wish to request mediation, you must do so in a timely-filed petition. If all parties, including the District, agree to the details of the mediation procedure, in writing, within 10 days after the time period stated in the announcement for election of an administrative remedy under Sections 120.569 and 120.57, Florida Statutes, the time limitations imposed by Sections 120.569 and 120.57, Florida Statutes, shall be tolled to allow mediation of the disputed District decision. The mediation must be concluded within 60 days of the date of the parties' written agreement, or such other timeframe agreed to by the parties in writing. Any mediation agreement must include provisions for selecting a mediator, a statement that each party shall be responsible for paying its pro-rata share of the costs and fees associated with mediation, and the mediating parties' understanding regarding the confidentiality of discussions and documents introduced during mediation. If mediation results in settlement of the administrative dispute, the District will enter a final order consistent with the settlement agreement. If mediation terminates without settlement of the dispute, the District will notify all the parties in writing that the administrative hearing process under Sections 120.569 and 120.57, Florida Statutes, is resumed. Even if a party chooses not to engage in formal mediation, or if formal mediation does not result in a settlement agreement, the District will remain willing to engage in informal settlement discussions.
3. A person whose substantial interests are or may be affected has the right to an informal administrative hearing pursuant to Sections 120.569 and 120.57(2), Florida Statutes, where no material facts are in dispute. A petition for an informal hearing must also comply with the requirements set forth in Rule 28-106.301, Florida Administrative Code.

Notice Of Rights

ITEM-6

4. A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8:00 a.m. on the District's next regular business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at sjrwmd.com. These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile is prohibited and shall not constitute filing.
5. Failure to file a petition for an administrative hearing within the requisite timeframe shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, Florida Administrative Code).
6. The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. A person whose substantial interests are or may be affected by the District's final action has the right to become a party to the proceeding, in accordance with the requirements set forth above.
7. Pursuant to Section 120.68, Florida Statutes, a party to the proceeding before the District who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to Rules 9.110 and 9.190, Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.
8. A District action is considered rendered, as referred to in paragraph no. 7 above, after it is signed on behalf of the District and filed by the District Clerk.
9. Failure to observe the relevant timeframes for filing a petition for judicial review as described in paragraph no. 7 above will result in waiver of that right to review.

NOR.Decision.DOC.001
Revised 12.7.11

NOTICING INFORMATION

Please be advised that the St. Johns River Water Management District will not publish a notice in the newspaper advising the public that it has issued a permit for this project.

Newspaper publication, using the District's notice form, notifies members of the public of their right to challenge the issuance of the permit. If proper notice is given by newspaper publication, then there is a 21-day time limit for someone to file a petition for an administrative hearing to challenge the issuance of the permit.

To close the point of entry for filing a petition, you may publish (at your own expense) a one-time notice of the District's decision in a newspaper of general circulation within the affected area as defined in Section 50.011 of the Florida Statutes. If you do not publish a newspaper notice to close the point of entry, the time to challenge the issuance of your permit will not expire and someone could file a petition even after your project is constructed.

A copy of the notice form and a partial list of newspapers of general circulation are attached for your convenience. However, you are not limited to those listed newspapers. If you choose to close the point of entry and the notice is published, the newspaper will return to you an affidavit of publication. In that event, it is important that you either submit a scanned copy of the affidavit by emailing it to compliancesupport@sjrwm.com (preferred method) or send a copy of the original affidavit to:

Office of Records and Regulatory Support
4049 Reid Street
Palatka, FL 32177

If you have any questions, please contact the Office of Records and Regulatory Support at (386) 329-4570.

NOTICE OF AGENCY ACTION TAKEN BY THE
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

Notice is given that the following permit was issued on _____:

(Name and address of applicant) _____
 permit# _____. The project is located in _____ County, Section
 _____, Township _____ South, Range _____ East. The permit authorizes a surface
 water management system on _____ acres for
 _____ known as
 _____. The receiving water body is _____.

A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code (F.A.C.), the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P.O. Box 1429, Palatka FL 32178-1429 (4049 Reid St, Palatka, FL 32177) or by e-mail with the District Clerk at Clerk@sjrwm.com, within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes (F.S.), and Chapter 28-106, F.A.C. The District will not accept a petition sent by facsimile (fax). Mediation pursuant to Section 120.573, F.S., may be available and choosing mediation does not affect your right to an administrative hearing.

A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8 a.m. – 5 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8 a.m. on the District's next regular business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at www.sjrwm.com. These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile (fax) is prohibited and shall not constitute filing.

The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. **Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, F.A.C.)**

If you wish to do so, please visit http://www.sjrwm.com/nor_dec/ to read the complete Notice of Rights to determine any legal rights you may have concerning the District's decision(s) on the permit application(s) described above. You can also request the Notice of Rights by contacting the Director of Office of Records and Regulatory Support, 4049 Reid St., Palatka, FL 32177-2529, tele. no. (386)329-4570.

NEWSPAPER ADVERTISING**ALACHUA**

The Alachua County Record, Legal Advertising
P. O. Box 806
Gainesville, FL 32602
352-377-2444/ fax 352-338-1986

BRAFORD

Bradford County Telegraph, Legal Advertising
P. O. Drawer A
Starke, FL 32901
904-964-6305/ fax 904-964-8628

CLAY

Clay Today, Legal Advertising
1560 Kinsley Ave., Suite 1
Orange Park, FL 32073
904-264-3200/ fax 904-264-3285

FLAGLER

Flagler Tribune, c/o News Journal
P. O. Box 2831
Daytona Beach, FL 32120-2831
386-681-2322

LAKE

Daily Commercial, Legal Advertising
P. O. Drawer 490007
Leesburg, FL 34749
352-365-8235/fax 352-365-1951

NASSAU

News-Leader, Legal Advertising
P. O. Box 766
Fernandina Beach, FL 32035
904-261-3696/fax 904-261-3698

ORANGE

Sentinel Communications, Legal Advertising
633 N. Orange Avenue
Orlando, FL 32801
407-420-5160/ fax 407-420-5011

PUTNAM

Palatka Daily News, Legal Advertising
P. O. Box 777
Palatka, FL 32178
386-312-5200/ fax 386-312-5209

SEMINOLE

Sanford Herald, Legal Advertising
300 North French Avenue
Sanford, FL 32771
407-323-9408

BAKER

Baker County Press, Legal Advertising
P. O. Box 598
MacLenny, FL 32063
904-259-2400/ fax 904-259-6502

BREVARD

Florida Today, Legal Advertising
P. O. Box 419000
Melbourne, FL 32941-9000
321-242-3832/ fax 321-242-6618

DUVAL

Daily Record, Legal Advertising
P. O. Box 1769
Jacksonville, FL 32201
904-356-2466 / fax 904-353-2628

INDIAN RIVER

Treasure Coast News
760 NW Enterprise Dr.
Port St. Lucie, FL 34986
772-283-5252

MARION

Ocala Star Banner, Legal Advertising
2121 SW 19th Avenue Road
Ocala, FL 34474
352-867-4010/fax 352-867-4126

OKEECHOBEE

Okeechobee News, Legal Advertising
P. O. Box 639
Okeechobee, FL 34973-0639
863-763-3134/fax 863-763-5901

OSCEOLA

Little Sentinel, Legal Advertising
633 N. Orange Avenue
Orlando, FL 32801
407-420-5160/ fax 407-420-5011

ST. JOHNS

St. Augustine Record, Legal Advertising
P. O. Box 1630
St. Augustine, FL 32085
904-819-3439

VOLUSIA

News Journal Corporation, Legal Advertising
P. O. Box 2831
Daytona Beach, FL 32120-2831
(386) 681-2322



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

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

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

SUBJECT: 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.

BACKGROUND:

Mr. Christopher Goodin of Coastland Group, LLC agent for CCRC Woodlands, LTD., 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-24-2380-0165-0040, and is described as Block 165, Lots 4 through 6, located on County Road 108 between Wisconsin Street and Michigan 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 developed. East of the subject property, there are three vacant lots owned by the same property as the subject property.

Attached is the analysis of the requested variance.

A Public Hearing on the variance was held on November 8, 2022. At the end of the public hearing, the applicant requested the application be deferred to the December 13, 2022, Planning and Zoning Board meeting. The Planning and Zoning Board voted to defer action to the December 13, 2022, Planning and Zoning Board meeting. On December 1, 2022, the applicant requested a deferral to the January meeting.

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

RECOMMENDATION

The reduction of the lot size is being proposed in the proposed Land Development Regulations (LDRS). The updated LDRs will allow the reduction in the lot. 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-24-2380-0165-0040 does not meets the requirements of Section 62-183.



AGENDA ITEM REPORT

STAFF REPORT AND RECOMMENDATIONS FOR VARIANCE 20220927-10

1. Owner / Applicant Information:
Applicant – Christopher Goodin
Coastland Group
200 First Street
Neptune Beach, Florida 32266

Owner – CCRC Woodland, LTD.
4223 Lakeside Drive
Jacksonville, Florida 32210
2. Property Information
Parcel ID: #08-3N-24-2380-0165-0040
Location: County Road 108 between Wisconsin Street and Michigan Street
Future Land Use Map Designation: Medium Density Residential (MDR)
Current Zoning: R-2, Single Family district
Acres: approximately 0.21 acres (9,148 s.f.)
3. Description: Mr. Christopher Goodin, on behalf of CCRC Woodland, LTD., property owner 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 9,583 square feet. The property Tax ID is 08-3N-24-2380-0159-0200, and is described as Block 165, Lots 4 through 6, County Road 108 between Wisconsin Street and Michigan 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.

Parcel Map
08-3N-24-2380-0165-0040



The property owner owns 6 lots in 2 parcels, each parcel with 3 lots, on the block and would like to build 1 dwelling unit on each parcel. A second variance has been applied for the second parcel. As individual parcels, without a variance, neither parcel could be developed. If the parcels were combined, one dwelling unit could be developed meeting the R-2 zoning requirements.

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.

The Future Land Use Map (FLUM) designation for the property is Medium Density Residential (MDR), allowing 2 to 6 units per acre, or a minimum lot size of 7,250 s.f. Most of the platted lots in the Town are 25' x 125' or 3,125 s.f. A minimum of three of these sized lots are required to comply with the MDR FLUM category. The R-2 zoning district requires a minimum of 4 lots to build a single family dwelling unit. The Variance allow the property owner to construct 1 dwelling unit on the 3 lots.

RECOMMENDATION:

The reduction of the lot size is being proposed in the proposed Land Development Regulations (LDRS). The updated LDRs may allow the reduction in the number of lots. 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-24-2380-0165-0040 does not meets the requirements of Section 62-183. Specifically:

- (a) (1) The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section,

There are many locations throughout the Town that property owners do not have enough land to meet the current R-2 zoning. The subject property could be developed for one single family development if it was combined with the parcel to the east. The Planning and Zoning Board identified this as a problem and made recommendation to the Town Council to change the lot size requirement with the updated LDRs in the R-2 zoning district.

- (5) The grant of the variance will:

- 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.

The applicant would not be able to develop the property with a smaller lot size than allowed by Code unless it was combined with the parcel to the east.

- (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

The property owner could develop the property without the variance if the subject property was combined with the parcel on the east. The variance request is to allow the building 2 dwelling units on the block, instead of 1 if the parcels are combined on the block, a financial gain to the property owner.



Town of Hilliard Variance Application

FOR OFFICE USE ONLY

File # _____

Application Fee: _____

Filing Date: _____ Acceptance Date: _____

A. PROJECT

1. Project Name: Single Lot 1
2. Address of Subject Property: None Assigned
3. Parcel ID Number(s) 08-3N-24-2380-0165-0040
4. Existing Use of Property: Vacant platted Lot - 3 lots 25' wide
5. Future Land Use Map Designation: Medium Density
6. Zoning Designation: R-2
7. Acreage: 0.22

B. APPLICANT

1. Applicant's Status Owner (title holder) Agent
2. Name of Applicant(s) or Contact Person(s): Christopher Goodin Title: President`
Company (if applicable): Coastland Group, LLC
Mailing address: 200 First Street
City: Neptune Beach State: FL ZIP: 32266
Telephone: (919-671-5825) FAX: () e-mail: cgoodin@coastlandgroup.com
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): CCRC Woodlands LTD
Company (if applicable): _____
Mailing address: 4223 Lakeside Drive
City: Jacksonville State: FL ZIP: 32210
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: Reduce minimum lot width
- 2. Section of Town Code under which the variance is sought Section 62-284(c) (1)
- 3. Reason Variance is requested: To construct a home on 3 lots (75' wide)
- 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?

Additional lots are not available, and lot is unable to be built on without a variance.

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

Very old platted lots of record, and neighbors are either unwilling to sell or I have not been able to get in-touch with them.

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

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, without the variance this lot is not buildable

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?

Yes, I only requesting to build on a 75' wide lot and no less.

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

Will meet all other zoning requirements.

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:

Ch Goodin
 Signature of Applicant

 Signature of Co-applicant

Christopher Goodin, president
 Typed or printed name and title of applicant

 Typed or printed name of co-applicant

2/24/22
 Date

 Date

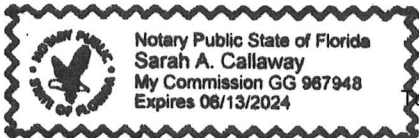
State of Florida County of Duval

The foregoing application is acknowledged before me this 24 day of February, 2022, by Christopher Goodin, who is/are personally known to me or who has/have produced _____ as identification.

NOTARY SEAL

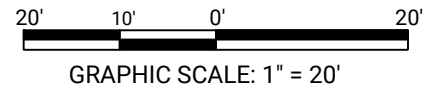
[Signature]

Signature of Notary Public, State of Florida

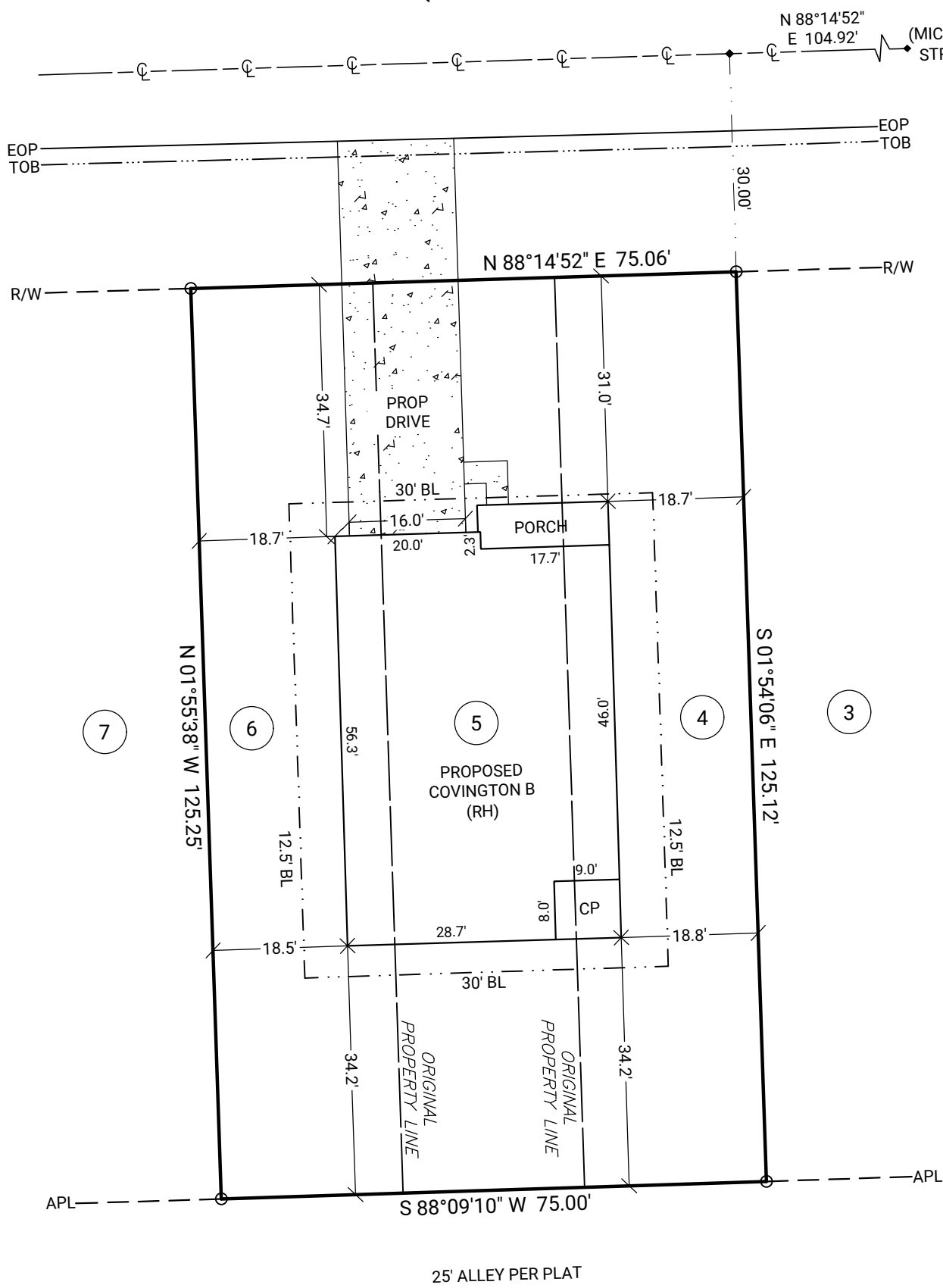


ADDRESS: WEST FIRST AVENUE

BEING LOTS 4-6, BLOCK 165, ACCORDING TO THE PLAT OF PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD BLOCK 178, RECORDED IN PLAT BOOK 1, PAGE 17 OF THE PUBLIC RECORD OF NASSAU COUNTY, FLORIDA.
 AREA: 9,392 S.F. ~ 0.215 ACRES



**WEST FIRST AVENUE
 60' R/W (PER PLAT)**



GENERAL NOTES

- Bearings shown hereon are based on the plat provided to Carter and Clark.
- Elevations shown hereon are based on the construction plans provided to Carter and Clark. Vertical Datum: Relative to Benchmark.
- This property lies within flood zone "X" (UNSHADED) according to FEMA FIRM # 12089C0135F, effective on 12/17/2010.
- This plat has been calculated for closure and is found to be accurate within one foot in 10,000+ feet.

BUILDING SETBACKS:
 (PER PLAT)
 Front: 30'
 Side: 12.5'
 Rear: 30'

PT Point of Tangency	CLB Centerline of Bank	LAN Lanai	TOF Top of Form	○ Rebar to be set
PI Point of Intersection	FH Fire Hydrant	TOB Top of Bank	BL Building Line	● Set Rebar (LB#8075)
PC Point of Curvature	WM Water Meter	CP Covered Patio	R/W Right of Way	○ Found Rebar ()
A/C Air Conditioning	A/C Air Conditioning	DE Drainage Easement	SF Square Feet	△ Found Mag Nail ()
CONC Concrete	CONC Concrete	UE Utility Easement	APL Approximate Property Line	⚡ Not To Scale
P Porch	P Porch	PROP Proposed	ABOC Approximate Back of Curb	→ Drainage Flow
PAT Patio	PAT Patio	FFE Finished Floor Elevation	-C- Center Line	

SUB: HILLIARD SPOT LOTS
 LOTS: 4-6 BLOCK 165
 Town of Hilliard, Nassau County, Florida

PLOT PLAN FOR:

FIELD WORK DATE: N/A
 PLAT DATE: 01/06/2022
 20220100795 FC: N/A

237 Aucilla Road
 Monticello, FL 32344
 www.carterandclark.com
 LICENSED BUSINESS # 8075

Carter & Clark Land Surveyors is unable to warrant the accuracy of boundary information, structures, easements, and buffers that are illustrated on the subdivision plat. This property may be subject to additional easements or restrictions of record. Adjoiners shown are per plat of record. The existence of utilities within utility easements have not been field verified by surveyor. Contact utility contractor for location prior to construction (if applicable). Dimensions from house to property lines should not be used to establish fences. This plat is for exclusive use by client. Use by third parties is at their own risk. The field data upon which this plat is based has a closure precision of one foot in 10,000+ feet and an angular error of 7 seconds per angle point and was adjusted using the compass rule. Equipment used: Leica Total Station- 12. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties.

PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE
 CHRISTOPHER WAYNE CLARK, FLORIDA
 CERTIFICATE NO. LS 7135

Christopher W Clark

This item has been electronically signed and sealed by Christopher Clark, PSM on 01/06/2022 using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY DEPICTED HEREON WAS CONDUCTED BY PERSONS UNDER MY DIRECT SUPERVISION AND MEETS OR EXCEEDS THE STANDARDS OF PRACTICE ESTABLISHED BY THE STATE OF FLORIDA AS OUTLINED IN 5J-17 FAC.

Property Ownership Affidavit

Date: Tuesday, February 2, 2021

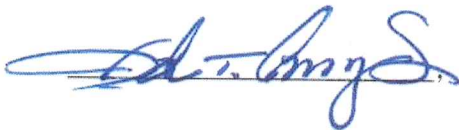
Town of Hilliard
15859 C.R. 108
Hilliard, FL 32046

Re: Zoning & Permitting of Multiple Parcels

RE #: 08-3N-24-2380-0178-0090; 08-3N-24-2380-0178-0180; 08-3N-24-2380-0178-0030; 08-3N-24-2380-0176-0070; 08-3N-24-2380-0159-0200; 08-3N-24-2380-0165-0010; 08-3N-24-2380-0148-0010; 08-3N-24-2380-0148-0010; 08-3N-24-2380-0148-0010; 08-3N-24-2380-0127-0010; 08-3N-24-2380-0127-0010; 08-3N-24-2380-0127-0010; 08-3N-24-2380-0136-0180; 08-3N-24-2380-0136-0030; 08-3N-24-2380-0139-0010; 08-3N-24-2380-0139-0200

Gentlemen:

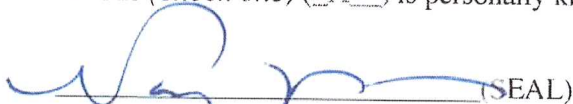
I, John T. Cassidy, Sr., as Managing Member of CCRC Woodlands, LTD., as to an undivided 2/3 interest and John T. Cassidy, Sr., as Executor of The Carol T. Cassidy Trust, as to an undivided 1/3 interest, hereby certify that I am an Owner/Representative of the property described in the attached legal description, in connection with re-zoning and filing applications for all applicable agencies to include but not limited to Town of Hilliard, Nassau County, SJRWMD, and ACOE/DEP.



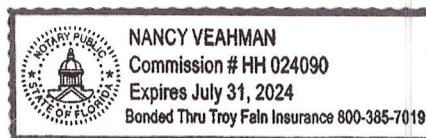
Print: John T. Cassidy, Sr.

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 2nd day of February, 2020, by John T. Cassidy Sr
He/She (*check one*) () is personally known to me, or () has produced a valid driver's license as identification

 (SEAL)

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



AGENT AUTHORIZATION

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

RE: Agent Authorization for the sites located below:

RE #: 08-3N-24-2380-0178-0090; 08-3N-24-2380-0178-0180; 08-3N-24-2380-0178-0030; 08-3N-24-2380-0176-0070; 08-3N-24-2380-0159-0200; 08-3N-24-2380-0165-0010; 08-3N-24-2380-0148-0010; 08-3N-24-2380-0148-0010; 08-3N-24-2380-0148-0010; 08-3N-24-2380-0127-0010; 08-3N-24-2380-0127-0010; 08-3N-24-2380-0127-0010; 08-3N-24-2380-0136-0180; 08-3N-24-2380-0136-0030; 08-3N-24-2380-0139-0010; 08-3N-24-2380-0139-0200

To Whom It May Concern:

You are hereby advised that the undersigned is the owner/representative of the referenced property described in Exhibit 1 attached hereto. Said owner hereby authorizes and empowers Coastland Group, LLC to act as agent to file application(s) for the above referenced site location/property address and in connection with such authorization to file such applications, papers, documents, request; and other matters necessary for such requested change.

BY: *John T. Cassidy Sr.*

John T. Cassidy, Sr., as Managing Member of CCRC Woodlands, LTD., as to an undivided 2/3 interest and John T. Cassidy, Sr., as Executor of The Carol T. Cassidy Trust, as to an undivided 1/3 interest
Signature of Owner

John T. Cassidy, Sr.
Print Name

904-924-9624 EXT. 118
Telephone Number

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 2nd day of February, 2020, by John T. Cassidy Sr He/She (check one) () is personally known to me, or () has produced a valid driver's license as identification.

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



GENERAL AUTHORIZATION LETTER

TO WHOM IT MAY CONCERN:

I hereby certify that I have Read and understand the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge.

Please print:

Name of Owner(s): CCRC WOODLANDS, LTD. and The Carol T. Cassidy Trust by: John T. Cassidy, Sr., as Managing Member of CCRC Woodlands, LTD., as to an undivided 2/3 interest and John T. Cassidy, Sr., as Executor of The Carol T. Cassidy Trust, as to an undivided 1/3 interest

Address of Owner(s):

4223 Lakeside Drive, Jacksonville, FL 32210

Telephone: 904-924-9624 EXT 118

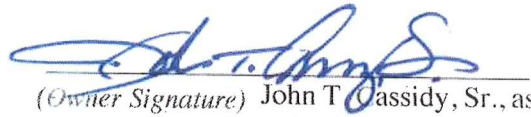
Name of Agent:

Tocoi Engineering

Address of Agent:

714 N Orange Ave.

Green Cove Springs, FL 32043



(Owner Signature) John T. Cassidy, Sr., as Managing Member of CCRC Woodlands, LTD., as to an undivided 2/3 interest and John T. Cassidy, Sr., as Executor of The Carol T. Cassidy Trust, as to an undivided 1/3 interest

(Agent Signature)

PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD

IN NASSAU COUNTY, FLORIDA,
being part of Section 8, T. 3 N. R. 24 East.

Scale: 1" = 200'



STATE OF FLORIDA) ss. *Wm. B. ...*
COUNTY OF NASSAU)

do hereby certify that the within and foregoing plat of the West Portion of the Town of Hilliard, in Nassau County, Florida, being part of Section 8, T. 3 N. R. 24 East, is a true and correct copy of the original plat on file in the office of the Clerk of the County of Nassau, Florida, and that the same was duly recorded in the public records of said County, Florida, on the 25th day of April, 1900, at 2 o'clock and 30 minutes of the afternoon of that day.

Wm. B. ...
Clerk of the County of Nassau, Florida.

CHICAGO TITLE AND TRUST COMPANY
By *...*
Attorney

STATE OF ILLINOIS) ss. *...*
COUNTY OF COOK)

do hereby certify that the within and foregoing plat of the West Portion of the Town of Hilliard, in Nassau County, Florida, being part of Section 8, T. 3 N. R. 24 East, is a true and correct copy of the original plat on file in the office of the Clerk of the County of Cook, Illinois, and that the same was duly recorded in the public records of said County, Illinois, on the 25th day of April, 1900, at 2 o'clock and 30 minutes of the afternoon of that day.

...
Clerk of the County of Cook, Illinois.

Filed April 25th 1900
Edwin R. Williams
Clerk, C. C. R.

Recorded April 25th 1900
Book Bg. Page 222
Edwin R. Williams
Clerk, C. C. R.

SW Cor. Sec. 8

3360 ft

FEB 24 1995

FOR RECORDER

BK0724 PG0971

OFFICIAL RECORDS

PREPARED BY AND RETURN TO:
Frank J. Tong, Esq.
3218 One Enterprise Center
Jacksonville, Florida 32202

R24.00
DS 446.75.00



WARRANTY DEED

THIS WARRANTY DEED made as of the 16th day of December, 1994, by Carol T. Cassidy, whose address is 4646 Algonquin Avenue, Jacksonville, Florida 32210, hereinafter called the Grantor, to CCRC WOODLANDS, LTD., a Florida limited partnership, whose address is, 6870 Phillips Highway, Jacksonville, Florida 32216-6036, and whose taxpayer identification number is applied for, hereinafter called the Grantee.

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, sell and convey unto the Grantee, and Grantee's heirs, successors and assigns forever all that certain real property situate in Nassau County, Florida, described as follows:

See Exhibit "A" Attached

Parcel Identification Number: See Exhibit "B"

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 Grantee that, except as set forth below, Grantor is lawfully seized of said property in fee simple; that Grantor has good right and lawful authority to sell and convey said property; that said property is free from all encumbrances; that Grantee shall have peaceable and quiet possession thereof; and that Grantor hereby fully warrants the title to said property and will defend the same against the lawful claims of all persons whomsoever.

This conveyance is subject to covenants, easements and restrictions of record and to ad valorem taxes levied or which may become a lien subsequent to December 31 of the calendar year next preceding the date hereof.

IN WITNESS WHEREOF, this deed has been executed as of the date first above written.

Signed, sealed and delivered in the presence of:

Richard C. Cassidy, Sr.
Name: RICHARD C. CASSIDY, SR.

Mary Ann Fortner
Name: MARY ANN FORTNER

Carol T. Cassidy
Carol T. Cassidy
4646 Algonquin Avenue
Jacksonville, Florida 32210

131108 MASSAU COUNTY STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE FEB 24 '95 980.00

BK 0724 PG 0972 OFFICIAL RECORDS

STATE OF FLORIDA COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 16th day of December, 1994 by Carol T. Cassidy, (x) who is personally known to me () or who has produced _____ as identification and who did take an oath.

NOTARY PUBLIC: sign: Peggy A. Baskette print: Peggy A. Baskette State of Florida at Large (Seal) My commission expires:

PEGGY A. BASKETTE MY COMMISSION EXPIRES FEBRUARY 25, 1997 CONTACT YOUR LOCAL GOVERNMENT, ETC.

131107 MASSAU COUNTY STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE FEB 24 '95 980.00

131110 MASSAU COUNTY STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE FEB 24 '95 980.00

131121 MASSAU COUNTY STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE FEB 24 '95 980.00

131109 MASSAU COUNTY STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE FEB 24 '95 980.00

131120 MASSAU COUNTY STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE FEB 24 '95 980.00

131101 MASSAU COUNTY STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE FEB 24 '95 980.00

131119 MASSAU COUNTY STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE FEB 24 '95 980.00

131106 MASSAU COUNTY STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE FEB 24 '95 980.00

131118 MASSAU COUNTY STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE FEB 24 '95 980.00

131102 MASSAU COUNTY STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE FEB 24 '95 980.00

131117 MASSAU COUNTY STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE FEB 24 '95 980.00

131104 MASSAU COUNTY STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE FEB 24 '95 980.00

131115 MASSAU COUNTY STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE FEB 24 '95 980.00

131105 MASSAU COUNTY STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE FEB 24 '95 980.00

131115 MASSAU COUNTY STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE FEB 24 '95 980.00

131103 MASSAU COUNTY STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE FEB 24 '95 980.00



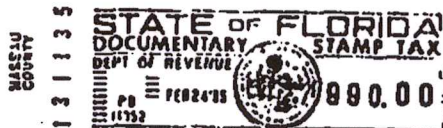
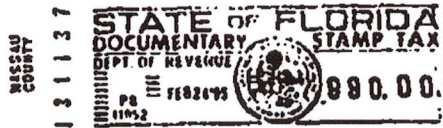
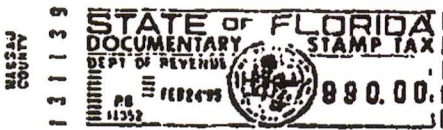
BK 0724 PG 0973
OFFICIAL RECORDS



EXHIBIT "A"

All of the Grantor's undivided 2/3rds interest in and to all the real property in which Grantor owns an undivided 2/3rds interest located in Nassau County, Florida which includes the parcel identification numbers without limitation as listed in Exhibit "B" and consists of an undivided 2/3rds interest in approximately 12,625.62 acres LESS AND EXCEPT:

The West one-half (1/2) of Lots 63 and 64, CORNWALL SURVEY, located in Section 18, Township 3 North, Range 23 East, Nassau County, Florida.



MASSACHUSETTS COUNTY 311453112

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE FEB 24 '98 890.00

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE FEB 24 '98 890.00

BK 0724 PG 0974 OFFICIAL RECORDS

MASSACHUSETTS COUNTY 31144

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE FEB 24 '98 890.00

EXHIBIT "B"

MASSACHUSETTS COUNTY 31142

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE FEB 24 '98 890.00

01-3N-23-2020-0001-0000	05-2N-24-2240-0305-0180	05-2N-24-2240-0331-0010	05-2N-24-2240-0369-0010
05-3N-24-2020-0018-0000	05-2N-24-2240-0309-0010	05-2N-24-2240-0332-0010	05-2N-24-2240-0360-0010
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MASSACHUSETTS COUNTY 31126

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE FEB 24 '98 890.00

BASSAU COUNTY
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 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 P.B. FEB 24 '95
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BK 0724 PG 0975
 OFFICIAL RECORDS

BASSAU COUNTY
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 STATE OF FLORIDA
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 P.B. FEB 24 '96
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BASSAU COUNTY
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 STATE OF FLORIDA
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 P.B. FEB 24 '95
 11052
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BASSAU COUNTY
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 STATE OF FLORIDA
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 P.B. FEB 24 '95
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 DEPT. OF REVENUE
 P.B. FEB 24 '95
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 DEPT. OF REVENUE
 P.B. FEB 24 '95
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BASSAU COUNTY
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 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 P.B. FEB 24 '95
 11052
 890.00

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95 FEB 24 PM 3:44

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 RECEIVED
 1995 FEB 24 PM 3:44

Parcel ID/Number: **08-3N-24-2380-0165-0040**

Short Legal (from Nassau County Property Appraiser): **BLOCK 165 LOTS 4 5 & 6 TOWN OF HILLIARD**

Legal Description: **BEING LOTS 4-6, BLOCK 165 ACCORDING TO THE PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD, RECORDED IN PLAT BOOK 1, PAGE 17 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.**

FEB 24 1995

FOR RECORDER

ITEM-7

PREPARED BY AND RETURN TO:
Frank J. Yong, Esq.
3235 One Enterprise Center
Jacksonville, Florida 32202

BK0724 PG0971

OFFICIAL RECORDS

R 24.00
CS 446.75.00



WARRANTY DEED

THIS WARRANTY DEED made as of the 16th day of December, 1994, by Carol T. Cassidy, whose address is 4646 Algonquin Avenue, Jacksonville, Florida 32210, hereinafter called the Grantor, to CCRC WOODLANDS, LTD., a Florida limited partnership, whose address is, 6870 Phillips Highway, Jacksonville, Florida 32216-6036, and whose taxpayer identification number is applied for, hereinafter called the Grantee.

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, sell and convey unto the Grantee, and Grantee's heirs, successors and assigns forever all that certain real property situate in Nassau County, Florida, described as follows:

See Exhibit "A" Attached

Parcel Identification Number: See Exhibit "B"

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 Grantee that, except as set forth below, Grantor is lawfully seized of said property in fee simple; that Grantor has good right and lawful authority to sell and convey said property; that said property is free from all encumbrances; that Grantee shall have peaceable and quiet possession thereof; and that Grantor hereby fully warrants the title to said property and will defend the same against the lawful claims of all persons whomsoever.

This conveyance is subject to covenants, easements and restrictions of record and to ad valorem taxes levied or which may become a lien subsequent to December 31 of the calendar year next preceding the date hereof.

IN WITNESS WHEREOF, this deed has been executed as of the date first above written.

Signed, sealed and delivered
in the presence of:

Richard C. Cassidy, Sr.
Name: RICHARD C. CASSIDY, SR.

Mary Ann Fortner
Name: MARY ANN FORTNER

Carol T. Cassidy
Carol T. Cassidy
4646 Algonquin Avenue
Jacksonville, Florida 32210

MASSAU COUNTY
131108
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
11252
890.00

BK0724PG0972
OFFICIAL RECORDS

ITEM-7

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 16th day of December, 1994 by Carol T. Cassidy, (✓) who is personally known to me () or who has produced _____ as identification and who did take an oath.

NOTARY PUBLIC:
sign: Peggy A. Baskette
print: Peggy A. Baskette
State of Florida at Large (Seal)
My commission expires:

MASSAU COUNTY
131107
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
11252
890.00

PEGGY A. BASKETTE
MY COMMISSION EXPIRES
February 29, 1997
SCORER STATE NOTARY PUBLIC, INC.

MASSAU COUNTY
131110
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
11252
890.00

MASSAU COUNTY
131121
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
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MASSAU COUNTY
131109
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
11252
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MASSAU COUNTY
131120
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
11252
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MASSAU COUNTY
131101
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
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MASSAU COUNTY
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STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
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MASSAU COUNTY
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DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
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MASSAU COUNTY
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STATE OF FLORIDA
DOCUMENTARY STAMP TAX
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PB FEB24'95
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MASSAU COUNTY
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DOCUMENTARY STAMP TAX
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PB FEB24'95
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MASSAU COUNTY
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STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
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DOCUMENTARY STAMP TAX
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DOCUMENTARY STAMP TAX
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PB FEB24'95
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STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
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MASSAU COUNTY
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STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
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MASSAU COUNTY
131103
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
11252
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OFFICIAL RECORDS

131114
NASSAU COUNTY
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
11352

131113
NASSAU COUNTY
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
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NASSAU COUNTY
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
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131140
NASSAU COUNTY
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
11352

EXHIBIT "A"

All of the Grantor's undivided 2/3rds interest in and to all the real property in which Grantor owns an undivided 2/3rds interest located in Nassau County, Florida which includes the parcel identification numbers without limitation as listed in Exhibit "B" and consists of an undivided 2/3rds interest in approximately 12,625.62 acres LESS AND EXCEPT:

The West one-half (1/2) of Lots 63 and 64, CORNWALL SURVEY, located in Section 18, Township 3 North, Range 23 East, Nassau County, Florida.

131139
NASSAU COUNTY
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
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131137
NASSAU COUNTY
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PB FEB24'95 890.00
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NASSAU COUNTY
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
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BK 0724 PG 0974
OFFICIAL RECORDS

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BASSAU COUNTY

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '98 11052
890.00

EXHIBIT "B"

3 1 1 4 2
BASSAU COUNTY

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '98 11052
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Land Use Administrator, Lee Anne Wollitz participated in a Teams Call with Christopher Goodin along with his team on Tuesday, January 3rd.

At that time, we discussed variance applications:

20220927.10 for parcel ID# 08-3n-24-2380-0165-0040,

20220927.11 for parcel ID# 08-3n-24-2380-0165-0010,

20220927.12 for parcel ID# 08-3n-24-2380-0148-0160,

20220927.13 for parcel ID# 08-3n-24-2380-0148-0130.

At this time the Goodin team have asked to defer their applications for these variances until June 13, 2023.

We, Town of Hilliard staff, will be meeting with the Goodin team next week to try to determine a plan for these properties and others they wish to develop within the Town of Hilliard.



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

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

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

SUBJECT: 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.

BACKGROUND:

Mr. Christopher Goodin of Coastland Group, LLC agent for CCRC Woodlands, LTD., 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-24-2380-0165-0010, and is described as Block 165, Lots 1 through 3, located on County Road 108 between Wisconsin Street and Michigan 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 developed. The property is a corner lot. West of the subject property, there are three vacant lots owned by the same property as the subject property.

Attached is the analysis of the requested variance.

A Public Hearing on the variance was held on November 8, 2022. At the end of the public hearing, the applicant requested the application be deferred to the December 13, 2022, Planning and Zoning Board meeting. The Planning and Zoning Board voted to defer action to the December 13, 2022, Planning and Zoning Board meeting. On December 1, 2022, the applicant requested a deferral to the January meeting.

FINANCIAL IMPACT:

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

RECOMMENDATION

The reduction of the lot size is being proposed in the proposed Land Development Regulations (LDRS). The updated LDRs will allow the reduction in the lot. 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-24-2380-0165-0010 does not meets the requirements of Section 62-183.



AGENDA ITEM REPORT

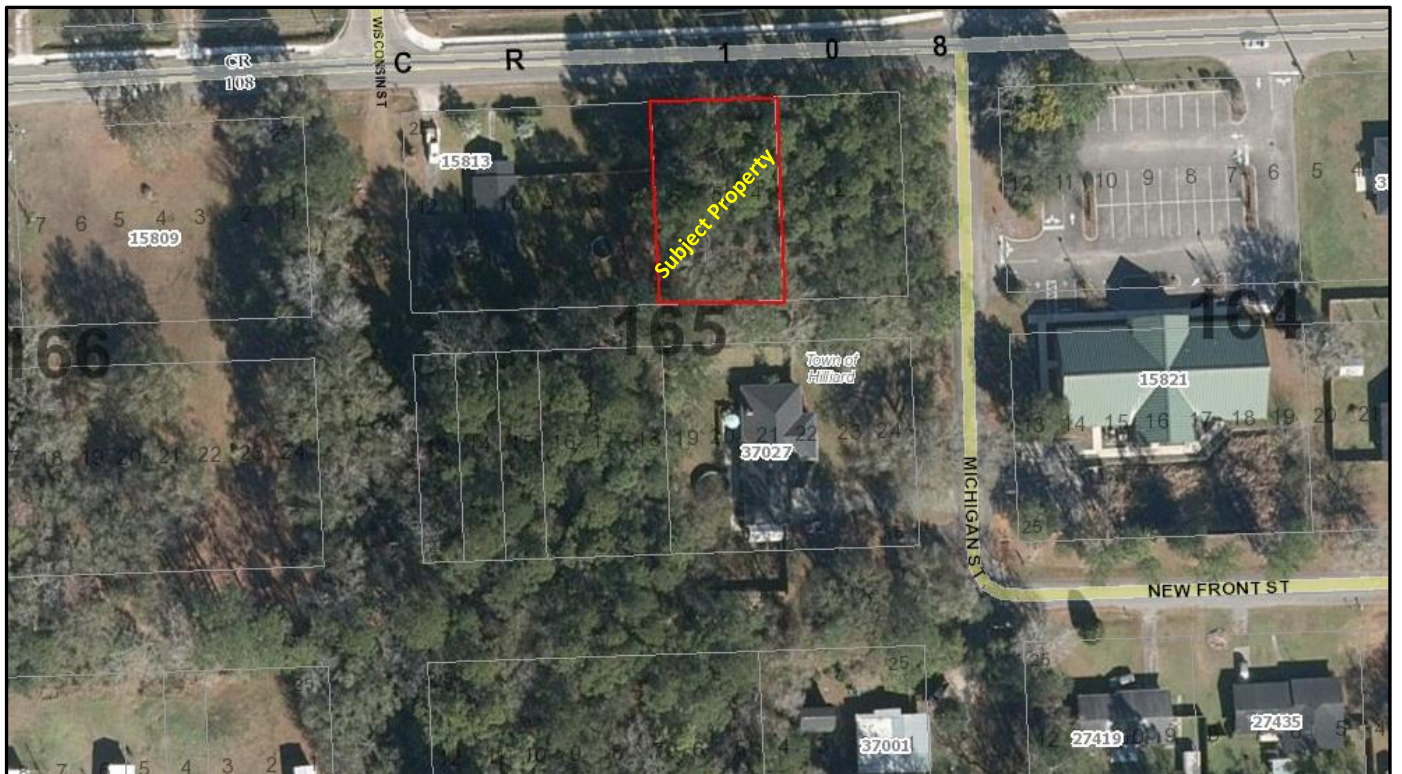
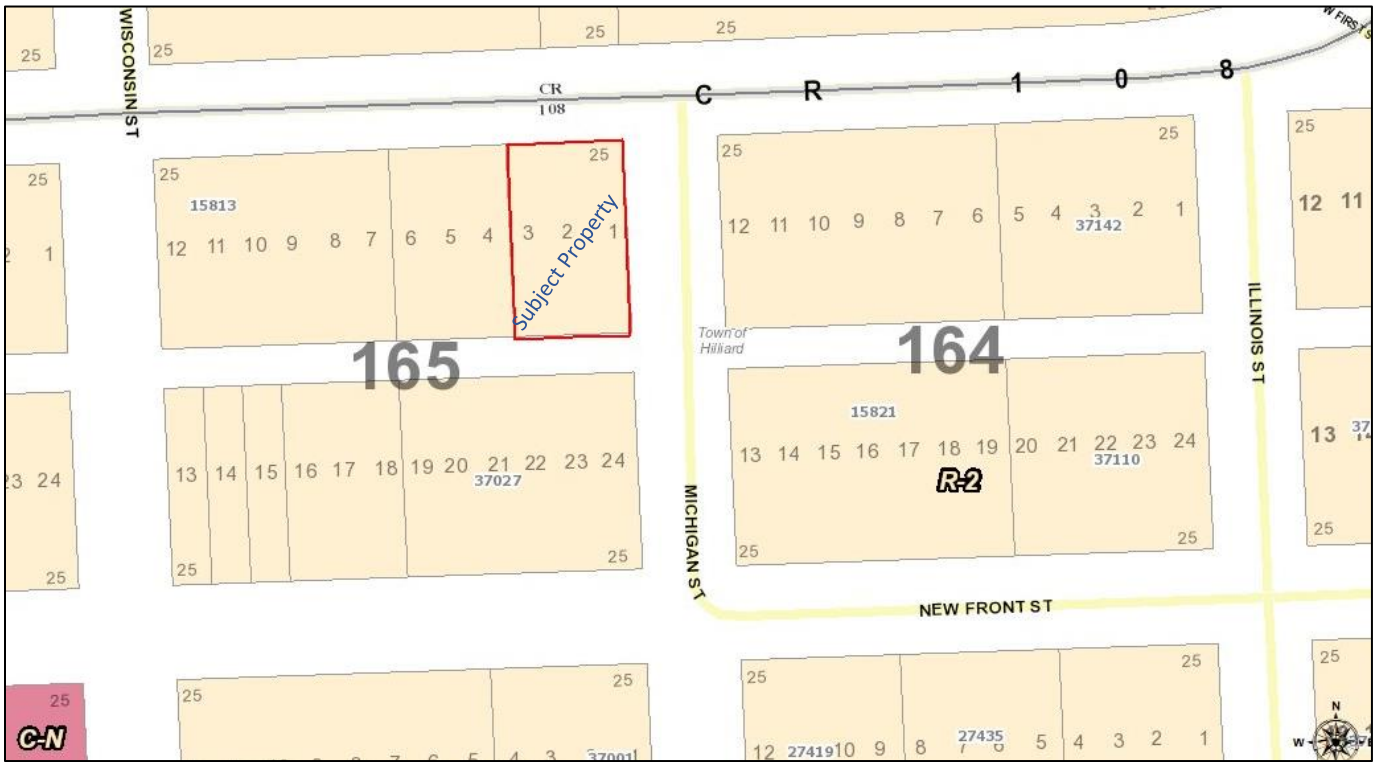
STAFF REPORT AND RECOMMENDATIONS FOR VARIANCE 20220927-11

1. Owner / Applicant Information:
Applicant – Christopher Goodin
Coastland Group
200 First Street
Neptune Beach, Florida 32266

Owner – CCRC Woodland, LTD.
4223 Lakeside Drive
Jacksonville, Florida 32210
2. Property Information
Parcel ID: #08-3N-24-2380-0165-0010
Location: County Road 108 between Wisconsin Street and Michigan Street
Future Land Use Map Designation: Medium Density Residential (MDR)
Current Zoning: R-2, Single Family district
Acres: approximately 0.21 acres (9,148 s.f.)
3. Description: Mr. Christopher Goodin, on behalf of CCRC Woodland, LTD., property owner 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 9,583 square feet. The property Tax ID is 08-3N-24-2380-0159-0200, and is described as Block 165, Lots 1 through 3, County Road 108 between Wisconsin Street and Michigan 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.

Parcel Map

08-3N-24-2380-0165-0010



The property owner owns 6 lots in 2 parcels, each parcel with 3 lots, on the block. The applicant would like to build 1 dwelling unit on each parcel. A second variance has been applied for the second parcel. As individual parcels, without a variance, neither parcel could be developed. If the parcels were combined, one dwelling unit could be developed meeting the R-2 zoning requirements.

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.

The Future Land Use Map (FLUM) designation for the property is Medium Density Residential (MDR), allowing 2 to 6 units per acre, or a minimum lot size of 7,250 s.f. Most of the platted lots in the Town are 25' x 125' or 3,125 s.f. A minimum of three of these sized lots are required to comply with the MDR FLUM category. The R-2 zoning district requires a minimum of 4 lots to build a single family dwelling unit. The Variance allow the property owner to construct 1 dwelling unit on the 3 lots.

RECOMMENDATION:

The reduction of the lot size is being proposed in the proposed Land Development Regulations (LDRS). The updated LDRs may allow the reduction in the number of lot. 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-24-2380-0165-0010 does not meet the requirements of Section 62-183. Specifically:

- (a) (1) The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section,

There are many locations throughout the Town that property owners do not have enough land to meet the current R-2 zoning. The subject property could be developed for one single family development if it was combined with the parcel to the west. The Planning and Zoning Board identified this as a problem and made recommendation to the Town Council to change the lot size requirement with the updated LDRs in the R-2 zoning district.

- (5) The grant of the variance will:

- 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.

The applicant would not be able to develop the property with a smaller lot size than allowed by Code, unless it was combined with the parcel to the west.

- (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

The property owner could develop the property without the variance if the subject property was combined with the parcel on the west. The variance request is to allow the building 2 dwelling units on the block, instead of 1 if the parcels are combined on the block, a financial gain to the property owner.



Town of Hilliard Variance Application

FOR OFFICE USE ONLY

File # _____

Application Fee: _____

Filing Date: _____ Acceptance Date: _____

A. PROJECT

- Project Name: Single Lot 1
- Address of Subject Property: None Assigned
- Parcel ID Number(s) 08-3N-24-2380-0165-0010
- Existing Use of Property: Vacant platted Lot - 3 lots 25' wide
- Future Land Use Map Designation: Medium Density
- Zoning Designation: R-2
- Acreage: 0.22

B. APPLICANT

- Applicant's Status Owner (title holder) Agent
- Name of Applicant(s) or Contact Person(s): Christopher Goodin Title: President`
 Company (if applicable): Coastland Group, LLC
 Mailing address: 200 First Street
 City: Neptune Beach State: FL ZIP: 32266
 Telephone: (919-671-5825) FAX: () e-mail: cgoodin@coastlandgroup.com
- If the applicant is agent for the property owner*:
 Name of Owner (title holder): CCRC Woodlands LTD
 Company (if applicable): _____
 Mailing address: 4223 Lakeside Drive
 City: Jacksonville State: FL ZIP: 32210
 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: Reduce minimum lot width
- 2. Section of Town Code under which the variance is sought Section 62-284(c) (1)
- 3. Reason Variance is requested: To construct a home on 3 lots (75' wide)
- 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?

Additional lots are not available, and lot is unable to be built on without a variance.

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

Very old platted lots of record, and neighbors are either unwilling to sell or I have not been able to get in-touch with them.

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

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, without the variance this lot is not buildable

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?

Yes, I only requesting to build on a 75' wide lot and no less.

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

Will meet all other zoning requirements.

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:

Ch Goodin
 Signature of Applicant

 Signature of Co-applicant

Christopher Goodin, president
 Typed or printed name and title of applicant

 Typed or printed name of co-applicant

2/24/22
 Date

 Date

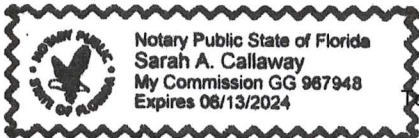
State of Florida County of Duval

The foregoing application is acknowledged before me this 24 day of February, 2022, by christopher Goodin, who is/are personally known to me or who has/have produced _____ as identification.

NOTARY SEAL

[Signature]

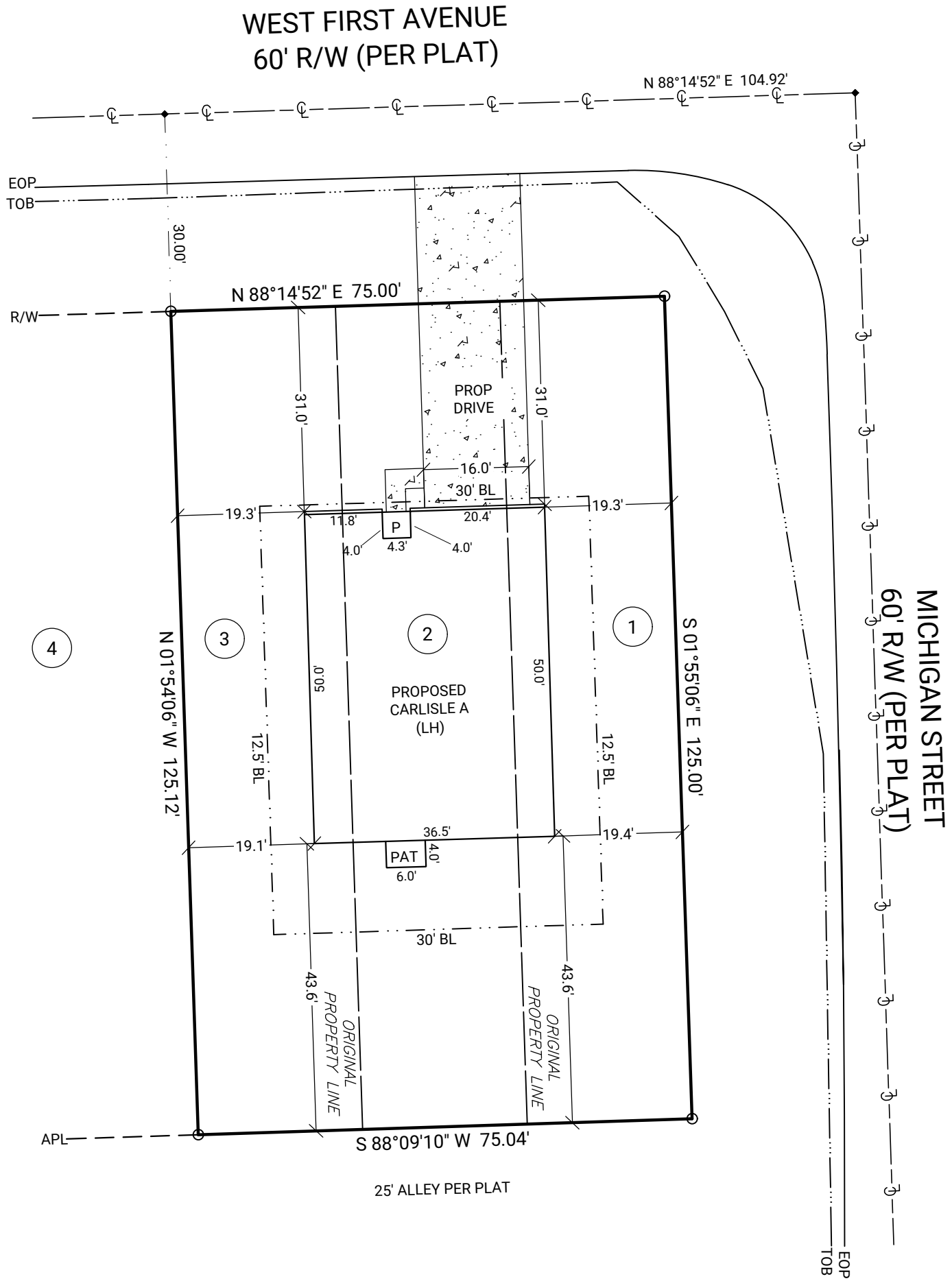
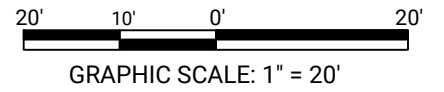
Signature of Notary Public, State of Florida



ADDRESS: WEST FIRST AVENUE

BEING LOTS 1-3, BLOCK 165, ACCORDING TO THE PLAT OF PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD BLOCK 178, RECORDED IN PLAT BOOK 1, PAGE 17 OF THE PUBLIC RECORD OF NASSAU COUNTY, FLORIDA.

AREA: 9,382 S.F. ~ 0.215 ACRES



GENERAL NOTES

- Bearings shown hereon are based on the plat provided to Carter and Clark.
- Elevations shown hereon are based on the construction plans provided to Carter and Clark. Vertical Datum: Relative to Benchmark.
- This property lies within flood zone "X" (UNSHADED) according to FEMA FIRM # 12089C0135F, effective on 12/17/2010.
- This plat has been calculated for closure and is found to be accurate within one foot in 10,000+ feet.

BUILDING SETBACKS:

- (PER PLAT)
 Front: 30'
 Side: 12.5'
 Rear: 30'

PT Point of Tangency	CLB Centerline of Bank	LAN Lanai	TOF Top of Form	○ Rebar to be set
PI Point of Intersection	FH Fire Hydrant	TOB Top of Bank	BL Building Line	● Set Rebar (LB#8075)
PC Point of Curvature	WM Water Meter	CP Covered Patio	R/W Right of Way	○ Found Rebar ()
A/C Air Conditioning	A/C Air Conditioning	DE Drainage Easement	SF Square Feet	△ Found Mag Nail ()
CONC Concrete	CONC Concrete	UE Utility Easement	APL Approximate Property Line	⚡ Not To Scale
P Porch	P Porch	PROP Proposed	ABOC Approximate Back of Curb	→ Drainage Flow
PAT Patio	PAT Patio	FFE Finished Floor Elevation	-C- Center Line	

SUB: HILLIARD SPOT LOTS
 LOTS: 1-3 BLOCK 165
 Town of Hilliard, Nassau County, Florida

PLOT PLAN FOR:

FIELD WORK DATE: N/A
 PLAT DATE: 01/06/2022
 20220100793 FC: N/A

237 Aucilla Road
 Monticello, FL 32344
 www.carterandclark.com
 LICENSED BUSINESS # 8075

Carter & Clark Land Surveyors is unable to warrant the accuracy of boundary information, structures, easements, and buffers that are illustrated on the subdivision plat. This property may be subject to additional easements or restrictions of record. Adjoiners shown are per plat of record. The existence of utilities within utility easements have not been field verified by surveyor. Contact utility contractor for location prior to construction (if applicable). Dimensions from house to property lines should not be used to establish fences. This plat is for exclusive use by client. Use by third parties is at their own risk. The field data upon which this plat is based has a closure precision of one foot in 10,000+ feet and an angular error of 7 seconds per angle point and was adjusted using the compass rule. Equipment used: Leica Total Station- 12. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties.

PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE
 CHRISTOPHER WAYNE CLARK, FLORIDA
 CERTIFICATE NO. LS 7135
 Christopher W Clark

This item has been electronically signed and sealed by Christopher Clark, PSM on 01/06/2022 using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY DEPICTED HEREON WAS CONDUCTED BY PERSONS UNDER MY DIRECT SUPERVISION AND MEETS OR EXCEEDS THE STANDARDS OF PRACTICE ESTABLISHED BY THE STATE OF FLORIDA AS OUTLINED IN 5J-17 FAC.

Property Ownership Affidavit

Date: Tuesday, February 2, 2021

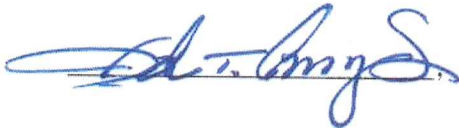
Town of Hilliard
15859 C.R. 108
Hilliard, FL 32046

Re: Zoning & Permitting of Multiple Parcels

RE #: 08-3N-24-2380-0178-0090; 08-3N-24-2380-0178-0180; 08-3N-24-2380-0178-0030; 08-3N-24-2380-0176-0070; 08-3N-24-2380-0159-0200; 08-3N-24-2380-0165-0010; 08-3N-24-2380-0148-0010; 08-3N-24-2380-0148-0010; 08-3N-24-2380-0148-0010; 08-3N-24-2380-0127-0010; 08-3N-24-2380-0127-0010; 08-3N-24-2380-0127-0010; 08-3N-24-2380-0136-0180; 08-3N-24-2380-0136-0030; 08-3N-24-2380-0139-0010; 08-3N-24-2380-0139-0200

Gentlemen:

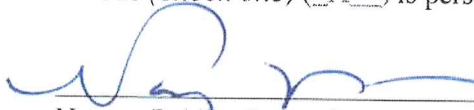
I, John T. Cassidy, Sr., as Managing Member of CCRC Woodlands, LTD., as to an undivided 2/3 interest and John T. Cassidy, Sr., as Executor of The Carol T. Cassidy Trust, as to an undivided 1/3 interest, hereby certify that I am an Owner/Representative of the property described in the attached legal description, in connection with re-zoning and filing applications for all applicable agencies to include but not limited to Town of Hilliard, Nassau County, SJRWMD, and ACOE/DEP.

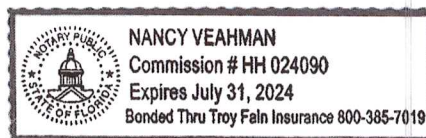


Print: John T. Cassidy, Sr.

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 2nd day of February, 2020, by John T. Cassidy Sr
He/She (*check one*) () is personally known to me, or () has produced a valid driver's license as identificati

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



AGENT AUTHORIZATION

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

RE: Agent Authorization for the sites located below:

RE #: 08-3N-24-2380-0178-0090; 08-3N-24-2380-0178-0180; 08-3N-24-2380-0178-0030; 08-3N-24-2380-0176-0070; 08-3N-24-2380-0159-0200; 08-3N-24-2380-0165-0010; 08-3N-24-2380-0148-0010; 08-3N-24-2380-0148-0010; 08-3N-24-2380-0148-0010; 08-3N-24-2380-0127-0010; 08-3N-24-2380-0127-0010; 08-3N-24-2380-0127-0010; 08-3N-24-2380-0136-0180; 08-3N-24-2380-0136-0030; 08-3N-24-2380-0139-0010; 08-3N-24-2380-0139-0200

To Whom It May Concern:

You are hereby advised that the undersigned is the owner/representative of the referenced property described in Exhibit 1 attached hereto. Said owner hereby authorizes and empowers Coastland Group, LLC to act as agent to file application(s) for the above referenced site location/property address and in connection with such authorization to file such applications, papers, documents, request; and other matters necessary for such requested change.

BY: [Handwritten Signature]

John T. Cassidy, Sr., as Managing Member of CCRC Woodlands, LTD., as to an undivided 2/3 interest and John T. Cassidy, Sr., as Executor of The Carol T. Cassidy Trust, as to an undivided 1/3 interest
Signature of Owner

John T. Cassidy, Sr.
Print Name

904-924-9624 EXT. 118
Telephone Number

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 2nd day of February, 2020, by John T. Cassidy Sr He/She (check one) (X) is personally known to me, or () has produced a valid driver's license as identification.

[Handwritten Signature] (SEAL)
Notary Public, State of and county aforesaid
Name:
My Commission Expires:
My Commission Number is:



GENERAL AUTHORIZATION LETTER

TO WHOM IT MAY CONCERN:

I hereby certify that I have Read and understand the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge.

Please print:

Name of Owner(s): CCRC WOODLANDS, LTD. and The Carol T. Cassidy Trust by: John T. Cassidy, Sr., as Managing Member of CCRC Woodlands, LTD., as to an undivided 2/3 interest and John T. Cassidy, Sr., as Executor of The Carol T. Cassidy Trust, as to an undivided 1/3 interest

Address of Owner(s):

4223 Lakeside Drive, Jacksonville, FL 32210

Telephone: 904-924-9624 EXT 118

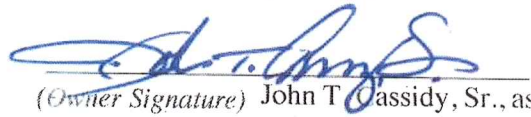
Name of Agent:

Tocoi Engineering

Address of Agent:

714 N Orange Ave.

Green Cove Springs, FL 32043



(Owner Signature) John T. Cassidy, Sr., as Managing Member of CCRC Woodlands, LTD., as to an undivided 2/3 interest and John T. Cassidy, Sr., as Executor of The Carol T. Cassidy Trust, as to an undivided 1/3 interest

(Agent Signature)

PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD

IN NASSAU COUNTY, FLORIDA,
being part of Section 8, T. 3 N. R. 24 East.

Scale: 1" = 200'



STATE OF FLORIDA) ss. *Wm. B. ...*
COUNTY OF NASSAU)

do hereby certify that the within and foregoing plat of the West Portion of the Town of Hilliard, in Nassau County, Florida, being part of Section 8, T. 3 N. R. 24 East, has been duly surveyed and approved by the Board of Surveyors of said County, and that the same is in conformity with the provisions of the Statutes of this State relating to the surveying and platting of land.

Given under my hand and the Seal of said County, this 17th day of April, 1911.

Wm. B. ...
Surveyor

CHICAGO TITLE AND TRUST COMPANY
By *...*
Attorney

STATE OF ILLINOIS) ss. *...*
COUNTY OF COOK)

do hereby certify that the within and foregoing plat of the West Portion of the Town of Hilliard, in Nassau County, Florida, being part of Section 8, T. 3 N. R. 24 East, has been duly surveyed and approved by the Board of Surveyors of said County, and that the same is in conformity with the provisions of the Statutes of this State relating to the surveying and platting of land.

Given under my hand and the Seal of said County, this 17th day of April, A.D. 1911.

...
Surveyor

Filed April 25th 1911
Edwin R. Williams
Clerk, C.O.C.

Recorded April 25th 1911
Book Bg. Page 222
Edwin R. Williams
Clerk, C.O.C.

SW Cor. Sec. 8

3360 ft

FEB 24 1995

FOR RECORDER

BK0724 PG0971

OFFICIAL RECORDS

PREPARED BY AND RETURN TO:
Frank J. Tong, Esq.
3218 One Enterprise Center
Jacksonville, Florida 32202

R24.00
DS 446.75.00



WARRANTY DEED

THIS WARRANTY DEED made as of the 16th day of December, 1994, by Carol T. Cassidy, whose address is 4646 Algonquin Avenue, Jacksonville, Florida 32210, hereinafter called the Grantor, to CCRC WOODLANDS, LTD., a Florida limited partnership, whose address is, 6870 Phillips Highway, Jacksonville, Florida 32216-6036, and whose taxpayer identification number is applied for, hereinafter called the Grantee.

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, sell and convey unto the Grantee, and Grantee's heirs, successors and assigns forever all that certain real property situate in Nassau County, Florida, described as follows:

See Exhibit "A" Attached

Parcel Identification Number: See Exhibit "B"

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 Grantee that, except as set forth below, Grantor is lawfully seized of said property in fee simple; that Grantor has good right and lawful authority to sell and convey said property; that said property is free from all encumbrances; that Grantee shall have peaceable and quiet possession thereof; and that Grantor hereby fully warrants the title to said property and will defend the same against the lawful claims of all persons whomsoever.

This conveyance is subject to covenants, easements and restrictions of record and to ad valorem taxes levied or which may become a lien subsequent to December 31 of the calendar year next preceding the date hereof.

IN WITNESS WHEREOF, this deed has been executed as of the date first above written.

Signed, sealed and delivered in the presence of:

Richard C. Cassidy, Sr.
Name: RICHARD C. CASSIDY, SR.

Mary Ann Fortner
Name: MARY ANN FORTNER

Carol T. Cassidy
Carol T. Cassidy
4646 Algonquin Avenue
Jacksonville, Florida 32210

131108 MASSAU COUNTY STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE FEB 24 '95 990.00

BK 0724 PG 0972 OFFICIAL RECORDS

STATE OF FLORIDA COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 16th day of December, 1994 by Carol T. Cassidy, (x) who is personally known to me () or who has produced _____ as identification and who did take an oath.

NOTARY PUBLIC: sign: Peggy A. Baskette print: Peggy A. Baskette State of Florida at Large (Seal) My commission expires:

PEGGY A. BASKETTE MY COMMISSION EXPIRES FEBRUARY 25, 1997 CONTACT YOUR JAIL GUARDIAN, ETC.

131107 MASSAU COUNTY STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE FEB 24 '95 990.00

131110 MASSAU COUNTY STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE FEB 24 '95 990.00

131109 MASSAU COUNTY STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE FEB 24 '95 990.00

131101 MASSAU COUNTY STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE FEB 24 '95 990.00

131106 MASSAU COUNTY STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE FEB 24 '95 990.00

131102 MASSAU COUNTY STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE FEB 24 '95 990.00

131104 MASSAU COUNTY STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE FEB 24 '95 990.00

131105 MASSAU COUNTY STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE FEB 24 '95 990.00

131103 MASSAU COUNTY STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE FEB 24 '95 990.00

131121 MASSAU COUNTY STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE FEB 24 '95 990.00

131120 MASSAU COUNTY STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE FEB 24 '95 990.00

131119 MASSAU COUNTY STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE FEB 24 '95 990.00

131118 MASSAU COUNTY STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE FEB 24 '95 990.00

131117 MASSAU COUNTY STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE FEB 24 '95 990.00

131115 MASSAU COUNTY STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE FEB 24 '95 990.00

131115 MASSAU COUNTY STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE FEB 24 '95 990.00



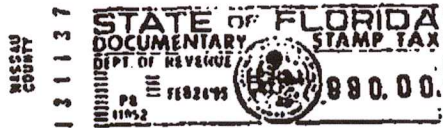
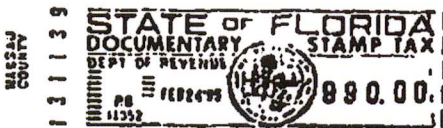
BK 0724 PG 0973
OFFICIAL RECORDS



EXHIBIT "A"

All of the Grantor's undivided 2/3rds interest in and to all the real property in which Grantor owns an undivided 2/3rds interest located in Nassau County, Florida which includes the parcel identification numbers without limitation as listed in Exhibit "B" and consists of an undivided 2/3rds interest in approximately 12,625.62 acres LESS AND EXCEPT:

The West one-half (1/2) of Lots 63 and 64, CORNWALL SURVEY, located in Section 18, Township 3 North, Range 23 East, Nassau County, Florida.



MASSACHUSETTS COUNTY 311453112

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE FEB 24 '98 890.00

BK 0724 PG 0974 OFFICIAL RECORDS

MASSACHUSETTS COUNTY 31144

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE FEB 24 '98 890.00 EXHIBIT "B"

MASSACHUSETTS COUNTY 31142

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE FEB 24 '98 890.00

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MASSACHUSETTS COUNTY 31126

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE FEB 24 '98 890.00

BASSAU COUNTY
 3 1 1 2
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 P.B. FEB 24 '95
 11052
 890.00

BK 0724 PG 0975
 OFFICIAL RECORDS

BASSAU COUNTY
 3 1 1 2
 STATE OF FLORIDA
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 P.B. FEB 24 '96
 11052
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 05-2N-24-2240-0366-0080
 16-3N-23-2020-0005-0000

BASSAU COUNTY
 3 1 1 2 5
 STATE OF FLORIDA
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 P.B. FEB 24 '95
 11052
 890.00

BASSAU COUNTY
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 STATE OF FLORIDA
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 P.B. FEB 24 '95
 11052
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BASSAU COUNTY
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 STATE OF FLORIDA
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 P.B. FEB 24 '95
 11052
 890.00

BASSAU COUNTY
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 STATE OF FLORIDA
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 P.B. FEB 24 '95
 11052
 890.00

BASSAU COUNTY
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 STATE OF FLORIDA
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 P.B. FEB 24 '95
 11052
 890.00

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95 FEB 24 PM 3:44

04
 RECEIVED
 COUNTY CLERK
 BASSAU COUNTY
 FLORIDA

Parcel ID/Number: **08-3N-24-2380-0165-0010**

Short Legal (from Nassau County Property Appraiser): **BLOCK 165 LOTS 1 2 & 3 TOWN OF HILLIARD**

Legal Description: **BEING LOTS 1-3, BLOCK 165, ACCORDING TO THE PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD, RECORDED IN PLAT BOOK 1, PAGE 17 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.**

FEB 24 1995

FOR RECORDER

ITEM-8

PREPARED BY AND RETURN TO:
Frank J. Tong, Esq.
3235 One Enterprise Center
Jacksonville, Florida 32202

BK0724 PG0971
OFFICIAL RECORDS

R 24.00
d/s 446.75.00

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
NASSAU COUNTY
425.00

WARRANTY DEED

THIS WARRANTY DEED made as of the 16th day of December, 1994, by Carol T. Cassidy, whose address is 4646 Algonquin Avenue, Jacksonville, Florida 32210, hereinafter called the Grantor, to CCRC WOODLANDS, LTD., a Florida limited partnership, whose address is, 6870 Phillips Highway, Jacksonville, Florida 32216-6036, and whose taxpayer identification number is applied for, hereinafter called the Grantee.

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, sell and convey unto the Grantee, and Grantee's heirs, successors and assigns forever all that certain real property situate in Nassau County, Florida, described as follows:

See Exhibit "A" Attached

Parcel Identification Number: See Exhibit "B"

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 Grantee that, except as set forth below, Grantor is lawfully seized of said property in fee simple; that Grantor has good right and lawful authority to sell and convey said property; that said property is free from all encumbrances; that Grantee shall have peaceable and quiet possession thereof; and that Grantor hereby fully warrants the title to said property and will defend the same against the lawful claims of all persons whomsoever.

This conveyance is subject to covenants, easements and restrictions of record and to ad valorem taxes levied or which may become a lien subsequent to December 31 of the calendar year next preceding the date hereof.

IN WITNESS WHEREOF, this deed has been executed as of the date first above written.

Signed, sealed and delivered
in the presence of:

Richard C. Cassidy, Sr.
Name: RICHARD C. CASSIDY, SR.

Mary Ann Fortner
Name: MARY ANN FORTNER

Carol T. Cassidy
Carol T. Cassidy
4646 Algonquin Avenue
Jacksonville, Florida 32210

MASSAU COUNTY
131108
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
11252
890.00

BK0724PG0972
OFFICIAL RECORDS

ITEM-8

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 16th day of December, 1994 by Carol T. Cassidy, (✓) who is personally known to me () or who has produced _____ as identification and who did take an oath.

NOTARY PUBLIC:
sign: Peggy A. Baskette
print: Peggy A. Baskette
State of Florida at Large (Seal)
My commission expires:

MASSAU COUNTY
131107
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
11252
890.00

PEGGY A. BASKETTE
MY COMMISSION EXPIRES
February 29, 1997
SCORER STATE NOTARY PUBLIC, INC.

MASSAU COUNTY
131110
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
11252
890.00

MASSAU COUNTY
131121
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
11252
890.00

MASSAU COUNTY
131109
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
11252
890.00

MASSAU COUNTY
131120
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
11252
890.00

MASSAU COUNTY
131101
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
11252
890.00

MASSAU COUNTY
131119
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
11252
890.00

MASSAU COUNTY
131106
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
11252
890.00

MASSAU COUNTY
131118
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
11252
890.00

MASSAU COUNTY
131102
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
11252
890.00

MASSAU COUNTY
131117
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
11252
890.00

MASSAU COUNTY
131104
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
11252
890.00

MASSAU COUNTY
131115
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
11252
890.00

MASSAU COUNTY
131105
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
11252
890.00

MASSAU COUNTY
131115
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
11252
890.00

MASSAU COUNTY
131103
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
11252
890.00

BK0724PG0973
OFFICIAL RECORDS

NASSAU COUNTY
131114
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
11352

NASSAU COUNTY
131113
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
11352

NASSAU COUNTY
131112
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
11352

NASSAU COUNTY
131140
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
11352

EXHIBIT "A"

All of the Grantor's undivided 2/3rds interest in and to all the real property in which Grantor owns an undivided 2/3rds interest located in Nassau County, Florida which includes the parcel identification numbers without limitation as listed in Exhibit "B" and consists of an undivided 2/3rds interest in approximately 12,625.62 acres LESS AND EXCEPT:

The West one-half (1/2) of Lots 63 and 64, CORNWALL SURVEY, located in Section 18, Township 3 North, Range 23 East, Nassau County, Florida.

NASSAU COUNTY
131139
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
11352

NASSAU COUNTY
131137
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
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NASSAU COUNTY
131138
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
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NASSAU COUNTY
131136
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
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NASSAU COUNTY
131133
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
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NASSAU COUNTY
131135
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
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NASSAU COUNTY
131132
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
11352

NASSAU COUNTY
131134
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
11352

NASSAU COUNTY
131122
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
11352

NASSAU COUNTY
131131
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
11352

NASSAU COUNTY
131130
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
11352

NASSAU COUNTY
131111
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
11352

BK 0724 PG 0974
OFFICIAL RECORDS

3 1 1 4 4
BASSAID COUNTY

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '98 11052
890.00

EXHIBIT "B"

3 1 1 4 2
BASSAID COUNTY

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '98 11052
890.00

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 BASSAU COUNTY, FLORIDA



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Planning and Zoning Board Public Hearing & Meeting Date: January 10, 2022
Regular Meeting

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

SUBJECT: 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.

BACKGROUND:

Mr. Christopher Goodin of Coastland Group, LLC agent for CCRC Woodlands, LTD., 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-24-2380-0148-0160, and is described as Block 148, Lots 16 through 18, located on West Second Avenue between Iowa Street and Minnesota 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 developed. The property is a corner lot. West of the subject property, there are three vacant lots owned by the same property as the subject property.

Attached is the analysis of the requested variance.

A Public Hearing on the variance was held on November 8, 2022. At the end of the public hearing, the applicant requested the application be deferred to the December 13, 2022, Planning and Zoning Board meeting. The Planning and Zoning Board voted to defer action to the December 13, 2022, Planning and Zoning Board meeting. On December 1, 2022, the applicant requested a deferral to the January meeting.

FINANCIAL IMPACT:

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

RECOMMENDATION

The reduction of the lot size is being proposed in the proposed Land Development Regulations (LDRS). The updated LDRs will allow the reduction in the lot. 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-24-2380-0148-0160 does not meets the requirements of Section 62-183.



AGENDA ITEM REPORT

STAFF REPORT AND RECOMMENDATIONS FOR VARIANCE 20220927-12

1. Owner / Applicant Information:
Applicant – Christopher Goodin
Coastland Group
200 First Street
Neptune Beach, Florida 32266

Owner – CCRC Woodland, LTD.
4223 Lakeside Drive
Jacksonville, Florida 32210
2. Property Information
Parcel ID: #08-3N-24-2380-0148-0160
Location: West Second Avenue between Iowa Street and Minnesota Street
Future Land Use Map Designation: Medium Density Residential (MDR)
Current Zoning: R-2, Single Family district
Acres: approximately 0.22 acres (9,583 s.f.)
3. Description: Mr. Christopher Goodin, on behalf of CCRC Woodland, LTD., property owner 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 9,583 square feet. The property Tax ID is 08-3N-24-2380-0148-0160, and is described as Block 148, Lots 16 through 18, on West Second Avenue between Iowa Street and Minnesota 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.

Parcel Map
08-3N-24-2380-0148-0160



The property owner owns 6 lots in 2 parcels, each parcel with 3 lots, on the block and would like to build 1 dwelling unit on each parcel. A second variance has been applied for the second parcel. As individual parcels, without a variance, neither parcel could be developed. If the parcels were combined, one dwelling unit could be developed meeting the R-2 zoning requirements.

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.

The Future Land Use Map (FLUM) designation for the property is Medium Density Residential (MDR), allowing 2 to 6 units per acre, or a minimum lot size of 7,250 s.f. Most of the platted lots in the Town are 25' x 125' or 3,125 s.f. A minimum of three of these sized lots are required to comply with the MDR FLUM category. The R-2 zoning district requires a minimum of 4 lots to build a single family dwelling unit. The Variance allow the property owner to construct 1 dwelling unit on the 3 lots.

RECOMMENDATION:

The reduction of the lot size is being proposed in the proposed Land Development Regulations (LDRS). The updated LDRs may allow the reduction in the number of lots. 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-24-2380-0148-0160 does not meets the requirements of Section 62-183. Specifically:

- (a) (1) The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section,

There are many locations throughout the Town that property owners do not have enough land to meet the current R-2 zoning. The subject property could be developed for one single family development if it was combined with the parcel to the west. The Planning and Zoning Board identified this as a problem and made recommendation to the Town Council to change the lot size requirement with the updated LDRs in the R-2 zoning district.

- (5) The grant of the variance will:

- 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.

The applicant would not be able to develop the property with a smaller lot size than allowed by Code unless it was combined with the parcel to the west.

- (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

The property owner could develop the property without the variance if the subject property was combined with the parcel on the west. The variance request is to allow the building 2 dwelling units on the block, instead of 1 if the parcels are combined on the block, a financial gain to the property owner.



Town of Hilliard Variance Application

FOR OFFICE USE ONLY	
File #	_____
Application Fee:	_____
Filing Date:	_____ Acceptance Date: _____

A. PROJECT

- 1. Project Name: Single Lot 1
- 2. Address of Subject Property: None Assigned
- 3. Parcel ID Number(s) 08-3N-24-2380-0148-0160
- 4. Existing Use of Property: Vacant platted Lot - 3 lots 25' wide
- 5. Future Land Use Map Designation: Medium Density
- 6. Zoning Designation: R-2
- 7. Acreage: 0.22

B. APPLICANT

- 1. Applicant's Status Owner (title holder) Agent
- 2. Name of Applicant(s) or Contact Person(s): Christopher Goodin Title: President`
Company (if applicable): Coastland Group, LLC
Mailing address: 200 First Street
City: Neptune Beach State: FL ZIP: 32266
Telephone: (919-671-5825) FAX: () e-mail: cgoodin@coastlandgroup.com

- 3. If the applicant is agent for the property owner*:
Name of Owner (title holder): CCRC Woodlands LTD
Company (if applicable): _____
Mailing address: 4223 Lakeside Drive
City: Jacksonville State: FL ZIP: 32210
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: Reduce minimum lot width
- 2. Section of Town Code under which the variance is sought Section 62-284(c) (1)
- 3. Reason Variance is requested: To construct a home on 3 lots (75' wide)
- 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?

Additional lots are not available, and lot is unable to be built on without a variance.

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

Very old platted lots of record, and neighbors are either unwilling to sell or I have not been able to get in-touch with them.

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

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, without the variance this lot is not buildable

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?

Yes, I only requesting to build on a 75' wide lot and no less.

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

Will meet all other zoning requirements.

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:

Ch Goodin
 Signature of Applicant

 Signature of Co-applicant

Christopher Goodin, president
 Typed or printed name and title of applicant

 Typed or printed name of co-applicant

2/24/22
 Date

 Date

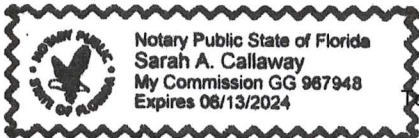
State of Florida County of DUVAL

The foregoing application is acknowledged before me this 24 day of February, 2022, by christopher Goodin, who is/are personally known to me or who has/have produced _____ as identification.

NOTARY SEAL

[Signature]

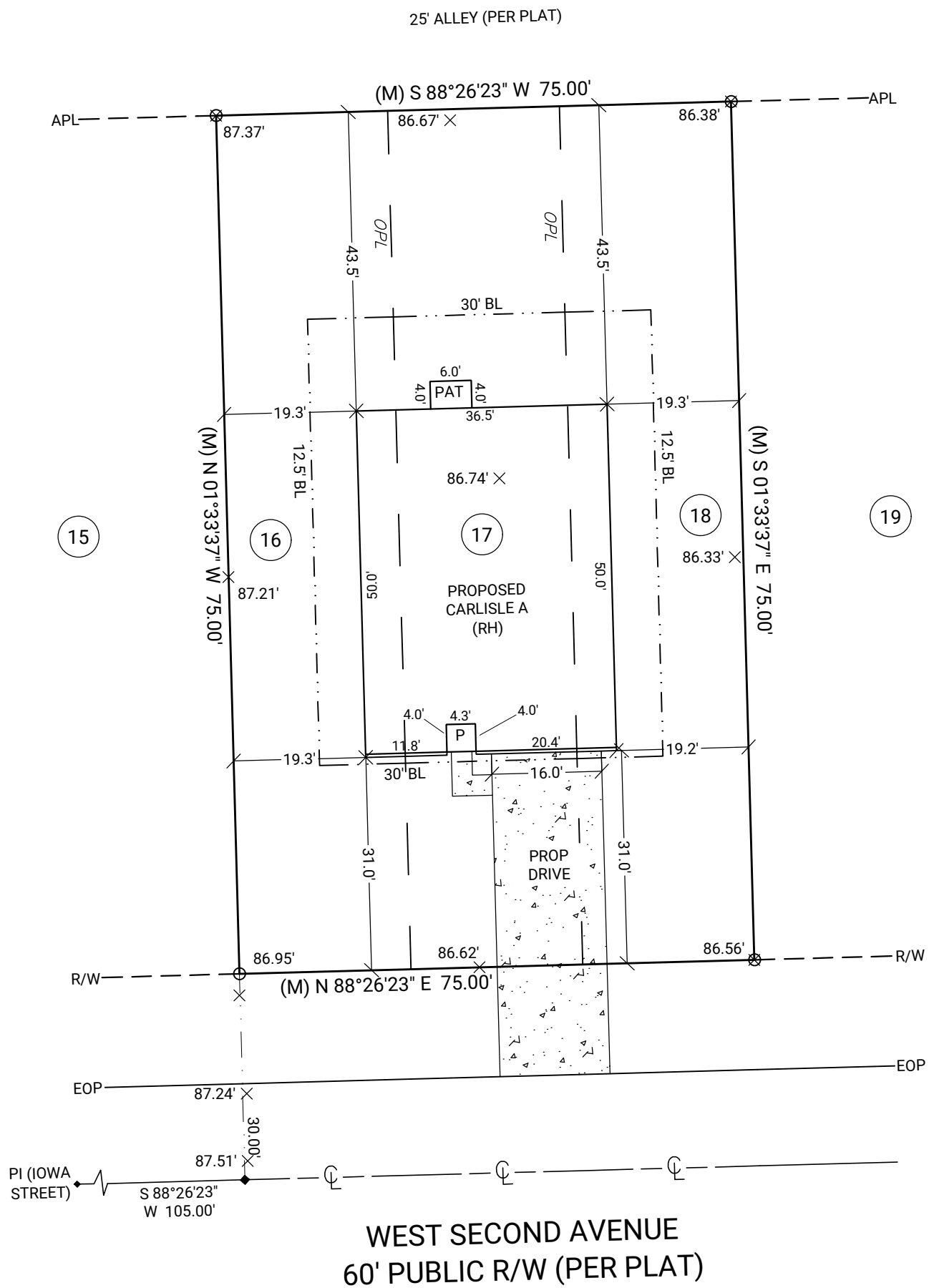
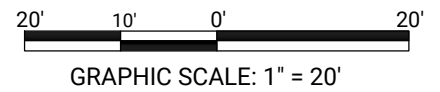
Signature of Notary Public, State of Florida



ADDRESS: WEST SECOND AVENUE

BEING LOTS 16-18, BLOCK 148, ACCORDING TO THE PLAT OF TOWN OF HILLARD, RECORDED IN PLAT BOOK 1, PAGE 23 THE PUBLIC RECORD OF NASSAU COUNTY, FLORIDA.

AREA: 9,375.00 S.F. ~ 0.215 ACRES



GENERAL NOTES

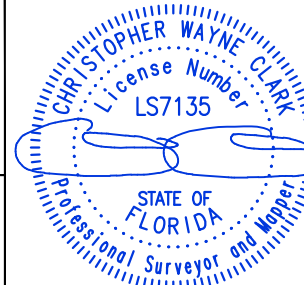
1. Bearings shown hereon are based Florida State Plane West Zone (0902) derived from static GPS observations recorded on (01/16/2022).
2. Elevations shown hereon are based on NAVD 88 GEOID-12A derived from static GPS observations recorded on (01/16/2022).
3. This property lies within flood zone X according to FEMA FIRM #: 12089C0135F, effective on 12/17/2010. (NAVD 88)
4. This plat has been calculated for closure and is found to be accurate within one foot in 10,000+ feet.

PT Point of Tangency	TBM Temporary Benchmark	LAN Lanai	TOF Top of Form	○ Rebar to be set
PI Point of Intersection	PP Power Pole	ABOC Approximate Back of Curb	BL Building Line	● Set 1/2" Rebar (LB#8075)
PC Point of Curvature	CR Community Riser	CP Covered Patio	R/W Right of Way	● Found Rebar
A/C Air Conditioning	OPL Original Property Line	DE Drainage Easement	SF Square Feet	△ Found Mag Nail
CONC Concrete	-X- Fence	UE Utility Easement	APL Approximate Property Line	⚡ Not To Scale
P Porch	TPED Telephone Pedestal	PROP Proposed	EOP Edge of Pavement	→ Drainage Flow
PAT Patio	SS Stop Sign	FFE Finished Floor Elevation	-C- Center Line	

SUB: Town of Hillard
LOTS: 16-18 BLOCK: 148
 Section 8, Township 3 North, Range 24 East
 City of Cape Coral, Nassau County, Florida



237 Aucilla Road
 Monticello, FL 32344
 www.carterandclark.com
 LICENSED BUSINESS # 8075



PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE

CHRISTOPHER WAYNE CLARK, FLORIDA
 CERTIFICATE NO. LS 7135

Christopher W Clark

This item has been electronically signed and sealed by Christopher Clark, PSM on 01/28/2022 using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY DEPICTED HEREON WAS CONDUCTED BY PERSONS UNDER MY DIRECT SUPERVISION AND MEETS OR EXCEEDS THE STANDARDS OF PRACTICE ESTABLISHED BY THE STATE OF FLORIDA AS OUTLINED IN 5J-17 FAC.

PLOT PLAN FOR:
CENTURY COMPLETE

Carter & Clark Land Surveyors is unable to warrant the accuracy of structures, easements, and buffers that are illustrated on the subdivision plat. This property may be subject to additional easements or restrictions of record. Adjoiners shown are per plat of record. The existence of utilities within utility easements have not been field verified by surveyor. Contact utility contractor for location prior to construction (if applicable). Dimensions from house to property lines should not be used to establish fences. This plat is for exclusive use by client. Use by third parties is at their own risk. The field data upon which this plat is based has a closure precision of one foot in 10,000+ feet and an angular error of 7 seconds per angle point and was adjusted using the compass rule. Equipment used: Leica Total Station- 12. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties.

FIELD WORK DATE: 01/16/2022
 PLAT DATE: 01/28/2022

20220106440 CC JAX FC: S.D.

Property Ownership Affidavit

Date: Tuesday, February 2, 2021

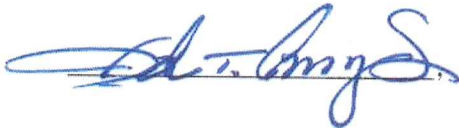
Town of Hilliard
15859 C.R. 108
Hilliard, FL 32046

Re: Zoning & Permitting of Multiple Parcels

RE #: 08-3N-24-2380-0178-0090; 08-3N-24-2380-0178-0180; 08-3N-24-2380-0178-0030; 08-3N-24-2380-0176-0070; 08-3N-24-2380-0159-0200; 08-3N-24-2380-0165-0010; 08-3N-24-2380-0148-0010; 08-3N-24-2380-0148-0010; 08-3N-24-2380-0148-0010; 08-3N-24-2380-0127-0010; 08-3N-24-2380-0127-0010; 08-3N-24-2380-0127-0010; 08-3N-24-2380-0136-0180; 08-3N-24-2380-0136-0030; 08-3N-24-2380-0139-0010; 08-3N-24-2380-0139-0200

Gentlemen:

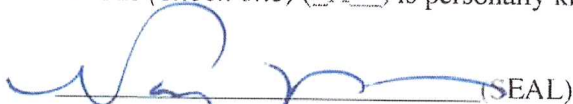
I, John T. Cassidy, Sr., as Managing Member of CCRC Woodlands, LTD., as to an undivided 2/3 interest and John T. Cassidy, Sr., as Executor of The Carol T. Cassidy Trust, as to an undivided 1/3 interest, hereby certify that I am an Owner/Representative of the property described in the attached legal description, in connection with re-zoning and filing applications for all applicable agencies to include but not limited to Town of Hilliard, Nassau County, SJRWMD, and ACOE/DEP.



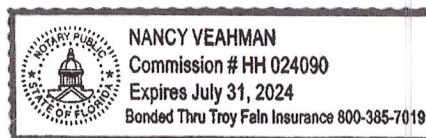
Print: John T. Cassidy, Sr.

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 2nd day of February, 2020, by John T. Cassidy Sr
He/She (*check one*) () is personally known to me, or () has produced a valid driver's license as identification

 (SEAL)

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



AGENT AUTHORIZATION

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

RE: Agent Authorization for the sites located below:

RE #: 08-3N-24-2380-0178-0090; 08-3N-24-2380-0178-0180; 08-3N-24-2380-0178-0030; 08-3N-24-2380-0176-0070; 08-3N-24-2380-0159-0200; 08-3N-24-2380-0165-0010; 08-3N-24-2380-0148-0010; 08-3N-24-2380-0148-0010; 08-3N-24-2380-0148-0010; 08-3N-24-2380-0127-0010; 08-3N-24-2380-0127-0010; 08-3N-24-2380-0127-0010; 08-3N-24-2380-0136-0180; 08-3N-24-2380-0136-0030; 08-3N-24-2380-0139-0010; 08-3N-24-2380-0139-0200

To Whom It May Concern:

You are hereby advised that the undersigned is the owner/representative of the referenced property described in Exhibit 1 attached hereto. Said owner hereby authorizes and empowers Coastland Group, LLC to act as agent to file application(s) for the above referenced site location/property address and in connection with such authorization to file such applications, papers, documents, request; and other matters necessary for such requested change.

BY: *John T. Cassidy, Sr.*

John T. Cassidy, Sr., as Managing Member of CCRC Woodlands, LTD., as to an undivided 2/3 interest and John T. Cassidy, Sr., as Executor of The Carol T. Cassidy Trust, as to an undivided 1/3 interest
Signature of Owner

John T. Cassidy, Sr.
Print Name

904-924-9624 EXT. 118
Telephone Number

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 2nd day of February, 2020, by John T. Cassidy Sr He/She (check one) () is personally known to me, or () has produced a valid driver's license as identification.

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



GENERAL AUTHORIZATION LETTER

TO WHOM IT MAY CONCERN:

I hereby certify that I have Read and understand the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge.

Please print:

Name of Owner(s): CCRC WOODLANDS, LTD. and The Carol T. Cassidy Trust by: John T. Cassidy, Sr., as Managing Member of CCRC Woodlands, LTD., as to an undivided 2/3 interest and John T. Cassidy, Sr., as Executor of The Carol T. Cassidy Trust, as to an undivided 1/3 interest

Address of Owner(s):

4223 Lakeside Drive, Jacksonville, FL 32210

Telephone: 904-924-9624 EXT 118

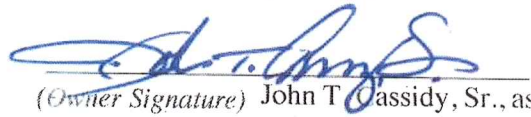
Name of Agent:

Tocoi Engineering

Address of Agent:

714 N Orange Ave.

Green Cove Springs, FL 32043



(Owner Signature) John T. Cassidy, Sr., as Managing Member of CCRC Woodlands, LTD., as to an undivided 2/3 interest and John T. Cassidy, Sr., as Executor of The Carol T. Cassidy Trust, as to an undivided 1/3 interest

(Agent Signature)

PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD

IN NASSAU COUNTY, FLORIDA,
being part of Section 8, T. 2 N. R. 24 East.

Scale: 1" = 200'



STATE OF FLORIDA) ss. I, Wm. B. ...
COUNTY OF NASSAU)

do hereby certify that the within and foregoing plat of the West Portion of the Town of Hilliard, in Nassau County, Florida, being part of Section 8, T. 2 N. R. 24 East, is a true and correct copy of the original plat on file in the office of the Clerk of the County of Nassau, Florida, and that the same has been duly approved by the Board of Commissioners of said County, Florida, and that the same has been duly recorded in the office of the Clerk of the County of Nassau, Florida, on this 23rd day of April, 1911.

Wm. B. ...
Clerk of the County of Nassau, Florida.

CHICAGO TITLE AND TRUST COMPANY
By ...
Attorney

STATE OF ILLINOIS) ss. I, ...
COUNTY OF COOK)

do hereby certify that the within and foregoing plat of the West Portion of the Town of Hilliard, in Nassau County, Florida, being part of Section 8, T. 2 N. R. 24 East, is a true and correct copy of the original plat on file in the office of the Clerk of the County of Cook, Illinois, and that the same has been duly approved by the Board of Commissioners of said County, Illinois, and that the same has been duly recorded in the office of the Clerk of the County of Cook, Illinois, on this 23rd day of April, 1911.

Wm. B. ...
Clerk of the County of Cook, Illinois.

Filed April 25th 1911
Edwin R. Williams
Clerk, C. O. R.

Recorded April 25th 1911
Book Bg. Page 222
Edwin R. Williams
Clerk, C. O. R.

SW 1/4 Sec. 8

3360 FT

FEB 24 1995

FOR RECORDER

BK0724 PG0971

OFFICIAL RECORDS

PREPARED BY AND RETURN TO:
Frank J. Tong, Esq.
3218 One Enterprise Center
Jacksonville, Florida 32202

R24.00
DS 446.75.00



WARRANTY DEED

THIS WARRANTY DEED made as of the 16th day of December, 1994, by Carol T. Cassidy, whose address is 4646 Algonquin Avenue, Jacksonville, Florida 32210, hereinafter called the Grantor, to CCRC WOODLANDS, LTD., a Florida limited partnership, whose address is, 6870 Phillips Highway, Jacksonville, Florida 32216-6036, and whose taxpayer identification number is applied for, hereinafter called the Grantee.

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, sell and convey unto the Grantee, and Grantee's heirs, successors and assigns forever all that certain real property situate in Nassau County, Florida, described as follows:

See Exhibit "A" Attached

Parcel Identification Number: See Exhibit "B"

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 Grantee that, except as set forth below, Grantor is lawfully seized of said property in fee simple; that Grantor has good right and lawful authority to sell and convey said property; that said property is free from all encumbrances; that Grantee shall have peaceable and quiet possession thereof; and that Grantor hereby fully warrants the title to said property and will defend the same against the lawful claims of all persons whomsoever.

This conveyance is subject to covenants, easements and restrictions of record and to ad valorem taxes levied or which may become a lien subsequent to December 31 of the calendar year next preceding the date hereof.

IN WITNESS WHEREOF, this deed has been executed as of the date first above written.

Signed, sealed and delivered in the presence of:

Richard C. Cassidy, Sr.
Name: RICHARD C. CASSIDY, SR.

Mary Ann Fortner
Name: MARY ANN FORTNER

Carol T. Cassidy
Carol T. Cassidy
4646 Algonquin Avenue
Jacksonville, Florida 32210

WASCO COUNTY
31108
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
980.00

BK 0724 PG 0972
OFFICIAL RECORDS

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 16th day of December, 1994 by Carol T. Cassidy, (x) who is personally known to me () or who has produced _____ as identification and who did take an oath.

NOTARY PUBLIC:
sign: Peggy A. Baskette
print: Peggy A. Baskette
State of Florida at Large (Seal)
My commission expires:

 PEGGY A. BASKETTE
MY COMMISSION EXPIRES
ON December 25, 1997
GOVERNOR TAKE YOUR FAIR SHARE, INC.

WASCO COUNTY
31107
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
980.00

WASCO COUNTY
31110
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
980.00

WASCO COUNTY
31109
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
980.00

WASCO COUNTY
31101
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
980.00

WASCO COUNTY
31106
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
980.00

WASCO COUNTY
31102
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
980.00

WASCO COUNTY
31104
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
980.00

WASCO COUNTY
31105
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
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WASCO COUNTY
31103
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
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WASCO COUNTY
31121
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
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PB FEB 24 '95
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WASCO COUNTY
31120
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
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WASCO COUNTY
31119
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
980.00

WASCO COUNTY
31118
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
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WASCO COUNTY
31117
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
980.00

WASCO COUNTY
31115
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
980.00

WASCO COUNTY
31115
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
980.00



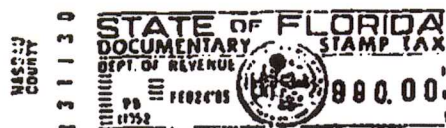
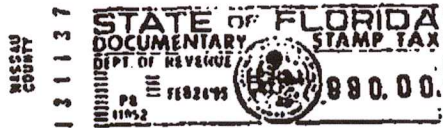
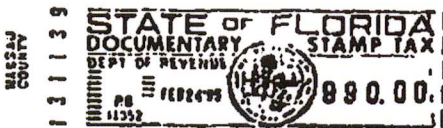
BK 0724 PG 0973
OFFICIAL RECORDS



EXHIBIT "A"

All of the Grantor's undivided 2/3rds interest in and to all the real property in which Grantor owns an undivided 2/3rds interest located in Nassau County, Florida which includes the parcel identification numbers without limitation as listed in Exhibit "B" and consists of an undivided 2/3rds interest in approximately 12,625.62 acres LESS AND EXCEPT:

The West one-half (1/2) of Lots 63 and 64, CORNWALL SURVEY, located in Section 18, Township 3 North, Range 23 East, Nassau County, Florida.



MASSACHUSETTS COUNTY 311453112

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE FEB 24 '98 890.00

BK 0724 PG 0974 OFFICIAL RECORDS

MASSACHUSETTS COUNTY 31144

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE FEB 24 '98 890.00 EXHIBIT "B"

MASSACHUSETTS COUNTY 31142

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE FEB 24 '98 890.00

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05-2N-24-2240-0450-0140			

MASSACHUSETTS COUNTY 31126

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE FEB 24 '98 890.00

BASSAU COUNTY
 3 1 1 2
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 P.B. FEB 24 '95
 11052
 890.00

BK 0724 PG 0975
 OFFICIAL RECORDS

BASSAU COUNTY
 3 1 1 2
 STATE OF FLORIDA
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 P.B. FEB 24 '96
 11052
 890.00

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05-2N-24-2240-0480-0010	08-3N-24-2380-0158-0200	17-3N-24-2680-0003-0010	

BASSAU COUNTY
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Parcel ID/Number: **08-3N-24-2380-0148-0160**

Short Legal (from Nassau County Property Appraiser): **BLOCK 148 LOTS 16 17 & 18 TOWN OF HILLIARD**

Legal Description: **BEING LOTS 16-18, BLOCK 148, ACCORDING TO THE PLAT OF THE TOWN OF HILLIARD, RECORDED IN PLAT BOOK 1, PAGE 23 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.**

FEB 24 1995

FOR RECORDER

ITEM-9

BK0724 PG0971

OFFICIAL RECORDS

PREPARED BY AND RETURN TO:
Frank J. Tong, Esq.
3235 One Enterprise Center
Jacksonville, Florida 32202

R 24.00
CS 446.75.00

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
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NASSAU COUNTY
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WARRANTY DEED

THIS WARRANTY DEED made as of the 16th day of December, 1994, by Carol T. Cassidy, whose address is 4646 Algonquin Avenue, Jacksonville, Florida 32210, hereinafter called the Grantor, to CCRC WOODLANDS, LTD., a Florida limited partnership, whose address is, 6870 Phillips Highway, Jacksonville, Florida 32216-6036, and whose taxpayer identification number is applied for, hereinafter called the Grantee.

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, sell and convey unto the Grantee, and Grantee's heirs, successors and assigns forever all that certain real property situate in Nassau County, Florida, described as follows:

See Exhibit "A" Attached

Parcel Identification Number: See Exhibit "B"

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 Grantee that, except as set forth below, Grantor is lawfully seized of said property in fee simple; that Grantor has good right and lawful authority to sell and convey said property; that said property is free from all encumbrances; that Grantee shall have peaceable and quiet possession thereof; and that Grantor hereby fully warrants the title to said property and will defend the same against the lawful claims of all persons whomsoever.

This conveyance is subject to covenants, easements and restrictions of record and to ad valorem taxes levied or which may become a lien subsequent to December 31 of the calendar year next preceding the date hereof.

IN WITNESS WHEREOF, this deed has been executed as of the date first above written.

Signed, sealed and delivered
in the presence of:

Richard C. Cassidy, Sr.
Name: RICHARD C. CASSIDY, SR.

Mary Ann Fortner
Name: MARY ANN FORTNER

Carol T. Cassidy
Carol T. Cassidy
4646 Algonquin Avenue
Jacksonville, Florida 32210

MASSAU COUNTY
131108
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
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OFFICIAL RECORDS

ITEM-9

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 16th day of December, 1994 by Carol T. Cassidy, (✓) who is personally known to me () or who has produced _____ as identification and who did take an oath.

NOTARY PUBLIC:
sign: Peggy A. Baskette
print: Peggy A. Baskette
State of Florida at Large (Seal)
My commission expires:

MASSAU COUNTY
131107
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
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PEGGY A. BASKETTE
MY COMMISSION EXPIRES
February 29, 1997
SCORER STATE NOTARY PUBLIC, INC.

MASSAU COUNTY
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STATE OF FLORIDA
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DEPT. OF REVENUE
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OFFICIAL RECORDS

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EXHIBIT "A"

All of the Grantor's undivided 2/3rds interest in and to all the real property in which Grantor owns an undivided 2/3rds interest located in Nassau County, Florida which includes the parcel identification numbers without limitation as listed in Exhibit "B" and consists of an undivided 2/3rds interest in approximately 12,625.62 acres LESS AND EXCEPT:

The West one-half (1/2) of Lots 63 and 64, CORNWALL SURVEY, located in Section 18, Township 3 North, Range 23 East, Nassau County, Florida.

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OFFICIAL RECORDS

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BASSAID COUNTY

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '98 11052
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EXHIBIT "B"

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BASSAID COUNTY

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
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BK 0724 PG 0975
 OFFICIAL RECORDS

05-2N-24-2240-0461-0010	05-2N-24-2240-0461-0010	08-3N-24-2380-0185-0010	18-3N-24-2020-0001-0000
05-2N-24-2240-0462-0010	05-2N-24-2240-0462-0010	08-3N-24-2380-0178-0020	19-3N-24-2020-0002-0000
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 COUNTY CLERK
 BASSAU COUNTY, FLORIDA



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

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

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

SUBJECT: 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.

BACKGROUND:

Mr. Christopher Goodin of Coastland Group, LLC agent for CCRC Woodlands, LTD., 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-24-2380-0148-0130, and is described as Block 148, Lots 13 through 15, located on West Second Avenue between Iowa Street and Minnesota 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 developed. The property is a corner lot. West of the subject property, there are three vacant lots owned by the same property as the subject property.

Attached is the analysis of the requested variance.

A Public Hearing on the variance was held on November 8, 2022. At the end of the public hearing, the applicant requested the application be deferred to the December 13, 2022, Planning and Zoning Board meeting. The Planning and Zoning Board voted to defer action to the December 13, 2022, Planning and Zoning Board meeting. On December 1, 2022, the applicant requested a deferral to the January meeting.

FINANCIAL IMPACT:

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

RECOMMENDATION

The reduction of the lot size is being proposed in the proposed Land Development Regulations (LDRS). The updated LDRs will allow the reduction in the lot. 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-24-2380-0148-0130 does not meets the requirements of Section 62-183.



AGENDA ITEM REPORT

STAFF REPORT AND RECOMMENDATIONS FOR VARIANCE 20220927-13

1. Owner / Applicant Information:
Applicant – Christopher Goodin
Coastland Group
200 First Street
Neptune Beach, Florida 32266

Owner – CCRC Woodland, LTD.
4223 Lakeside Drive
Jacksonville, Florida 32210
2. Property Information
Parcel ID: #08-3N-24-2380-0148-0130
Location: West Second Avenue at Iowa Street
Future Land Use Map Designation: Medium Density Residential (MDR)
Current Zoning: R-2, Single Family district
Acres: approximately 0.22 acres (9,583 s.f.)
3. Description: Mr. Christopher Goodin, on behalf of CCRC Woodland, LTD., property owner 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 9,583 square feet. The property Tax ID is 08-3N-24-2380-0148-0130, and is described as Block 148, Lots 13 through 15, on West Second Avenue between Iowa Street and Minnesota 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.

Parcel Map
08-3N-24-2380-0148-0130



The property owner owns 6 lots in 2 parcels, each parcel with 3 lots, on the block and would like to build 1 dwelling unit on each parcel. A second variance has been applied for the second parcel. As individual parcels, without a variance, neither parcel could be developed. If the parcels were combined, one dwelling unit could be developed meeting the R-2 zoning requirements.

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.

The Future Land Use Map (FLUM) designation for the property is Medium Density Residential (MDR), allowing 2 to 6 units per acre, or a minimum lot size of 7,250 s.f. Most of the platted lots in the Town are 25' x 125' or 3,125 s.f. A minimum of three of these sized lots are required to comply with the MDR FLUM category. The R-2 zoning district requires a minimum of 4 lots to build a single family dwelling unit. The Variance allow the property owner to construct 1 dwelling unit on the 3 lots.

RECOMMENDATION:

The reduction of the lot size is being proposed in the proposed Land Development Regulations (LDRS). The updated LDRs may allow the reduction in the number of lots. 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-24-2380-0148-0160 does not meets the requirements of Section 62-183. Specifically:

- (a) (1) The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section,

There are many locations throughout the Town that property owners do not have enough land to meet the current R-2 zoning. The subject property could be developed for one single family development if it was combined with the parcel to the west. The Planning and Zoning Board identified this as a problem and made recommendation to the Town Council to change the lot size requirement with the updated LDRs in the R-2 zoning district.

- (5) The grant of the variance will:

- 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.

The applicant would not be able to develop the property with a smaller lot size than allowed by Code unless it was combined with the parcel to the east.

- (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

The property owner could develop the property without the variance if the subject property was combined with the parcel on the east. The variance request is to allow the building 2 dwelling units on the block, instead of 1 if the parcels are combined on the block, a financial gain to the property owner.



FOR OFFICE USE ONLY

File # _____

Application Fee: _____

Filing Date: _____ Acceptance Date: _____

Town of Hilliard Variance Application

A. PROJECT

- Project Name: Single Lot 1
- Address of Subject Property: None Assigned
- Parcel ID Number(s) 08-3N-24-2380-0148-0130
- Existing Use of Property: Vacant platted Lot - 3 lots 25' wide
- Future Land Use Map Designation: Medium Density
- Zoning Designation: R-2
- Acreage: 0.22

B. APPLICANT

- Applicant's Status Owner (title holder) Agent
- Name of Applicant(s) or Contact Person(s): Christopher Goodin Title: President`
Company (if applicable): Coastland Group, LLC
Mailing address: 200 First Street
City: Neptune Beach State: FL ZIP: 32266
Telephone: (919-671-5825) FAX: () e-mail: cgoodin@coastlandgroup.com
- If the applicant is agent for the property owner*:
Name of Owner (title holder): CCRC Woodlands LTD
Company (if applicable): _____
Mailing address: 4223 Lakeside Drive
City: Jacksonville State: FL ZIP: 32210
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: Reduce minimum lot width
- 2. Section of Town Code under which the variance is sought Section 62-284(c) (1)
- 3. Reason Variance is requested: To construct a home on 3 lots (75' wide)
- 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?

Additional lots are not available, and lot is unable to be built on without a variance.

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

Very old platted lots of record, and neighbors are either unwilling to sell or I have not been able to get in-touch with them.

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

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, without the variance this lot is not buildable

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?

Yes, I only requesting to build on a 75' wide lot and no less.

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

Will meet all other zoning requirements.

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:

Ch Goodin
 Signature of Applicant

 Signature of Co-applicant

Christopher Goodin, president
 Typed or printed name and title of applicant

 Typed or printed name of co-applicant

2/24/22
 Date

 Date

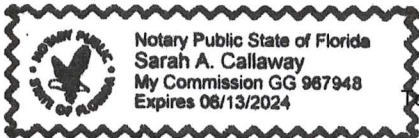
State of Florida County of Duval

The foregoing application is acknowledged before me this 24 day of February, 2022, by christopher
Goodin, who is/are personally known to me or who has/have produced _____
 as identification.

NOTARY SEAL

[Signature]

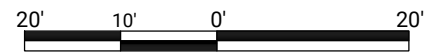
Signature of Notary Public, State of Florida



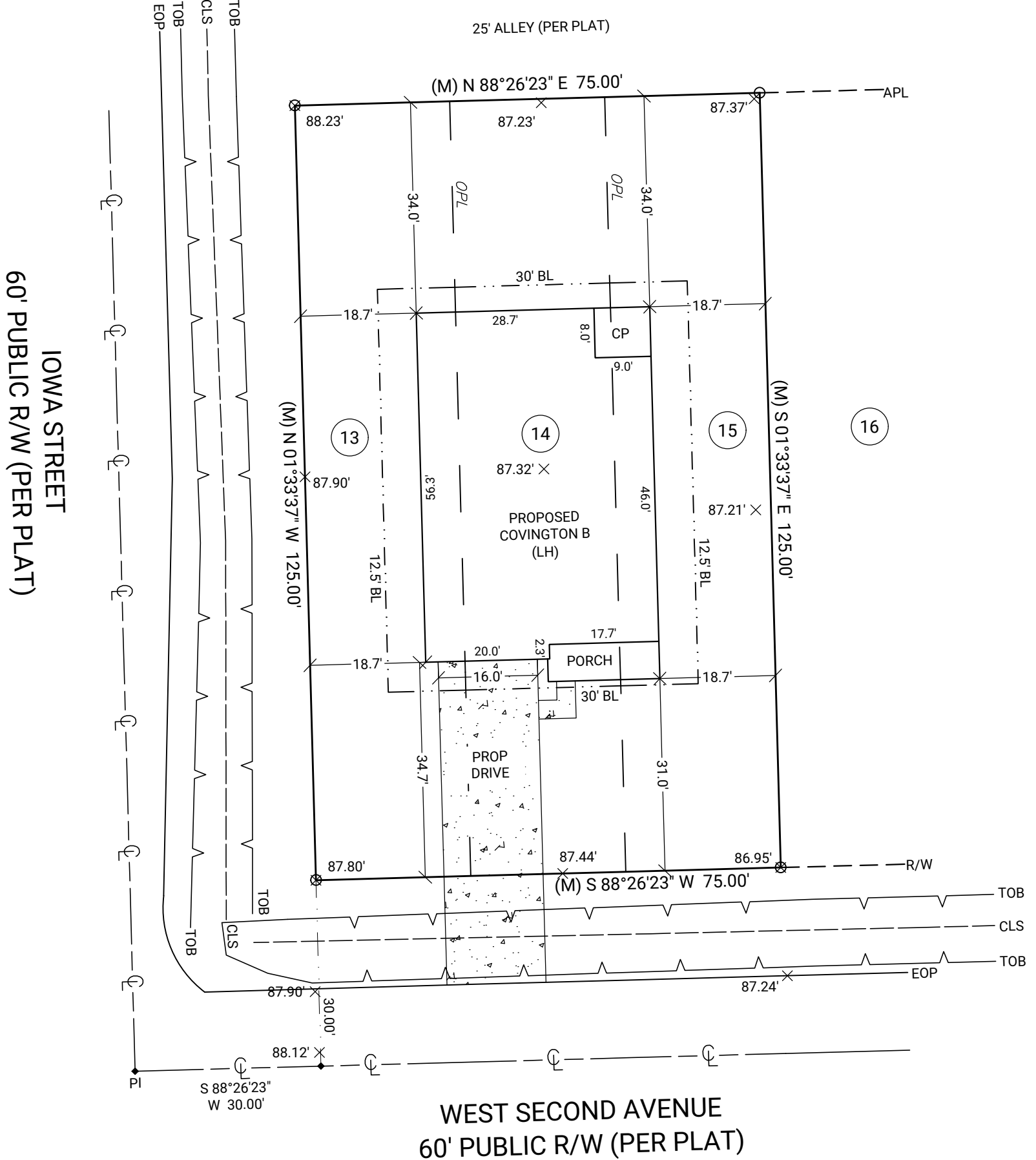
ADDRESS: WEST SECOND AVENUE

BEING LOTS 13-15, BLOCK 148, ACCORDING TO THE PLAT OF TOWN OF HILLARD, RECORDED IN PLAT BOOK 1, PAGE 23 THE PUBLIC RECORD OF NASSAU COUNTY, FLORIDA.

AREA: 9,375.00 S.F. ~ 0.215 ACRES



GRAPHIC SCALE: 1" = 20'



GENERAL NOTES

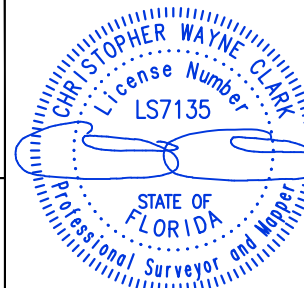
1. Bearings shown hereon are based Florida State Plane West Zone (0902) derived from static GPS observations recorded on (01/16/2022).
2. Elevations shown hereon are based on NAVD 88 GEOID-12A derived from static GPS observations recorded on (01/16/2022).
3. This property lies within flood zone X according to FEMA FIRM #: 12089C0135F, effective on 12/17/2010. (NAVD 88)
4. This plat has been calculated for closure and is found to be accurate within one foot in 10,000+ feet.

PT Point of Tangency	TBM Temporary Benchmark	LAN Lanai	TOF Top of Form	○ Rebar to be set
PI Point of Intersection	PP Power Pole	ABOC Approximate Back of Curb	BL Building Line	● Set 1/2" Rebar (LB#8075)
PC Point of Curvature	CR Community Riser	CP Covered Patio	R/W Right of Way	△ Found Rebar
A/C Air Conditioning	OPL Original Property Line	DE Drainage Easement	SF Square Feet	△ Found Mag Nail
CONC Concrete	-X- Fence	UE Utility Easement	APL Approximate Property Line	⚡ Not To Scale
P Porch	TPED Telephone Pedestal	PROP Proposed	EOP Edge of Pavement	→ Drainage Flow
PAT Patio	SS Stop Sign	FFE Finished Floor Elevation	-C- Center Line	

SUB: Town of Hillard
LOTS: 13-15 BLOCK: 148
 Section 8, Township 3 North, Range 24 East
 City of Cape Coral, Nassau County, Florida



237 Aucilla Road
 Monticello, FL 32344
 www.carterandclark.com
 LICENSED BUSINESS # 8075



PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE

CHRISTOPHER WAYNE CLARK, FLORIDA
 CERTIFICATE NO. LS 7135

Christopher W Clark

PLOT PLAN FOR:
CENTURY COMPLETE

FIELD WORK DATE: 01/16/2022
 PLAT DATE: 01/28/2022

20220106438 CC JAX FC: S.D.

Carter & Clark Land Surveyors is unable to warrant the accuracy of structures, easements, and buffers that are illustrated on the subdivision plat. This property may be subject to additional easements or restrictions of record. Adjoiners shown are per plat of record. The existence of utilities within utility easements have not been field verified by surveyor. Contact utility contractor for location prior to construction (if applicable). Dimensions from house to property lines should not be used to establish fences. This plat is for exclusive use by client. Use by third parties is at their own risk. The field data upon which this plat is based has a closure precision of one foot in 10,000+ feet and an angular error of 7 seconds per angle point and was adjusted using the compass rule. Equipment used: Leica Total Station- 12. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties.

This item has been electronically signed and sealed by Christopher Clark, PSM on 01/28/2022 using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY DEPICTED HEREON WAS CONDUCTED BY PERSONS UNDER MY DIRECT SUPERVISION AND MEETS OR EXCEEDS THE STANDARDS OF PRACTICE ESTABLISHED BY THE STATE OF FLORIDA AS OUTLINED IN 5J-17 FAC.

Property Ownership Affidavit

Date: Tuesday, February 2, 2021

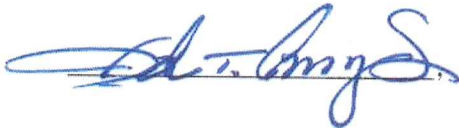
Town of Hilliard
15859 C.R. 108
Hilliard, FL 32046

Re: Zoning & Permitting of Multiple Parcels

RE #: 08-3N-24-2380-0178-0090; 08-3N-24-2380-0178-0180; 08-3N-24-2380-0178-0030; 08-3N-24-2380-0176-0070; 08-3N-24-2380-0159-0200; 08-3N-24-2380-0165-0010; 08-3N-24-2380-0148-0010; 08-3N-24-2380-0148-0010; 08-3N-24-2380-0148-0010; 08-3N-24-2380-0127-0010; 08-3N-24-2380-0127-0010; 08-3N-24-2380-0127-0010; 08-3N-24-2380-0136-0180; 08-3N-24-2380-0136-0030; 08-3N-24-2380-0139-0010; 08-3N-24-2380-0139-0200

Gentlemen:

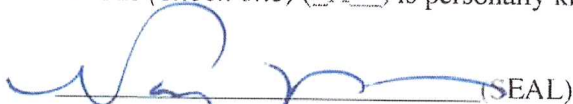
I, John T. Cassidy, Sr., as Managing Member of CCRC Woodlands, LTD., as to an undivided 2/3 interest and John T. Cassidy, Sr., as Executor of The Carol T. Cassidy Trust, as to an undivided 1/3 interest, hereby certify that I am an Owner/Representative of the property described in the attached legal description, in connection with re-zoning and filing applications for all applicable agencies to include but not limited to Town of Hilliard, Nassau County, SJRWMD, and ACOE/DEP.



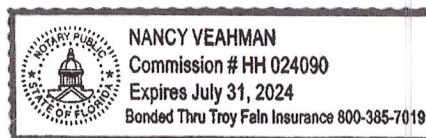
Print: John T. Cassidy, Sr.

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 2nd day of February, 2020, by John T. Cassidy Sr
He/She (*check one*) () is personally known to me, or () has produced a valid driver's license as identification

 (SEAL)

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



AGENT AUTHORIZATION

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

RE: Agent Authorization for the sites located below:

RE #: 08-3N-24-2380-0178-0090; 08-3N-24-2380-0178-0180; 08-3N-24-2380-0178-0030; 08-3N-24-2380-0176-0070; 08-3N-24-2380-0159-0200; 08-3N-24-2380-0165-0010; 08-3N-24-2380-0148-0010; 08-3N-24-2380-0148-0010; 08-3N-24-2380-0148-0010; 08-3N-24-2380-0127-0010; 08-3N-24-2380-0127-0010; 08-3N-24-2380-0127-0010; 08-3N-24-2380-0136-0180; 08-3N-24-2380-0136-0030; 08-3N-24-2380-0139-0010; 08-3N-24-2380-0139-0200

To Whom It May Concern:

You are hereby advised that the undersigned is the owner/representative of the referenced property described in Exhibit 1 attached hereto. Said owner hereby authorizes and empowers Coastland Group, LLC to act as agent to file application(s) for the above referenced site location/property address and in connection with such authorization to file such applications, papers, documents, request; and other matters necessary for such requested change.

BY: *John T. Cassidy Sr.*

John T. Cassidy, Sr., as Managing Member of CCRC Woodlands, LTD., as to an undivided 2/3 interest and John T. Cassidy, Sr., as Executor of The Carol T. Cassidy Trust, as to an undivided 1/3 interest
Signature of Owner

John T. Cassidy, Sr.
Print Name

904-924-9624 EXT. 118
Telephone Number

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 2nd day of February, 2020, by John T. Cassidy Sr He/She (check one) () is personally known to me, or () has produced a valid driver's license as identification.

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



GENERAL AUTHORIZATION LETTER

TO WHOM IT MAY CONCERN:

I hereby certify that I have Read and understand the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge.

Please print:

Name of Owner(s): CCRC WOODLANDS, LTD. and The Carol T. Cassidy Trust by: John T. Cassidy, Sr., as Managing Member of CCRC Woodlands, LTD., as to an undivided 2/3 interest and John T. Cassidy, Sr., as Executor of The Carol T. Cassidy Trust, as to an undivided 1/3 interest

Address of Owner(s):

4223 Lakeside Drive, Jacksonville, FL 32210

Telephone: 904-924-9624 EXT 118

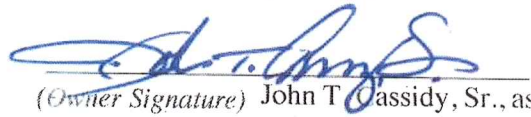
Name of Agent:

Tocoi Engineering

Address of Agent:

714 N Orange Ave.

Green Cove Springs, FL 32043



(Owner Signature) John T. Cassidy, Sr., as Managing Member of CCRC Woodlands, LTD., as to an undivided 2/3 interest and John T. Cassidy, Sr., as Executor of The Carol T. Cassidy Trust, as to an undivided 1/3 interest

(Agent Signature)

PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD IN NASSAU COUNTY, FLORIDA, being part of Section 8, T. 3 N. R. 24 East.

Scale: 1" = 200'



STATE OF FLORIDA) ss. *Wm. H. ...*
 COUNTY OF NASSAU)
 do hereby certify that the within and foregoing plat of the West portion of the Town of Hilliard, in Nassau County, Florida, being part of Section 8, T. 3 N. R. 24 East, was duly surveyed and approved by the Board of Surveyors of said County, and that the same is in conformity with the provisions of the Statutes of this State in that behalf made.

Wm. H. ...
 Board of Surveyors
 CHICAGO TITLE AND TRUST COMPANY
 By *...*
 Attorney

STATE OF ILLINOIS) ss. *...*
 COUNTY OF COOK)
 do hereby certify that the within and foregoing plat of the West portion of the Town of Hilliard, in Nassau County, Florida, being part of Section 8, T. 3 N. R. 24 East, was duly surveyed and approved by the Board of Surveyors of said County, and that the same is in conformity with the provisions of the Statutes of this State in that behalf made.

Filed April 25th 190
Edwin R. Williams
 Clerk. C. C. R.
 Recorded April 25th 190
 Book Bg. Page 222
Edwin R. Williams
 Clerk. C. C. R.

SW 1/4 Sec. 8

3360 ft

FEB 24 1995

FOR RECORDER

BK0724 PG0971

OFFICIAL RECORDS

PREPARED BY AND RETURN TO:
Frank J. Tong, Esq.
3218 One Enterprise Center
Jacksonville, Florida 32202

R24.00
DS 446.75.00



WARRANTY DEED

THIS WARRANTY DEED made as of the 16th day of December, 1994, by Carol T. Cassidy, whose address is 4646 Algonquin Avenue, Jacksonville, Florida 32210, hereinafter called the Grantor, to CCRC WOODLANDS, LTD., a Florida limited partnership, whose address is, 6870 Phillips Highway, Jacksonville, Florida 32216-6036, and whose taxpayer identification number is applied for, hereinafter called the Grantee.

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, sell and convey unto the Grantee, and Grantee's heirs, successors and assigns forever all that certain real property situate in Nassau County, Florida, described as follows:

See Exhibit "A" Attached

Parcel Identification Number: See Exhibit "B"

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 Grantee that, except as set forth below, Grantor is lawfully seized of said property in fee simple; that Grantor has good right and lawful authority to sell and convey said property; that said property is free from all encumbrances; that Grantee shall have peaceable and quiet possession thereof; and that Grantor hereby fully warrants the title to said property and will defend the same against the lawful claims of all persons whomsoever.

This conveyance is subject to covenants, easements and restrictions of record and to ad valorem taxes levied or which may become a lien subsequent to December 31 of the calendar year next preceding the date hereof.

IN WITNESS WHEREOF, this deed has been executed as of the date first above written.

Signed, sealed and delivered in the presence of:

Richard C. Cassidy, Sr.
Name: RICHARD C. CASSIDY, SR.

Mary Ann Fortner
Name: MARY ANN FORTNER

Carol T. Cassidy
Carol T. Cassidy
4646 Algonquin Avenue
Jacksonville, Florida 32210

131108 MASSAU COUNTY STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE FEB 24 '95 990.00

BK 0724 PG 0972 OFFICIAL RECORDS

STATE OF FLORIDA COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 16th day of December, 1994 by Carol T. Cassidy, (x) who is personally known to me () or who has produced _____ as identification and who did take an oath.

NOTARY PUBLIC: sign: Peggy A. Baskette print: Peggy A. Baskette State of Florida at Large (Seal) My commission expires:

PEGGY A. BASKETTE MY COMMISSION EXPIRES FEBRUARY 25, 1997 CONTACT YOUR LOCAL GOVERNMENT, ETC.

131107 MASSAU COUNTY STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE FEB 24 '95 990.00

131110 MASSAU COUNTY STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE FEB 24 '95 990.00

131109 MASSAU COUNTY STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE FEB 24 '95 990.00

131101 MASSAU COUNTY STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE FEB 24 '95 990.00

131106 MASSAU COUNTY STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE FEB 24 '95 990.00

131102 MASSAU COUNTY STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE FEB 24 '95 990.00

131104 MASSAU COUNTY STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE FEB 24 '95 990.00

131105 MASSAU COUNTY STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE FEB 24 '95 990.00

131103 MASSAU COUNTY STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE FEB 24 '95 990.00

131121 MASSAU COUNTY STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE FEB 24 '95 990.00

131120 MASSAU COUNTY STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE FEB 24 '95 990.00

131119 MASSAU COUNTY STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE FEB 24 '95 990.00

131118 MASSAU COUNTY STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE FEB 24 '95 990.00

131117 MASSAU COUNTY STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE FEB 24 '95 990.00

131115 MASSAU COUNTY STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE FEB 24 '95 990.00

131115 MASSAU COUNTY STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE FEB 24 '95 990.00



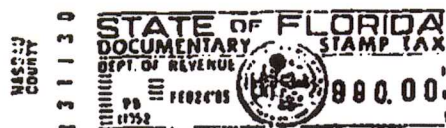
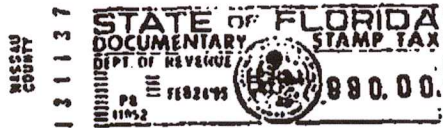
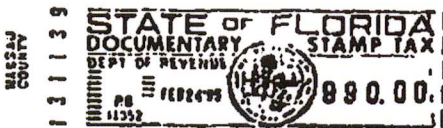
BK 0724 PG 0973
OFFICIAL RECORDS



EXHIBIT "A"

All of the Grantor's undivided 2/3rds interest in and to all the real property in which Grantor owns an undivided 2/3rds interest located in Nassau County, Florida which includes the parcel identification numbers without limitation as listed in Exhibit "B" and consists of an undivided 2/3rds interest in approximately 12,625.62 acres LESS AND EXCEPT:

The West one-half (1/2) of Lots 63 and 64, CORNWALL SURVEY, located in Section 18, Township 3 North, Range 23 East, Nassau County, Florida.



MASSACHUSETTS COUNTY 311453112

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE FEB 24 '98 890.00

BK 0724 PG 0974 OFFICIAL RECORDS

MASSACHUSETTS COUNTY 31144

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE FEB 24 '98 890.00 EXHIBIT "B"

MASSACHUSETTS COUNTY 31142

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE FEB 24 '98 890.00

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MASSACHUSETTS COUNTY 31126

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE FEB 24 '98 890.00

BASSAU COUNTY
 3 1 1 2
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 P.B. FEB 24 '95
 11052
 890.00

BK 0724 PG 0975
 OFFICIAL RECORDS

BASSAU COUNTY
 3 1 1 2
 STATE OF FLORIDA
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 P.B. FEB 24 '96
 11052
 890.00

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BASSAU COUNTY
 3 1 1 2 5
 STATE OF FLORIDA
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 P.B. FEB 24 '95
 11052
 890.00

BASSAU COUNTY
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 STATE OF FLORIDA
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 P.B. FEB 24 '95
 11052
 890.00

BASSAU COUNTY
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 STATE OF FLORIDA
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 P.B. FEB 24 '95
 11052
 890.00

BASSAU COUNTY
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 STATE OF FLORIDA
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 P.B. FEB 24 '95
 11052
 890.00

BASSAU COUNTY
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 STATE OF FLORIDA
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 P.B. FEB 24 '95
 11052
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 1995 FEB 24 PM 3:44

Parcel ID/Number: **08-3N-24-2380-0148-0130**

Short Legal (from Nassau County Property Appraiser): **BLOCK 148 LOTS 13 14 & 15 TOWN OF HILLIARD**

Legal Description: **BEING LOTS 13-15, BLOCK 148, ACCORDING TO THE PLAT OF THE TOWN OF HILLIARD, RECORDED IN PLAT BOOK 1, PAGE 23 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.**

FEB 24 1995

FOR RECORDER

ITEM-10

BK0724 PG0971

OFFICIAL RECORDS

PREPARED BY AND RETURN TO:
Frank J. Tong, Esq.
3235 One Enterprise Center
Jacksonville, Florida 32202

R 24.00
d/s 446.75.00



WARRANTY DEED

THIS WARRANTY DEED made as of the 16th day of December, 1994, by Carol T. Cassidy, whose address is 4646 Algonquin Avenue, Jacksonville, Florida 32210, hereinafter called the Grantor, to CCRC WOODLANDS, LTD., a Florida limited partnership, whose address is, 6870 Phillips Highway, Jacksonville, Florida 32216-6036, and whose taxpayer identification number is applied for, hereinafter called the Grantee.

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, sell and convey unto the Grantee, and Grantee's heirs, successors and assigns forever all that certain real property situate in Nassau County, Florida, described as follows:

See Exhibit "A" Attached

Parcel Identification Number: See Exhibit "B"

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 Grantee that, except as set forth below, Grantor is lawfully seized of said property in fee simple; that Grantor has good right and lawful authority to sell and convey said property; that said property is free from all encumbrances; that Grantee shall have peaceable and quiet possession thereof; and that Grantor hereby fully warrants the title to said property and will defend the same against the lawful claims of all persons whomsoever.

This conveyance is subject to covenants, easements and restrictions of record and to ad valorem taxes levied or which may become a lien subsequent to December 31 of the calendar year next preceding the date hereof.

IN WITNESS WHEREOF, this deed has been executed as of the date first above written.

Signed, sealed and delivered in the presence of:

Richard C. Cassidy, Sr.
Name: RICHARD C. CASSIDY, SR.

Mary Ann Fortner
Name: MARY ANN FORTNER

Carol T. Cassidy
Carol T. Cassidy
4646 Algonquin Avenue
Jacksonville, Florida 32210

MASSAU COUNTY
131108
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
11252
980.00

BK0724PG0972
OFFICIAL RECORDS

ITEM-10

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 16th day of December, 1994 by Carol T. Cassidy, (✓) who is personally known to me () or who has produced _____ as identification and who did take an oath.

NOTARY PUBLIC:
sign: Peggy A. Baskette
print: Peggy A. Baskette
State of Florida at Large (Seal)
My commission expires:

MASSAU COUNTY
131107
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
11252
980.00

PEGGY A. BASKETTE
MY COMMISSION EXPIRES
February 29, 1997
SCORER STATE NOTARY PUBLIC, INC.

MASSAU COUNTY
131110
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
11252
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MASSAU COUNTY
131121
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
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MASSAU COUNTY
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STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
11252
980.00

MASSAU COUNTY
131120
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
11252
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MASSAU COUNTY
131101
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
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MASSAU COUNTY
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STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
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MASSAU COUNTY
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STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
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MASSAU COUNTY
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STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
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MASSAU COUNTY
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STATE OF FLORIDA
DOCUMENTARY STAMP TAX
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PB FEB24'95
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MASSAU COUNTY
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STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
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MASSAU COUNTY
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STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
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MASSAU COUNTY
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DOCUMENTARY STAMP TAX
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MASSAU COUNTY
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PB FEB24'95
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MASSAU COUNTY
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DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
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MASSAU COUNTY
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STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
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BK0724PG0973
OFFICIAL RECORDS

NASSAU COUNTY
131114
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
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NASSAU COUNTY
131113
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
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NASSAU COUNTY
131112
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
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NASSAU COUNTY
131140
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
11352

EXHIBIT "A"

All of the Grantor's undivided 2/3rds interest in and to all the real property in which Grantor owns an undivided 2/3rds interest located in Nassau County, Florida which includes the parcel identification numbers without limitation as listed in Exhibit "B" and consists of an undivided 2/3rds interest in approximately 12,625.62 acres LESS AND EXCEPT:

The West one-half (1/2) of Lots 63 and 64, CORNWALL SURVEY, located in Section 18, Township 3 North, Range 23 East, Nassau County, Florida.

NASSAU COUNTY
131139
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
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NASSAU COUNTY
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STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
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NASSAU COUNTY
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STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
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NASSAU COUNTY
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DEPT. OF REVENUE
PB FEB24'95 890.00
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NASSAU COUNTY
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STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
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NASSAU COUNTY
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STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
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NASSAU COUNTY
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STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
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NASSAU COUNTY
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STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
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NASSAU COUNTY
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STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
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NASSAU COUNTY
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STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
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NASSAU COUNTY
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STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
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NASSAU COUNTY
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STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
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BK 0724 PG 0974
OFFICIAL RECORDS

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BASSAU COUNTY

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '98 11052
890.00

EXHIBIT "B"

3 1 1 4 2
BASSAU COUNTY

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '98 11052
890.00

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08-3N-24-2020-0005-0000	05-2N-24-2240-0307-0010	05-2N-24-2240-0334-0010	05-2N-24-2240-0362-0010
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01-3N-23-2020-0004-0000	05-2N-24-2240-0322-0100	05-2N-24-2240-0350-0270	05-2N-24-2240-0378-0010
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05-2N-24-2240-0304-0010	05-2N-24-2240-0328-0010	05-2N-24-2240-0357-0010	05-2N-24-2240-0388-0010
05-2N-24-2240-0301-0140	05-2N-24-2240-0329-0010	05-2N-24-2240-0358-0010	05-2N-24-2240-0389-0010
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05-2N-24-2240-0438-0180	05-2N-24-2240-0408-0010	05-2N-24-2240-0426-0010	05-2N-24-2240-0394-0010
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05-2N-24-2240-0450-0010	05-2N-24-2240-0421-0010	05-2N-24-2240-0438-0130	
05-2N-24-2240-0450-0140	05-2N-24-2240-0422-0010		

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BASSAU COUNTY

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '98 11052
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BASSAU COUNTY
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 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 FEB 24 '95
 PB 11052
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BASSAU COUNTY
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 STATE OF FLORIDA
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 FEB 24 '96
 PB 11052
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BK 0724 PG 0975
 OFFICIAL RECORDS

05-2N-24-2240-0461-0010	05-2N-24-2240-0461-0010	08-3N-24-2380-0185-0010	18-3N-24-2020-0001-0000
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05-2N-24-2240-0463-0010	05-2N-24-2240-0463-0010	08-3N-24-2380-0178-0060	19-3N-24-2020-0017-0000
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05-2N-24-2240-0482-0010	08-3N-24-0000-0001-0000	12-3N-23-2020-0003-0000	27-3N-24-2020-0040-0020
05-2N-24-2240-0483-0010	08-3N-24-2020-0002-0000	12-3N-23-2020-0007-0000	28-3N-24-2020-0017-0000
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05-2N-24-2240-0477-0010	08-3N-24-2380-0139-0010	17-3N-24-2680-0001-0050	
05-2N-24-2240-0478-0010	08-3N-24-2380-0139-0200	17-3N-24-2680-0001-0100	
05-2N-24-2240-0479-0010	08-3N-24-2380-0148-0010	17-3N-24-2680-0001-0150	
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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 Selection of Chair and Vice Chair

BACKGROUND: The Board annually selects a Chair and Vice Chair for the Planning and Zoning Board.

The Board undertakes this action within 30 days of full appointment of the board. (Town Code 62-92)

In September 2022 the Planning and Zoning Board selected Mr. Skip Frey, Chair of the Board and Mrs. Wendy Prather as Vice Chair.

Due to new appointments beginning in January 2023 the Board will need to select or reselect a Chair and Vice Chair.

FINANCIAL IMPACT: None

RECOMMENDATION: Select a Chair and Vice Chair of the Planning and Zoning Board for 2023.

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
Lee Anne Wollitz, Board Member

ADMINISTRATIVE STAFF

Janis K. Fleet, AICP
Land Use Administrator

PLANNING AND ZONING ATTORNEY

Mary Norberg

MINUTES

TUESDAY, DECEMBER 13, 2022, 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 Lee Anne Wollitz

PUBLIC HEARINGS

ITEM-1 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.
Janis Fleet, AICP - Land Use Administrator

Disclosure of Ex Parte Communication
None

Open Public Hearing

Land Use Administrator Janis Fleet reads Staff Report and states that the applicant requested his items be deferred until the January 10, 2022, meeting.

Call for Public Comment

Arlie Johns, 37027 Michigan Street, Hilliard, states he did not know the applicant had requested a deferral and further states he is against the Variance being approved and would like the Board to take action tonight.

Close Public Hearing on Variance No. 20220927-10 at 7:05 p.m.

Motion made by Planning and Zoning Board Member Wollitz, 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 Wollitz

PLANNING & ZONING BOARD ACTION

Planning and Zoning Board to approve or deny Variance No. 20220927-10.

Planning and Zoning Board Member Wollitz asks how long this item will be deferred and if the Board can table to a future date so it will not continue to be put on the agenda.

Land Use Administrator Janis Fleet states the item will need to be placed on the January Agenda so that question can be asked.

Planning and Zoning Board Member Wollitz asks if there will need to be a FLUM Amendment.

Motion is made to defer Items 1 through 4 until the January 10, 2022, Planning and Zoning Board meeting.

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

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

Voting Nay: Planning and Zoning Board Member Reed

ITEM-2

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.

Janis Fleet, AICP - Land Use Administrator

PLANNING & ZONING BOARD ACTION

Planning and Zoning Board to approve or deny Variance No. 20220927-11.

ITEM-3 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.

Janis Fleet, AICP - Land Use Administrator

PLANNING & ZONING BOARD ACTION

Planning and Zoning Board to approve or deny Variance No. 20220927-12.

ITEM-4 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.

Janis Fleet, AICP - Land Use Administrator

PLANNING & ZONING BOARD ACTION

Planning and Zoning Board to approve or deny Variance No. 20220927-13.

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

Arlie Johns, 37027 Michigan Street, Hilliard, states he wants the Board to know he is not opposed to one house being built on the property, but he is against two being built.

REGULAR MEETING

ITEM-5 Additions/Deletions to Agenda

No additions or deletions to the agenda.

ITEM-6 Planning and Zoning Board to approve the Withdrawal of the Appeal No. 20220809, for Parcel ID No. 17-3N-24-2020-0040-0080, submitted by Ms. Tobi Welbourne, applicant for Brian Frederick, property owner.

Janis Fleet, AICP - Land Use Administrator

Land Use Administrator Janis Fleet explains that through legal research, the letter that the previous Land Use Administrator provided is what the purchaser used to determine purchasing the property to build on. Once the Board approves the withdrawal of the Appeal, the applicant can move forward with selling the property.

Planning and Zoning Board Attorney Norberg states she did research on estoppel, Chapter 62 Section 347 of the Town Code, and case law to determine that the purchaser could build on the property based on the letter from the past Land Use Administrator.

Motion is made to approve the Withdrawal of the Appeal No. 20220809.

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

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

ITEM-7 Planning and Zoning Board Recommendation for the Lot Split Application #20220915
Property Owner - Taylor Built Homes, Inc.
Parcel ID No. 09-3N-24-0000-0018-0000
Janis Fleet, AICP - Land Use Administrator

Land Use Administrator Janis Fleet reads Staff Report.

Matthew Taylor, 46112 Sauls Road, Callahan, states he is there to answer any questions the Board has.

Planning and Zoning Board Chair Frey asks if there was a house on the property.

Matthew Taylor, 46112 Sauls Road, Callahan, states yes, but it was removed years ago.

Planning and Zoning Board Chair Frey states that there appears to be a building pad.

Matthew Taylor, 46112 Sauls Road, Callahan, states that there is from where the previous home was located. He further states debris had been piled on the property and he had to remove two dumpsters worth of trash, spread dirt, and mow the property.

Planning and Zoning Board Member Wollitz asks if the road is paved to the driveway.

Matthew Taylor, 46112 Sauls Road, Callahan, states it is paved 60 feet past the first parcel.

Planning and Zoning Board Member Wollitz states she wants to make sure the applicant understands that the road would have to be paved to the second driveway.

Motion is made to recommend the Lot Split Application No. 20220915 to Council with staff recommendations.

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 Wollitz

ITEM-8 Planning and Zoning Board Recommendation for the Lot Split Application #20221129

Property Owner - Cynthia Hicks
 Parcel ID No. 08-3N-24-2380-0020-0010
Janis Fleet, AICP - Land Use Administrator

Land Use Administrator Janis Fleet reads Staff Report and explains the reason the lot split is being requested is because there are two mobile homes on the property and the applicant wishes to split the property to eliminate a non-conforming use since the property is located in a R-2 Zoning district.

Motion is made to recommend the Lot Split Application No. 20221129 to Council with staff recommendations.

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

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

ITEM-9 Planning and Zoning Board approval of the Minutes from the November 8, 2022, Public Hearing and Regular Meeting.

Motion is made to approve the amended minutes.

Motion made by Planning and Zoning Board Member Wollitz, 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 Wollitz

ADDITIONAL COMMENTS

PUBLIC

No public wish to address the Board.

BOARD MEMBERS

Planning and Zoning Board Member Lawson thanks Land Use Administrator Janis Fleet for everything she has done.

Planning and Zoning Board Vice Chair Prather thanks Land Use Administrator Janis Fleet for providing the Board with knowledge over the past few years.

Planning and Zoning Board Member Wollitz states she has to resign from the Planning and Zoning Board, and her resignation will be heard at the December 15, 2022, Town Council meeting. She further states the Board needs to think about a replacement and provide the recommendations to the Town Clerk for the January 5, 2022, Town Council meeting.

Planning and Zoning Board Member Reed thanks Land Use Administrator Janis Fleet for teaching the Board the correct way to interpret the Town Code.

Planning and Zoning Board Member Prather asks Planning and Zoning Board Member Wollitz to make sure that she has clear expectations.

Planning and Zoning Board Chair Frey thanks Land Use Administrator and states even though they may not have always agreed, he has always respected her and thanks her for all she has taught the Board.

Planning and Zoning Board Member Wollitz states that there is a LDR Joint Workshop on February 27, 2023, at 6:00 p.m. and asks the Board to put that date on their calendar.

LAND USE ADMINISTRATOR

Land Use Administrator Janis Fleet thank everyone for the accolades, but states she is not going anywhere and that she plans on staying on as the Town Planner and there are several projects going on.

PLANNING AND ZONING ATTORNEY

Planning and Zoning Attorney Mary Norberg thanks Land Use Administrator Janis Fleet for all her work. Further states if anyone needs her before the next meeting, to call.

ADJOURNMENT

Motion to adjourn at 7:47 p.m.

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

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

Approved this 10th day of January 2023, by the Hilliard Planning & Zoning Board, Hilliard, Florida.

Skip Frey, Chair
Hilliard Planning & Zoning Board