

HILLIARD TOWN COUNCIL MEETING

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

TOWN COUNCIL MEMBERS

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

ADMINISTRATIVE STAFF

Lisa Purvis, Town Clerk
Richie Rowe, Public Works Director
Gabe Whittenburg, Parks & Rec Director

TOWN ATTORNEY

Christian Waugh

AGENDA

THURSDAY, AUGUST 17, 2023, 7:00 PM

NOTICE TO PUBLIC

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

PLEDGE OF CIVILITY

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

CALL TO ORDER

PRAYER & PLEDGE OF ALLEGIANCE

ROLL CALL

MAYOR To call on members of the audience wishing to address the Council on matters not on the Agenda.

PUBLIC HEARING

ITEM-1

Ordinance No. 2023-04 - Dayspring Commons - Comprehensive Plan Text Amendment
Amending the Hilliard Comprehensive Plan Policy A.1.1.3.H., to revise the description of the Institutional Future Land Use Category for applicant Douglas Adkins, Dayspring Health LLC.

Mayor Beasley

Open Public Hearing
Call for Public Comments
Close Public Hearing on Ordinance No. 2023-04

TOWN COUNCIL ACTION

Town Council to adopt Ordinance No. 2023-04, on Second and Final Reading.

ITEM-2

Ordinance No. 2023-05 - Dayspring Commons - Future Land Use Map Amendment
Amending the Hilliard Comprehensive Future Land Use Map from MDR, Medium Density Residential to INS, Institutional for applicant Douglas Adkins, Dayspring Health LLC.

For the following Parcel No.: 08-3N-24-2380-0024-0040; 0039-0012; 0039-0031; 0037-0020; 0024-0010; 0039-0025; and 0037-0010.

Mayor Beasley

Open Public Hearing
Call for Public Comments
Close Public Hearing on Ordinance No. 2023-05

TOWN COUNCIL ACTION

Town Council to adopt Ordinance No. 2023-05, on Second and Final Reading.

ITEM-3

Ordinance No. 2023-06 - Dayspring Commons - Rezoning from R-2 to PUD
Rezoning from R-2 to PUD to create the Dayspring Commons Planned Unit Development for applicant Douglas Adkins, Dayspring Health LLC.

For the following Parcel No.: 08-3N-24-2380-0024-0040; 0039-0012; 0039-0031; 0037-0020; 0024-0010; 0039-0025; and 0037-0010.

Mayor Beasley

Open Public Hearing
Call for Public Comments
Close Public Hearing on Ordinance No. 2023-06

TOWN COUNCIL ACTION

Town Council to adopt Ordinance No. 2023-06, on Second and Final Reading.

ITEM-4

Ordinance No. 2023-09 - Amend Chapter 50 Taxation; Article III - Local Business Tax

Amending the Town's Business Tax Rate Schedule in accordance with FS 205.0535(4), by increasing the rate of each classification by no greater than five percent.

Mayor Beasley

Open Public Hearing
Call for Public Comments
Close Public Hearing on Ordinance No. 2023-09

TOWN COUNCIL ACTION

Town Council to adopt Ordinance No. 2023-09, on Second and Final Reading.

ITEM-5 Ordinance No. 2023-10 - Dayspring Commons - Vacation of Right of Way
Vacation of Right of Way for a porting of West Sixth Street for applicant Douglas
Adkins, Dayspring Commons, LLC.
Mayor Beasley

Open Public Hearing
Call for Public Comments
Close Public Hearing on Ordinance No. 2023-10

TOWN COUNCIL ACTION

Town Council to adopt Ordinance No. 2023-10, on Second and Final Reading.

REGULAR MEETING

ITEM-6 Additions/Deletions to Agenda

ITEM-7 Town Council approval to surplus the Public Works Department's 1997 Case-
580L Backhoe.
Cory Hobbs – Assistant Public Works Director

ITEM-8 Town Council approval of Pool Rental Agreement between Nassau County
School District and Town of Hilliard for West Nassau High School and Hilliard
Middle Senior High School Swim Teams.
Gabe Whittenburg – Parks & Recreation Director

ITEM-9 Town Council to set a date for a Joint Workshop with the Planning & Zoning
Board to discuss Pre-Application for Vacation of Alley Way for Block 159.
Lee Anne Wollitz - Land Use Administrator

ITEM-10 Town Council approval of the Minutes from the August 3, 2023, Regular Meeting.
Lisa Purvis, MMC - Town Clerk

ITEM-11 Town Council approval of Holiday Designs, Payable through August 2023,
Project Name: 18' Natural Branch Garland Tree with 4' 3D Star Town Christmas
Tree in the amount of \$11,795.80.
CAPITAL FUNDED PROJECT LUMP SUM PURCHASE AMOUNT \$11,795.80.

ADDED ITEMS

ADDITIONAL COMMENTS

PUBLIC

MAYOR & TOWN COUNCIL

ADMINISTRATIVE STAFF

TOWN ATTORNEY

ADJOURNMENT

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

TOWN COUNCIL MEETINGS

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

PLANNING & ZONING BOARD MEETINGS

The Planning & Zoning Board meets the 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.

2023 HOLIDAYS

TOWN HALL OFFICES CLOSED

- | | |
|----------------------------------|-----------------------------|
| 1. Martin Luther King, Jr. Day | Monday, January 16, 2023 |
| 2. Memorial Day | Monday, May 29, 2023 |
| 3. Independence Day Monday | Tuesday, July 4, 2023 |
| 4. Labor Day | Monday, September 4, 2023 |
| 5. Veterans Day | Friday, November 10, 2023 |
| 6. Thanksgiving Day | Thursday, November 23, 2023 |
| 7. Friday after Thanksgiving Day | Friday, November 24, 2023 |
| 8. Christmas Eve | Monday, December 25, 2023 |
| 9. Christmas Day | Tuesday, December 26, 2023 |
| 10. New Year's Eve | Monday, January 1, 2024 |
| 11. New Year's Day | Tuesday, January 2, 2024 |



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Town Council Regular Meeting Meeting Date: August 17, 2023

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

SUBJECT: Town Council adopting Ordinance No. 2023-04, Text Amendment 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 allow certain non-residential uses in the Institutional Future Land Use Category as part of a PUD, Planned Unit Development. The Planning and Zoning Board considered this Ordinance at their March 14, 2023, meeting and recommended approval. The first reading of the Ordinance was held by the Town Council on May 18, 2023.

FINANCIAL IMPACT:

None

RECOMMENDATION:

Town Council to adopt Ordinance No. 2023-04, on Second and Final Reading.

DATE: June 29, 2023
 TO: Nassau County Record
 FROM: Hannah Martinez, Town of Hilliard
 RE: Advertisement

- Please place the following advertisement in your July 5, 2023, edition.
- Please do not deviate from the specified language.
- The notice should be two columns wide by 10 inches long.
- Do not place in the classified or legal section or an obscure portion of the newspaper.
- Headline in type no smaller than 18 Point.
- Please send Proof of Publications, as soon as possible.

**NOTICE OF PUBLIC HEARING
 TO ADOPT TEXT AMENDMENTS TO
 THE TOWN OF HILLIARD COMPREHENSIVE PLAN**

SECOND AND FINAL READING OF ORDINANCE 2023-04

AN ORDINANCE OF THE TOWN OF HILLIARD, FLORIDA, AMENDING THE HILLIARD COMPREHENSIVE PLAN POLICY A.1.1.3.H., TO REVISE THE DESCRIPTION OF THE INSTITUTIONAL FUTURE LAND USE CATEGORY TO ADD MEMORY CARE, INDEPENDENT SENIOR LIVING FACILITIES, AND TO ALLOW NEIGHBORHOOD COMMERCIAL USES AND OFFICES IN THE INSTITUTIONAL FUTURE LAND USE CATEGORY, AS PART OF A PLANNED UNIT DEVELOPMENT ZONING FOR THE INSTITUTIONAL DEVELOPMENT; PROVIDING FOR SEVERABILITY; REPEALER, AND PROVIDING FOR AN EFFECTIVE DATE.

The Town Council of the Town of Hilliard, Florida proposes to adopt Ordinance 2023-04 which will amend the Hilliard Comprehensive Plan Policy A.1.1.3.H. to revise the description of the Institutional Future Land Use Category. The following Public Hearing has been scheduled:

Town Council - Thursday, August 17, at 7:00 p.m.

The Public Hearing will be held in the Hilliard Town Hall Council Chambers, located at 15859 West County Road 108, Hilliard, Florida, 32046.

Action on the matter may be taken following the closing of the Public Hearing. A copy of Ordinance No. 2023-04, with the proposed amendments to the Comprehensive Plan, is available for inspection and copying at Town Hall during normal business hours 9:00 a.m. to 5:00 p.m., Monday through Friday.

PURSUANT TO THE REQUIREMENTS OF F.S. 286.0105, the following notification is given: If a person decides to appeal any decision made by the Town 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.

Persons with disabilities requiring accommodation in order to participate in this proceeding should contact the Town Clerk at (904) 845-3555 at least seventy-two hours in advance to request such accommodations.

Town of Hilliard
Janis K. Fleet, AICP, Town Planning Consultant
Lisa Purvis, MMC, Town Clerk

ORDINANCE NO. 2023-04

AN ORDINANCE OF THE TOWN OF HILLIARD, FLORIDA, AMENDING THE HILLIARD COMPREHENSIVE PLAN POLICY A.1.1.3.H., TO REVISE THE DESCRIPTION OF THE INSTITUTIONAL FUTURE LAND USE CATEGORY TO ADD MEMORY CARE, INDEPENDENT SENIOR LIVING FACILITIES, AND TO ALLOW NEIGHBORHOOD COMMERCIAL USES AND OFFICES IN THE INSTITUTIONAL FUTURE LAND USE CATEGORY, AS PART OF A PLANNED UNIT DEVELOPMENT ZONING FOR THE INSTITUTIONAL DEVELOPMENT; PROVIDING FOR SEVERABILITY; REPEALER, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 166, Florida Statutes, empowers the Hilliard Town Council to prepare and enforce a Comprehensive Plan for the development of the Town; and

WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, the Local Government Comprehensive Planning and Land Development Regulation Act, empowers and requires the Town Council of Hilliard to (a) plan for the Town's future development and growth; (b) adopt and amend Comprehensive Plans, or elements or portions thereof, to guide the future growth and development of the Town, (c) implement adopted or amended Comprehensive Plans by the adoption of appropriate land development regulations; and (d) establish, support, and maintain administrative instruments and procedures to carry out the provisions and purpose of the Act; and

WHEREAS, the Town of Hilliard proposed certain revisions and modifications to the text of the Hilliard Comprehensive Plan Policy A.1.1.3.H., to revise the description of the Institutional Future Land Use Category, which are more particularly set forth in Exhibit A, attached hereto, and incorporated herein by reference; and

WHEREAS, pursuant to Section 163.3174(1), Florida Statutes, the Town Council of Hilliard, duly designated the Planning and Zoning Board as the Local Planning Agency for the Town of Hilliard; and

WHEREAS, the Town of Hilliard Planning & Zoning Board, held a duly noticed public hearing on March 14, 2023, regarding the Comprehensive Plan text amendment to revise Policy A.1.1.3.H; and

WHEREAS, the Town of Hilliard Planning and Zoning Board, has reviewed the proposed text amendment Comprehensive Plan amendment revise Policy A.1.1.3.H. and found it to be consistent with the Town's Comprehensive Plan and recommended on March 14, 2023, the text amendment to Hilliard Comprehensive Plan Policy A.1.1.3.H. to the Town Council for approval; and

WHEREAS, pursuant to Section 163.3184, Florida Statutes, on, _____, 2023 and on _____, 2023 the Town of Hilliard Town Council held a public hearing on this proposed text amendment to Hilliard Comprehensive Plan Policy A.1.1.3.H. with public notice having been provided and having considered all comments received during the public hearings, the recommendations of the Planning and Zoning Board; and

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

SECTION 1. PURPOSE AND INTENT. This Ordinance is enacted to carry out the purpose and intent of, and exercise the authority set out in the Local Government Comprehensive Planning and Land Development Regulation Act, Sections 163.3161 through 163.3215, Florida Statutes, and Chapter 166, Florida Statutes, as amended.

SECTION 2. APPROVAL OF TEXT AMENDMENT. The Town Council hereby approves the text amendment to Hilliard Comprehensive Plan Policy A.1.1.3.H. set forth in **Exhibit A**, attached hereto.

SECTION 3. REPEALER. Any Ordinances or parts thereof in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

SECTION 4. SEVERABILITY. If any section, subsection, sentence, clause, phrase of this Ordinance, or the application thereof, shall be held invalid by any court, administrative agency or other body with appropriate jurisdiction, the remaining sections, subsections, sentences, clauses and phrases under application shall not be affected thereby.

SECTION 5. EFFECTIVE DATE. This Ordinance shall take effect immediately upon final adoption.

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

Kenneth A. Sims
Council President

ATTEST:

Lisa Purvis
Town Clerk

APPROVED:

John P. Beasley
Mayor

Planning & Zoning Board Publication:	December 21, 2022
Planning & Zoning Board Public Hearing:	March 14, 2023
Town Council First Publication:	April 26, 2023
Town Council First Public Hearing:	May 18, 2023
Town Council Second Publication:	July 5, 2023
Town Council Second Public Hearing:	August 17, 2023

EXHIBIT A*Policy A.1.1.3 H. Institutional*

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



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Town Council Regular Meeting Meeting Date: August 17, 2023

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

SUBJECT: Town Council adopting Ordinance No. 2023-05, Future Land Use Map Amendment – 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 MDR, Medium Density Residential to INS, Institutional for applicant Douglas Adkins, Dayspring Health LLC.

BACKGROUND:

Mr. Doug Adkins has submitted application for a Future Land Use Map Amendment 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 from MDR, Medium Density Residential to INS, Institutional. This application is submitted with companion applications for a proposed text amendment to the Town’s Comprehensive Plan and a rezoning for the property. The Planning and Zoning Board considered this item at their March 14, 2023, meeting and recommended approval. The first reading of the Ordinance was held by the Town Council on May 18, 2023.

FINANCIAL IMPACT:

None

RECOMMENDATION:

Town Council to adopt Ordinance No. 2023-05, on Second and Final Reading.

DATE: June 29, 2023
TO: Nassau County Record
FROM: Hannah Martinez, Town of Hilliard
RE: Advertisement

- Please place the following advertisement in your July 5, 2023, edition.
- Please do not deviate from the specified language.
- The notice should be two columns wide by 10 inches long.
- Do not place in the classified or legal section or an obscure portion of the newspaper.
- Headline in type no smaller than 18 Point.
- Please send Proof of Publications, as soon as possible.

NOTICE OF PUBLIC HEARING
TO ADOPT FUTURE LAND USE MAP AMENDMENTS TO
THE TOWN OF HILLIARD COMPREHENSIVE PLAN

SECOND AND FINAL READING OF ORDINANCE 2023-05

AN ORDINANCE OF THE TOWN OF HILLIARD, FLORIDA, A MUNICIPAL CORPORATION, AMENDING THE HILLIARD COMPREHENSIVE PLAN, FUTURE LAND USE MAP DESIGNATION OF THAT CERTAIN PROPERTY CONSISTING OF APPROXIMATELY 5.97 ACRES, MORE OR LESS LOCATED OFF WEST SIXTH STREET AND ORANGE STREET AND MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" LEGAL DESCRIPTION, HILLIARD, FLORIDA, NASSAU COUNTY PARCEL ID: # 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, FROM MDR, MEDIUM DENSITY RESIDENTIAL TO INS, INSTITUTIONAL; PROVIDING FOR SEVERABILITY; REPEALER, AND PROVIDING FOR AN EFFECTIVE DATE.

The Town Council of the Town of Hilliard, Florida proposes to adopt Ordinance 2023-05 which will amend the Hilliard Comprehensive Plan Future Land Use Map (FLUM) from MDR, Medium Density Residential to INS, Institutional for approximately 5.97 acres located off West Sixth Street and Orange Street. The following Public Hearing has been scheduled:

Town Council - Thursday, August 17, 2023, at 7:00 p.m.

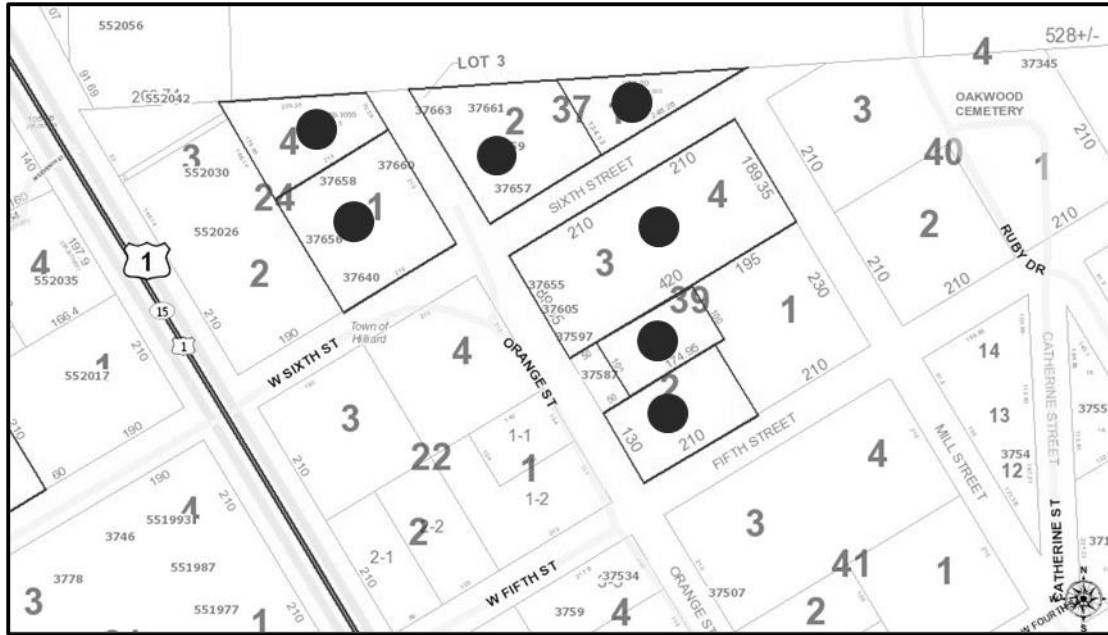
The Public Hearing will be held in the Hilliard Town Hall Council Chambers, located at 15859 West County Road 108, Hilliard, Florida, 32046.

Action on the matter may be taken following the closing of the Public Hearing. A copy of Ordinance No. 2023-05, with the proposed amendment to the Future Land Use Map of the Comprehensive Plan is available for inspection and copying at Town Hall during normal business hours 9:00 a.m. to 5:00 p.m., Monday through Friday.

PURSUANT TO THE REQUIREMENTS OF F.S. 286.0105, the following notification is given: If a person decides to appeal any decision made by the Town 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.

Persons with disabilities requiring accommodation in order to participate in this proceeding should contact the Town Clerk at (904) 845-3555 at least seventy-two hours in advance to request such accommodations.



Town of Hilliard
Janis K. Fleet, AICP, Town Planning Consultant
Lisa Purvis, MMC, Town Clerk

ORDINANCE NO. 2023-05

AN ORDINANCE OF THE TOWN OF HILLIARD, FLORIDA, A MUNICIPAL CORPORATION, AMENDING THE HILLIARD COMPREHENSIVE PLAN, FUTURE LAND USE MAP DESIGNATION OF THAT CERTAIN PROPERTY CONSISTING OF APPROXIMATELY 5.97 ACRES, MORE OR LESS LOCATED OFF WEST SIXTH STREET AND ORANGE STREET AND MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" LEGAL DESCRIPTION, HILLIARD, FLORIDA, NASSAU COUNTY PARCEL ID: # 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, FROM MDR, MEDIUM DENSITY RESIDENTIAL TO INS, INSTITUTIONAL; PROVIDING FOR SEVERABILITY; REPEALER, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of that parcel of land, consisting of 5.97 acres more or less located off West Sixth Street and Orange Street, and more particularly described In Exhibit "A" Legal Description, with Nassau County Parcel ID. # 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, has applied for an amendment to the Future Land Use Map of the Hilliard Comprehensive Plan to INS, Institutional; and

WHEREAS, the subject property currently has a Future Land Use Map designation in the Hilliard Comprehensive Plan of MDR, Medium Density Residential; and,

WHEREAS, the Town of Hilliard Planning & Zoning Board held a duly noticed public hearing on March 14, 2023, regarding the Comprehensive Plan Future Land Use Map amendment of the subject property; and

WHEREAS, the Town of Hilliard Planning and Zoning Board, has reviewed the proposed Comprehensive Plan Future Land Use Map amendment and found it to be consistent with the Town's Comprehensive Plan, and recommended approval to the Town Council of the Future Land Use Map amendment changing the designation of the subject property to INS, Institutional, at their March 14, 2023, regular meeting; and

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

SECTION 1. FUTUTE LAND USE MAP AMENDMENT. The subject property, consisting of approximately 5.97 acres, located off West Sixth Street and Orange Street and described In Exhibit "A" Legal Description, with Nassau County Parcel ID. # 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 is hereby amended from MDR, Medium Density Residential to INS, Institutional.

SECTION 2. REPEALER. Any Ordinances or parts thereof in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

SECTION 3. SEVERABILITY. If any section, subsection, sentence, clause, phrase of this Ordinance, or the application thereof, shall be held invalid by any court, administrative agency or other body with appropriate jurisdiction, the remaining sections, subsections, sentences, clauses and phrases under application shall not be affected thereby.

SECTION 4. EFFECTIVE DATE. This Ordinance shall take effect immediately upon final adoption.

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

Kenneth A. Sims
Council President

ATTEST:

Lisa Purvis
Town Clerk

APPROVED:

John P. Beasley
Mayor

Planning & Zoning Board Publication:	December 21, 2022
Planning & Zoning Board Public Hearing:	January 10, 2023
Town Council First Publication:	April 26, 2023
Town Council First Public Hearing:	May 18, 2023
Town Council Second Publication:	July 5, 2023
Town Council Second Public Hearing:	August 17, 2023

EXHIBIT A LEGAL DESCRIPTION

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°-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 (25,243.36 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



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Town Council Regular Meeting Meeting Date: August 17, 2023

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

SUBJECT: Town Council adopting Ordinance No. 2023-06, Rezoning – 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 Planned Unit Development 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 application is submitted with companion applications for a proposed text amendment to the Town’s Comprehensive Plan and Future Land Use Map Amendment. The Planning and Zoning Board considered this item at their March 14, 2023, meeting and recommended approval. The first reading of the Ordinance was held by the Town Council on May 18, 2023.

See attached additional background information.

FINANCIAL IMPACT:

None

RECOMMENDATION:

Town Council to adopt Ordinance No. 2023-06, on Second and Final Reading.



AGENDA ITEM REPORT
PUD REZONING
R-2, SINGLE FAMILY TO PUD, PLANNED UNIT DEVELOPMENT
TO CREATE THE DAYSPRING COMMONS PUD
APPLICATION #20221123.1

1. Applicant Information:

Applicant – Courtney Gaver
 Roger Towers, P.A
 100 Whetstone Place, Suite 200
 St. Augustine, Florida 32086

Owner – Dayspring Health, LLC
 c/o Douglas Adkins
 P.O. Box 1080
 Hilliard, Florida 32046

2. Property Information

Parcel ID: # 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
 Future Land Use Map Designation: MDR – Medium Density Residential
 Current Zoning: R-2
 Acres: approximately 5.97 acres

3. Description:

The PUD rezoning application is being submitted to create the Dayspring Commons PUD, with a companion Future Land Use Map amendment for the property from MDR, Residential Medium Density to INS, Institutional, and a Comprehensive Plan text amendment to revise the description of the Institutional Future Land Use category. The PUD rezoning and the FLUM amendment will allow for the development of a senior living campus called Dayspring Commons. The property is composed of 7 parcels totaling 5.97 acres. All the parcels are currently vacant.

Access to the property is off U.S. 1 and West Sixth Street. Two of the parcels are located north of West Sixth Street and west of Orange Street, two parcels north of West Sixth Street and east of Orange Street, three parcels south of West Sixth Street and east of Orange Street. Surrounding properties are commercial uses and vacant property along U.S.1, vacant properties on West Sixth Street, and single family and vacant properties along Orange Street.

4. PUD Rezoning

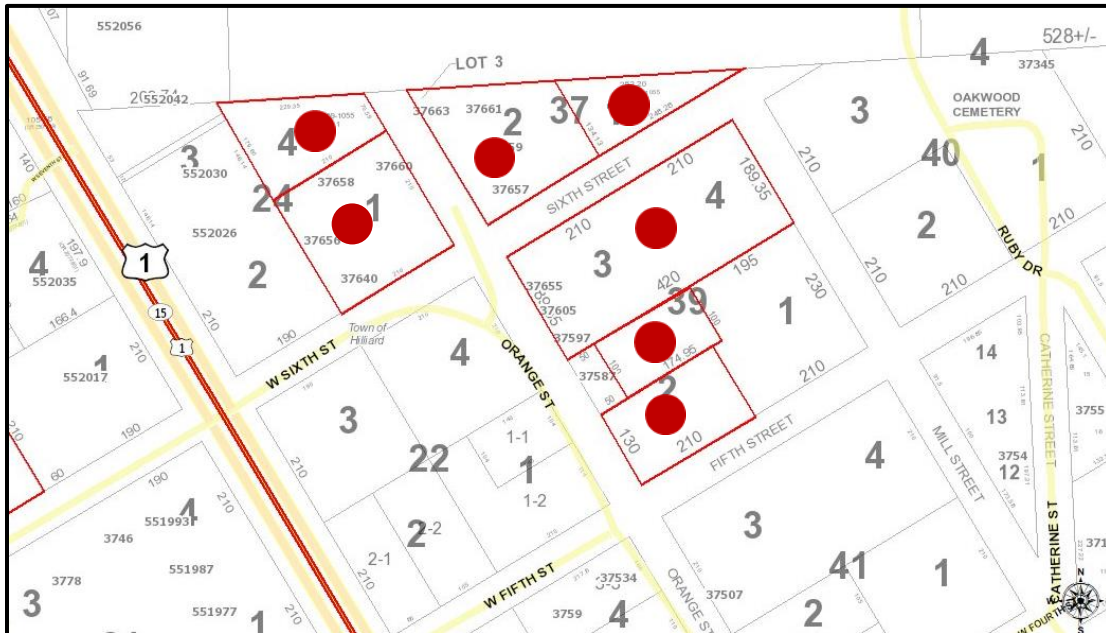
A companion application for a Future Land Use Map (“FLUM”) amendment for the property to Institutional has been submitted along with a Comprehensive Plan text amendment to allow the proposed PUD rezoning. Without the FLUM amendment and the Comprehensive Plan text amendment, the PUD rezoning cannot proceed. The site plan and written description are attachments to the ordinance rezoning the property and any change in the written description or site plan will require a PUD-to-PUD rezoning. The site plan and written description provide the requirements for the development and will guide the development of the property.

The proposed text amendment to the Comprehensive Plan would allow nursing homes, assisted living facilities, memory care, and independent senior living facilities, under private ownership. Supportive uses including neighborhood-related retail and professional offices are allowed as part of a planned unit development zoning. Supportive uses are limited to 30% of the square footage of the institutional structures. Institutional land uses will be permitted with an intensity of use up to 50 percent of lot coverage. The building height shall not exceed 35 feet. The proposed Dayspring Commons PUD could be allowed in the Institutional Future Land Use category, if amended as proposed. The proposed commercial building is 30% of the square footage of the institutional structures.

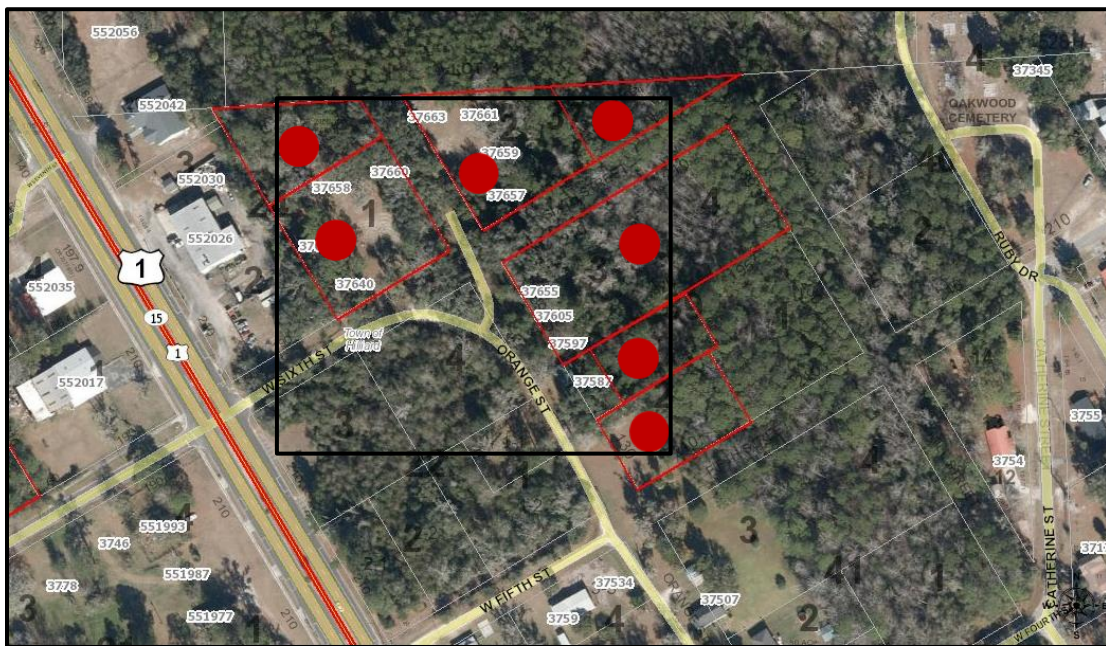
- Proposed Uses
 - Senior Living Facilities
 - Potential facilities/uses
 - Independent senior living
 - Assisted living facilities
 - Skilled nursing living
 - Memory care
 - Maximum 62,700 square feet
 - Building A - 41,100 SF (3-story/72 beds)
 - Independent senior housing
 - Building B - 21,600 SF (2-story/22 beds)
 - Independent senior housing or assisted living facilities (ALF)
 - Maximum 105 units/beds with accessory uses and related amenities.
 - Non-Residential Uses
 - Maximum of 18,810 square feet (30% of square footage of the institutional structures)
 - Building C – 18,810 SF (3-story)
 - Neighborhood-related commercial, retail, professional and medical office within C-N or MSC zoning

- 3 Stories
 - Maximum - 18,810 SF
 - Office/retail/medical
- Parking
 - 96 spaces provided.
 - PUD Proposed parking requirements
 - (1) space for every 1.5 units in independent senior living facilities
 - (1) space for every 2 units/beds in assisted living facilities
 - (1) space for every 4 units per long term care facilities
 - 1 space for 200 s.f. of medical/dental office
- Vacation of the Right of Way
 - The vacation of a portion of West Sixth Street is proposed
 - A separate ordinance for the closure of a portion of West Sixth Street would need to be approved by the Town Council
 - Closure is an integral component of the PUD site plan
 - Access, parking, and Building B are proposed in the West Sixth Street right of way
 - Dayspring Health, LLC property abuts both sides of the West Sixth Street right of way
 - Dayspring Health, LLC would receive 100 % ownership of the entire length of the 60 foot right of way
 - Approximately 0.29 acres of land
- Phases
 - 3 Phases
 - Each building in separate phase
 - Building C
 - Commercial Development
 - Phase 3
 - 10 years to develop project
 - 3 years to commence development of the project
- Traffic Improvements
 - Realign and improve West Sixth Street and Orange Street with paving, curb and gutter, water, sewer, and drainage
 - Improving West Sixth Street to the development's entrance at West Sixth Street and Orange Street
 - Only paving Orange Street 20 ft. wide for a short distance

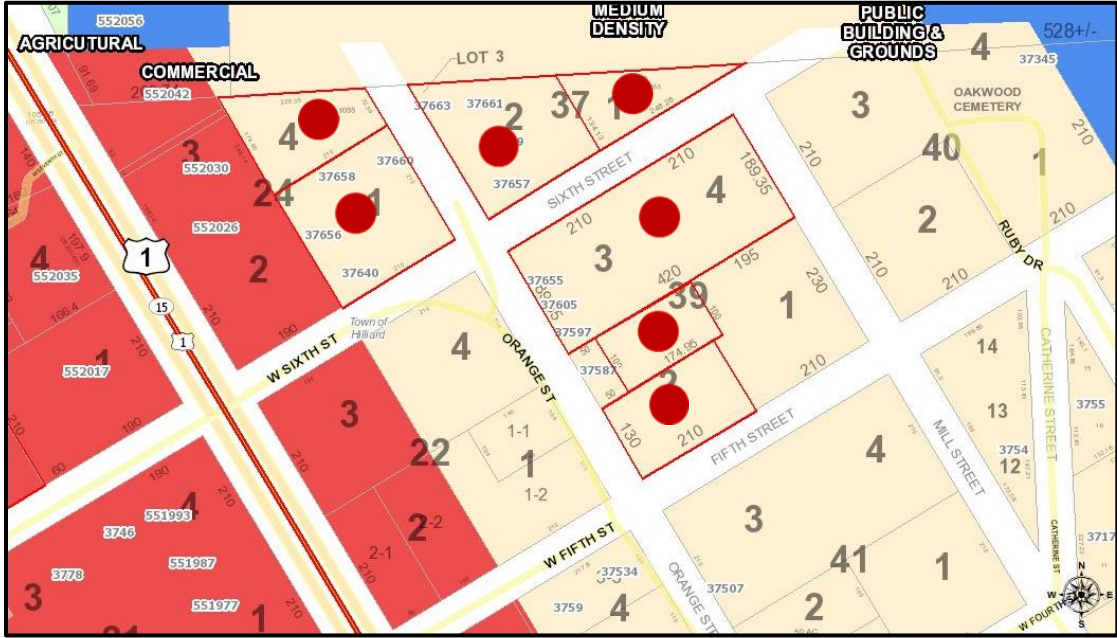
PARCEL MAP



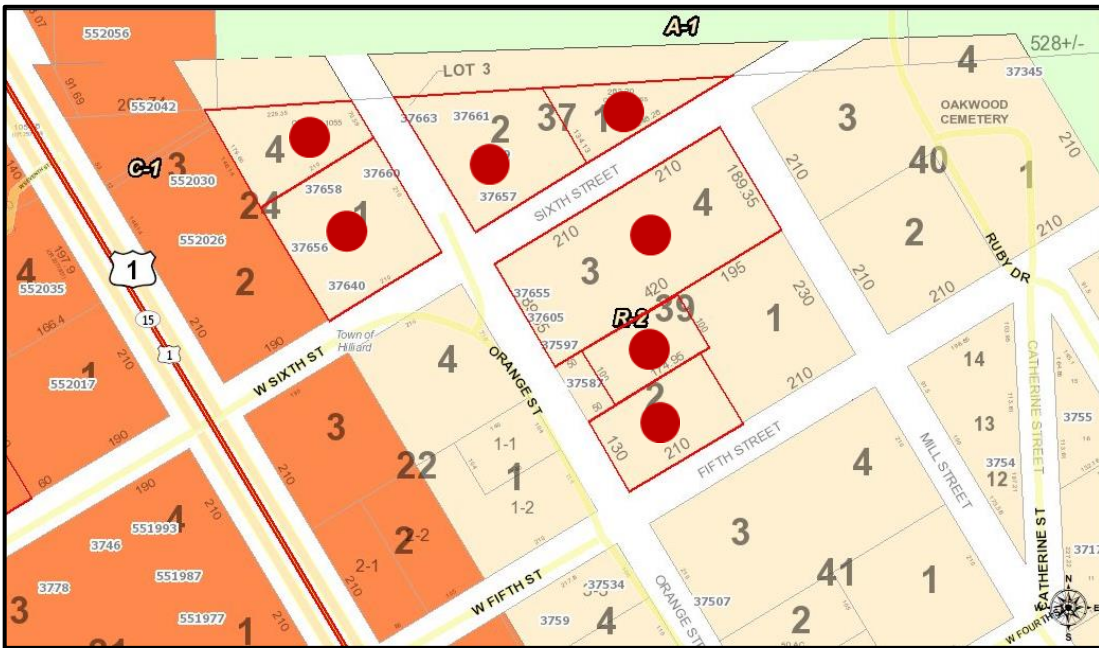
AERIAL

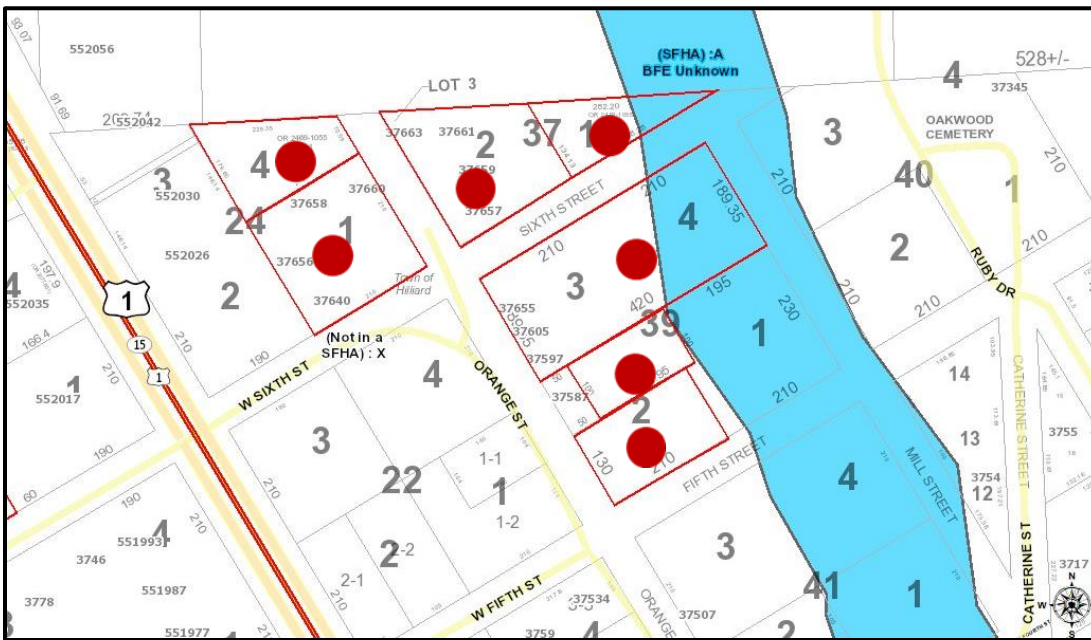


FUTURE LAND USE MAP



ZONING





5. Staff Concerns

- Intensity of development
 - Insufficient parking for the proposed development
 - Parking is less then recommended in the LDR update.
 - Parking recommended in the LDR update
 - (1) parking space for every 1 unit in independent senior living facilities
 - Would need 72 parking spaces for the independent living facilities, instead of 48 parking spaces proposed
 - 27% of the site is wetlands and is undevelopable.
 - Actual land for development is 4.38 acres
- Traffic impact on the neighborhood

6. Consistency with Comprehensive Plan Policies

The PUD rezoning, will allow for the development of a senior living campus in Hilliard. The proposed PUD will provide buffers for the existing single family development along Orange Street. The PUD amendment will allow for a transition of intensity from the commercial development on U.S.1 and the single family development along Orange Street. The PUD rezoning will be compatible with the surrounding development, if the concerns of staff are addressed.

7. Availability of Services

Water and sewer services have the capacity to serve this development. The applicant will pay all costs related to the extension of the water and sewer services.

8. Land Suitability

There are 1.61 acres of wetlands located on the site. The soils for the upland portion of the property are suitable for development. The PUD site plan proposes to protect the wetlands on the site. Any development on the site will need to be permitted by the appropriate agencies, including the St. Johns River Water Management District, to assure there will be no impacts to the wetlands on the site. A portion of the property is in the 100 year flood zone. The PUD site plan does not propose any development in the 100 year flood zone.

9. Planning and Zoning Board Meeting

At their March 14, 2023 meeting the Planning and Zoning Board held a public hearing on the proposed rezoning of the subject property from R-2 to PUD. Staff recommended approval of the rezoning with the following conditions:

1. Personal property, self-service (mini-warehouse) storage facilities shall be removed as a permitted use and the parking calculations revised to reflect the removal of the use.
2. A traffic study shall be performed for the development and the improvements recommended in the study shall be implemented.
3. Spaces included in the "overflow parking lot" shall not be considered in the parking calculations, unless Orange Street is paved from West Sixth Street to the parking lot and the parking lot is paved.
4. Parking calculations shall be revised to reflect the deletion of the 14 spaces in the "overflow parking lot", unless Orange Street is paved from West Sixth Street to the parking lot and the parking lot is paved.
5. Parking calculations shall be revised to reflect the specific uses for each building and the staffing required by the specific licenses (assisted living facilities, skilled nursing facilities, and memory care facilities) by the State of Florida, to provide 1 space per employee for highest shift, plus the following:
 - 1 space per 1 bed for independent senior living facilities
 - 1 space per 3 beds for assisted living facilities, skilled nursing facilities, and memory care facilities
6. Parking calculations shall be revised to provide 1 space for 150 s.f. of medical/dental office and all allowable uses in Building 3.
7. Revise building square footages and number of bed/units to meet parking calculations.
8. A landscaped buffer of 5 feet and a solid wall or fence, at least six feet in height, shall be provided between the parking lot and the single family dwelling unit on Orange Street.
9. Revise site plan and written description to reflect all changes.

After discussion by the Planning and Zoning, the applicant agreed to revise the site plan to reconfigure the retention areas, remove the unpaved overflow parking area, and to add an additional paved parking area to the site plan. The developer also agreed to only count paved parking spaces to meet the minimum parking required for the project.

The Planning and Zoning Board recommended approval of the PUD with the following conditions:

1. Personal property, self-service (mini warehouse) storage facilities shall be removed as a permitted use and the parking calculations revised to reflect the removal of the use.
 2. A traffic study shall be performed for the development and the improvements recommended in the study shall be implemented.
 3. Parking calculations shall be revised to reflect the specific uses for each building and the staffing required by the specific licenses (assisted living facilities, skilled nursing facilities, and memory care facilities) by the State of Florida, to provide 1 space per employee for highest shift, plus the following: 1 space per 1 bed for independent senior living facilities 1 space per 3 beds for assisted living facilities, skilled nursing facilities, and memory care facilities.
 4. Parking calculations shall be revised to provide 1 space for 150 s.f. of medical/dental office and all allowable uses in Building 3.
 5. Revise building square footages and number of bed/units to meet parking calculations.
 6. A landscape buffer of 5 feet and a solid wall or fence, at least six feet in height, shall be provided between the parking lot and the single-family dwelling unit on Orange Street.
 7. Revise site plan and written description to reflect all changes.
 8. All parking will be paved and located North of Mrs. Rosa residence. (residence on Orange Street and South of the PUD.)
 9. Developer shall submit a revised written description and updated site plan to reflect these changes.
10. PUD Site Plan and Written Description for review at Town Council Meeting – May 18th, 2023
1. The applicant submitted a revised written description and site plan on April 19, 2023. After initial review by staff, another revised written description and site plan was submitted to the Town on May 1, 2023. The Town Council will consider the documents submitted May 1, 2023, at the public hearing on May 18th.
 2. The proposed PUD is too intensive for the site.
 - a. Wetlands limit the available land for development.
 - b. Insufficient parking provided.
 - i. 1.5 parking space for every 1 unit in independent senior living facilities instead of 1 space for every 1 unit in independent senior living facilities being proposed in LDR update.
 - ii. Parking requirements limit intensity of development, i.e., the square footage of a development or number of units that can be built.

- iii. Applicant's parking requirement provided for 72 independent living units and 22 assisted living facilities for a total of 96 beds/units.
 1. Site plan and written description request maximum of 105 units/beds.
 - iv. Parking only provided for one floor, 6,270 s.f, of Building C.
 1. No parking is provided for the 2nd or 3rd floors of the building.
 2. 2nd and 3rd floors are proposed storage for the residents residing on the campus.
11. Staff recommends approval of Ordinance 2023-06, the rezoning of the subject property from R-2 to PUD.
 12. On May 18, 2023, the Town Council held a public hearing for the first reading of the Ordinance and approved the Ordinance with the condition that the accessory structure shall have a 30' setback.

DATE: June 29, 2023
TO: Nassau County Record
FROM: Hannah Martinez, Town of Hilliard
RE: Advertisement

- Please place the following advertisement in your July 5, 2023, edition.
- Please run this Notice of Public Hearing in the Legal Notices Section.
- Please furnish Proof of Publication, as soon as possible.

NOTICE OF PUBLIC HEARING

SECOND AND FINAL READING OF ORDINANCE NO. 2023-06

AN ORDINANCE OF THE TOWN OF HILLIARD, FLORIDA, A MUNICIPAL CORPORATION, REZONING OF THAT CERTAIN PROPERTY CONSISTING OF APPROXIMATELY 5.97 ACRES, MORE OR LESS LOCATED OFF WEST SIXTH STREET AND ORANGE STREET AND MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" LEGAL DESCRIPTION, HILLIARD, FL, NASSAU COUNTY PARCEL ID: # 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, FROM R-2, SINGLE FAMILY RESIDENTIAL TO PUD, PLANNED UNIT DEVELOPMENT TO CREATE THE DAYSPRING COMMONS PUD; SPECIFICALLY DESCRIBED IN ATTACHMENT "B" WRITTEN DESCRIPTION, AND ATTACHMENT "C" SITE PLAN; PROVIDING FOR SEVERABILITY, REPEALER, AND PROVIDING FOR AN EFFECTIVE DATE.

The Town Council of the Town of Hilliard, Florida will hold a Public Hearing on Thursday, August 17, 2023, at 7:00 p.m., in the Hilliard Town Hall Council Chambers, located at 15859 West County Road 108, Hilliard, Florida, 32046. To hear input regarding the property consisting of approximately 5.97 acres located off West Sixth Street and Orange Street. Also known as Parcels ID: # 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, rezoning from R-2, Single Family Residential to PUD, Planned Unit Development to Create the Dayspring Commons PUD.

The rezoning will allow the property to be developed for a Senior Living Campus with commercial, offices, and storage.

Action on the matter may be taken following the closing of the Public Hearing. A copy of Ordinance No. 2023-06 and the application is available for inspection and copying at Town Hall during normal business hours 9:00 a.m. to 5:00 p.m., Monday through Friday.

PURSUANT TO THE REQUIREMENTS OF F.S. 286.0105, the following notification is given: If a person decides to appeal any decision made by the Town 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.

Persons with disabilities requiring accommodation in order to participate in this proceeding should contact the Town Clerk at (904) 845-3555 at least seventy-two hours in advance to request such accommodations.

Town of Hilliard
Janis K. Fleet, AICP, Town Planning Consultant
Lisa Purvis, MMC, Town Clerk

ORDINANCE NO. 2023-06

AN ORDINANCE OF THE TOWN OF HILLIARD, FLORIDA, REZONING THE PROPERTY CONSISTING OF APPROXIMATELY 5.97 ACRES, MORE OR LESS, LOCATED OFF WEST SIXTH STREET AND ORANGE STREET AND MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" LEGAL DESCRIPTION HILLIARD, FL, NASSAU COUNTY PARCEL ID: # 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, FROM R-2, SINGLE FAMILY TO PUD, PLANNED UNIT DEVELOPMENT TO CREATE THE DAYSRING COMMONS PUD; SPECIFICALLY DESCRIBED IN EXHIBIT "B" WRITTEN DESCRIPTION, AND EXHIBIT "C" SITE PLAN; AND PROVIDING FOR SEVERABILITY, REPEALER, AND SETTING AN EFFECTIVE DATE.

WHEREAS, the property owner for the property consisting of approximately 5.97 acres, more or less, which is located off West Sixth Street and Orange Street and more particularly described in Exhibit "A" Legal Description, Hilliard, Fl, Nassau County PARCEL ID: # 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, requested zoning change for the subject from R-2, Single Family to PUD, Planned Unit Development ; and

WHEREAS, the owner has requested to rezone the property described Exhibit "A" Legal description to PUD, Planned Unit Development to create the Dayspring Commons PUD; and

WHEREAS, the Town of Hilliard Planning & Zoning Board held a duly noticed public hearing on March 14, 2023, regarding the rezoning of the of the subject property to PUD, Planned Unit Development; and

WHEREAS, the Town of Hilliard Planning and Zoning Board, has reviewed the proposed rezoning of the subject property to PUD, Planned Unit Development and found it to be consistent with the Town's Comprehensive Plan and the Town's Code, and recommended approval to the Town Council of the rezoning of the subject property from R-2, Single Family to PUD, Planned Unit Development, at their March 14, 2023, regular meeting; and

WHEREAS, the Town Council has completed a review of the request and finds it in compliance with the Town's Comprehensive Plan and the Town's Code and does not adversely impact the health, safety, and welfare of the Town's residents; and

WHEREAS, a companion Comprehensive Plan Future Land Use Map amendment to INS Institutional has been applied for the subject property and has been approved by the Town Council; and

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

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

SECTION 2. LEGAL DESCRIPTION. The property with Nassau County Parcel ID:# 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, more particularly described in described in Exhibit "A", Legal Description, is hereby rezoned from R-2, Single Family, to PUD, Planned Unit Development to create the Dayspring Commons PUD:

SECTION 3. PUD PLAN. This ordinance includes Exhibits "B", Written Description and "C", Site Plan, for the Dayspring Commons PUD created by this ordinance. Development of and uses within the PUD shall conform to the limitations and conditions set forth in this ordinance and in the attached written description and site plan.

SECTION 4. Recording. The Town Clerk is authorized and directed to forward a certified copy of this Ordinance to the Clerk of the Circuit Court for recordation and to the Nassau County Property Appraiser to update any records as may be deemed necessary.

SECTION 4. REPEALER. Any Ordinances or parts thereof in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

SECTION 5. EFFECTIVE DATE. This ordinance shall take effect immediately upon its final adoption.

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

Kenneth A. Sims
Council President

ATTEST:

Lisa Purvis
Town Clerk

APPROVED:

John P. Beasley
Mayor

Planning & Zoning Board Publication:	December 21, 2022
Planning & Zoning Board Public Hearing:	January 10, 2023
Town Council First Publication:	April 26, 2023
Town Council First Public Hearing:	May 18, 2023
Town Council Second Publication:	July 5, 2023
Town Council Second Public Hearing:	August 17, 2023

**EXHIBIT A
LEGAL DESCRIPTION**

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 30.33 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 MADDOCK (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

**Dayspring Commons Planned Unit Development
PUD Written Description
November 22, 2022
Revised August 2, 2023**

I. PROJECT DESCRIPTION

This application for the Dayspring Commons Planned Unit Development (“PUD”) is submitted by Dayspring Commons, LLC, a Florida limited liability company (“Applicant”), the owner of the property subject to this application. As described herein, the Applicant proposes to rezone 5.97 acres of property from Single Family R-2 to PUD to allow for development of an institutional campus to provide senior housing with supportive neighborhood commercial uses, as herein described. The Applicant is proposing to construct three buildings with related amenities for a maximum of 62,700 square feet of senior living residential uses (maximum of 105 units/beds), and a maximum of 18,810 square feet of neighborhood-related commercial, retail and professional office uses. All references herein to the Applicant shall include the Applicant’s successors and assigns.

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

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

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

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

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

II. USES AND RESTRICTIONS

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

1. Senior living residential uses shall be limited to a maximum of 62,700 square feet which may include up to 105 units/beds with all accessory uses and related amenities. The senior living¹ uses may include: housing for seniors including, independent senior living, assisted living, or long term care facilities (skilled nursing living, memory care, and/or hospice).

2. Neighborhood-related commercial, retail, professional and medical office uses shall be permitted within the Property up to a maximum of 18,810 square feet and may include those uses permitted as a principal use and use by exception within the Commercial Neighborhood (C-N) or Main Street Commercial (MSC)² designation of the Code including the following retail, service, and medical uses:

- a. Medical and dental offices and clinics;
- 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;

¹ Any residents of the Property are seniors and will not include school-aged children.

² As of the date of this PUD Written Description, the Town is in the process of revising its Code to replace the Neighborhood Commercial (C-N) designation with the MSC rezoning. In the event the Town fails to enact such change, the Applicant shall have the right to include neighborhood-type commercial uses as detailed in this text.

- f. 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, personal property, self-service storage facilities for the purpose of renting or leasing enclosed, individual storage space for any owner, resident or tenant of the Property; chapels, cafeteria/dining facilities, and commercial kitchens, recreational and fitness facilities ancillary to such permitted use, including a gymnasium, fitness center, indoor and/or outdoor pool, one or more docks, gazebos and similar structures, walking trails, meditation areas, open space, greenspace, and passive open space uses including recreational paths, benches, picnic tables, informational displays, kiosks, viewing areas, observation decks, and associated community/recreational structures

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

III. DESIGN GUIDELINES

A. Lot Requirements:

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

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

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

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

The Conceptual Site Plan indicates the preliminary, general layout for the PUD for construction of the development. The location and size of all lots, roads, project entrances, recreation/open space and other areas shown on the Conceptual Site Plan are conceptual such that the final location of any roads, project entrances, recreation/open space and other areas will be depicted on the final development plan and the final engineering plans for the particular phase of the project. The Conceptual Site Plan has been designed to utilize the most intensive parking calculation for each the proposed use for each building to ensure final development meets parking criteria as provided in Section III(B)(1) at final engineering plan approval. The Property has been designed that Building A may be utilized as any senior living residential use, Building B may be utilized as assisted living or long-term care uses, and Building C may be utilized with neighborhood-related commercial, retail, professional and medical office uses.

B. Ingress, Egress and Circulation:

- 1. **Parking Requirements:** Vehicular off-street parking will be provided in accordance with applicable off-street parking and loading requirements of LDR Section 62-382 in effect at the time of

final engineering plan approval, with the following additional and superseding provisions:

Parking standards for the following uses shall be provided at the following minimum ratio:

Use	Minimum Number of Off-Street Parking Spaces Required
Independent senior living facilities	1 space per 1.5 units
Assisted living facilities	1 space per 2 units/beds
Long term care facilities (skilled nursing living, memory care, and hospice)	1 space per 4 units/beds
Professional and business offices	1 space for each 200 square feet of gross floor area
Medical and dental clinics or offices	1 space for each 200 square feet of gross floor area
Personal property, self-service storage facilities	0 parking spaces required as individual units are for owners, tenants, and residents of the Property
Where fractional spaces result, same shall be rounded to the nearest whole number.	

Parking shall be provided within the common parking as shown on the Conceptual Site Plan. The Conceptual Site Plan has been designed to utilize the most intensive parking calculation for the proposed use of each building, as follows:

Building	Maximum Intensive Use	Maximum Units/Beds or Square Feet	Required Spaces
A	Independent Living Facility	72 units	48
B	Assisted Living Facility	22 units/beds	11
C	Professional/business office, medical and dental clinics or offices (first floor)	6,270 Sq. Ft.	31

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. An ambulatory drop off and turnaround area is located in the area depicted on the Conceptual Site Plan. The Applicant will also provide pedestrian interconnectivity with neighboring commercial areas to the north, where feasible.

3. **Traffic Improvements:** The Applicant, at its expense, shall coordinate with the Town to realign and improve portions of West Sixth Street and Orange Street as shown on the Conceptual Site Plan (collectively, the "Roadway Improvements") as follows: West Sixth Street from U.S. Highway 1 to the project entrance at the intersection with Orange Street, and Orange Street from the intersection of West Sixth Street southeast along the project's boundary for a distance of +/- 85 feet to the home owned by Rosa Marie Allen having Parcel Identification No. 08-3N-24-2380-0039-0023 which encroaches into the roadway. As part of the Roadway Improvements, the Applicant shall install stop bar with yellow double stripes and stop/street sign combinations at the intersection of West Sixth Street and Orange Street. The Applicant has assisted the Town with prior application for economic development funding for the Roadway Improvements (the "Funding Contribution"). To the extent the Town receives the Funding Contribution, such Funding Contribution shall be held by the Town in escrow for the benefit of the Applicant. The Applicant will design, permit and construct the Roadway Improvements as its expense with allocation of the Funding Contribution if awarded to the Town. The Roadway Improvements shall be constructed pursuant to applicable requirements of the Town and as part of Phase I.

As part of the driveway permit application with the Florida Department of Transportation ("FDOT"), the Applicant shall be required to conduct a traffic study by a professional traffic engineer (the "Traffic Study"), which shall be submitted and subject to the review and approval by FDOT. The Traffic Study shall be comprehensive and shall evaluate the impact of the PUD through buildout and evaluate individual thresholds or phases of

development in the PUD. The applicant shall be responsible for roadway improvements to U.S. 1 as identified in the Traffic Study and as required by FDOT based upon the Traffic Study.

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

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

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

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

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

of parking and service areas. Trees will be a mixture of canopy and non-canopy trees intermingled throughout, with a minimum of 70 percent of proposed trees being canopy trees. A minimum of 30 percent non-canopy trees will be utilized where appropriate to accommodate views and lighting.

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

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

F. Utilities:

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

G. Wetlands/Environmental: The Property contains approximately 1.61 acres of jurisdictional wetlands as depicted on the Conceptual Site Plan, which will be retained to preserve and enhance the natural attributes of the Property. Appropriate buffers will be provided as required by the LDR and St. Johns River Water Management District ("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. Additional buffering (a minimum of ten (10) feet of landscaping buffer with 85% opacity) shall be located along the northern and eastern boundaries of Building A adjacent to Orange Street and West Sixth Street, to adequately screen and buffer Building A from the adjacent rights-of-way.

2. Additional buffering (a minimum of five (5) feet of landscaping buffer with 85% opacity) shall be located southeast of the Building C parking area to adequately screen and buffer the parking area from the adjacent single-family residence lying within the Orange Street right-of-way. In addition, the Applicant will construct either a fence or wall six (6) feet in height within the five (5)-foot buffer. In addition, the accessory building located to the northeast of said single-family residence shall be located a minimum distance of fifty (50)-feet from the closest property boundaries to said residence, as depicted on the Conceptual Site Plan.

3. To the extent all or a portion of Building C is developed as personal property, self-service storage facilities, same shall be architecturally compatible and complimentary of the aesthetic of Buildings A and B, and interior storage units should not be readily visible through Building C's storefront or windows. The Applicant commits that any self-storage facilities provided in Building C shall solely serve the owners, tenants, and residents of the Property.

DATA SUMMARY

TOTAL RESIDENTIAL UNITS/BEDS	105
RESIDENTIAL FACILITIES (GROUND LEVEL)	24,500 SF
RETAIL OFFICE COMMERCIAL (GROUND LEVEL)	6,270 SF
TOTAL SITE AREA (INCLUDES R/W TAKING)	5.97 AC
UPLAND AREA (BEFORE IMPACTS)	4.36 AC
TOTAL WETLAND AREA	1.61 AC
WETLAND IMPACTS	0.00 AC
WETLANDS TO REMAIN	1.61 AC
POND AREA	0.63 AC (10.62%)
TOTAL OPEN SPACE	3.53 AC (59.12%) (20% MIN.)
RIGHT OF WAY AREA TO BE CLOSED	0.29 AC
TOTAL WETLAND LENGTH	550 LF
WETLAND BUFFER PROVIDED	2,962 SF (0.07 ac)
MAXIMUM RESIDENTIAL FACILITIES	62,700 SF
MAXIMUM RETAIL OFFICE COMMERCIAL	18,810 SF

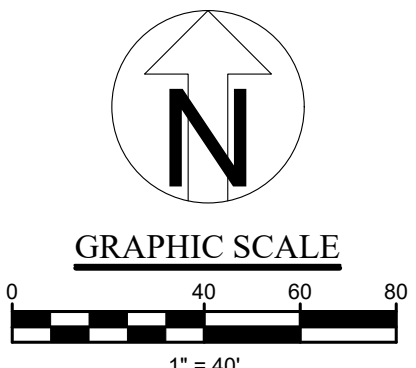
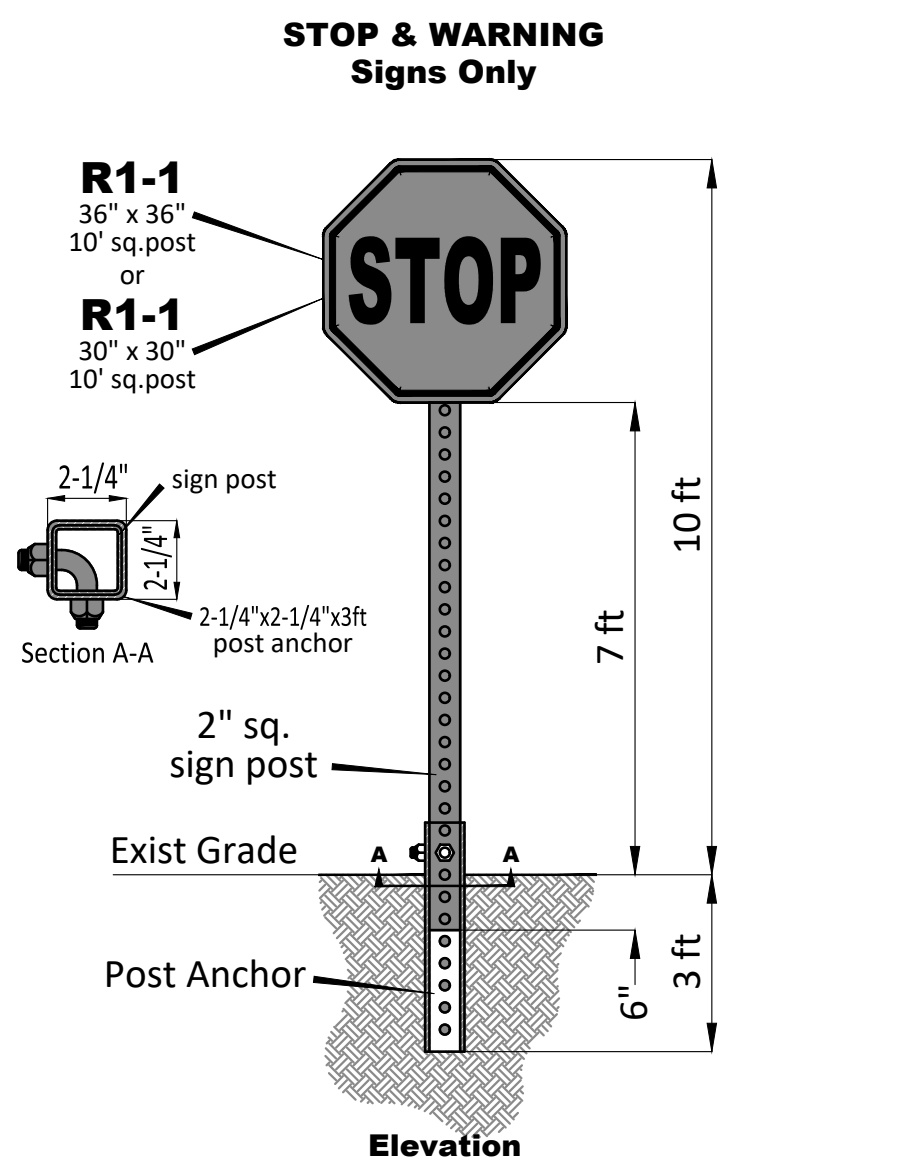
NOTE:
(1) 24" STOP BAR & 6" YELLOW DOUBLE STRIPES AND STOP/ STREET SIGN COMBINATION (TYP)

NOTE:
THIS SITE PLAN IS 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.

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

LEGEND

	BOUNDARY
	BUILDING SETBACK
	DRAINAGE EASEMENT
	UTILITY EASEMENT



MAXIMUM SQUARE FOOTAGE

BUILDING A -	41,100 SF
BUILDING B -	21,600 SF
BUILDING C -	18,810 SF

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

PARKING CALCULATIONS

USE	MINIMUM NUMBER OF OFF-STREET PARKING SPACES REQUIRED
INDEPENDENT SENIOR LIVING FACILITIES	1 SPACE PER 1.5 UNITS
ASSISTED LIVING FACILITIES	1 SPACE PER 2 UNITS/BEDS
LONG TERM CARE FACILITIES (SKILLED NURSING LIVING, MEMORY CARE, AND HOSPICE)	1 SPACE PER 4 UNITS/BEDS
PROFESSIONAL AND BUSINESS OFFICES	1 SPACE FOR EACH 200 SQUARE FEET OF GROSS FLOOR AREA
MEDICAL AND DENTAL CLINICS OF OFFICES	1 SPACE FOR EACH 200 SQUARE FEET OF GROSS FLOOR AREA
PERSONAL PROPERTY, SELF-SERVICE STORAGE FACILITIES (NO COMPACT SPACES ALLOWED)	0 PARKING SPACES REQUIRED AS INDIVIDUAL UNITS ARE FOR OWNERS, TENANTS, AND RESIDENTS OF THE PROPERTY
	WHERE FRACTIONAL SPACES RESULT, SAME SHALL BE ROUNDED TO THE NEAREST WHOLE NUMBER

BUILDING	MAXIMUM INTENSIVE USE	MAXIMUM UNITS/BEDS OR SF	REQUIRED SPACES
A	INDEPENDENT LIVING FACILITY	72 UNITS	48
B	ASSISTED LIVING FACILITY	22 UNITS/BEDS	11
C	PROFESSIONAL/BUSINESS OFFICE, MEDICAL AND DENTAL CLINICS OR OFFICES (FIRST FLOOR)	6,270 SF	31

TOTAL PARKING REQUIRED: 90 (4 HANDICAPPED)
TOTAL PARKING PROVIDED: 98 (6 HANDICAPPED)

PROJECT INFORMATION

GENERAL	DAYSRING COMMONS
Project Name	SIXTH STREET
Project Address	5.97 Ac. /259,655 SF
PROJECT ACREAGE	30,770 SF/11.85% (MAX. 50%)
TOTAL BUILDING AREA/RATIO	0.94 AC/15.75%
TOTAL PARKING AREA/RATIO	62,700 SF
Maximum Residential Facilities	18,810 SF
Retail Office Commercial	
IMPERVIOUS (INCLUDING PONDS)/RATIO	1.79 Ac./0.30 % (MAX. 35%)
BUILDING HEIGHT	(35' MAX HEIGHT.)
	08-3N-24-2380-0024-0040
	08-3N-24-2380-0039-0012
	08-3N-24-2380-0039-0031
	08-3N-24-2380-0037-0020
	08-3N-24-2380-0024-0010
Property Appraiser Nos. (RE #)	6,51
Nassau County Soil ID	
Future Land Use	MEDIUM DENSITY
Zoning Designation	R-2
PUD Ordinance Number	N/A
FIRM - Community - Panel	12089C0135F
Flood Zones (Show in Plans)	ZONE X
Base Flood Elev. (Show in Plans)	N/A
Vertical Datum Used for Project	NAVD 88

Revisions

No.	Revisions	By
1	REVISED 08/02/2022	HAV

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 00008161
4200 BAYMEADOWS ROAD, SUITE 3 | JACKSONVILLE, FLORIDA 32207
Ph: (904) 730-3223 | Fx: (904) 730-3225
Henry A. Harpe, P.E., No. 45049

UNLESS THIS DRAWING BEARS THE EMBOSSED SEAL OF A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF FLORIDA, THIS DRAWING IS NOT VALID. IT IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID. INFORMATION HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE PROFESSION OF ENGINEERING AS SET FORTH IN THE FLORIDA STATUTES AND RULES. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE ENGINEER DOES NOT WARRANT THAT THE INFORMATION CONTAINED HEREIN IS COMPLETE, ACCURATE, OR CURRENT. THE ENGINEER DOES NOT WARRANT THAT THE INFORMATION CONTAINED HEREIN IS COMPLETE, ACCURATE, OR CURRENT. THE ENGINEER DOES NOT WARRANT THAT THE INFORMATION CONTAINED HEREIN IS COMPLETE, ACCURATE, OR CURRENT.

DAYSRING COMMONS
SITE
FLORIDA
HILLIARD

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



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Town Council Regular Meeting Meeting Date: August 17, 2023

FROM: *Lisa Purvis, MMC – Town Clerk*

SUBJECT: Town Council adopting Ordinance No. 2023-09, Amending the Town’s Business Tax Rate Schedule in accordance with FS 205.0535(4), by increasing the rate of each classification by no greater than five percent.

BACKGROUND:

The Town last amended fees charged for the Town’s Business Tax Receipts in 2018 and the State allows by Statute that they be raised every two years by no greater than five percent. The Town currently collects approximately \$30,000 per year in revenue from the sale of Business Tax Receipts which allows businesses to operate within the Town of Hilliard. First reading was held by the Town Council on July 20, 2023.

FINANCIAL IMPACT:

Business Tax Receipt revenue will increase by 5%.

RECOMMENDATION:

Town Council to adopt Ordinance No. 2023-09, on Second and Final Reading.

Date: July 26, 2023
 To: Nassau County Record
 From: Lisa Purvis, Town of Hilliard
 Re: Legal Advertisements (Edition 08/02/2023)

Please run the following as a legal advertisement in your legal section in your August 2, 2023, edition. Please send proof of publication and invoice to Town of Hilliard:

PUBLIC HEARING NOTICE

The Hilliard Town Council will hold a Public Hearing on August 17, 2023, at 7:00 p.m., in the Council Chambers in the Hilliard Town Hall, located at 15859 West County Road 108, Hilliard, Florida, to hear input regarding Ordinance No. 2023-09. All interested parties may appear at the meeting and be heard with respect to the proposed Ordinance No. 2023-09.

Action on the matter may be taken following the closing of the Public Hearing at the Hilliard Town Council's regular meeting. A copy of the Ordinance which is proposed for Second Reading and Final Adoption is available by calling (904) 845-3555 or emailing lpurvis@townofhilliard.com during normal business hours 9:00 a.m. to 5:00 p.m., Monday through Friday or at www.townofhilliard.com.

ORDINANCE NO. 2023-09

**AN ORDINANCE OF THE TOWN OF HILLIARD, FLORIDA,
 AMENDING THE TOWN'S BUSINESS TAX RATE SCHEDULE IN
 ACCORDANCE WITH SECTION 205.0535(4) OF THE FLORIDA
 STATUTES BY INCREASING THE RATE OF EACH
 CLASSIFICATION BY NO GREATER THAT FIVE PERCENT; AND
 PROVIDING AN EFFECTIVE DATE.**

PURSUANT TO THE REQUIREMENTS OF F.S. 286.0105, 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.

Persons with disabilities requiring accommodations in order to participate in this proceeding should contact the Town Clerk at (904) 845-3555 at least seventy-two hours in advance to request such accommodations.

Lisa Purvis, MMC
 Town Clerk
 Town of Hilliard

ORDINANCE NO. 2023-09

AN ORDINANCE OF THE TOWN OF HILLIARD, FLORIDA, AMENDING THE TOWN’S BUSINESS TAX RATE SCHEDULE IN ACCORDANCE WITH SECTION 205.0535(4) OF THE FLORIDA STATUTES BY INCREASING THE RATE OF EACH CLASSIFICATION BY NO GREATER THAT FIVE PERCENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Florida Statues Chapter 205.0535, the Town of Hilliard’s Occupational License Equity Study Commission reviewed the Town’s occupational license rate schedule and made recommendations concerning the rate schedule and the rate schedule was amended.

WHEREAS, Florida Statutes Chapter 205.0535(4) provides that, under these circumstances, Municipalities “may, every other year thereafter, increase or decrease by ordinance the rates of Business taxes by up to 5 percent”; and

WHEREAS, the Town Council wishes to amend its business tax rate schedule pursuant to Florida Statutes.

NOW, THEREFORE, THE TOWN OF HILLIARD HEREBY ORDAINS;

Section 1.

Sec. 50-90. Taxes required for conducting or managing business, occupation, etc. is hereby amended to read as follows:

Every business, occupation, profession, or exhibition, substantial, fixed or temporary, engaged in by any person, whether in a building, tent, or upon the street, vacant lot or anywhere in the open air within the city not specifically designated in this section shall pay a local business tax of ~~\$55.00~~ \$57.75

No person shall engage in or manage any of the following businesses, professions, or occupations without first obtaining a local business tax and paying an annual fee, which shall be assessed and fixed as follows:

Business or Occupation	Fee
------------------------	-----

Apartments (see rooming house in subsection © of this section)

Barbershop, hairdressing business:

One to two chairs.... ~~\$27.50~~ \$28.85

Each additional chair.... ~~\$13.75~~ \$14.40

Bowling alleys:

Up to eight alleys.... ~~\$55.00~~ \$57.75

Each additional alley.... ~~\$41.00~~ \$11.55

Coin-operated machines. Every person or company operating amusement, pinball, pool table, or other such machines, games of chance or skill, or other amusement devices operated by the insertion of a slug or coin shall pay a local business tax of ~~\$16.50~~ \$17.35 for each machine in addition to any other fee required by this article.

Contractors. Every person engaged in the business of contracting shall pay a local business tax as enumerated below.

General contractor.... ~~\$82.50~~ \$86.60

Builder, commercial.... ~~\$82.50~~ \$86.60

Builder, residential.... ~~\$82.50~~ \$86.60

Electrical.... ~~\$55.00~~ \$57.75

Plumbing.... ~~\$55.00~~ \$57.75

Mechanical, air conditioning.... ~~\$55.00~~ \$57.75

All other.... ~~\$44.00~~ \$46.20

Hotels (see rooming house in subsection © in this section).

Manufacturing:

One to 15 employees.... ~~\$49.50~~ \$51.95

16 to 75 employees.... ~~\$103.50~~ \$108.65

Over 75 employees.... ~~\$207.25~~ \$217.60

Motels (see rooming house in subsection © of this section).

Pawnshop.... ~~\$140.25~~ \$115.75

Pool rooms:

One to two tables.... \$55.00	<u>\$57.75</u>
Each additional table.... \$16.50	<u>\$17.30</u>
Professional services.... \$110.25	<u>\$115.75</u>

- (c) Every person who is engaged in the practice of a profession, service, or occupation that is structured on a fee, a schedule of payment, percentage or gratuity for services rendered shall pay a local business tax. Any profession regulated by the state must show evidence of a certificate or license. This section shall include professional corporations which are organized for the sole and specific purpose of rendering professional service and which have as shareholders only individuals who themselves are duly licensed or otherwise legally authorized to render the same professional service as the corporation. This local business tax does not apply to any individual who is employed under salary to provide a service to a company, corporation, or institution, other than a professional corporation. this classification of local business tax shall consist of, but not limited to, the following types of occupation:

Accountant or auditor

Architect

Auctioneer

Chiropractor

Dentist

Engineer

Mechanical

Electrical

Mining

Sanitary

Civil and the like

Funeral Director or Embalmer

Insurance Agent or Collector		
Oculist		
Osteopath		
Photographer		
Podiatrist		
Physiotherapist		
Physicians and Surgeons		
Psychiatrist		
Real Estate Broker or salesperson		
Stenographer (public)		
Surveyor		
Teacher (outside school system)		
Veterinary		
Other		
Rooming House, Hotel, Motel, or Apartment House		
One to two units.... \$55.00		<u>\$57.75</u>
Each additional unit.... \$16.50		<u>\$17.30</u>
Sale or servicing of tangible personal property.... \$55.00		<u>\$57.75</u>
(d) Every person engaged in the business of trading, buying, bartering, servicing, or selling tangible personal property as owner, manager, agent, broker or otherwise shall pay a local Business tax for each place or location of business maintained and operated. This classification of local business tax shall consist of, but not limited to, the following types of business:		
Abstract company.... \$55.00		<u>\$57.75</u>

Accident claims or Adjustment Company.... \$55.00	<u>\$57.75</u>
Advertising agency.... \$55.00	<u>\$57.75</u>
Appliance sales or rental.... \$55.00	<u>\$57.75</u>
Automobile sales, new or used.... \$140.25	<u>\$115.75</u>
Automotive parts, repair, painting and the like.... \$140.25	<u>\$115.75</u>
Bakery.... \$55.00	<u>\$57.75</u>
Bank or savings and loan.... \$140.25	<u>\$115.75</u>
Broadcast Station.... \$55.00	<u>\$57.75</u>
Brokerage Firm.... \$140.25	<u>\$115.75</u>
Business School.... \$55.00	<u>\$57.75</u>
Butcher Shop or Grocery (privately owned) \$55.00	<u>\$57.75</u>
Card or novelty shop.... \$44.00	<u>\$46.20</u>
Convenience Store.... \$551.25	<u>\$578.80</u>
Clothing Store.... \$55.00 —	<u>\$57.75</u>
Consignment shop.... \$55.00	<u>\$57.75</u>
Dance School.... \$55.00	<u>\$57.75</u>
Day Care (up to five children) \$55.00	<u>\$57.75</u>
Over five children, per child.... \$5.50	<u>\$5.75</u>
Department Store.... \$140.25	<u>\$115.75</u>
Drugstore or Pharmacy.... \$140.25	<u>\$115.75</u>
Drugstore, department store combined.... \$275.50	<u>\$289.25</u>
Employment agency.... \$140.25	<u>\$115.75</u>

Florist.... \$55.00	<u>\$57.75</u>
Food Vendor.... \$27.50	<u>\$28.85</u>
General Store.... \$55.00	<u>\$57.75</u>
Grocery Store (chain).... \$551.25	<u>\$578.80</u>
Hardware.... \$140.25	<u>\$115.75</u>
Jewelry Shop.... \$275.50	<u>\$289.25</u>
Laundry or dry cleaner (up to four machines) \$55.00	<u>\$57.75</u>
Each additional machine.... \$11.00	<u>\$11.55</u>
Loan and Finance Company.... \$140.25	<u>\$115.75</u>
Lumber Company.... \$140.25	<u>\$115.75</u>
Nursery/horticulture.... \$55.00	<u>\$57.75</u>
Newspaper.... \$140.25	<u>\$115.75</u>
Printing Company.... \$55.00	<u>\$57.75</u>
Repair Shop.... \$55.00	<u>\$57.75</u>
Restaurant or Café, seating:	
One-49.... \$27.50	<u>\$28.85</u>
50-99.... \$55.00	<u>\$57.75</u>
100 and up.... \$82.50	<u>\$86.60</u>
Service station.... \$55.00	<u>\$57.75</u>
Supply store.... \$55.00	<u>\$57.75</u>
Upholstery Shop.... \$55.00	<u>\$57.75</u>
Wholesaler.... \$55.00	<u>\$57.75</u>

- (e) Taxicabs and vehicles for hire. Every person or company engaged in the business of operating a taxicab or the leasing of vehicles shall pay a local business tax.

Per vehicle.... ~~\$13.75~~ \$14.40

- (f) Traveling circus, carnival, or other types of traveling entertainment or amusement.

Not to exceed a stay of one week.... ~~\$137.75~~ \$144.60

Section 2.

This ordinance shall take effect immediately upon its final adoption.

Adopted this ____ day of _____, _____ by the Hilliard Town Council, Hilliard, Florida

Kenneth A. Sims
Council President

ATTEST:

Lisa Purvis
Town Clerk

APPROVED:

John P. Beasley
Mayor

First Reading: July 20, 2023
 Publication: August 9, 2023
 Public Hearing: August 17, 2023
 Second/Final Reading: August 17, 2023



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Town Council Regular Meeting Meeting Date: August 17, 2023

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

SUBJECT: Town Council adopting Ordinance No. 2023-10. a Vacation of Right of Way for a portion of West Sixth Street for applicant Douglas Adkins, Dayspring Commons LLC.

BACKGROUND:

Applicant Douglas Adkins, Dayspring Commons LLC, is requesting a Vacation of Right of Way for a portion on W. Sixth Street that falls within the boundary of proposed Dayspring Commons PUD. The portion of land is seen on the Dayspring Commons PUD conceptual site plan as "Ambulatory drop off and turn around," as well as open space.

Mr. Adkins has submitted a Final Application to Vacate the Right of Way.

The Applicant has submitted an appraisal of the property with a value of \$6,260.00.

The applicant has paid this amount as an application fee.

First reading of Ordinance No. 2023-10, was held by the Town Council on July 20, 2023.

FINANCIAL IMPACT:

None

RECOMMENDATION:

Town Council to adopt Ordinance No. 2023-10, on Second and Final Reading.

Date: July 26, 2023
 To: Nassau County Record
 From: Lisa Purvis, Town of Hilliard
 Re: Legal Advertisements (Edition 08/02/2023)

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PUBLIC HEARING NOTICE

The Hilliard Town Council will hold a Public Hearing on August 17, 2023, at 7:00 p.m., in the Council Chambers in the Hilliard Town Hall, located at 15859 West County Road 108, Hilliard, Florida, to hear input regarding Ordinance No. 2023-10. All interested parties may appear at the meeting and be heard with respect to the proposed Ordinance No. 2023-10.

Action on the matter may be taken following the closing of the Public Hearing at the Hilliard Town Council's regular meeting. A copy of the Ordinance which is proposed for Second Reading and Final Adoption is available by calling (904) 845-3555 or emailing lpurvis@townofhilliard.com during normal business hours 9:00 a.m. to 5:00 p.m., Monday through Friday or at www.townofhilliard.com.

ORDINANCE NO. 2023-10

**AN ORDINANCE RELATING TO PUBLIC RIGHT-OF-WAY;
 MAKING FINDINGS; VACATING PUBLIC RIGHT-OF-WAY
 WITHIN PROPOSED DAYSPRING COMMONS PUD WITHIN
 TOWN OF HILLIARD, FLORIDA; AUTHORIZING RECORDING OF
 A CERTIFIED COPY OF THIS ORDINANCE; PROVIDING FOR
 SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE
 AN ORDINANCE OF THE TOWN OF HILLIARD, FLORIDA,**

PURSUANT TO THE REQUIREMENTS OF F.S. 286.0105, 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.

Persons with disabilities requiring accommodations in order to participate in this proceeding should contact the Town Clerk at (904) 845-3555 at least seventy-two hours in advance to request such accommodations.

Lisa Purvis, MMC
 Town Clerk
 Town of Hilliard

Courtney P. Gaver

904.473.1388

CGaver@rtlaw.com

1301 Riverplace Boulevard, Suite 200
Jacksonville, Florida 32207

904.824.0879 Main

904.396.0663 Fax

www.rtlaw.com

ITEM-5

July 11, 2023

VIA E-MAIL

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

RE: Final Application for Vacation of West Sixth Street

Dear Ms. Wollitz:

As you know, our firm represents Dayspring Health, LLC, the applicant for the proposed Dayspring Commons Planned Unit Development ("PUD"). Dayspring previously submitted a Pre-Application to Close, Abandon or Vacate Street, Alley, Easement, or Right of Way for the purpose of vacating a portion of West Sixth Street owned by the Town of Hilliard, which property shall be incorporated into the PUD.

Please find enclosed the Final Application to Close, Abandon, or Vacate Street, Alley, Easement, or Right of Way (the "Application"). Mr. Adkins recently transferred the subject property to his company Dayspring Commons, LLC ("Dayspring"), so the applicant has been updated to the current entity/owner of the property. I have asked Mr. Adkins to execute a new owner's authorization for all pending applications and will forward upon receipt. As Dayspring is the owner of property on either side of the subject roadway, so no abutting owner acknowledgements are required. Also, the appraisal is currently in process; we anticipate its completion in three weeks and will forward it to you at that time.

We would ask that the subject Application be scheduled for Town Council consideration on the same day as second reading of the PUD ordinance, if possible. If you have any questions, please do not hesitate to contact me.

Sincerely,

ROGERS TOWERS, P.A

Courtney P. Gaver

Enclosure

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



Town of Hilliard

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

FOR OFFICE USE ONLY

File # _____

Application Fee: _____

Filing Date: _____ Acceptance Date: _____

A. PROPOSED CLOSING, ABANDONING, OR VACATON

- Street, Alley, Right of Way Name to be closed, vacated, or abandoned: Portion of W. Sixth Street
- Legal Description: See Exhibit A
- Parcel ID Number(s) and/or Adjoining Parcel ID Number(s): 08-3N-24-2380-0037-0020 & 08-3N-24-2380-0039-0031
- Acreage of closure, abandonment, or vacation: 12,522 SF or 0.29 acres

B. APPLICANT

1. Applicant's Status Owner (title holder) Agent

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

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

Mailing address: 1301 Riverplace Blvd., Suite 1500

City: Jacksonville State: FL ZIP: 32207

Telephone: (904) 473-1388 FAX: (904) 396-0063 e-mail: cgaver@rtlaw.com

3. If the applicant is agent for the property owner*:

Name of Owner (title holder): Dayspring Commons, LLC, a Florida limited liability company

Company (if applicable): c/o Doug D. Adkins

Mailing address: P.O. Box 1080

City: Hilliard State: FL 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 hard copy or one copy in PDF format)

- 1. Legal description
- 2. Location Map clearly identifying the location of the proposed closure. (nassaufpa.com)
- 3. Survey of Property to be Vacated.
- 4. Appraisal of Property to be Vacated.

E. FEES

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

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

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

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

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

Courtney P. Gaver
 Signature of Applicant/Agent
Courtney P. Gaver
 Typed or printed name and title of applicant
7-11-2023
 Date

 Signature of Co-applicant

 Typed or printed name of co-applicant

 Date

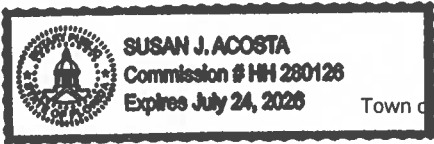
State of Florida County of Duval

The foregoing application is acknowledged before me this 11th day of July, 2023.

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

NOTARY SEAL

Susan J. Acosta
 Signature of Notary Public, State of Florida



ATTACHMENT I
LEGAL DESCRIPTION

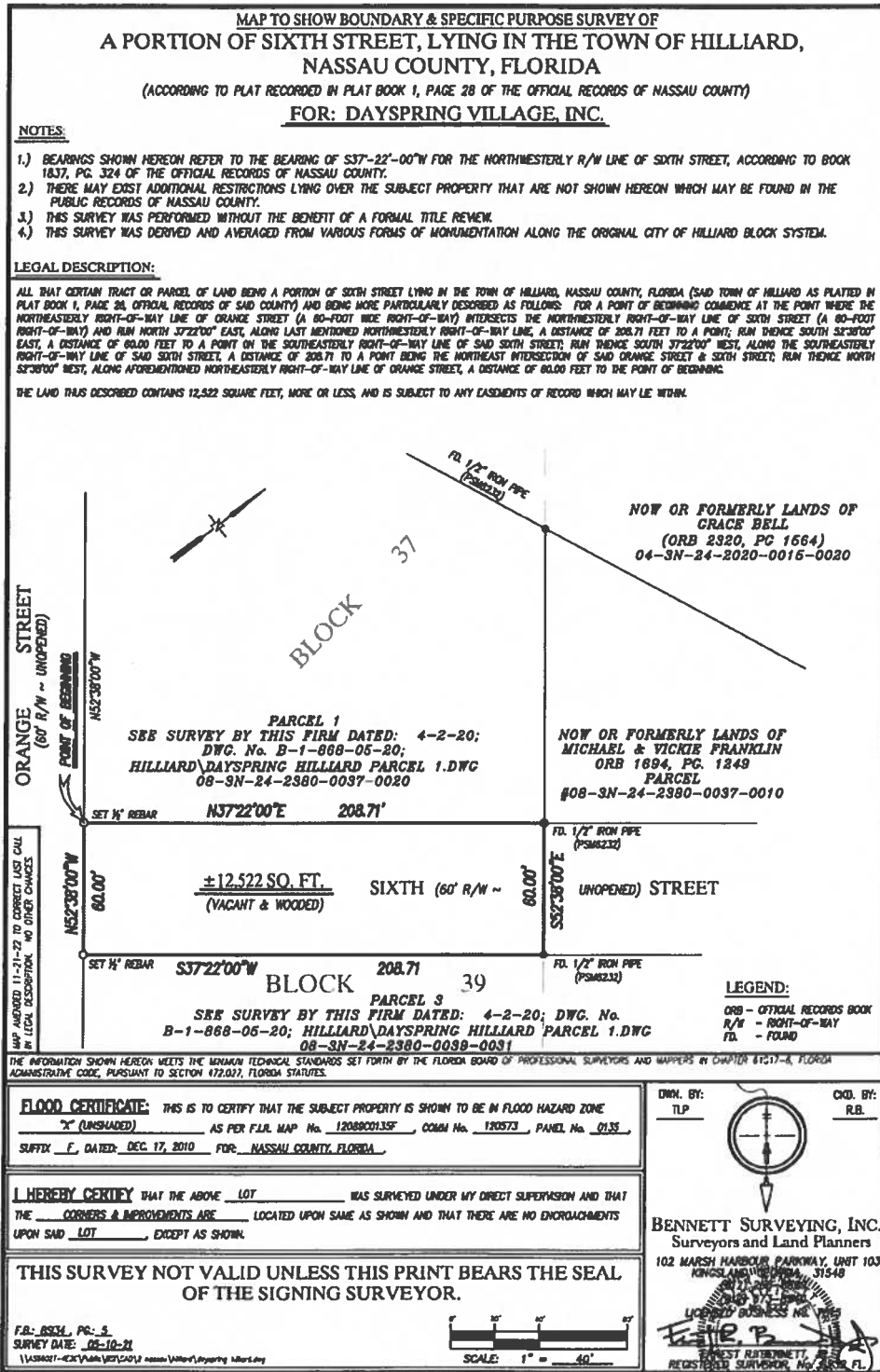
ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF SIXTH STREET LYING IN THE TOWN OF HILLIARD, NASSAU COUNTY, FLORIDA (SAID TOWN OF HILLIARD AS PLATTED IN PLAT BOOK 1, PAGE 28, OFFICIAL RECORDS OF SAID COUNTY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE POINT WHERE THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ORANGE STREET (A 60-FOOT WIDE RIGHT-OF-WAY) INTERSECTS THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SIXTH STREET (A 60-FOOT RIGHT-OF-WAY) AND RUN NORTH $37^{\circ}22'00''$ EAST, ALONG LAST MENTIONED NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 208.71 FEET TO A POINT; RUN THENCE SOUTH $52^{\circ}38'00''$ EAST, A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID SIXTH STREET; RUN THENCE SOUTH $37^{\circ}22'00''$ WEST, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID SIXTH STREET, A DISTANCE OF 208.71 TO A POINT BEING THE NORTHEAST INTERSECTION OF SAID ORANGE STREET & SIXTH STREET; RUN THENCE NORTH $52^{\circ}38'00''$ WEST, ALONG AFOREMENTIONED NORTHEASTERLY RIGHT-OF-WAY LINE OF ORANGE STREET, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 12.522 SQUARE FEET, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD WHICH MAY LIE WITHIN.

ATTACHMENT 2
LOCATION MAP



ATTACHMENT 3





MOODY WILLIAMS APPRAISAL GROUP

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

APPRAISAL REPORT



Right-of-Way Site
Sixth Street
Hilliard, Florida 32046

Prepared For: Doug Atkins
Dayspring Commons, LLC
PO Box 1080
Hilliard, Florida 32046

July 31, 2023

Doug Atkins
 Dayspring Commons, LLC
 PO Box 1080
 Hilliard, Florida 32046

RE: Appraisal of
 Right-of-Way Site
 Sixth Street
 Hilliard, Florida 32046
 Appraisal Number: 2023-L251

Dear Mr. Atkins:

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

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

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

Appraisal Premise	Interest Appraised	Date of Value	Opinion of Value
Right-Of-Way Site	Fee Simple	July 21, 2023	\$6,260

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

Extraordinary Assumptions & Hypothetical Conditions

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

1. None.

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

1. None

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

Respectfully submitted,

MOODY WILLIAMS APPRAISAL GROUP, LLC



Michael Hotaling, MAI
Managing Partner
State-Certified General
Real Estate Appraiser RZ3226



Bolina Kol
Senior Appraiser/Analyst
State-Certified General
Real Estate Appraiser RZ2602

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EXECUTIVE SUMMARY

Subject	Right-Of-Way Site
Address	Sixth Street Hilliard, Florida 32046
Property Type	Right-Of-Way Site
Property Interest Appraised	Fee Simple Interest
Owner of Record	Town of Hilliard
Tax ID Number	The subject Right-Of-Way site is designated for future Sixth Street development and has no tax identification number.
Land Size	12,522± SF 0.287± Acre
Zoning Designation	R-2 (Single-Family R-2)
Highest & Best Use - "As Vacant"	Considering the legally permissible, physically possible, financially feasible, and maximally productive uses, the highest and best use of the subject is to assemble the subject property with the adjacent properties for either single-family or multi-family such as a senior living facility.
Exposure Time	6-12 Months
Marketing Period	6-12 Months
Date of Report	July 31, 2023

Value Conclusion

Appraisal Premise	Interest Appraised	Date of Value	Opinion of Value
Right-Of-Way Site	Fee Simple	July 21, 2023	\$6,260

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

Extraordinary Assumptions & Hypothetical Conditions

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

1. None.

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

1. None

GENERAL OVERVIEW

IDENTIFICATION OF REAL ESTATE

The subject of this assignment is the undeveloped right-of-way (60' X 209') site reserved for the future Sixth Street development within the municipal boundaries of the Town of Hilliard, in western Nassau County, Florida. As of the effective date of this assignment, no tax identification number has been assigned.

LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF SIXTH STREET LYING IN THE TOWN OF HILLIARD, NASSAU COUNTY, FLORIDA (SAID TOWN OF HILLIARD AS PLATTED IN PLAT BOOK 1, PAGE 28, OFFICIAL RECORDS OF SAID COUNTY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE POINT WHERE THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ORANGE STREET (A 60-FOOT WIDE 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 A POINT; RUN THENCE SOUTH 52°38'00" EAST, A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID SIXTH STREET; RUN THENCE SOUTH 37°22'00" WEST, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID SIXTH STREET, A DISTANCE OF 208.71 TO A POINT BEING THE NORTHEAST INTERSECTION OF SAID ORANGE STREET & SIXTH STREET; RUN THENCE NORTH 52°38'00" WEST, ALONG AFOREMENTIONED NORTHEASTERLY RIGHT-OF-WAY LINE OF ORANGE STREET, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 12,522 SQUARE FEET, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD WHICH MAY LIE WITHIN.

PROPERTY OWNER

According to our client, the current owner of the subject property is the Town of Hilliard.

SALES HISTORY

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

PENDING TRANSACTIONS

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

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

SUBJECT LEASES

The subject had no lease as of the effective date of this assignment.

PURPOSE OF APPRAISAL

The purpose of the appraisal is to estimate a fair value of the existing sixty-foot right-of-way site located between Parcel 08-3N-24-2380-0039-0031 & Parcel 08-3N-24-2380-0037-0020.

Since the subject of this assignment has been designated for future Sixth Street development, it had neither a tax identification number nor a zoning designation as of the effective date of this assignment.

For this assignment, we will value the subject property based on the same zoning as the adjacent properties (Parcel 08-3N-24-2380-0039-0031 & Parcel 08-3N-24-2380-0037-0020), which are zoned Residential (R-2) with a future land use of Medium Density. This is known as the “Across-the-fence approach”. Furthermore, according to the Town of Hilliard Zoning & Land Use Map, the subject is located within the Residential (R-2) and Medium Density future land use district.

SCOPE OF WORK

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

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

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

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

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

APPRAISAL REPORT TYPE

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

CLIENT

The client of this assignment is Doug Atkins of Dayspring Commons, LLC

INTENDED USE & USERS

The intended use of this appraisal report is for establishing a fair market value to assist the client in closing (acquiring) the subject, which is the right-of-way site reserved for future development of the Sixth Street Right-of-Way.

APPRAISAL REQUIREMENTS

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

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

INSPECTION

Bolina Kol inspected the subject property on July 21, 2023. The inspection included a visual observation of site conditions including access, visible easements or encroachments, site layout and utility, and on and off-site improvements affecting the property.

Michael Hotaling, MAI also inspected the subject.

DATE OF THE REPORT

The date of the report is July 31, 2023, which is the date the report is completed and transmitted to the client.

MARKET VALUE DEFINITION¹

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

- 1) Buyer and seller are typically motivated;
- 2) Both parties are well informed or well advised, and each acting in what they consider their own best interests;
- 3) A reasonable time is allowed for exposure in the open market;
- 4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and

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

- 5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.”

PROPERTY INTEREST APPRAISED

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

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

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

PRIOR SERVICES

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

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

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

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

ASSESSMENT AND TAXES

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

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

Comp	2022 Assessed Value	Size	Assessed Value PSF	Millage Rate	RE Taxes PSF	Non AV Tax PSF	Adj. Taxes PSF	Early Payment Discount	RE Taxes PSF
1	\$52,319	52,319 SF	\$1.00	15.8365	\$0.02	\$0.00	\$0.02	4%	\$0.02
2	\$41,927	44,100 SF	\$0.95	15.8365	\$0.02	\$0.00	\$0.02	4%	\$0.01
3	\$66,150	66,150 SF	\$1.00	15.8365	\$0.02	\$0.01	\$0.02	4%	\$0.02

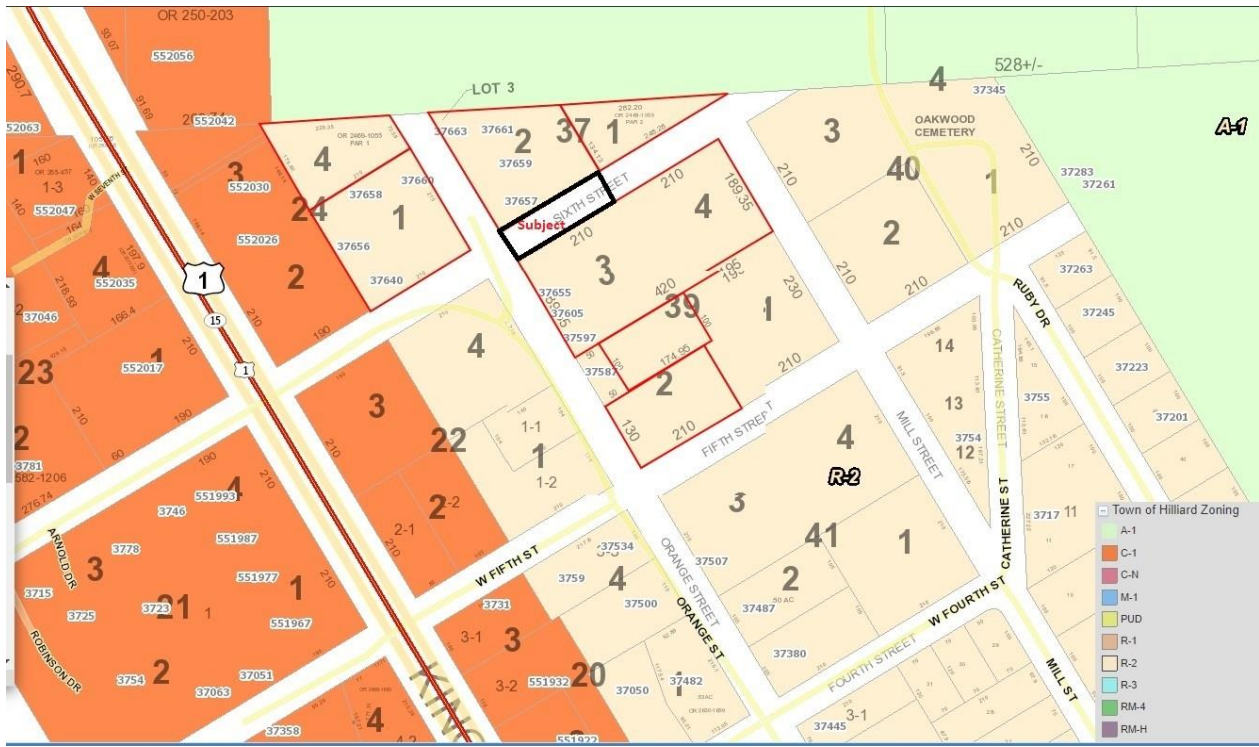
Based on our opinion of the subject's market value, as provided within this appraisal report, the following table details our projection of the subject's taxes if the subject was sold and a tax identification was assigned.

	Market Value Conclusion	Closing Cost Deduction	Projected Assessment	Est. Millage Rate	Projected RE Taxes	Non-Ad Valorem Taxes	Early Pmt Disc. %	Projected Tax Burden
Gross \$	\$6,260	15.0%	\$5,321	15.8365	\$84	\$0	4%	\$81
Per SF (Land)	\$0.50		\$0.42		\$0.01			\$0.01

Our projection is within the range of the comparable properties previously shown.

LAND USE AND ZONING

ZONING MAP



LAND USE MAP



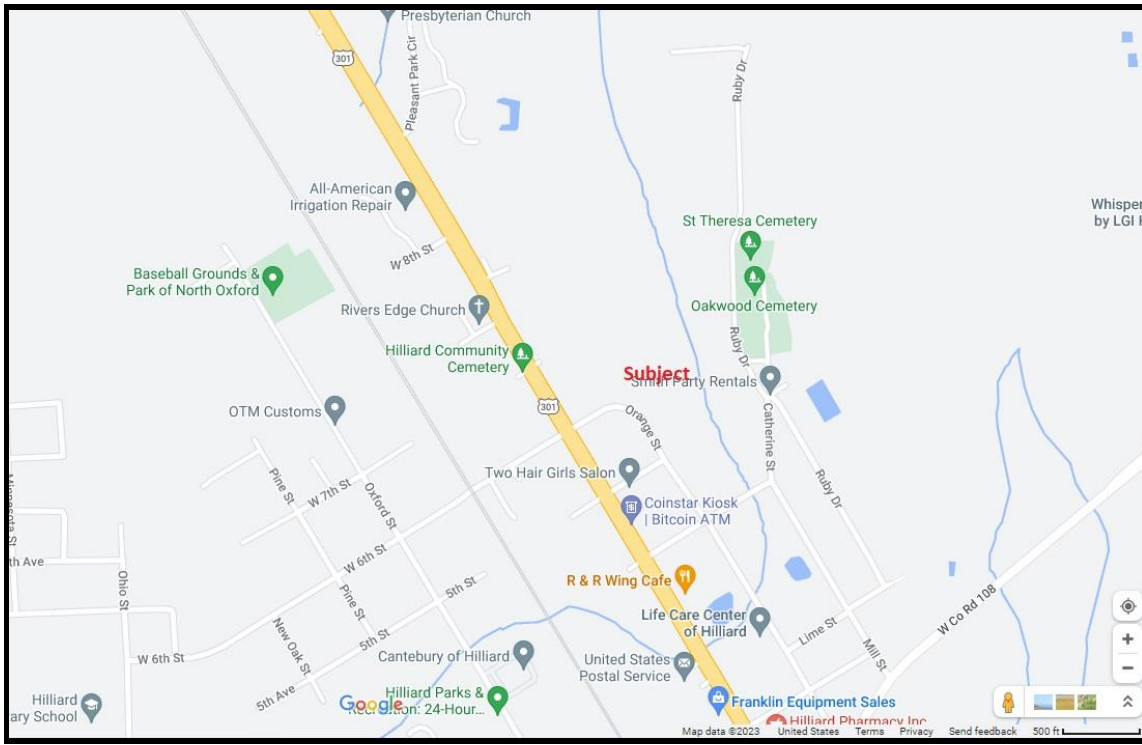
LAND USE/ZONING REQUIREMENTS

Zoning Jurisdiction	Town of Hilliard
Land Use	Medium Density Residential
Zoning District/Land Use	R-2 (Single-Family R-2)
Permitted Uses	This district is intended to apply to areas which are to be developed with medium-sized lot single-family homes and accessory residential uses applicable in a single-family residential density that is in keeping with the needs of the community and that can be served adequately by available community services and facilities, which allows single-family dwellings, family day care homes, and community residential homes.
Minimum Lot Requirements	
Minimum Lot Width/Area	90 ft. / 10,000 SF
Maximum Site Coverage	30%
Minimum Yard Requirements	
Front	30 ft.
Rear	30 ft.
Maximum Height of Structures	30 ft.
Current Use Legally Conforming	Legally Conforming
Zoning Change Likely	The subject along with seven adjacent parcels (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 or 5.97± acres) is being rezoned to PUD for 105-bed residential senior living facility.

A copy of R-2 zoning is included in the Addendum.

SITE DESCRIPTION

LOCATION MAP



AERIAL TAX MAP



BOUNDARY SURVEY

**MAP TO SHOW BOUNDARY & SPECIFIC PURPOSE SURVEY OF
A PORTION OF SIXTH 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.

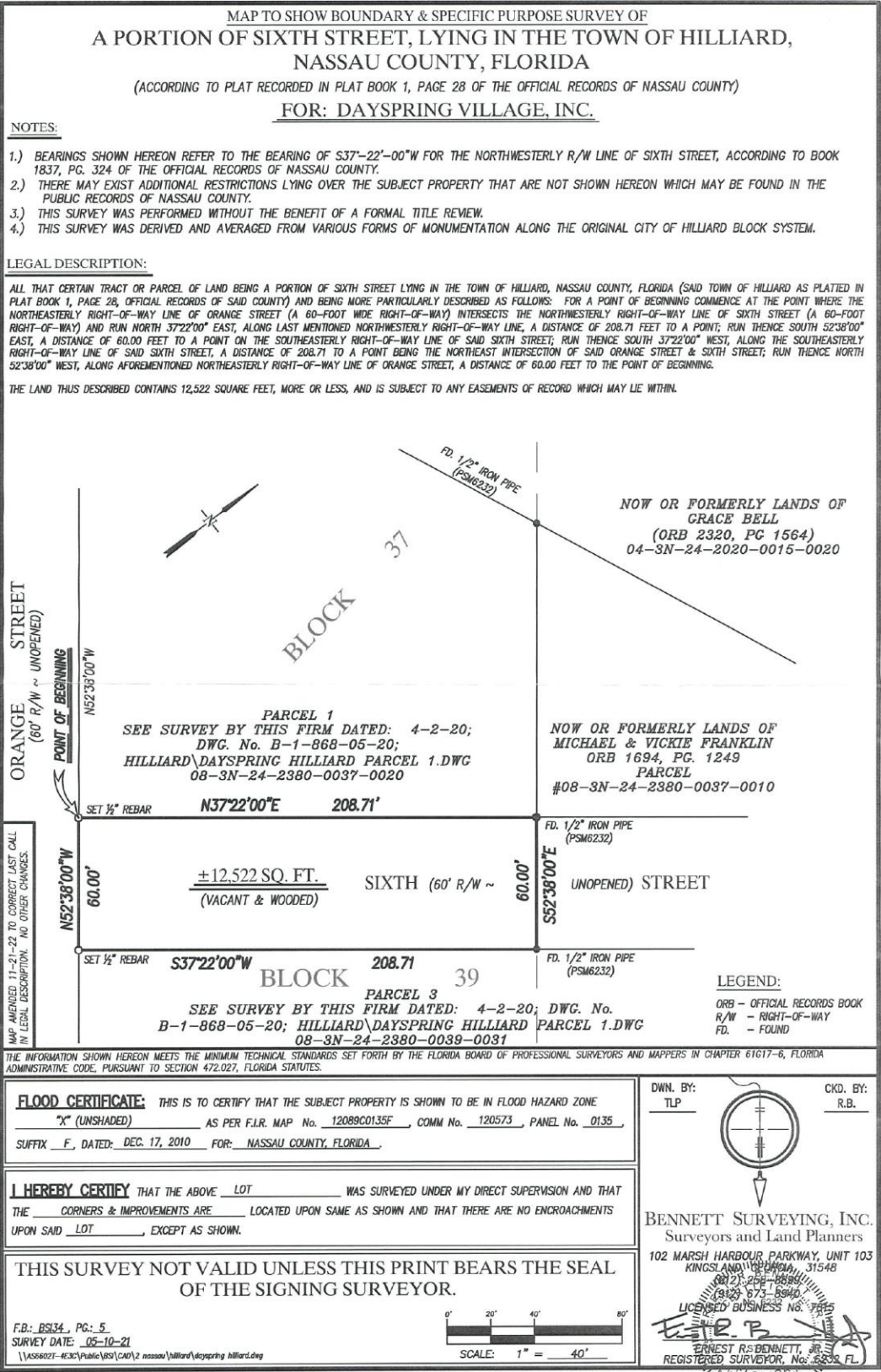
NOTES:

- 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 SIXTH STREET LYING IN THE TOWN OF HILLIARD, NASSAU COUNTY, FLORIDA (SAID TOWN OF HILLIARD AS PLATED IN PLAT BOOK 1, PAGE 28, OFFICIAL RECORDS OF SAID COUNTY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE POINT WHERE THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ORANGE STREET (A 60-FOOT WIDE 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 A POINT; RUN THENCE SOUTH 52°38'00" EAST, A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID SIXTH STREET; RUN THENCE SOUTH 37°22'00" WEST, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID SIXTH STREET, A DISTANCE OF 208.71 TO A POINT BEING THE NORTHEAST INTERSECTION OF SAID ORANGE STREET & SIXTH STREET; RUN THENCE NORTH 52°38'00" WEST, ALONG AFOREMENTIONED NORTHEASTERLY RIGHT-OF-WAY LINE OF ORANGE STREET, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 12,522 SQUARE FEET, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD WHICH MAY LIE WITHIN.



ORANGE STREET (60' R/W ~ UNOPENED)
POINT OF BEGINNING
N52°38'00"W
60.00'
SET 1/2" REBAR

PARCEL 1
SEE SURVEY BY THIS FIRM DATED: 4-2-20;
DWG. No. B-1-868-05-20;
HILLIARD\DAYSPRING HILLIARD PARCEL 1.DWG
08-3N-24-2380-0037-0020

PARCEL 3
SEE SURVEY BY THIS FIRM DATED: 4-2-20; DWG. No. B-1-868-05-20; HILLIARD\DAYSPRING HILLIARD PARCEL 1.DWG
08-3N-24-2380-0039-0031

SIXTH (60' R/W ~ UNOPENED) STREET
±12,522 SQ. FT. (VACANT & WOODED)
S37°22'00"W 208.71'
S52°38'00"E 60.00'
FD. 1/2" IRON PIPE (PSM6232)

NOW OR FORMERLY LANDS OF GRACE BELL (ORB 2320, PG 1564) 04-3N-24-2020-0015-0020

NOW OR FORMERLY LANDS OF MICHAEL & VICKIE FRANKLIN (ORB 1694, PG. 1249) PARCEL #08-3N-24-2380-0037-0010

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

MAP AMENDED 11-21-22 TO CORRECT LAST CALL IN LEGAL DESCRIPTION. NO OTHER CHANGES.

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.

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.: BS134, PG.: 5
SURVEY DATE: 05-10-21
\\SS60027-4C3C\Public\Info\CAD\2 nassau\hilliard\dayspring hilliard.dwg

SCALE: 1" = 40'

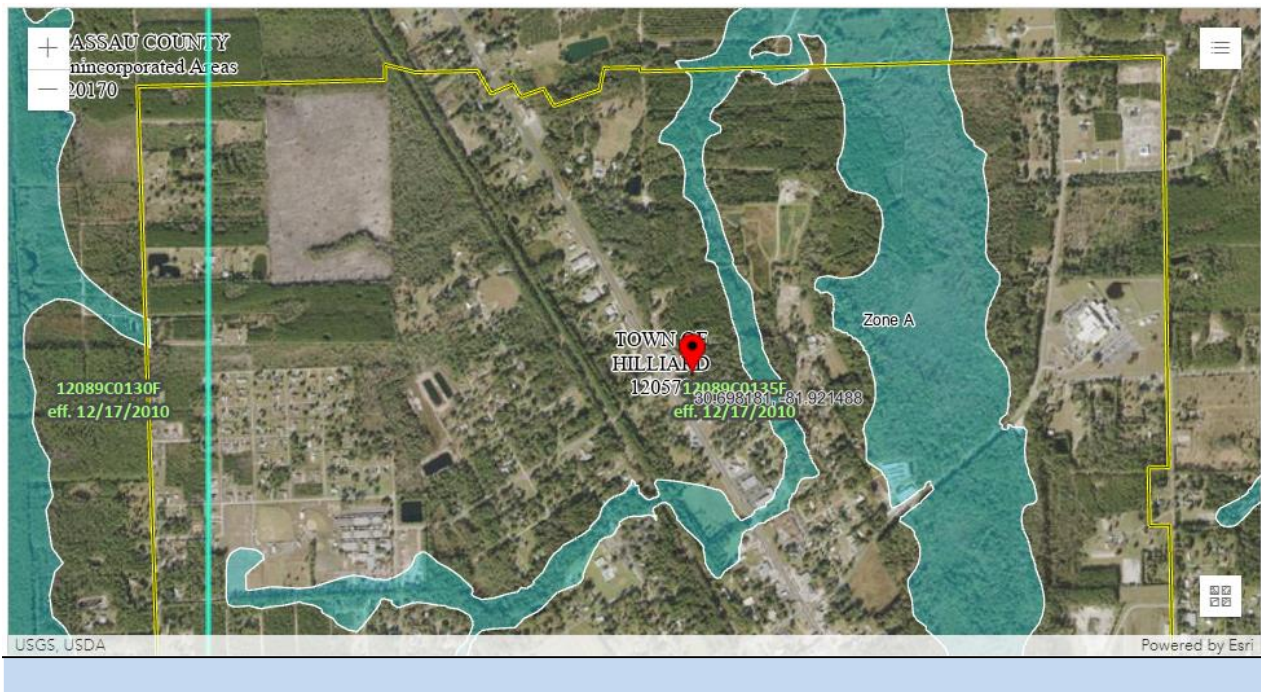
BENNETT SURVEYING, INC.
Surveyors and Land Planners
102 MARSH HARBOUR PARKWAY, UNIT 103
KINGSLAND, FLORIDA 31548
(912) 268-8888
(912) 673-8840
LICENSED BUSINESS NUMBER 12089C0135F

ERNEST R. BENNETT, JR.
REGISTERED SURVEYOR, No. 6333 FL.

PHYSICAL CHARACTERISTICS

Location	Unpaved Orange Street just off of Sixth Street (dirt) just east of US-1 (US Hwy 301)
Land Size	12,522± SF 0.287± Acre
Shape	Regular
Topography	Generally level and at road grade
Frontage	60± feet - Sixth Street
Storm Water Retention	Onsite Required
Utilities	None at the site
Wetlands	None
Access	Limited to Sixth Street
Corner Location	No
Signalized Intersection	No

FEMA Data



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

ENVIRONMENTAL HAZARDS

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

EASEMENTS/ENCROACHMENTS/RESTRICTIONS

According to the documents our client provided, approximately 30 feet of the subject's sixty-foot width are encumbered by a utility easement (see the site plan on the next page). A copy of title reports disclosing any encroachments or other easements was not provided for this assignment. It is assumed that there are no other adverse easements or encroachments that would negatively impact the marketability or value of the subject property.

CONCLUSION OF SITE UTILITY

Overall, the subject site's physical characteristics and the availability of utilities result in minimal development possibilities. However, our research indicates that the subject along with seven adjacent parcels (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 or 5.97± acres) are being rezoned to PUD for a 105-bed residential senior living facility.

DATA SUMMARY

TOTAL RESIDENTIAL UNITS/BEDS	105
RESIDENTIAL FACILITIES (GROUND LEVEL)	24,500 SF
RETAIL OFFICE COMMERCIAL (GROUND LEVEL)	6,270 SF
TOTAL SITE AREA (INCLUDES RW TAKING)	5.97 AC
UPLAND AREA (BEFORE IMPACTS)	4.36 AC
TOTAL WETLAND AREA	1.61 AC
WETLAND IMPACTS	0.06 AC
WETLANDS TO REMAIN	1.61 AC
POND AREA	0.63 AC (10.62%)
TOTAL OPEN SPACE	3.53 AC (59.12%) (20% MIN.)
RIGHT OF WAY AREA TO BE CLOSED	0.28 AC
TOTAL WETLAND LENGTH	550 LF
WETLAND BUFFER PROVIDED	2,962 SF (0.07 ac)
MAXIMUM RESIDENTIAL FACILITIES	62,700 SF
MAXIMUM RETAIL OFFICE COMMERCIAL	18,810 SF

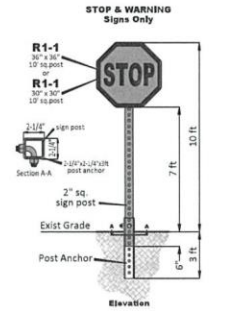
NOTE:
THIS SITE PLAN IS CONCEPTUAL SUCH THAT THE FINAL LOCATION OF ANY ROADS, PROJECT ENTRANCES, RECREATION/OPEN SPACE AND OTHER AREAS WILL BE DEPICTED ON THE FINAL DEVELOPMENT PLAN AND THE FINAL ENGINEERING PLANS FOR THE PARTICULAR PHASE OF THE PROJECT.

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

LEGEND

--- (dashed line)	BOUNDARY
- - - (long dashed line)	BUILDING SETBACK
- - - (short dashed line)	DRAINAGE EASEMENT
- - - (dash-dot line)	UTILITY EASEMENT

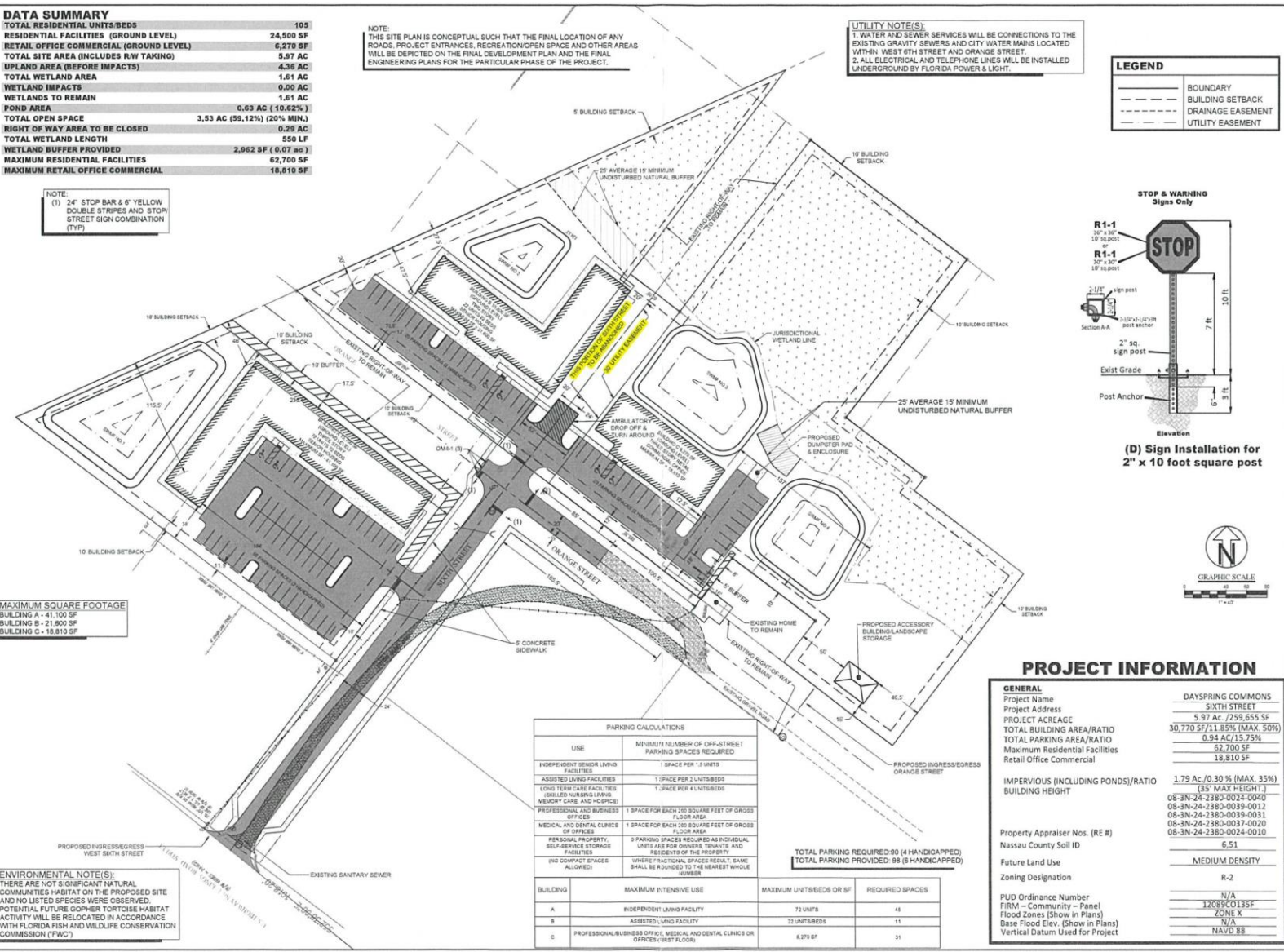
NOTE:
(1) 24" STOP BAR & 6" YELLOW DOUBLE STRIPES AND STOP STREET SIGN COMBINATION (TYP)



MAXIMUM SQUARE FOOTAGE

BUILDING A	41,100 SF
BUILDING B	21,900 SF
BUILDING C	18,810 SF

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



PARKING CALCULATIONS

USE	MINIMUM NUMBER OF OFF-STREET PARKING SPACES REQUIRED
INDEPENDENT SENIOR LIVING FACILITIES	1 SPACE PER 1.5 UNITS
ASSISTED LIVING FACILITIES	1 SPACE PER 2 UNITS/BEDS
LONG TERM CARE FACILITIES (SHOULDER NUMBERING, MEMORY CARE AND HOBBIES)	1 SPACE PER 4 UNITS/BEDS
PROFESSIONAL AND BUSINESS OFFICES	1 SPACE FOR EACH 200 SQUARE FEET OF GROSS FLOOR AREA
MEDICAL AND DENTAL CLINICS OR OFFICES	1 SPACE FOR EACH 300 SQUARE FEET OF GROSS FLOOR AREA
PERSONAL PROPERTY, SELF-SERVICE STORAGE FACILITIES (NO COMPACT SPACES ALLOWED)	3 PARKING SPACES REQUIRED AS INDIVIDUAL UNITS ARE FOR OWNERS' TENANTS AND RESIDENTS OF THE PROPERTY
	WHERE FRACTIONAL SPACES RESULT, SAME SHALL BE ROUNDED TO THE NEAREST WHOLE NUMBER

BUILDING	MAXIMUM INTENSIVE USE	MAXIMUM UNITS/BEDS OR SF	REQUIRED SPACES
A	INDEPENDENT LIVING FACILITY	72 UNITS	48
B	ASSISTED LIVING FACILITY	22 UNITS/BEDS	11
C	PROFESSIONAL/BUSINESS OFFICE, MEDICAL AND DENTAL CLINICS OR OFFICES (FIRST FLOOR)	6,270 SF	31

**TOTAL PARKING REQUIRED: 90 (4 HANDICAPPED)
TOTAL PARKING PROVIDED: 96 (8 HANDICAPPED)**

PROJECT INFORMATION

GENERAL	DAYSRING COMMONS
Project Name	SIXTH STREET
Project Address	5.97 AC / 259,655 SF
PROJECT ACREAGE	30,770 SF / 1.85% (MAX. 50%)
TOTAL BUILDING AREA/RATIO	0.94 AC / 15.75%
TOTAL PARKING AREA/RATIO	62,700 SF
Maximum Residential Facilities	18,810 SF
Retail Office Commercial	18,810 SF
IMPERVIOUS (INCLUDING PONDS)/RATIO	1.79 AC / 0.30 % (MAX. 35%)
BUILDING HEIGHT	(35' MAX HEIGHT.)
	08-3N-24-2380-0024-0040
	08-3N-24-2380-0039-0012
	08-3N-24-2380-0039-0031
	08-3N-24-2380-0037-0020
	08-3N-24-2380-0024-0010
Property Appraiser Nos. (RE #)	6.51
Nassau County Soil ID	MEDIUM DENSITY
Future Land Use	R-2
Zoning Designation	N/A
PUD Ordinance Number	12089C0135F
FIRM - Community - Panel	ZONE X
Flood Zones (Show in Plans)	N/A
Base Flood Elev. (Show in Plans)	NAVD 88
Vertical Datum Used for Project	

Revisions

Rev	By	Date
1	AV	06/2022
2	AV	06/2022
3	AV	06/2022
4	AV	06/2022
5	AV	06/2022
6	AV	06/2022
7	AV	06/2022
8	AV	06/2022
9	AV	06/2022
10	AV	06/2022

AVA ENGINEERS, INC.
Residential | Commercial | Marine
Florida Certificate No. 00009890
11000 W. US HWY 1, SUITE 200
DADE COUNTY, FL 33157
Phone: 305.444.1100
www.avaengineers.com

FLORIDA
WILLIARD
SITE

DATE: 06/2022
DESIGNER: HAV
JOB #: 22-022
DRAWN: TRB
SCALE: 1:30
SHEET: 1 of 2

SUBJECT PHOTOGRAPHS



VIEW FROM THE STREET



FRONT VIEW



SIXTH STREET TO SUBJECT



SIXTH STREET TO US-1

SURROUNDING AREA ANALYSIS

LOCATION

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

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

ACCESS AND LINKAGES

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

North/South Routes:

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

East/West Routes:

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

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

SURROUNDING LAND USES

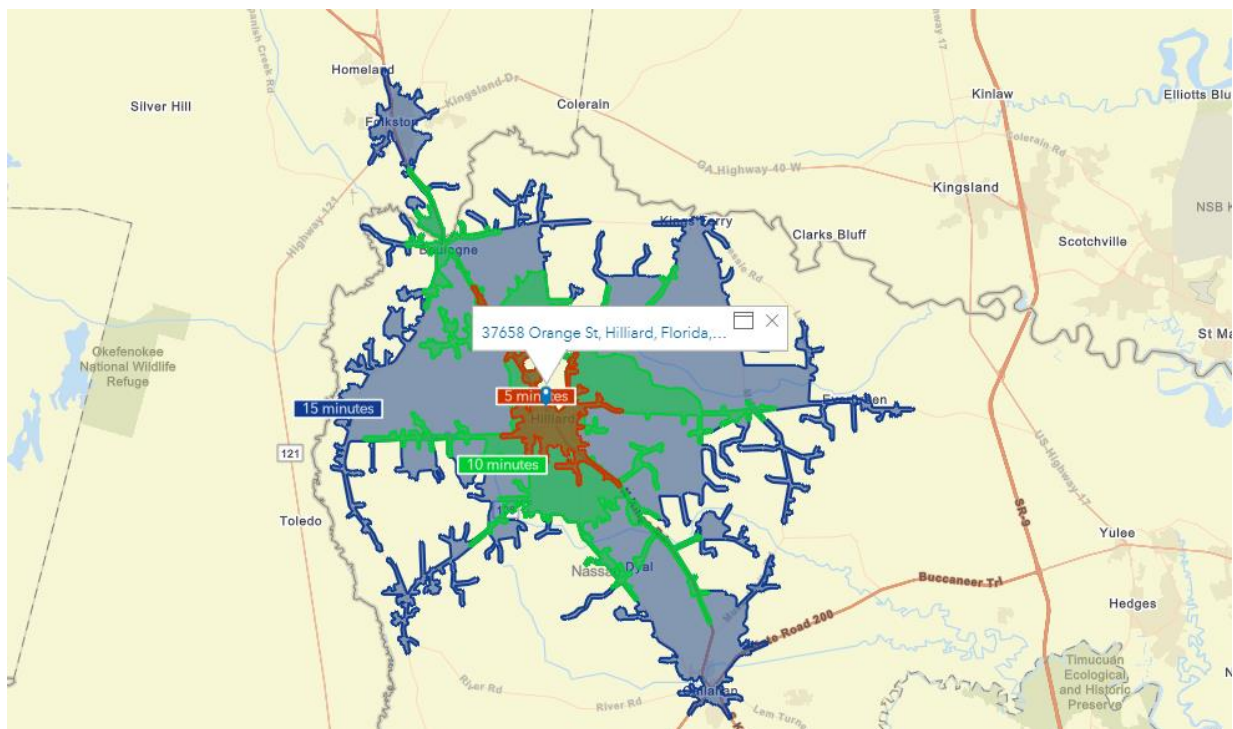
Land uses immediately surrounding the subject are predominantly vacant and improved agricultural land, rural single-family homesites improved with varying single-family structures from single wide mobile homes to larger custom-built residential homes. Several commercial properties are located within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

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

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

SURROUNDING AREA DEMOGRAPHICS

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





37658 Orange St, Hilliard, Florida, 32046
 Radius: 5-, 10-, and 15-Minute Drive Time Radius

Prepared by Esri

	5 Min	10 Min	15 Min	Jacksonville, FL Metropolitan	State of Florida
Population					
2010 Population	2,164	4,326	10,429	1,345,596	18,801,310
2020 Population	2,109	4,331	10,644	1,605,848	21,538,187
2023 Population	2,122	4,322	10,858	1,696,786	22,114,754
2028 Population	2,038	4,145	10,551	1,780,066	22,794,570
2010-2020 Annual Rate	-0.26%	0.01%	0.20%	1.78%	1.37%
2020-2023 Annual Rate	0.19%	-0.06%	0.61%	1.71%	1.18%
2023-2028 Annual Rate	-0.80%	-0.83%	-0.57%	0.96%	0.61%
2023 Male Population	48.2%	49.0%	49.4%	48.9%	48.9%
2023 Female Population	51.8%	51.0%	50.6%	51.1%	51.1%
2023 Median Age	39.9	40.0	40.1	39.2	42.8
Population 25+ Educational Attainment					
High School Graduate	37.6%	36.8%	38.4%	22.8%	24.1%
Associate Degree	8.1%	8.3%	8.8%	10.6%	10.9%
Bachelor's Degree	14.1%	12.2%	10.2%	23.7%	20.5%
Graduate/Professional Degree	2.4%	2.7%	3.1%	12.5%	12.1%
Households					
2010 Households	776	1,569	3,853	524,146	7,420,802
2020 Households	770	1,583	3,990	628,344	8,529,067
2023 Households	771	1,583	4,115	668,747	8,760,977
2028 Households	762	1,565	4,116	709,026	9,036,611
2010-2020 Annual Rate	-0.08%	0.09%	0.35%	1.83%	1.40%
2020-2023 Annual Rate	0.04%	0.00%	0.95%	1.94%	1.20%
2023-2028 Annual Rate	-0.23%	-0.23%	0.00%	1.18%	0.62%
2023 Average Household Size	2.65	2.68	2.61	2.49	2.47
Median Household Income					
2023 Median Household Income	\$63,286	\$66,244	\$61,058	\$71,600	\$65,438
2028 Median Household Income	\$71,443	\$75,287	\$67,312	\$82,507	\$78,674
2023-2028 Annual Rate	2.45%	2.59%	1.97%	2.88%	3.75%
Average Household Income					
2023 Average Household Income	\$78,145	\$82,467	\$76,624	\$101,614	\$96,086
2028 Average Household Income	\$89,860	\$94,937	\$87,421	\$117,091	\$113,397
2023-2028 Annual Rate	2.83%	2.86%	2.67%	2.88%	3.37%
Housing					
2010 Total Housing Units	861	1,720	4,284	598,490	8,989,580
2010 Owner Occupied Housing Units	522	1,140	2,807	350,768	4,998,979
2010 Renter Occupied Housing Units	254	429	1,046	173,378	2,421,823
2010 Vacant Housing Units	85	151	431	74,344	1,568,778
2020 Total Housing Units	861	1,728	4,375	690,609	9,865,350
2020 Vacant Housing Units	91	145	385	62,265	1,336,283
2023 Total Housing Units	857	1,718	4,449	731,783	10,129,608
2023 Owner Occupied Housing Units	521	1,162	3,026	442,812	1,336,283
2023 Renter Occupied Housing Units	250	421	1,089	225,935	10,129,608
2023 Vacant Housing Units	86	135	334	63,036	5,794,353
Average Home Value	\$395,337	\$389,578	\$352,437	\$372,199	\$344,665
2028 Total Housing Units	862	1,728	4,485	772,932	2,966,624
2028 Owner Occupied Housing Units	529	1,179	3,089	471,121	1,368,631
2028 Renter Occupied Housing Units	233	386	1,027	237,905	10,483,687
2028 Vacant Housing Units	100	163	369	63,906	6,038,076
Average Home Value	\$431,629	\$424,513	\$384,320	\$393,182	\$386,186

Data Note: Income is expressed in current dollars

Source: U.S. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

The summarized data indicates population of the subject area is increasing at a slower rate as the Jacksonville MSA, and the State of Florida. Household income levels within the study area are also below the levels for the Jacksonville MSA and the State of Florida. The annual rate of change in housing units since 2020 is 0.6%. (15-minute radii) with an average home value at \$352,437, compared to an average home value of \$372,199 for the Jacksonville MSA and \$344,665 for the State of Florida. Overall, the subject area economy depends greatly on the economy of Jacksonville MSA.

OUTLOOK AND CONCLUSION

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

The main commercial retail corridor through Hilliard is US Highway 301 (US-1). The subject market area is made up of predominately single-family residential with some scattered office and retail uses. Until approximately June 2022, commercial market conditions within Northeastern Florida, including Jacksonville, Gainesville, and Tallahassee were increasing at a high pace. The subject's area of Hilliard exhibited a slower rate of growth, which is very typical of a smaller community. Overall, inflation and rapidly increasing interest rates have slowed sales volume and value growth substantially, and this trend may continue throughout 2023. The long-term projection for the subject market area will be stable-to-slightly increasing property values over the next 1 – 2 years, then returning to property appreciation consistent with historical levels. Also, there should be investment opportunities along the Highway 301 corridor as development moves northward from North Jacksonville.

HIGHEST AND BEST USE

Definition

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

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

1. **Legal Permissibility:** *"a property use that is either currently allowed or most probably allowable under zoning codes, building codes, environmental regulations, and other applicable laws and regulations that govern land use."*
2. **Physical Possibility:** *"the parcel of land must be able to accommodate the construction of any building that would be a candidate for the ideal improvement."*
3. **Financial Feasibility:** *"the capability of a physically possible and legal use of property to produce a positive return to the land after considering risk and all costs to create and maintain the use."*
4. **Maximally Productive Use:** *"a specific land use must yield the highest value of all the physically possible, legally permissible, and financially feasible possible uses."*

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

HIGHEST AND BEST USE “AS VACANT”

LEGALLY PERMISSIBLE

The subject is an undeveloped site within an area of surrounding Residential (R-2) zoned properties and a future land use of Medium Density Residential. This district is intended to apply to areas that are to be developed with medium-sized lots single-family homes and accessory residential uses applicable in a single-family residential density that is in keeping with the needs of the community and that can be served adequately by available community services and facilities, which allows single-family dwellings, family day care homes, and community residential homes.

PHYSICALLY POSSIBLE

The physically possible uses for the subject are limited to the legally permissible uses that current zoning and land use of the site mandates. The subject site contains 12,522 square feet of land with a sixty-foot width; however, approximately 30 feet of the subject sixty-foot width are encumbered by a utility easement. Overall, the subject site’s physical characteristics result in minimal development possibilities.

FINANCIALLY FEASIBLE

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

Land uses immediately surrounding the subject include a mix of single-family residential and governmental structure uses. Based on our analysis of the market, there is currently adequate demand for single-family residences within the subject market area.

HISTORICAL HOME SALES – HILLIARD

Year	Units	Average \$	%	DOM	%
Listings	32	\$213.50± PSF	13%		
YTD	64	\$188.14± PSF	3%	52 Days Avg.	13%
2022	120	\$183.00± PSF	16%	46 Days Avg.	-4%
2021	106	\$158.08± PSF	20%	48 Days Avg.	-32%
2020	70	\$132.06± PSF		71 Days Avg.	

Based on the historical data (above), single-family home development remains financially feasible in the subject market. Our research indicates that the subject along with seven adjacent parcels is being rezoned to PUD for a 105-bed residential senior living facility, which is also considered financially feasible.

MAXIMALLY PRODUCTIVE

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

Considering the legally permissible, physically possible, financially feasible, and maximally productive uses, the highest and best use of the subject is to assemble the subject property with the adjacent properties for either single-family or multi-family such as senior living facility.

MOST PROBABLE BUYER/USER

Considering the property's size and characteristics, the likely buyer of the subject would be adjacent property owners looking to assemble the subject property with their adjacent properties for either single-family or multi-family use such as a senior living facility.

VALUATION METHODOLOGY & DEFINITIONS

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

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

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

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

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

The subject of this assignment is undeveloped land. The Sales Comparison Approach is considered the most relevant and reliable and was used exclusively in our estimate of market value. Both the Income Approach and the Cost Approach are not applicable.

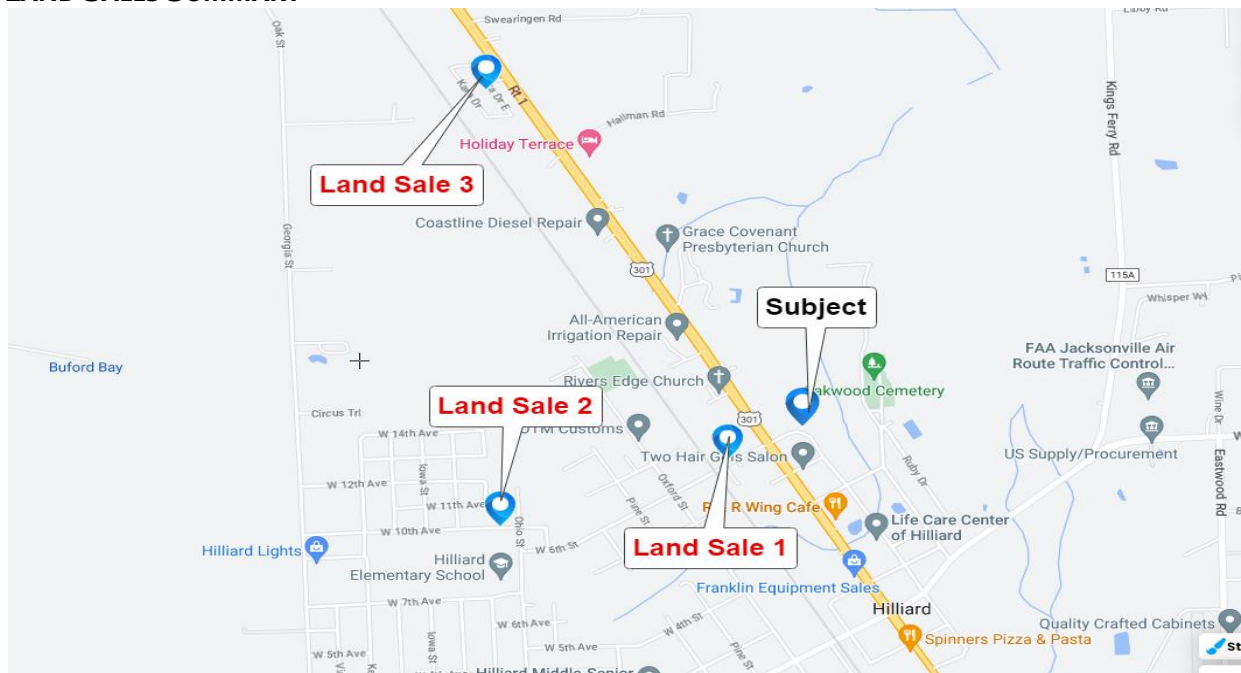
SALES COMPARISON APPROACH

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

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

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

LAND SALES SUMMARY



No.	Description	Sale Date	Price	Usable SF	\$/SF	Zoning
1	3781 W. Sixth Street	7/29/22	\$70,000	52,319	\$1.34	C-1
2	27474 W 10th Avenue	9/16/22	\$31,500	15,625	\$2.02	R-2
3	2718 Kara Drive	4/4/23	\$25,000	12,260	\$2.04	RM

Land Sale No. 1



Property Identification

Record ID	8509
Property Type	Vacant Commercial
Address	3781 W. Sixth Street, Hilliard, Nassau County, Florida 32046
Location	Northeast corner of Sixth Street & Robinson Drive
Tax ID	08-3N-24-2380-0023-0021

Sale Data

Grantor	Downs & Associates, LLC
Grantee	Dayspring Health, LLC
Sale Date	July 29, 2022
Deed Book/Page	2582/1206
Property Rights	Fee Simple
Conditions of Sale	Arm's-length
Financing	Cash to seller
Type	Special Warranty Deed
Verification	Joseph Michael; 904-879-2662, July 21, 2023; McKena Johnson (Grantee), 904-675-9184, July 21, 2023; Other sources: Public records, Confirmed by Bolina Kol
Sale Price	\$70,000

Land Sale No. 1 (Cont.)

Land Data

Zoning	C-1
Topography	At road grade
Utilities	Public
Shape	L-shape
Landscaping	Wooded

Land Size Information

Gross Land Size	1.201 Acres or 52,319 SF
Uplands Land Size	1.201 Acres or 52,319 SF, 100%
Front Footage	277 ft W Sixth Street (public paved road); 95 ft Robinson Drive (undeveloped);

Indicators

Sale Price/Gross Acre	\$58,281
Sale Price/Gross SF	\$1.34
Sale Price/Uplands Acre	\$58,281
Sale Price/Uplands SF	\$1.34

Remarks

This is a sale of a commercially zoned site located along Sixth Street one block west of US Hwy 1 just north of the Town of Hilliard. Overall, this property is located within a rural agricultural neighborhood. This parcel is perfect for future commercial development. This property was listed in May 2022 for \$90,000. It was under contract and sold in July 2022 for \$70,000.

Land Sale No. 2



Property Identification

Record ID	8510
Property Type	Vacant Residential
Address	27474 W 10th Avenue, Hilliard, Nassau County, Florida 32046
Location	Northwest corner 10th Avenue & Ohio Street
Tax ID	08-3N-24-2380-0201-0200

Sale Data

Grantor	Mitzi M. Roy
Grantee	Douglas R. Loyd
Sale Date	September 16, 2022
Deed Book/Page	2591/1123
Property Rights	Fee Simple
Conditions of Sale	Arm's-length
Financing	Cash to seller
Type	General Warranty Deed
Verification	Megan Binkley; 904-703-4942, July 21, 2023; Other sources: Public records, Confirmed by Bolina Kol
Sale Price	\$31,500

Land Sale No. 2 (Cont.)

Land Data

Zoning	R-2
Topography	At road grade
Utilities	Public water & septic tank
Shape	Regular
Landscaping	Cleared

Land Size Information

Gross Land Size	0.359 Acres or 15,625 SF
Uplands Land Size	0.359 Acres or 15,625 SF, 100%
Front Footage	125 ft 10th Avenue; 125 ft Ohio Street;

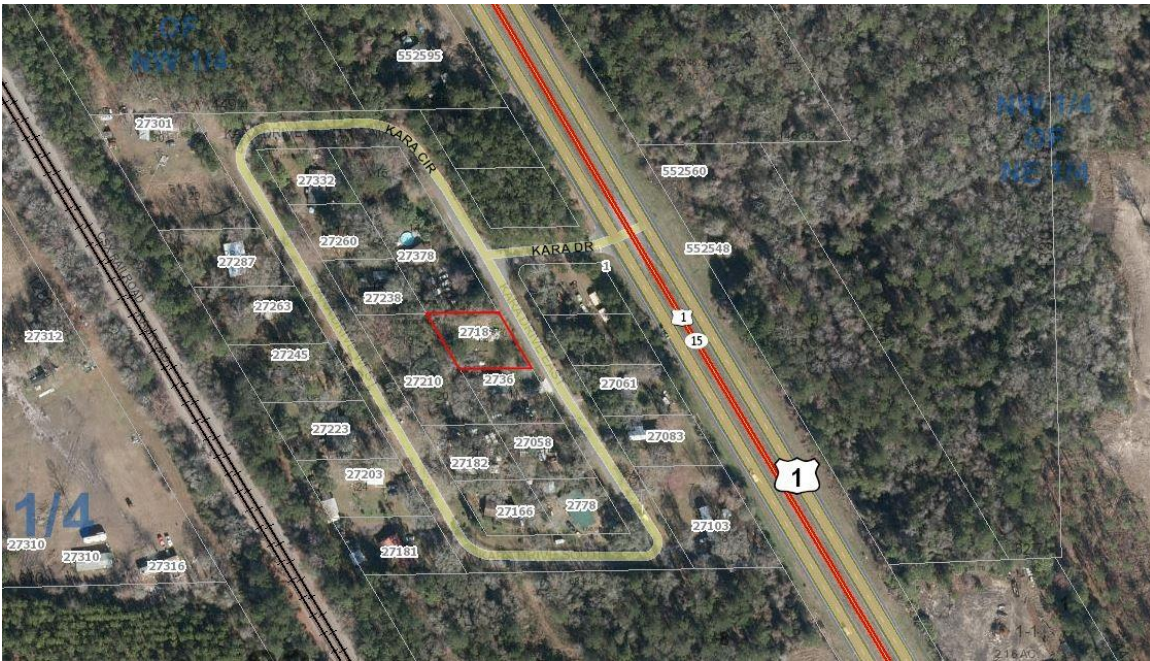
Indicators

Sale Price/Gross Acre	\$87,817
Sale Price/Gross SF	\$2.02
Sale Price/Uplands Acre	\$87,817
Sale Price/Uplands SF	\$2.02

Remarks

At the time of sale, this site was cleared and ready for construction. It was on the market for 33 days.

Land Sale No. 3



Property Identification

Record ID 8511
Property Type Vacant Residential
Address 2718 Kara Drive, Hilliard, Nassau County, Florida 32046
Location West side of Kara Drive just west of US-1
Tax ID 05-3N-24-2330-0012-0000

Sale Data

Grantor Dana M. Testone & Roger D. Gibson, Jr.
Grantee Laurie A Huggins
Sale Date April 04, 2023
Deed Book/Page 2630/682
Property Rights Fee Simple
Conditions of Sale Arm's-length
Financing Cash to seller
Type Special Warranty Deed
Verification Shelli Denmark; 904-879-3011, Other sources: Public record, Confirmed by Bolina Kol

Sale Price \$25,000

Land Sale No. 3 (Cont.)

Land Data

Zoning	RM, Residential Mixed
Topography	At road grade
Utilities	Well & Septic Tank
Shape	Regular
Landscaping	Partially cleared

Land Size Information

Gross Land Size	0.281 Acres or 12,260 SF
Uplands Land Size	0.281 Acres or 12,260 SF, 100%
Front Footage	105 ft Kara Drive;

Indicators

Sale Price/Gross Acre	\$88,825
Sale Price/Gross SF	\$2.04
Sale Price/Uplands Acre	\$88,825
Sale Price/Uplands SF	\$2.04

Remarks

This is the sale of a small residential site with RM (Residential, Mixed) zoning that allows only single-family dwellings and mobile homes. On the date of the sale, the site had a well & septic tank. This site previously had a mobile home, which was removed before listing. The site was listed as a residential site with an asking price of \$45,000 for approximately 86 days. The grantee, Laurie A. Huggins, purchased it as an investment. After the purchase, the grantee transferred the ownership interest of this property to her company, Florida Coastal Construction Services.

ANALYSIS OF LAND SALES

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

- Quantitative adjustments are often developed as dollar or percentage amounts and are most credible when there is enough data to perform a paired sales or statistical analysis.
- Qualitative adjustments are based on qualitative judgment rather than empirical data when there is not sufficient data to develop a sound quantified estimate within a reasonable degree of confidence.

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

PROPERTY RIGHTS

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

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

FINANCING

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

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

CONDITIONS OF SALE

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

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

MARKET CONDITIONS

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

Market conditions within the subject's market and submarket have been improving over the past several years and a 3.0% upward annual adjustment was made to account for this trend through June 30, 2022, when interest rates started to increase. Beginning on July 1, 2022, our adjustment reflects a 0.0% annual adjustment through the effective date of value for the subject. The reduction in market conditions also considers the sharp reduction in transactional data since the beginning of the interest rate increases.

All of the comparable land sales occurred after July 1, 2022; therefore, no adjustments are warranted.

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

LOCATION/ACCESS/EXPOSURE

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

The subject is located along unpaved Orange Street (dirt trail) just off of the gravel-paved Sixth Street just east of US-1 (US Hwy 301). Overall, excess and exposure for the subject is none to minimal.

- Sale 1 is located along the asphalt-paved Sixth Street behind an industrial property on the other side of US Highway 1 from the subject. Overall, it has superior access and exposure compared to the subject. A downward adjustment is warranted.
- Sale 2 is a corner lot site located in the subject area. Overall, it has superior access and exposure compared to the subject. A downward adjustment is warranted.
- Sale 3 is located along Kara Drive just off US-1 (US-301). Overall, it has a similar location but superior access and exposure. A downward adjustment is warranted.

PHYSICAL CHARACTERISTICS

The subject is a wooded rectangular site with 60 feet of width and 209 feet depth. However, approximately 30 feet of the subject's sixty-foot width is encumbered by a utility easement. Overall, the subject site's physical characteristics result in minimal development possibilities. The width of Sale 1 is 277 feet, 125 feet for Sale 2, and 105 feet for Sale 3. Overall, all of the sales are superior. Significant downward adjustments are warranted.

ECONOMIES OF SCALE

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

ZONING

The subject is an undeveloped site with surrounding Residential (R-2) zoned land and future land use of Medium Density Residential. The R-2 district is intended to apply to areas that are to be developed with medium-sized lots single-family homes and accessory residential uses applicable in a single-family residential density that is in keeping with the needs of the community and that can be served adequately by available community services and facilities, which allows single-family dwellings, family day care homes, and community residential homes.

- Sale 1 is zoned within the C-1 (General Commercial) district. Overall, it is superior. A downward adjustment is warranted.
- Sale 2 is located within the R-2 zoning district, which is similar to the subject. No adjustment is warranted.
- Sale 3 is zoned RM (Residential, Mixed) which allows only single-family dwellings and mobile homes, which is similar to the subject. No adjustment is warranted.

It is noted that our research indicates that the subject, along with seven adjacent parcels, is being rezoned to PUD for a 105-bed residential senior living facility. Because the zoning process is not yet complete, our analysis focuses on the current surrounding R-2 zoning classification for the subject.

LAND SALES ADJUSTMENT GRID

	Subject	Land Sale 1	Land Sale 2	Land Sale 3
Sale Site		3781 W. Sixth Street	27474 W 10th	2718 Kara Drive
Date of Value & Sale	7/21/23	7/29/22	9/16/22	4/4/23
Upland Size (Square Feet)	12,522	52,319	15,625	12,260
Zoning	R-2	C-1	R-2	RM
Effective Sale Price		\$70,000	\$31,500	\$25,000
Unadjusted Sale Price (PSF)		\$1.34	\$2.02	\$2.04
Transactional Adjustments				
Property Rights Conveyed	Fee Simple	Similar	Similar	Similar
Adjustment		0%	0%	0%
Adjusted Price		\$1.34	\$2.02	\$2.04
Financing Terms	Cash to seller	Similar	Similar	Similar
Adjustment		0%	0%	0%
Adjusted Price		\$1.34	\$2.02	\$2.04
Conditions of Sale	Arm's Length	Similar	Similar	Similar
Adjustment		0%	0%	0%
Adjusted Price		\$1.34	\$2.02	\$2.04
Market Condition		Similar	Similar	Similar
Value Growth/Decline through 6/30/2022	3.00%			
Value Growth/Decline after 7/1/2022	0.00%			
Adjustment		0.00%	0.00%	0.00%
Adjusted Price PSF		\$1.34	\$2.02	\$2.04
Property Adjustments				
Location	Average	Fair	Average	Average
Access/Exposure	Poor	Average	Average	Average
Compared to the subject		Superior	Superior	Superior
Adjustment		-10.00%	-20.00%	-20.00%
Physical Characteristics	Narrow/Easement	Good	Average	Average
Utilities	None	Public	Water/Septic	Well/Septic
Compared to the subject		Superior	Superior	Superior
Adjustment		-50.00%	-50.00%	-50.00%
Economies of Scale	12,522 SF	52,319 SF	15,625 SF	12,260 SF
Compared to the subject		Larger	Larger	Smaller
Adjustment		4.57%	0.36%	-0.03%
Zoning	R-2	C-1	R-2	RM
Compared to the subject		Superior	Similar	Similar
Adjustment		-10.00%	0.00%	0.00%
Net Property Adjustment		-65.43%	-69.64%	-70.03%
Adjusted Sale Price		\$0.46	\$0.61	\$0.61
	High	\$0.61		
	Median	\$0.61		
	Average	\$0.56		
	Low	\$0.46		

CONCLUSION OF SALES COMPARISON APPROACH

Indicated Market Value -Site		
	12,522 SF x \$0.50 / SF	\$6,261
Market Value - Total Site	Rounded	\$6,260

RECONCILIATION OF VALUES

The process of reconciliation weighs the strengths and weaknesses identified in each approach in relation to the quantity and quality of data available and to the applicability of that information to the class of appraised property.

SALES COMPARISON APPROACH

The Sales Comparison Approach is most reliable in an active market when an adequate quantity and quality of comparable sales data are available. In addition, it is typically the most relevant method for owner-user properties because it directly considers the prices of alternative properties with similar utility for which potential buyers would be competing.

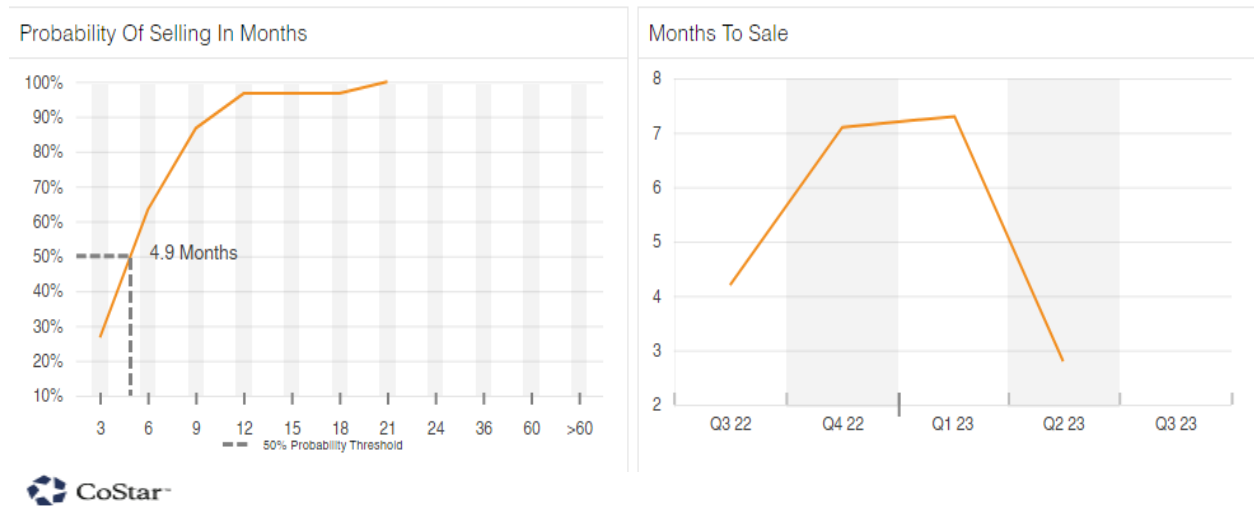
CONCLUSION

There is a reasonably active market for comparable properties, and this approach most closely reflects buyer behavior.

Cost Approach	Not Applicable
Sales Comparison Approach	\$6,260
Income Capitalization Approach	Not Applicable
Market Value Conclusions	\$6,260

EXPOSURE TIME

HISTORICAL LAND SALES – NASSAU COUNTY (24-MONTH PERIOD)



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

MARKETING TIME

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

ASSUMPTIONS & LIMITING CONDITIONS

This appraisal is subject to the following limiting conditions:

1. The effective date is July 12, 2023. The appraisers assume no responsibility for economic or physical factors occurring at some later date, which may affect the opinions stated herein.
2. No responsibility for legal matters is assumed, although such matters may be discussed in the report. No opinion is rendered as to the title, which is assumed marketable and free and clear of all liens, encumbrances, easements, encroachments, and restrictions, except as herein described. The property was appraised under the assumption that it is under responsible ownership and competent management and available for its highest and best use.
3. Certain information in this report was furnished from sources believed reliable; however, such information is not guaranteed as to its accuracy, although it has been checked insofar as possible and is believed correct.
4. No engineering test boring was made to determine soil-bearing qualities. The soil of the area under valuation appears firm and solid unless otherwise stated. Subsidence in the area is unknown or uncommon, but the appraisers do not warrant against this condition or occurrence.
5. In this assignment, the existence of toxic waste, including without limitation cyclodienes, petroleum leakage, or agricultural chemicals that may or may not be present, was not observed by, nor do the appraisers know the existence of any such materials on or in the property. The appraisers, however, are not qualified to detect such substances. The existence of potentially hazardous waste materials may affect the value of the property.
6. The appraisers, by reason of this report, are not required to give testimony in court regarding the property herein appraised, nor are the appraisers obligated to appear before any governmental body, board, agent, or representative for investigation questioning, depositions, conferences, or hearings unless specific arrangements have been previously made therefore concerning time and fees.
7. Any drawings, maps, or exhibits included in this report are for illustration only to visualize the property and its surroundings. They may not be considered surveys or relied upon for any other purpose.
8. A member of The Appraisal Institute signed this report. The Bylaws and Regulations of the Institute require each member to control the use and distribution of each appraisal report signed by such members. Therefore, no out-of-context quoting or partial reprinting of this report is authorized. Further, neither all nor any part of this appraisal report shall be

disseminated to the general public by using media for public communication without the prior written consent of the signatory of this appraisal report. The Bylaws and Regulations of the Institute also provide for the review of appraisal reports by its duly authorized representatives in some instances. No change of any item in the appraisal report shall be made by anyone other than the appraisers, and the appraisers shall have no responsibility for any such unauthorized change.

9. Any distribution of the total estimated values in this report between land, improvement, and/or personal property applies only to the property's planned utilization as described in this report. These separate value estimates must not be used in conjunction with any other appraisal or any other intended use and are invalid if used. This appraisal shall be considered in its entirety. No part thereof shall be used separately or out of context.
10. We inspected the subject on July 21, 2023. This appraisal is conditioned upon there being no hidden or unapparent conditions of the property, subsoil or structure, no major structural defects, sinkholes, the existence of endangered species, nor any termite and/or other insect infestations or damages that were not visible to the appraisers during the inspection which, had such been observed, would be discussed herein.
11. The Highest and Best Use Analysis of the subject and the valuation estimate of the analysis and report are subject to the continuing land uses identified herein being continued according to both the Town of Hilliard.
14. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws and that all zoning and use regulations and restrictions of all types have been complied with (unless noncompliance is stated, defined, and considered in the appraisal report). It is further assumed that all licenses, consents, permits, or legislative or administrative authority required by any local, state, federal, and/or private entity or organization have been or can be obtained or renewed for any use considered in the value estimates.
15. No claim is intended to be expressed for matters of expertise that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers. We claim no expertise in areas such as, but not limited to, legal, survey, structural, environmental, pest control, mechanical, etc.
16. This appraisal was prepared for the sole and exclusive use of the client for the function outlined herein. Any party who is not the client or intended user identified in the appraisal or engagement letter is not entitled to rely upon the appraisal's contents without the express written consent of Moody Williams Appraisal Group, LLC and Client. The Client shall not include partners, affiliates, or relatives of the party addressed herein. The appraisers assumed no obligation, liability, or accountability to any third party.

17. The distribution of this report is at the sole discretion of the client. However, no third parties that are not listed as an intended user on the face of the appraisal or the engagement letter may rely upon the appraisal's contents. In no event shall the client give a third party a partial copy of the appraisal report. We will make no distribution of the report without the specific direction of the client.
18. The subject property is under Flood Zone X, which is an area determined to be outside the 0.2% annual chance floodplain. Federal law does not require flood insurance in these zones., Unless otherwise noted, we have not completed nor have we contracted to have completed an investigation to identify and/or quantify the presence of non-tidal wetland conditions on the subject property. Because neither appraiser is a surveyor, they make no guarantees, express or implied, regarding this determination.
19. The size of the subject land was taken from a land survey. Should a future survey prove this information inaccurate, we reserve the right to amend this appraisal (at additional cost) if substantial differences are discovered.
20. This appraisal applies to the land only. The value of trade fixtures, furnishings, personal property, and other equipment, or subsurface rights (minerals, gas, and oil) were not considered in this appraisal. A business value was not estimated.
21. No changes in any federal, state, or local laws, regulations, or codes (including, without limitation, the Internal Revenue Code) are anticipated unless specifically stated to the contrary.
22. The data gathered in the course of this assignment shall remain the property of the appraisers. The client authorizes the appraisers to disclose all or any portion of the appraisal and related appraisal data to appropriate representatives of the Appraisal Institute if such disclosure is required to enable the appraisers to comply with the Bylaws and Regulations of such Institute now or hereafter in effect.
23. Acceptance and/or use of this appraisal report constitutes acceptance of these general assumptions and limiting conditions.

CERTIFICATION – MICHAEL HOTALING, MAI

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

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. I have performed no previous appraisal service and no other services in any capacity regarding the property that is the subject of this report within the three years immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. Neither my engagement to make this appraisal (or any future appraisals for this client) nor any compensation, therefore, are contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of any subsequent event directly related to the intended use of this appraisal.
8. The reported analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, which include the *Uniform Standards of Professional Appraisal Practice*.
9. Michael Hotaling, MAI made a personal inspection of the property that is the subject of this report.
10. Bolina Kol provided significant assistance to the person signing this certification. No other person provided significant real property appraisal assistance to the person signing this certification.

11. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
12. As of the date of this report, Michael Hotaling, MAI completed the continuing education program for Designated Members of the Appraisal Institute.



Michael Hotaling, MAI
Managing Partner
State-Certified General
Real Estate Appraiser RZ 3226

CERTIFICATION – BOLINA KOL

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

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. I performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three years immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of any subsequent event directly related to the intended use of this appraisal.
8. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, which include the *Uniform Standards of Professional Appraisal Practice*.
9. I made a personal inspection of the property that is the subject of this report on July 21, 2023.
10. Michael Hotaling, MAI provided significant real property appraisal assistance to the person signing this certification. No other person provided significant real property appraisal assistance to the person signing this certification.

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



Bolina Kol
Senior Appraiser/Analyst
State-Certified General
Real Estate Appraiser RZ2602

ADDENDUM



QUALIFICATIONS OF MICHAEL HOTALING, MAI

Managing Partner
Moody Williams Appraisal Group, LLC.

State Certifications

State of Florida
State-Certified General Real
Estate Appraiser RZ3226

State of Georgia
State-Certified General Real
Property Appraiser 334632

Education

Bachelor of Science
Business Administration &
Finance
University of Central Florida

Contact Details

Moody Williams
Appraisal Group, LLC
1300 Riverplace Blvd, Ste 640
Jacksonville, FL 32207
Phone: 904-516-8900
Cell: 386-295-0295
Email: mhotaling@moodywilliams.com

Prior to entering the appraisal field, Michael Hotaling, MAI spent 20 years in the automotive industry at both the dealership and auto auction positions and now specializes in dealership valuations with over 100 dealerships appraised.

Experience

- Moody Williams Appraisal Group, Senior Appraiser (2020-Present)
- Moody Appraisal Group, Senior Appraiser (December 2018-2019)
- JLL Valuation & Advisory – Senior Analyst (May 2017-October 2018)
- IRR-Jacksonville, formerly Crenshaw Williams Appraisal Company- Senior Analyst (August 2005 – May 2017)
- IRR-Orlando, Researcher (June 2005 – August 2005)

Completed appraisal assignments in Florida, Georgia, South Carolina, North Carolina, Virginia, Maryland, and the District of Columbia include Multifamily development, condominiums, residential subdivisions, downtown and suburban office buildings, general and medical offices, mixed-use developments, shopping centers, and free-standing retail properties, all types of vacant land including islands and special use properties such as churches, funeral homes, and child care centers.

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



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD

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

HOTALING, MICHAEL BOWMAN

1300 RIVERPLACE BLVD SUITE 640
JACKSONVILLE FL 32207

LICENSE NUMBER: RZ3226

EXPIRATION DATE: NOVEMBER 30, 2024

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QUALIFICATIONS OF BOLINA KOL

SENIOR APPRAISER

MOODY WILLIAMS APPRAISAL GROUP, LLC.

State Certifications

State of Florida
State-Certified General
Real Estate Appraiser RZ2602

Education

Bachelor of Science Degree
Finance, FSU, 1995
Bachelor of Science Degree
Marketing, FSU, 1995

Contact Details

Moody Williams Appraisal Group,
LLC
1300 Riverplace Blvd, Ste 640
Jacksonville, FL 32207
Phone: 904/516-8900
bkol@moodywilliams.com

Appraisal Institute & Related Courses

Pre-certification education course AB1
Pre-certification education course AB2
Pre-certification education course AB3
Business Practices & Ethics
Report Writing & Valuation Analysis
15 Hour National USPAP Course
Advanced Income Capitalization
7 Hour National USPAP Course
Florida Core Law
Florida Supervisory Appraiser
Analyzing Distressed Real Estate
Feasibility, Market Value, Investment Timing: Option
Value
Appraising and Analyzing Retail Shopping Center for
Mortgage Underwriting
Nuts & Bolts of Green Building for Appraisers

Experience

Senior Appraiser

- Broom, Moody, Johnson & Grainger, Inc., Jacksonville, Florida (1997 to 2013)
- Valbridge Property Advisors | Broom, Moody, Johnson & Grainger, Inc. (2013 – 2014)
- Florida Valuation (January 2015 – December 2015)
- Moody Appraisal Group, LLC (2016-2019)
- Moody Williams Appraisal Group, LLC (2020-Present)
- **Experience appraising many types of Real Estate, including:** downtown & suburban buildings, restaurants, Professional & Medical Office Buildings, Shopping Centers, Apartment & Condominium Projects, Manufacturing Facilities, Service Stations, Golf Courses, Luxury Car Garage Storage, Car Dealerships, Mobile Home Parks, Warehouses & Industrial Projects, Banks, Residential Subdivisions, Residential, Commercial and Industrial Land, Single Family and Multi-Family Homes, Restaurants, Churches, Hotels/Motels, & Market Analysis, Feasibility Studies, marina, Islands, and eminent domain/condemnation appraisals.



Ron DeSantis, Governor

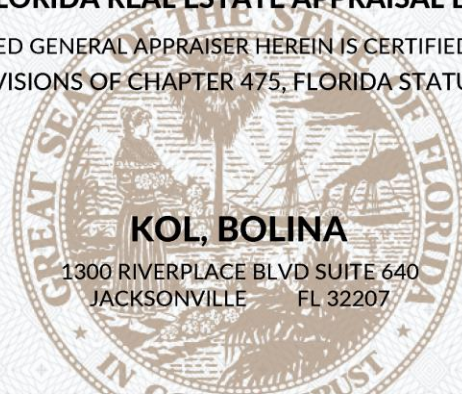
Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD

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



KOL, BOLINA

1300 RIVERPLACE BLVD SUITE 640
JACKSONVILLE FL 32207

LICENSE NUMBER: RZ2602

EXPIRATION DATE: NOVEMBER 30, 2024

Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

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

ENGAGEMENT LETTER

Via Email: cgaver@rtlaw.com

July 5, 2023

Doug Adkins
Dayspring Health, LLC
PO Box 1080
Hilliard, Florida 32046

RE: Appraisal of an unimproved right-of-way located in the northeast quadrant of the intersection of West 6th Street and Orange Street, Hilliard, Nassau County, Florida

Dear Mr. Adkins:

The appraisal firm of Moody Williams Appraisal Group, LLC is very interested in providing an appraisal of the above-mentioned property, which is identified on the survey on the following page. It is our understanding that the purpose of the appraisal is to estimate the current fair market value of the subject property to assist the client in closing the potential right-of-way.

We will provide an Appraisal Report that complies with the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation and conforms to the Code of Professional Ethics requirements of the Appraisal Institute.

Our fee for the appraisal report is \$2,900. Should expert witness testimony be required at deposition, mediation, or eventual trial, our time will be billed at our standard rate of \$300/hour. We will keep detailed time logs of the tasks performed and the hours expended to complete each task for litigation support services.

We respectfully request a retainer of the appraisal fee (\$2,900) before beginning the appraisal process. We can deliver the appraisal within 3-4 weeks from written authorization to proceed and receipt of the retainer requested.

1300 Riverplace Boulevard, Suite 640, Jacksonville, Florida 32207 | 904.516.8900 | moodywilliams.com



Your execution and return of this engagement letter and retainer requested (\$2,900) acknowledge your acceptance and our authorization to proceed. We look forward to working with you on this important assignment.

Respectfully submitted,

MOODY WILLIAMS APPRAISAL GROUP, LLC



Michael Hotaling, MAI
Managing Partner
State-Certified General
Real Estate Appraiser RZ3226



Ronald K. Moody, MAI, SRA
Founding Partner
State-Certified General
Real Estate Appraiser RZ864

/s/ _____

Date: _____

ZONING

SEC. 62-284. SINGLE-FAMILY DISTRICT R-2.

- (a) *Intent.* This section applies to the R-2 district. This district is intended to apply to areas which are to be developed with medium-sized lot single-family homes and accessory residential uses applicable in a single-family residential density that is in keeping with the needs of the community and that can be served adequately by available community services and facilities. It is also designed to make available housing for the appropriate income level and to conserve land, buildings and resources as well as to conserve and protect the character and stability of the district and the town.
- (b) *Permitted principal uses and structures.*
- (1) Single-family dwelling.
 - (2) Family day care homes as required by F.S. § 166.0445.
 - (3) Community residential homes, as defined and required by F.S. § 419.001.
- (c) *Permissible uses and structures by exception.* The following uses may be permitted by exception after site plan review: See section 62-358.
- (d) *Minimum lot requirements.* The minimum lot requirements per one dwelling are as follows:
- (1) Minimum lot width: 90 feet.
 - (2) Minimum lot area: 10,000 square feet.
- (e) *Maximum lot coverage.* Maximum lot coverage by all buildings and accessory structures shall not exceed 30 percent of lot area.
- (f) *Minimum yard requirements.*
- (1) Front: 30 feet.
 - (2) Side: The sum of both side yards shall be 25 feet; however, no side yard shall be less than ten feet in width.
 - (3) Rear: 30 feet.
- (g) *Maximum height of structures.* Thirty feet in height above established grade.

(Code 1997, § 62-284; Ord. No. 87-119, § 6-3, 12-29-1987; Ord. No. 92-139; Ord. No. 2000-05, § 4, 10-5-2000; Ord. No. 2003-01, § 4, 3-6-2003)

ORDINANCE NO. 2023-10

AN ORDINANCE RELATING TO PUBLIC RIGHT-OF-WAY; MAKING FINDINGS; VACATING PUBLIC RIGHT-OF-WAY WITHIN PROPOSED DAYSPRING COMMONS PUD WITHIN TOWN OF HILLIARD, FLORIDA; AUTHORIZING RECORDING OF A CERTIFIED COPY OF THIS ORDINANCE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Council passed on First Reading Ordinance No. 2023-06 for the rezoning of real property from R-2 Single-family district to PUD Planned Unit Development in order to facilitate and authorize the Dayspring Commons Planned Unit Development;

WHEREAS, in order for the Dayspring Commons Planned Unit Development to proceed, a certain portion of the platted, right-of-way known as West Sixth Street must be vacated;

WHEREAS, the Town Council has examined the factors laid out in Section 46-7(c)(1)(a) - (i) of the Town Code and has concluded that the right-of-way no longer serves the public interest, supporting the decision for its vacation; and

WHEREAS, the Town Council has further determined, in compliance with Section 46-7(c)(2) of the Town Code, that the vacation of West Sixth Street will not inhibit future pedestrian or bicycle path use, and that there is no reasonably foreseeable need for any type of transportation corridor in the area; and

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

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

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

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

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

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

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

SECTION 5. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction such portion shall not affect the validity of the remaining portion of this Ordinance.

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

ADOPTED this _____ day of _____, 2023, by the Hilliard Town Council.

Kenneth A. Sims
Council President

ATTEST:

Lisa Purvis
Town Clerk

APPROVED:

John P. Beasley
Mayor

Town Council First Reading: July 20, 2023
Town Council Publication: August 9, 2023
Town Council Public Hearing: August 17, 2023
Town Council Final Reading: August 17, 2023



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Town Council Regular Meeting Meeting Date: August 17, 2023

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

SUBJECT: Town Council approval to surplus the Public Works Department's 1997 Case-580L Backhoe.

BACKGROUND:

Year: 1997
Make: CASE-580L
Vin/Serial No. 9116

The Town of Hilliard put this backhoe in service on 12-01-1997 and it has been used to dig ditches, clean up debris, spread dirt, and many more things throughout the town.

FINANCIAL IMPACT:

Town to list surplus with Gov Deals – A Liquidity Services Marketplace as approved by the Town Council on February 21, 2019, as a means of disposing of surplus equipment. At a starting bid price of \$20,000.

RECOMMENDATION:

Town Council approval to surplus the Street Departments 1997 CASE-580L Backhoe.

STREETS DEPARTMENT		LOCATION: HILLIARD WASTEWATER TREATMENT FACILITY - 37261 RUBY DRIVE						
Asset ID	Description	Class	Code	Date In Service	Life	Original Cost	VIN/Serial No.	Notes
BH97-0855	1997 CASE-580L		03	12/1/1997	20	\$39,523.00	9116	Streets Dept - Diesel



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Town Council Regular Meeting Meeting Date: August 17, 2023

FROM: ***Gabe Whittenburg – Parks & Recreation Director***

SUBJECT: Town Council approval of Pool Rental Agreement between Nassau County School District and Town of Hilliard for West Nassau High School and Hilliard Middle Senior High School Swim Teams.

BACKGROUND:

Hilliard and West Nassau have used our Town Pool for several swim seasons now. Swim Practice began on July 31st per the Florida High School Activities Association. This is a renewal to the agreement in place between both schools, the school district, and the town of Hilliard.

FINANCIAL IMPACT:

This is a revenue neutral agreement, although use of the pool often leads to additional pool rentals and visits to our pool during public swim.

RECOMMENDATION:

Town Council approval of both agreements between the Town of Hilliard and Nassau County School District.

TOWN OF HILLIARD PARK FACILITY USE AGREEMENT

THIS PARK FACILITY USE AGREEMENT (the “Agreement”) is hereby made effective this 31st day of July, 2023, between the Town of Hilliard, a Florida municipal corporation (the “Town”), and the following entity or entities, West Nassau High School (the “User”).

1. **Property.** The Town agrees to grant User a non-exclusive license to use the Town’s park facility located at 37516 Oxford St. Hilliard FL 32046 and referred to as Town Pool Facility (the “Property”) for certain times and dates described in Section 2 of this Agreement. This license is not assignable.
2. **License Times.** The Town agrees that User shall be permitted to use the Property on the following dates and times: August – October 2023 (practice times 5pm – 7pm Monday, Tuesday, Thursday. Wednesday 4pm – 6pm). NOTE: any weather makeup days must be approved by HP&R Director 24 hours in advance.
3. However, in no event shall the license extend past 12 months without renewal by the Town.
4. **User Information.** For the purposes of this Agreement, User provides the following contact information, which User agrees shall be used by the Town for communication and delivery of notices pursuant to this Agreement:
 - Name of User: Nassau County School District - WNHS
 - Type of User (circle): Individual / Company / Partnership
 - Authorized Agent: Richard Knott
 - Title of Agent: Athletic Director
 - Contact Phone Number: (904) 879-3461
 - Contact Email: knottri@nassauk12.fl.us
 - Contact Mail Address: 1 Warrior Dr,
Callahan, FL 32011
5. **Purpose.** The Town and User agree that the license provided by the Town to User shall only be used for the following purpose: High School Swim Practice
6. **Maximum Occupancy.** The Town and User agree that the license is limited to a maximum occupancy of 25 persons.
7. **Fee.** As valuable and good consideration for the license provided in this Agreement, User agrees to pay the Town a fee of \$1,830.00 (\$610/mo.) on or before 8/31/23.
8. **Indemnification.** User hereby agrees to release, indemnify, and hold harmless the Town, its officers, Town Council members, department heads, staff, employees, contractors, volunteers, and agent of any kind (cumulatively, the “Releasees”) from and against all liability, including claims, demands, losses, damages, and expenses

of every kind and description to persons who use the Property in any manner arising out of the purpose described in Section 4 of this Agreement by User. This includes liability resulting directly or indirectly from acts or omissions of Releasees or User, or the persons who User permits, invites, or contemplates using the Property pursuant to its purpose described in Section 4 of this Agreement, unless such liability results from the sole negligence of Releasees. Such indemnification and release includes attorney fees, court costs, dispute resolution costs, as well as costs of damage to property and expenses of every kind resulting from use of the Property. **Further, User agrees that it shall obtain a waiver and release form approved by the Town from all of its invitees and guests directly participating in the approved Use and provide copies to the Town.**

9. **Insurance.** At least seven (7) business days prior to the beginning date in Section 2, above, User shall acquire and provide to the Town copies of certificates of insurance verifying that User has obtained:
- Commercial General Liability insurance in the amount of _____
 - Automobile Liability insurance in the amount of _____
 - Bodily Injury & Property Damage insurance in the amount of _____
 - _____
10. **Cancellation.** Either User or Town may terminate the license at any time upon one giving written notice to the other, using the contact information provided in this Agreement. For purposes of the Town receiving notice, User shall provide written notice to the Town by email _____ or regular mailing address _____. In no event shall any fees provided by User be returned except in the Town's sole discretion.
11. **Force Majeure.** If by reason of fire, action of the elements, catastrophe, or some similar Act of God, the Property cannot be made available by the Town for use by User, and the use for which User desired using the Property cannot be rescheduled, then User shall release the Town from any and all claims, demands, agreements, and liabilities whatsoever that User may have had, except that the Town shall refund to User any prorated fees made by User to the Town less any costs incurred by the Town reasonably incurred in anticipation of the use.
12. **Property Damage.** User agrees that alcohol, illegal drugs, or smoking are not permitted on the Property. User shall be responsible for any and all damage to the Property caused by negligent or willful conduct of any person attending or participating in the use on the Property. Aside from normal wear and tear, any damages or losses resulting from an event will be assessed to User on the basis of actual cost of repair and/or replacement as determined by the Town.
13. **Disputes.** Any action arising out of the terms of this Agreement shall be brought in Nassau County, Florida, unless only a federal court has jurisdiction, in which case the case shall be brought in the U.S. District Court for the Middle District of

Florida. Florida law shall govern this Agreement. The prevailing party in any litigation shall be entitled to recover its reasonable attorney fees and costs.

14. Binding. This Agreement shall be binding upon and inure to the benefit of the parties hereto, their agents, successors, and assigns, if permitted.

15. Entire Agreement. This Agreement embodies the entire agreement between the Town and User and there are no other representations, promises, agreements, conditions, or understandings, either oral or written, between the parties other than are set forth herein. No subsequent alteration or amendment to this Agreement shall be binding upon either the Town or User unless reduced to writing and executed by all parties.

16. Other Terms. _____

IN WITNESS WHEREOF, this Agreement is executed by the respective parties hereto.

DATED this ____ day of _____, 20__ by the Town of Hilliard, Florida.

DATED this ____ day of _____, 20__ by User.

ATTEST

TOWN OF HILLIARD

Lisa Purvis, Town Clerk

By: _____
John Beasley, Mayor

By: _____
Kenny Sims, Council President

Witnesses as to execution by User

USER

Witness

By: _____
Print:
Its:

Witness

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3. However, in no event shall the license extend past 12 months without renewal by the Town.

4. **User Information.** For the purposes of this Agreement, User provides the following contact information, which User agrees shall be used by the Town for communication and delivery of notices pursuant to this Agreement:

- Name of User: Nassau County School District - HMSH
- Type of User (circle): Individual / Company / Partnership
- Authorized Agent: Jason Collins
- Title of Agent: Athletic Director
- Contact Phone Number: (904) 845-2171
- Contact Email: collinsja@nassauk12.fl.us
- Contact Mail Address: 1 Flashes Ave,
Hilliard, FL 32046

5. **Purpose.** The Town and User agree that the license provided by the Town to User shall only be used for the following purpose: High School Swim Practice

6. **Maximum Occupancy.** The Town and User agree that the license is limited to a maximum occupancy of 25 persons.

7. **Fee.** As valuable and good consideration for the license provided in this Agreement, User agrees to pay the Town a fee of \$1,050.00 (\$350/mo.) on or before 8/31/23.

8. **Indemnification.** User hereby agrees to release, indemnify, and hold harmless the Town, its officers, Town Council members, department heads, staff, employees, contractors, volunteers, and agent of any kind (cumulatively, the “Releasees”) from and against all liability, including claims, demands, losses, damages, and expenses

of every kind and description to persons who use the Property in any manner arising out of the purpose described in Section 4 of this Agreement by User. This includes liability resulting directly or indirectly from acts or omissions of Releasees or User, or the persons who User permits, invites, or contemplates using the Property pursuant to its purpose described in Section 4 of this Agreement, unless such liability results from the sole negligence of Releasees. Such indemnification and release includes attorney fees, court costs, dispute resolution costs, as well as costs of damage to property and expenses of every kind resulting from use of the Property. **Further, User agrees that it shall obtain a waiver and release form approved by the Town from all of its invitees and guests directly participating in the approved Use and provide copies to the Town.**

9. **Insurance.** At least seven (7) business days prior to the beginning date in Section 2, above, User shall acquire and provide to the Town copies of certificates of insurance verifying that User has obtained:

- Commercial General Liability insurance in the amount of _____
- Automobile Liability insurance in the amount of _____
- Bodily Injury & Property Damage insurance in the amount of _____
- _____

10. **Cancellation.** Either User or Town may terminate the license at any time upon one giving written notice to the other, using the contact information provided in this Agreement. For purposes of the Town receiving notice, User shall provide written notice to the Town by email _____ or regular mailing address _____. In no event shall any fees provided by User be returned except in the Town’s sole discretion.

11. **Force Majeure.** If by reason of fire, action of the elements, catastrophe, or some similar Act of God, the Property cannot be made available by the Town for use by User, and the use for which User desired using the Property cannot be rescheduled, then User shall release the Town from any and all claims, demands, agreements, and liabilities whatsoever that User may have had, except that the Town shall refund to User any prorated fees made by User to the Town less any costs incurred by the Town reasonably incurred in anticipation of the use.

12. **Property Damage.** User agrees that alcohol, illegal drugs, or smoking are not permitted on the Property. User shall be responsible for any and all damage to the Property caused by negligent or willful conduct of any person attending or participating in the use on the Property. Aside from normal wear and tear, any damages or losses resulting from an event will be assessed to User on the basis of actual cost of repair and/or replacement as determined by the Town.

13. **Disputes.** Any action arising out of the terms of this Agreement shall be brought in Nassau County, Florida, unless only a federal court has jurisdiction, in which case the case shall be brought in the U.S. District Court for the Middle District of

Florida. Florida law shall govern this Agreement. The prevailing party in any litigation shall be entitled to recover its reasonable attorney fees and costs.

14. **Binding.** This Agreement shall be binding upon and inure to the benefit of the parties hereto, their agents, successors, and assigns, if permitted.

15. **Entire Agreement.** This Agreement embodies the entire agreement between the Town and User and there are no other representations, promises, agreements, conditions, or understandings, either oral or written, between the parties other than are set forth herein. No subsequent alteration or amendment to this Agreement shall be binding upon either the Town or User unless reduced to writing and executed by all parties.

16. **Other Terms.** _____

IN WITNESS WHEREOF, this Agreement is executed by the respective parties hereto.

DATED this ____ day of _____, 20__ by the Town of Hilliard, Florida.

DATED this ____ day of _____, 20__ by User.

ATTEST

TOWN OF HILLIARD

Lisa Purvis, Town Clerk

By: _____
John Beasley, Mayor

By: _____
Kenny Sims, Council President

Witnesses as to execution by User

USER

Witness

By: _____
Print:
Its:

Witness



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Town Council Regular Meeting Meeting Date: August 17, 2023

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

SUBJECT: Town Council to set a date for a Joint Workshop with the Planning & Zoning Board to discuss Pre-Application for Vacation of Alley Way for Block 159.

BACKGROUND:

Workshop will include discussion concerning a potential Vacation of Alley for Block 159.

Suggested date and time for Joint Workshop: Tuesday, September 12, 2023, 6:00 p.m. prior to the Planning & Zoning Board's Regular Meeting at 7:00 p.m.

The Workshop will include written invitation for all Block 159 Property owners.

Following the Joint Workshop, this item will be on the Planning & Zoning Board's agenda for a recommendation to be made to the Town Council regarding moving forward with the application process.

The Planning & Zoning Board's recommendation will then be on the Town Council's September 21, 2023, Regular Meeting agenda to move forward to Final Vacation of Alley Way Application.

FINANCIAL IMPACT:

None

RECOMMENDATION:

Town Council to set the date for a Joint Workshop with the Planning & Zoning Board.

HILLIARD TOWN COUNCIL MEETING

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

TOWN COUNCIL MEMBERS

Floyd L. Vanzant, Mayor
John P. Beasley, Council President
Kenny Sims, Council Pro Tem
Lee Pickett, Councilman
Jared Wollitz, Councilman
Callie Kay Bishop, Councilwoman

ADMINISTRATIVE STAFF

Lisa Purvis, Town Clerk
Richie Rowe, Public Works Director
Gabe Whittenburg, Parks & Rec Director

TOWN ATTORNEY

Christian Waugh

MINUTES

THURSDAY, AUGUST 03, 2023, 7:00 PM

NOTICE TO PUBLIC

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

PLEDGE OF CIVILITY

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

CALL TO ORDER

PRAYER & PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

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

MAYOR

To call on members of the audience wishing to address the Council on matters not on the Agenda.

Timothy Fisk, 27146 West First Avenue, Hilliard, addresses the Town Council regarding Ethics Complaints that he has and further states that there have been lies about private workshops, about the cost of the playground equipment and about public records.

REGULAR MEETING

ITEM-1 Additions/Deletions to Agenda

Motion to delete ITEMS 3 & 4 at the Property Owners request.

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

ITEM-2 Town Council to discuss and address concerns brought before them regarding voluntary annexation by the First Assembly of God Church located at 550920 US HWY 1.

Christian Waugh – Town Attorney

No action taken.

ITEM-3 Town Council approval of the Minor Subdivision Application No. 20230623.1 Parcel ID No. 04-3N-24-0000-0004-0160, Property Owner - Jarrod and Leanna Pickett

Lee Anne Wollitz - Land Use Administrator

Item deleted.

ITEM-4 Town Council approval of Septic Tank Exception Application No. 20230623 Parcel ID No. 04-3N-24-0000-0004-0160, Property Owner - Jarrod and Leanna Pickett

Richie Rowe - Public Works Director

Item deleted.

ITEM-5 Town Council approval of the Minor Subdivision Application No. 20230622.1 Parcel ID No. 16-3N-24-0000-0023-0010, 16-3N-24-0000-0022-0000, 16-3N-24-0000-0023-0030, 16-3N-24-0000-0023-0040, Property Owner - Michael Franklin

Lee Anne Wollitz - Land Use Administrator

The Planning & Zoning Board recommends by a unanimous vote for the Town Council to approve the lot reconfiguration with the following 3 conditions:

1. The applicant shall record the lot reconfiguration with the Clerk of the Court and provide the Town evidence of the recordation.
2. Prior to developing each parcel, the applicant/developer would be responsible for any infrastructure required to serve the parcel. All infrastructure improvements are required to meet Town standards. A Site plan application for each parcel will be required prior to development.
3. Prior to recording the lot reconfiguration with the county, a survey showing each parcel meeting the zoning requirements of the M-1 district and having access to the proposed retention pond must be approved by Town staff and the Land Use Administrator

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

- ITEM-6 Town Council to adopt Resolution No. 2023-15, Authorizing the Termination Agreement of a Florida Department of Transportation Public Transportation Grant Agreement.
Lisa Purvis, MMC – Town Clerk

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

- ITEM-7 Town Council to set the Proposed Millage Rate, Rolled-Back Rate, and date, time and meeting place of the Tentative Budget Hearing and advise the Nassau County Property Appraiser prior to August 4, 2023.
Lisa Purvis, MMC – Town Clerk

Motion to set the Proposed Millage Rate at 3.2500 and to build the Fiscal Year 2023/2024 Budget around a 3.0000 Millage Rate.

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

- ITEM-8 Town Council to decide if Town Workshops will be video recorded or not.
John P. Beasley – Mayor

Motion to not video record Town Council Workshops.

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

- ITEM-9 Town Council to set a date for a Joint Workshop with the Planning & Zoning Board to discuss the Greenbrier PUD.
Lee Anne Wollitz - Land Use Administrator

Motion to set Joint Workshop for Monday, August 14, 2023, at 6:10 p.m.

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

- ITEM-10 Town Council approval for Councilman Dallis Hunter to attend the Florida League of Cities Annual Conference August 10-12, 2023, in Orlando.
Dallis Hunter – Town Councilman

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

- ITEM-11 Town Council to accept the resignation of Hannah Martinez from the position of Administrative Assistant, effective July 21, 2023.
Lisa Purvis, MMC – Town Clerk

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

- ITEM-12 Town Council approval of the Minutes from the July 20, 2023, Public Hearing & Regular Meeting.
Lisa Purvis, MMC - Town Clerk

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

- ITEM-13 Town Council approval of Lampe, Roy & Associates, Inc., Payable through July 14, 2023, Project Name: Acquire Land on the North Side at the Hilliard Airpark in the amount of \$2,200.00.

**FDOT PTGA 100% GRANT FUNDED PROJECT LUMP SUM GRANT
\$464,000.00**

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

ADDITIONAL COMMENTS

PUBLIC

Timothy Fisk, 27146 West First Avenue, Hilliard, continues his complaint about private meetings that he states are being held and thanks whoever gave him the new American Flag.

MAYOR & TOWN COUNCIL

Councilman Wollitz, congratulates Town Attorney Christian Waugh on his recent nomination.

Councilman Michaels, states that Parks & Recreation Director, Gabe Whittenburg, has advised that track and tennis are ending soon and that they have more kids in the after school then last year.

Council Pro Tem Pickett, congratulates Town Attorney Christian Waugh on his recent nomination.

Mayor Beasley, advises everyone that the Hilliard Action Committee will be holding their next meeting on Monday, August 28, 2023, at 7:00 p.m. and asks if anyone can make it, please do because they could use the additional help with the upcoming events.

Council President Sims, states that Congressman Aaron Bean's was in August 1, 2023 and that he attended a lunch where he spoke on the State of our Country. Also, while at the lunch Bobby Franklin provided him with a Toys for Tots golf tournament fundraiser that his Military group was sponsoring and asked if anyone would be interested in sponsoring a hole for a \$100 contribution to a great cause.

ADMINISTRATIVE STAFF

PRESENT

Town Clerk, Lisa Purvis

Assistant Public Works Director, Cory Hobbs

ABSENT

Parks & Recreation Director, Gabe Whittenburg

Assistant Public Works Director, Cory Hobbs, states that Walker Street was finally paved today.

TOWN ATTORNEY

Town Attorney Waugh, states that there have been no ethics violations by anyone mentioned tonight and that the Clerk has not violated anything that he can find.

ADJOURNMENT

Motion to adjourn at 7:33 p.m.

Motion made by Council President Sims, Seconded by Council Pro Tem Pickett.

Voting Yea: Council President Sims, Council Pro Tem Pickett, Councilman Wollitz, Councilman Hunter, Councilman Michaels

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

Kenneth A. Sims, Sr.
Council President

ATTEST:

Lisa Purvis
Town Clerk

APPROVED:

John P. Beasley
Mayor



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INVOICE

BILL TO

Alicia Head
 Town of Hilliard, FL
 15859 County Rd 108
 Hilliard, FL 32046 USA

SHIP TO

Alicia Head
 Town of Hilliard, FL
 15859 County Rd 108
 Hilliard, FL 32046 USA

INVOICE # 1863

DATE 05/19/2023

DUE DATE 08/11/2023

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SHIP DATE

07/11/2023

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SKU	DESCRIPTION	QTY	RATE	AMOUNT
HDPT-22	HDPT-22 – 18' Natural Branch Garland Tree w/4' 3D Star. Color: C9 LED on Tree - Cool White C7 LED on Star - Cool White Includes: (17) Eagle Medium Base Sockets (17) Female Insert Medium Base (2) Eagle Male Plugs 125' Twisted Wire for Harness (42) U-Bolts Short (84) 5/16" Zinc Nuts (42) Plates for U-Bolts (8) Guy Wire Clamps 100' Aircraft Cable (4@25') (4) Pipe Ground Stakes	1	8,891.25	8,891.25
18ft-Ornament-Package	18ft-Ornament-Package - Commercial Tree Decor Package. Ornaments are Shatterproof and UV Protected. Ornaments in Shiny and Matte finishes (no glitter). Mixed variety of sizes 6", 8", and 10" ornaments. Approximately 197 Ornaments. Colors: Red, Blue, Silver Estes Pro #252-8000109 Delivered on 7/5/2023	1	2,175.00	2,175.00

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ITEM-11

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