

HILLIARD PLANNING AND ZONING BOARD MEETING

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

BOARD MEMBERS

Harold "Skip" Frey, Chair
Wendy Prather, Vice Chair
Charles A. Reed, Board Member
Josetta Lawson, Board Member
Lee Anne Wollitz, Board Member

ADMINISTRATIVE STAFF

Janis Fleet, AICP
Land Use Administrator

PLANNING AND ZONING ATTORNEY

Mary Norberg

AGENDA

TUESDAY, NOVEMBER 08, 2022, 7:00 PM

NOTICE TO PUBLIC

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

PLEDGE OF CIVILITY

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

CALL TO ORDER

PRAYER & PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC HEARINGS

ITEM-1

Planning and Zoning Board Affirm or Deny Appeal No. 20220809, for Parcel ID No. 17-3N-24-2020-0040-0080, submitted by Ms. Tobi Welbourne, applicant for Brian Frederick, property owner.

Janis Fleet, AICP - Land Use Administrator

Disclosure of Ex Parte Communication

Open Public Hearing

Call for Public Comment

Close Public Hearing on Appeal No. 20220809

PLANNING & ZONING BOARD ACTION

Planning and Zoning Board to affirm or deny Appeal No. 20220809

ITEM-2

Planning and Zoning Board approval to grant Variance No. 20220927-09 to Reduce the Minimum Lot Width and Minimum Lot Area for Parcel ID No. 08-3N-24-2380-0159-0200, for Christopher Goodin/Coastland Land Group, LLC, applicant and CCRC Woodlands, property owner.

Janis Fleet, AICP - Land Use Administrator

Disclosure of Ex Parte Communication
Open Public Hearing
Call for Public Comment
Close Public Hearing on Variance No. 20220927-09

PLANNING & ZONING BOARD ACTION

Planning and Zoning Board to approve or deny Variance No. 20220927-09.

ITEM-3

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

Janis Fleet, AICP - Land Use Administrator

Disclosure of Ex Parte Communication
Open Public Hearing
Call for Public Comment
Close Public Hearing on Variance No. 20220927-10

PLANNING & ZONING BOARD ACTION

Planning and Zoning Board to approve or deny Variance No. 20220927-10.

ITEM-4

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

Janis Fleet, AICP - Land Use Administrator

Disclosure of Ex Parte Communication
Open Public Hearing
Call for Public Comment
Close Public Hearing on Variance No. 20220927-11

PLANNING & ZONING BOARD ACTION

Planning and Zoning Board to approve or deny Variance No. 20220927-11.

ITEM-5

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

Janis Fleet, AICP - Land Use Administrator

Disclosure of Ex Parte Communication
Open Public Hearing
Call for Public Comment
Close Public Hearing on Variance No. 20220927-12

PLANNING & ZONING BOARD ACTION

Planning and Zoning Board to approve or deny Variance No. 20220927-12.

ITEM-6

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

Janis Fleet, AICP - Land Use Administrator

Disclosure of Ex Parte Communication
Open Public Hearing
Call for Public Comment
Close Public Hearing on Variance No. 20220927-13

PLANNING & ZONING BOARD ACTION

Planning and Zoning Board to approve or deny Variance No. 20220927-13.

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

REGULAR MEETING

ITEM-7 Additions/Deletions to Agenda

ITEM-8 Planning and Zoning Board approval of the Minutes from the October 11, 2022, Regular Meeting.

ADDITIONAL COMMENTS

PUBLIC

BOARD MEMBERS

LAND USE ADMINISTRATOR

PLANNING AND ZONING ATTORNEY

ADJOURNMENT

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

TOWN COUNCIL MEETINGS

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

PLANNING & ZONING BOARD MEETINGS

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

MINUTES & TRANSCRIPTS

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

TOWN WEBSITE & YOUTUBE MEETING VIDEO

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

ADA NOTICE

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

APPEALS

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

PUBLIC PARTICIPATION

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

EXPARTE COMMUNICATIONS

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

2022 HOLIDAYS

TOWN HALL OFFICES CLOSED

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



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Planning and Zoning Regular Meeting Meeting Date: November 8,2022

FROM: ***Janis Fleet, AICP - Land Use Administrator***

SUBJECT: Planning and Zoning Board Affirm or Deny Appeal #20220809, submitted by Ms. Tobi Welton - Parcel ID: #17-3N-24-2020-0040-0080

BACKGROUND: On August 9, 2022, Ms. Tobi Welton submitted a Site Clearing/Site Work application to construct a single-family dwelling unit on Siren Lane. The Land Use Administrator stated that a 60 ft. access to Henry Smith Road was required in order for the property to meet the requirements of Section 62-347 and 62-342 of the Town Code. On August 24th, Ms. Welton submitted an application to appeal the decision on the Land Use Administrator.

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

RECOMMENDATION: Affirm or deny the appeal.



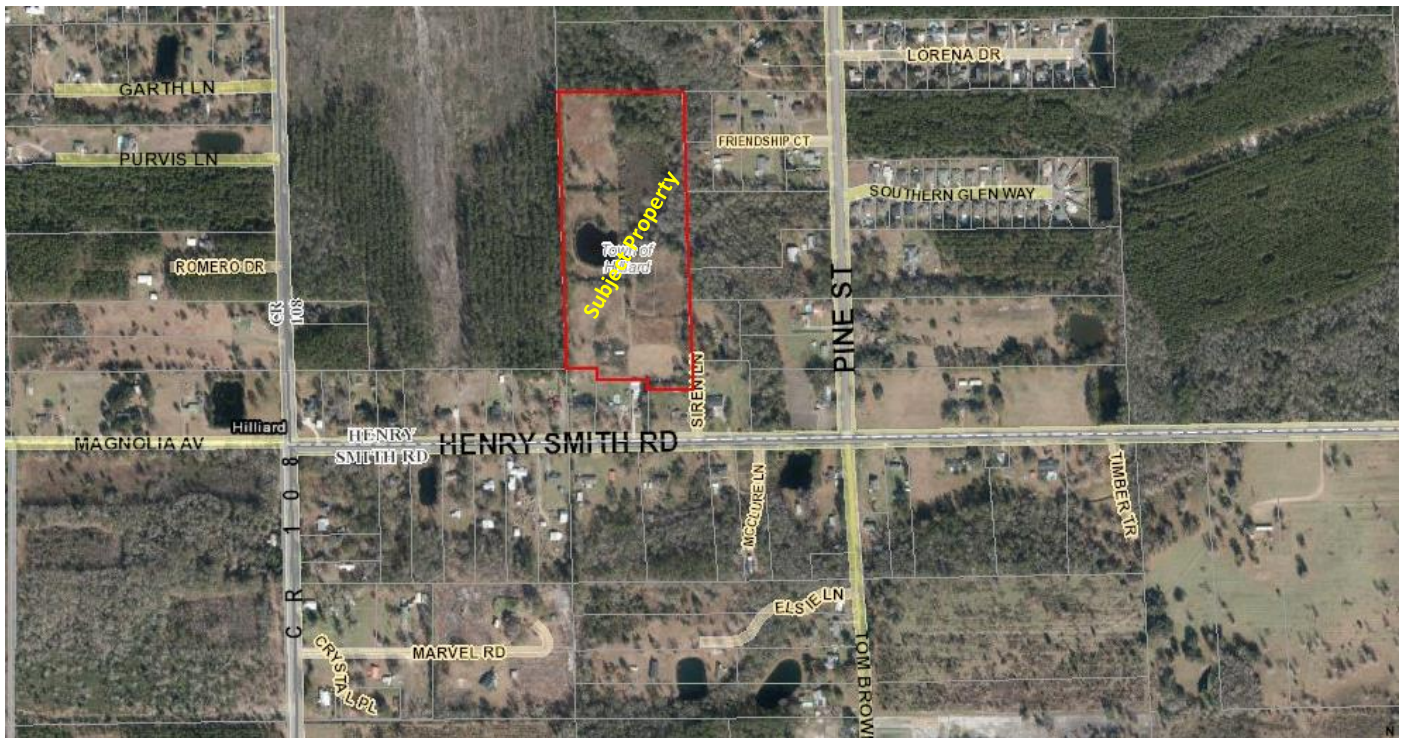
AGENDA ITEM REPORT
APPEAL OF LAND USE ADMINISTRATOR'S DECISION
APPEAL #20220809

1. Applicant Information:
Applicant – Tobi Welborn
542188 US Hwy 1
Callahan, Florida 32011

Owner – Brian Frederick
8854 West Snohomish Court
Boise, Idaho 83709
2. Property Information
Parcel ID: #17-3N-24-2020-0040-0080
Future Land Use Map Designation: AGR - Agriculture
Current Zoning: A-1
Acres: approximately 18.94 acres
3. Description: Ms. Tobi Welborn, on behalf of Mr. Brian Frederick property owner, submitted a SiteWork/Site Clearing application to construct a single family dwelling unit on the subject property. In the staff comments section the Land Use Administrator stated that the property required a 60 ft. access to Henry Smith Road per Section 62-347 of the Town Code. In addition, the Land Use Administrator emailed Ms. Welborn on August 25th, that the property did not have the frontage to meet Section 62-342 of the Town Code.

The 2012 letter from the Town was prior to the lot split that occurred in 2016. The Property Appraiser's website lists the "location address" of the property as "Henry Smith Road". The lot split in 2016, created a nonconforming lot that has access on Henry Smith Road.

Parcel Map
17-3N-24-2020-0040-0080



Existing Access to the Property



Janis Fleet

From: Tobi Welborn,Realtor <realestatewithtobi@gmail.com>
Sent: Thursday, August 25, 2022 10:14 AM
To: Janis Fleet
Subject: Re: Site Clearing/Site Work Application - 20220809

Thank you.

I turned in the appeal yesterday. Should I add this to the application?

On Thu, Aug 25, 2022 at 10:12 AM Janis Fleet <jfleet@townofhilliard.com> wrote:

Tobi-

In addition to Section 62-347, the property does not have the frontage requirements to comply with Section 62-342. The lot does not have frontage on a public street or approved private street. The property is in the A-1 zoning district. The A-1 zoning district requires a minimum lot width of 150 ft. The lot must have 150 ft. of frontage on a public street or approved private street for a structure to be built on the property.

If you have any questions, please let me know.

Thanks-

Janis

Janis K. Fleet, AICP

Land Use Administrator

Town of Hilliard

PO Box 249

15859 West CR 108

Hilliard, FL 32046

904.845.3555 Phone

www.townofhilliard.com

From: Tobi Welborn,Realtor <realestatewithtobi@gmail.com>
Sent: Tuesday, August 23, 2022 2:39 PM
To: Janis Fleet <jfleet@townofhilliard.com>
Subject: Fwd: Site Clearing/Site Work Application - 20220809

Hey Janis,

After reviewing the application, I noticed you did not include a reference to code 62-342. Would you please include that as we will be filing an appeal and I don't want that to be an issue when we go before the Planning and Zoning Board.

Thanks

----- Forwarded message -----

From: **Tobi Welborn,Realtor** <realestatewithtobi@gmail.com>
Date: Tue, Aug 23, 2022 at 2:12 PM
Subject: Re: Site Clearing/Site Work Application - 20220809
To: Janis Fleet <jfleet@townofhilliard.com>

Received. Thank you Janis.

On Tue, Aug 23, 2022 at 1:20 PM Janis Fleet <jfleet@townofhilliard.com> wrote:

Tobi-

Attached is the filled out application.

If you have any questions, please let me know.

Thanks-

Janis

Janis K. Fleet, AICP

Land Use Administrator

Town of Hilliard

PO Box 249

15859 West CR 108

Hilliard, FL 32046

904.845.3555 Phone

904.845.1221 Fax

www.townofhilliard.com

"Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing." This email and any files transmitted with it may contain privileged or confidential information and may be read or used only by the intended recipient. If you are not the intended recipient of the email or any of its attachments, please be advised that you have received this email in error and that any use, dissemination, distribution, forwarding, printing or copying of this email or any attached files is strictly prohibited. If you have received this email in error, please immediately purge it and all attachments and notify the sender by reply mail. "This institution is an equal opportunity provider and employer" If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, [1400 Independence Avenue, S.W., Washington, D.C. 20250-9410](http://www.usda.gov), by fax (202) 690-7442 or email at program.intake@usda.gov."

"Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing." This email and any files transmitted with it may contain privileged or confidential information and may be read or used only by the intended recipient. If you are not the intended recipient of the email or any of its attachments, please be advised that you have received this email in error and that any use, dissemination, distribution, forwarding, printing or copying of this email or any attached files is strictly prohibited. If you have received this email in error, please immediately purge it and all attachments and notify the sender by reply mail. "This institution is an equal opportunity provider and employer" If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at

any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, [1400 Independence Avenue, S.W., Washington, D.C. 20250-9410](https://www.usda.gov/office-of-adjudication), by fax (202) 690-7442 or email at program.intake@usda.gov.”

--

Tobi Welborn
Realtor/Property Manager
ERA Fernandina Beach Realty
904-571-SOLD

- (a) Every building hereafter erected or moved shall be on a lot adjacent to a public street or private street approved by the town council, provided that such private street right-of-way shall be not less than 60 feet in width and further provided that all structures shall be so located on lots as to provide safe and convenient access for servicing, fire protection and required off-street parking. Existing easements or right-of-way of record shall be excluded.

(Code 1997, § 62-347; Ord. No. 87-119, § 8-5, 12-29-1987; Ord. No. 2006-11, § 1, 1-18-2007)

Sec. 62-342. - Frontage requirements.

ITEM-1

Every building hereafter erected or moved shall be located on a lot or parcel of land which provides frontage on a public street or an approved private street.

(Code 1997, § 62-342; Ord. No. 87-119, § 4-6, 12-29-1987)

TOWN OF HILLIARD
ZONING AND LAND DEVELOPMENT REGULATIONS SECTION 62-95:
APPEAL TO PLANNING AND ZONING BOARD

DATE APPEAL FILED: 8/23/2022

PERMIT APPLICATION NUMBER: 20220809 (Exhibit C) (Copy Attached)

Name and Address of Appellant: Tobi Welborn (Agent for Brian Lee)
(Person Appealing) 542188 US Hwy 1
Callahan FL 32011

Phone Number of Appellant: 904-571-7653

Legal Description: Lot: 49 Block: _____ Subdivision: _____

Plat Book: 2051 Page: 2000 Property ID Number: 17-3N-24-2020-0049-0080

Other: _____

Location: On the (North/South/East/West) side of Siren Lane (Street/Avenue)
between n/a (Street/Avenue) and n/a (Street/Avenue)

Zoning Classification: A-1

Section of the Zoning Code that authorized this decision: 62-347 & 62-342

General description of the effect and details of desired action: Need site approval
in order for the buyer to obtain building
permit for ONE residential home.

Supporting data that should be considered by the Zoning Board in making a decision: _____

See Exhibit A

TOWN OF HILLIARD
ZONING AND LAND DEVELOPMENT REGULATIONS SECTION 62-96:
APPEAL ZONING BOARD DECISION TO TOWN COUNCIL

You must attach to this form a list of all the names and addresses of all property owners within 300 feet of the parcel upon which the appeal is being requested. Name and Addresses of property owners may be obtained from the Nassau County Property Appraiser's Office, or from their website - www.nassaufpa.com. *Exhibit B*

Additional Statements: *See Exhibit A*

In filing this Appeal, the undersigned understands that it becomes a part of the Official Records of the Town of Hilliard, and the undersigned certifies that all information contained herein is true to the best of their knowledge.

Signature of Appellant: *Frederick Brian Lee* dotloop verified
08/24/22 11:50 AM EDT
NXPD-B8PU-3GR5-EGGH

Signature of Agent: *John Wellborn*

Address of Agent: *542188 US Hwy 1
Callahan FL 32011*

Phone No. of Agent: *904 571 7653*

**Supporting data for Appeal on Siren Lane Site
Clearing/Work Application:**

Parcel ID: 17-3n-24-2020-0049-0080

We are seeking approval to eventually build ONE residential home on this 18+/- acre parcel.

I am representing my customer, Frederick Brian Lee, for the sale of his property. This property is currently under contract. The buyer is wanting to build one residential home. We have been working on getting approval for this since May.

With the help of Janice, it was determined that a variance could not be file for codes 62-347 & 62-342 per Section 62-1 of Hilliard Town Code. So, it was decided that the Site Clearing/Site Work needed to filed for this situation.

That application was denied due to the above referenced codes.

There is a 30 foot recorded easement (Siren Lane) that provides access to the parcel above. Currently there is one residential home at the end of Siren Lane. In addition, the home on the

EXHIBIT A

ITEM-1

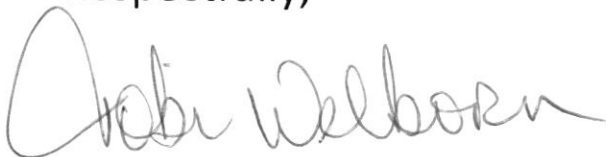
corner of Henry Smith and Siren Lane uses Siren Lane as their primary access to their home.

Backstory on this property:

Mr Lee purchased this property from Mr King in 2016. This parcel was originally attached to parcel 17-3n-24-2020-0049-0080. Mr King had reached out to the town of Hilliard for approval to split the lot. He received a letter from Mr Higginbotham advising that lot 0080 could be split. (see attached) Mr Lee purchased this property with the knowledge of the letter from Mr Higginbotham with the intent of building a home. Things changed so he never pursued obtaining a building permit after he bought the land.

We are hopeful to get this situation resolved so the buyer can move forward with her plans of building for forever dream home in Hilliard.

Respectfully,



TOWN OF HILLIARD
A Florida Municipality

Exhibit A

ITEM-1

April 12, 2012

Thomas E. King
P.O. Box 1321
Hilliard, Fl. 32046

Dear Mr. King;

As per our phone conversation this date, you may sell all or any portion of your property, ID # 17-3N-24-2020-0049-0030 which is directly accessible from Siren Lane, a 30 foot easement.

Hilliard Town Code, Section 62-347 provides that property accessed from easements or rights-of-way of record are exempt from the 60 foot access requirement. Siren Lane meets this requirement.

However, you may not divide the property in such a way that the portion you sell does not access Siren Lane directly.

If I can be of further help, or if you have any questions, I can be reached at the Hilliard Town Hall on Tuesdays and Thursdays between 2 P.M. and 4 P.M..

Sincerely,



Glenn Higginbotham
Land Use Administrator
Town of Hilliard, Florida

From Ellie

Exhibit A

ITEM-1

EXHIBIT "A"

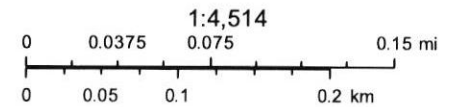
A PORTION OF LOTS 49,50,51,52 AND 53, CORNWALL FARMS LAND COMPANYS PLAT OF NORTH FLORIDA FRUIT AND TRUCK FARMS, ALL IN SECTION 17, TOWNSHIP 3 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 17; THENCE NORTH 89° 13' 00" WEST ALONG THE SOUTH LINE OF SAID SECTION 17, 1032.65 FEET; THENCE NORTH 00° 12' 54" WEST, 32.50 FEET TO POINT OF BEGINNING, SAID POINT LYING IN THE NORTHERLY RIGHT-OF-WAY LINE OF HENRY SMITH ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE CONTINUE NORTH 00° 12' 54" WEST, 268.50 FEET; THENCE NORTH 89° 13' 00" WEST, 156.87 FEET; THENCE NORTH 03° 36' 50" EAST, 51.56 FEET; THENCE NORTH 89° 13' 00" WEST, 146.09 FEET TO ITS INTERSECTION WITH THE WESTERLY LINE OF SAID LOT 50; THENCE NORTH 00° 09' 37" WEST ALONG THE WESTERLY LINE OF SAID LOT 50 AND THE WESTERLY LINE OF SAID LOTS 51,52 AND 53, 1317.27 FEET TO THE NORTHWEST CORNER OF SAID LOT 53; THENCE SOUTH 88° 51' 41" EAST ALONG THE NORTHERLY LINE OF SAID LOT 53, 598.28 FEET; THENCE SOUTH 00° 12' 54" EAST, 1426.33 FEET; THENCE NORTH 88° 41' 34" WEST, 210.00 FEET; THENCE SOUTH 00° 12' 54" EAST, 210.00 FEET TO ITS INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HENRY SMITH ROAD; THENCE NORTH 88° 41' 34" WEST, 90.00 FEET TO THE POINT OF BEGINNING.

LANDS THUS DESCRIBED CONTAIN 19.46 ACRES, MORE OR LESS.

GoMaps

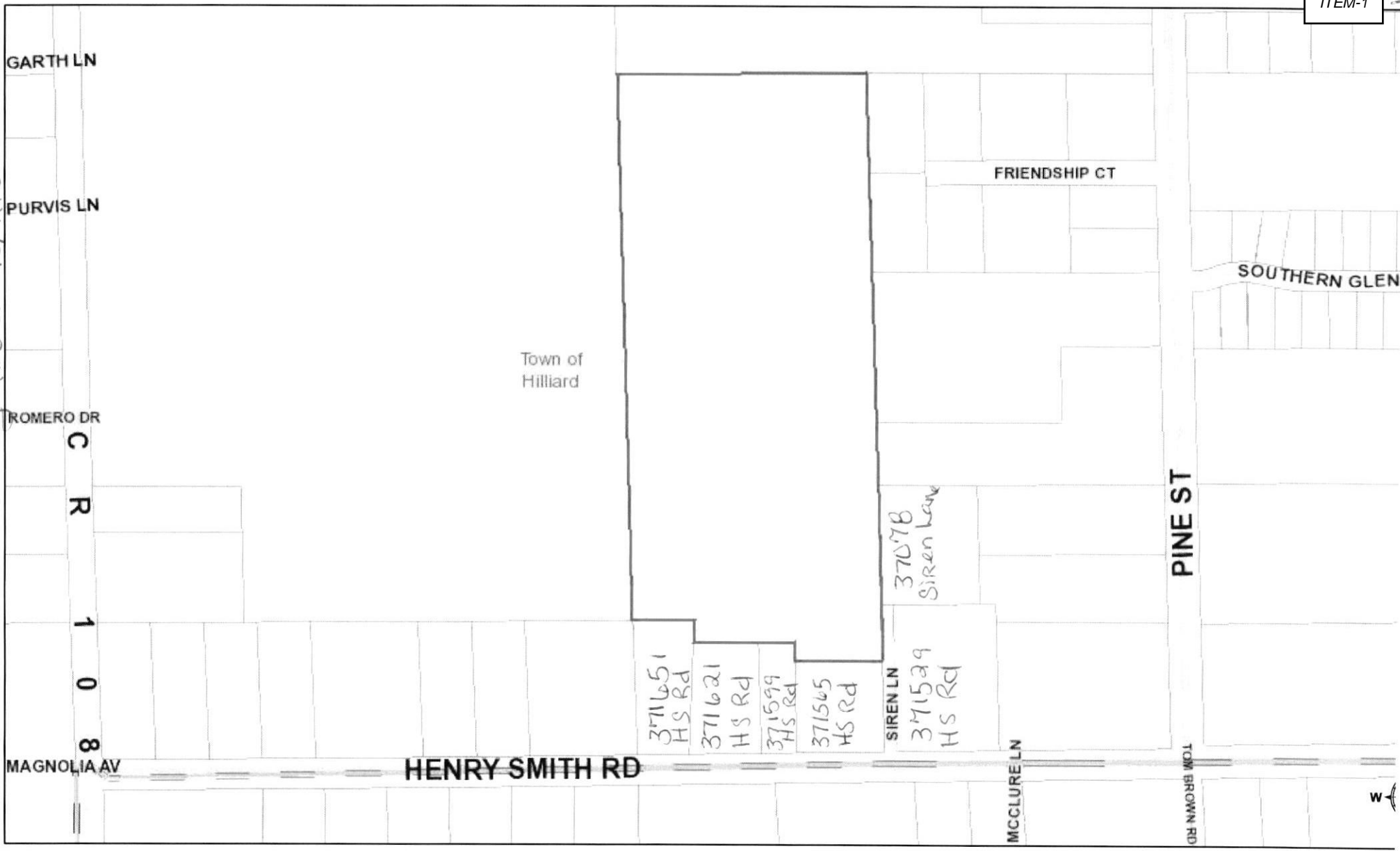


August 24, 2022

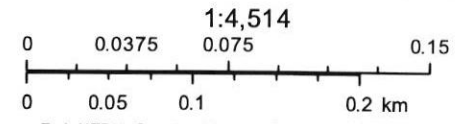


Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Neighbors Exhibit B



August 24, 2022



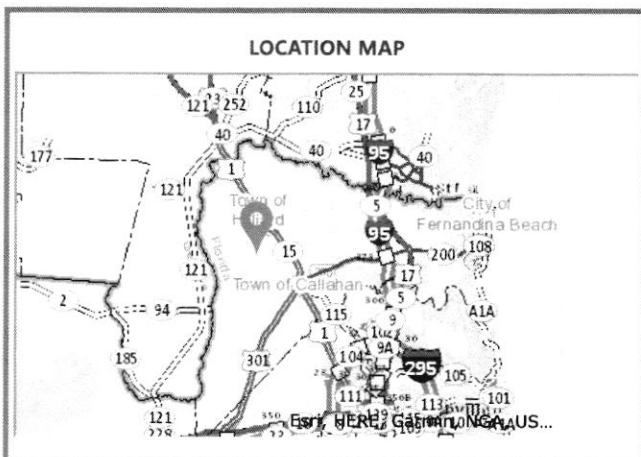
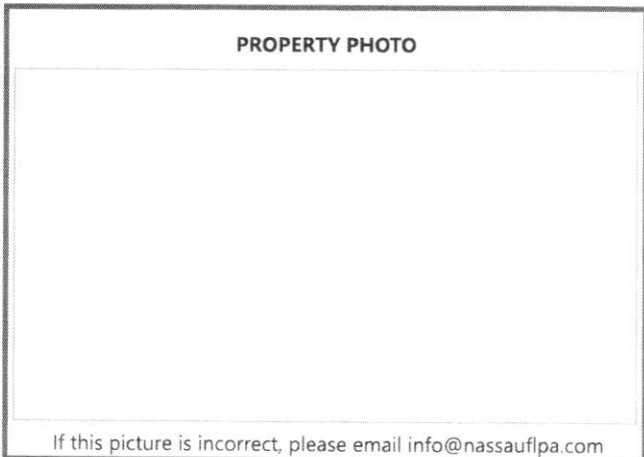
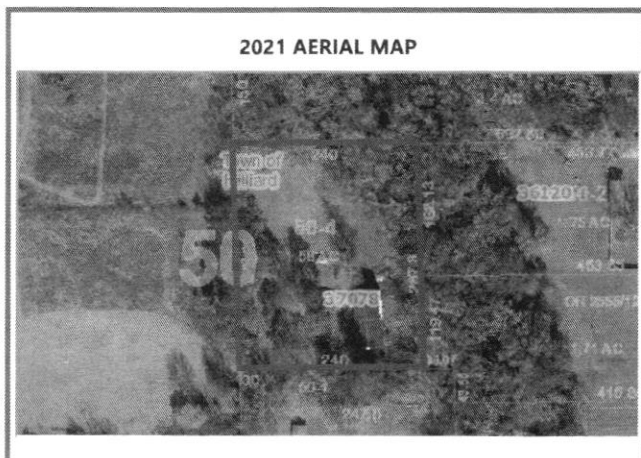
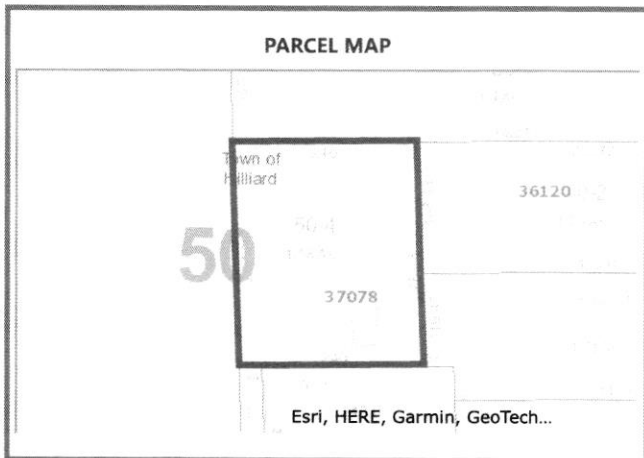
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, GIS User Community

Neighbors

PROPERTY INFORMATION	
Parcel Number	17-3N-24-2020-0050-0040
Owner Name	HARRIS MITCHELL DALE
Mailing Address	37078 SIREN LANE HILLIARD, FL 32046
Location Address	37078 SIREN LN HILLIARD 32046
Tax District	HILLIARD
Milage	16.1525
Homestead	Yes
Property Usage	SINGLE FAM 000100
Deed Acres	1.58
Short Legal	PT OF LOT 50 IN OR 1897/1583 CORNWALL SURVEY

2022 Preliminary Values	
Land Value	\$42,660
(+) Improved Value	\$116,138
(=) Market Value	\$158,798
(-) Agricultural Classification	\$0
(-) SOH or Non-Hx* Capped Savings	\$29,184
(=) Assessed Value	\$129,614
(-) Homestead	\$25,000
(-) Additional Exemptions	\$0
(=) School Taxable Value	\$129,614
(-) Non-School HX & Other Exempt Value	\$25,000
(=) County Taxable Value	\$79,614

Note - 110% Cap does not apply to School Taxable Value



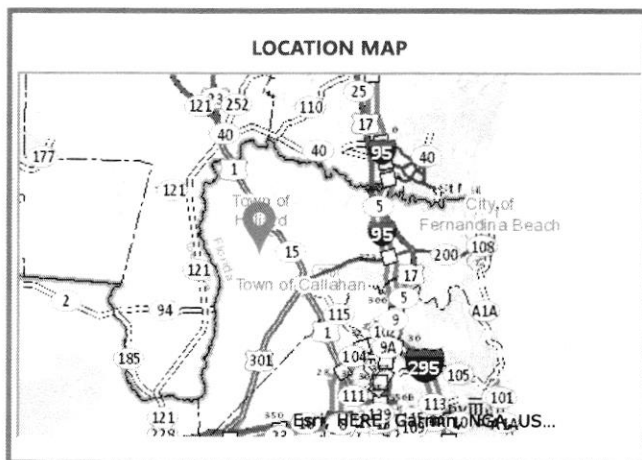
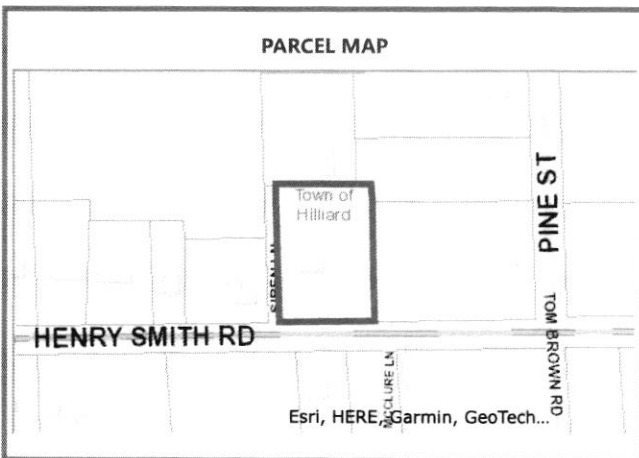
BUILDING INFORMATION									
Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built
SINGLE FAM	3024	1728	3	2	BD/BATTEN	CONC BLOCK	AIR DUCTED	FORCED AIR	1976

MISCELLANEOUS INFORMATION			
Description	Dimensions L X W	Units	Year Built
FP-1-SG-AV	0 X 0	1	1980
FP-1-SG-AV	0 X 0	0	0

PROPERTY INFORMATION	
Parcel Number	17-3N-24-2020-0049-0050
Owner Name	MCCULLOUGH CHANDA
Mailing Address	371529 HENRY SMITH ROAD HILLIARD, FL 32046
Location Address	371529 HENRY SMITH RD HILLIARD 32046
Tax District	HILLIARD
Milage	16.1525
Homestead	Yes
Property Usage	SINGLE FAM 000100
Deed Acres	2.00
Short Legal	LOTS 49(S-5) & 50(S-1) CORNWALL SURVEY IN OR 2305/196

2022 Preliminary Values	
Land Value	\$46,000
(+) Improved Value	\$205,220
(=) Market Value	\$251,220
(-) Agricultural Classification	\$0
(-) SOH or Non-Hx* Capped Savings	\$64,146
(=) Assessed Value	\$187,074
(-) Homestead	\$25,000
(-) Additional Exemptions	\$25,500
(=) School Taxable Value	\$187,074
(-) Non-School HX & Other Exempt Value	\$25,000
(=) County Taxable Value	\$136,574

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



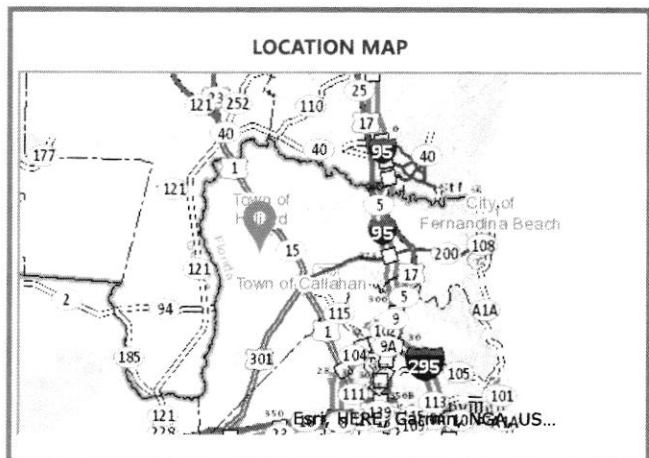
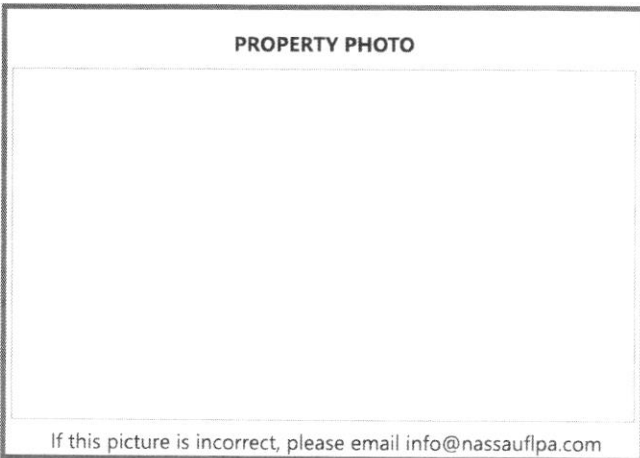
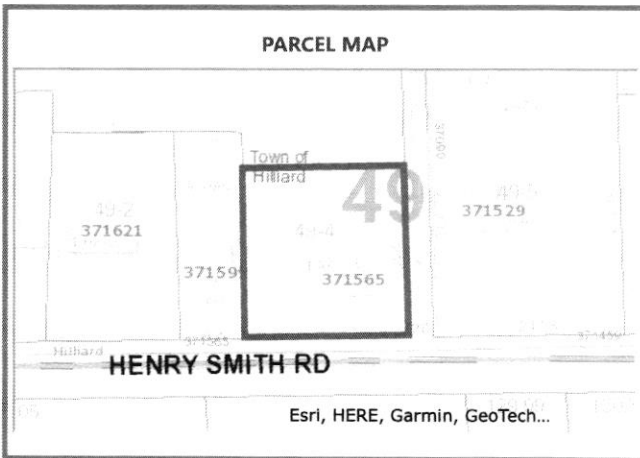
BUILDING INFORMATION									
Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built
SFR MODULR	3660	2897	4	3.5	AVERAGE		AIR DUCTED	FORCED AIR	2005

MISCELLANEOUS INFORMATION			
Description	Dimensions L X W	Units	Year Built
GR/UT-A-WD	35 X 25	875	2004
GR/UT-A-WD	0 X 0	1	2005

PROPERTY INFORMATION	
Parcel Number 17-3N-24-2020-0049-0040	
Owner Name	COLLINS DONNIE
Mailing Address	371565 HENRY SMITH ROAD HILLIARD, FL 32046
Location Address	371565 HENRY SMITH RD HILLIARD 32046
Tax District	HILLIARD
Milage	16.1525
Homestead	Yes
Property Usage	SINGLE FAM 000100
Deed Acres	1.00
Short Legal	PT OF LOT 49 IN OR 2188/1619 CORNWALL SURVEY

2022 Preliminary Values	
Land Value	\$27,000
(+) Improved Value	\$158,841
(=) Market Value	\$185,841
(-) Agricultural Classification	\$0
(-) SOH or Non-Hx* Capped Savings	\$52,880
(=) Assessed Value	\$132,961
(-) Homestead	\$25,000
(-) Additional Exemptions	\$0
(=) School Taxable Value	\$132,961
(-) Non-School HX & Other Exempt Value	\$25,000
(=) County Taxable Value	\$82,961

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



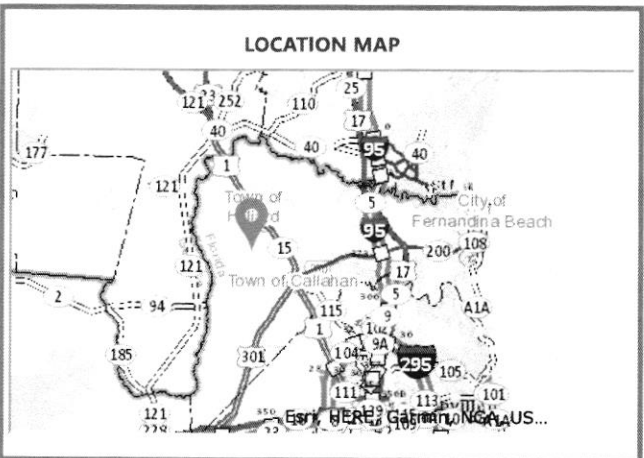
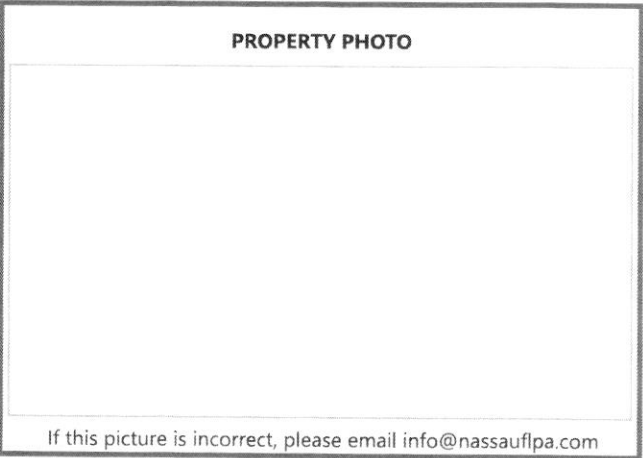
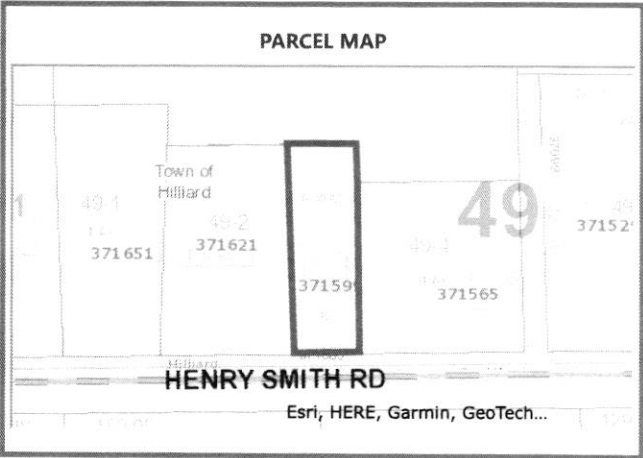
BUILDING INFORMATION									
Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built
SINGLE FAM	3030	1960	3	2	FACE BRICK	CEDAR	AIR DUCTED	FORCED AIR	1972

MISCELLANEOUS INFORMATION			
Description	Dimensions L X W	Units	Year Built
CONCRETE B	0 X 0	680	1982
CONCRETE B	0 X 0	0	0

PROPERTY INFORMATION	
Parcel Number	17-3N-24-2020-0049-0030
Owner Name	SHAFFER JIMMY R II & ASHLEIGH
Mailing Address	371599 HENRY SMITH RD HILLIARD, FL 32046
Location Address	371599 HENRY SMITH RD HILLIARD 32046
Tax District	HILLIARD
Milage	16.1525
Homestead	Yes
Property Usage	SINGLE FAM 000100
Deed Acres	0.55
Short Legal	PT OF LOTS 49 50 51 52 & 53 IN OR 2107/423 (EX OR 2051/2000)

2022 Preliminary Values	
Land Value	\$19,305
(+) Improved Value	\$166,875
(=) Market Value	\$186,180
(-) Agricultural Classification	\$0
(-) SOH or Non-Hx* Capped Savings	\$52,302
(=) Assessed Value	\$133,878
(-) Homestead	\$25,000
(-) Additional Exemptions	\$0
(=) School Taxable Value	\$133,878
(-) Non-School HX & Other Exempt Value	\$25,000
(=) County Taxable Value	\$83,878

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



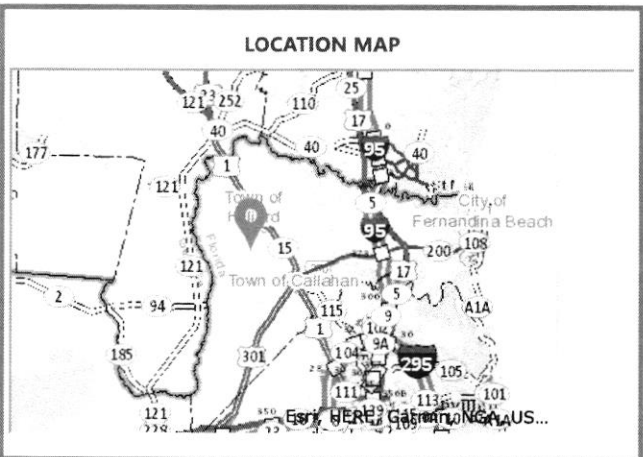
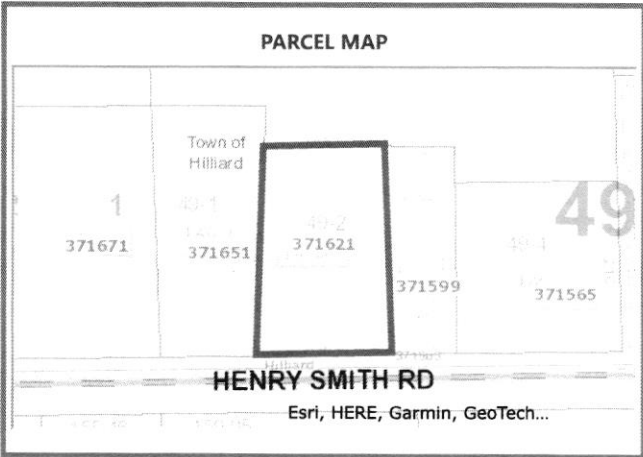
BUILDING INFORMATION									
Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built
SINGLE FAM	2294	1878	3	2	CEDAR	FACE BRICK	AIR DUCTED	FORCED AIR	1979
GARAGE	720	720	0	0	MOD METAL		N/A	N/A	2019

MISCELLANEOUS INFORMATION			
Description	Dimensions L X W	Units	Year Built

PROPERTY INFORMATION	
Parcel Number	17-3N-24-2020-0049-0020
Owner Name	PHILLIPS DAVID E JR & TABETHA
Mailing Address	371621 HENRY SMITH ROAD HILLIARD, FL 32046
Location Address	371621 HENRY SMITH RD HILLIARD 32046
Tax District	HILLIARD
Milage	16.1525
Homestead	No
Property Usage	SINGLE FAM 000100
Deed Acres	1.02
Short Legal	PT OF LOTS 49 (S-2) IN OR 2483/294 CORNWALL SURVEY

2022 Preliminary Values	
Land Value	\$27,540
(+) Improved Value	\$180,364
(=) Market Value	\$207,904
(-) Agricultural Classification	\$0
(-) SOH or Non-Hx* Capped Savings	\$0
(=) Assessed Value	\$207,904
(-) Homestead	\$0
(-) Additional Exemptions	\$0
(=) School Taxable Value	\$207,904
(-) Non-School HX & Other Exempt Value	\$0
(=) County Taxable Value	\$207,904

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



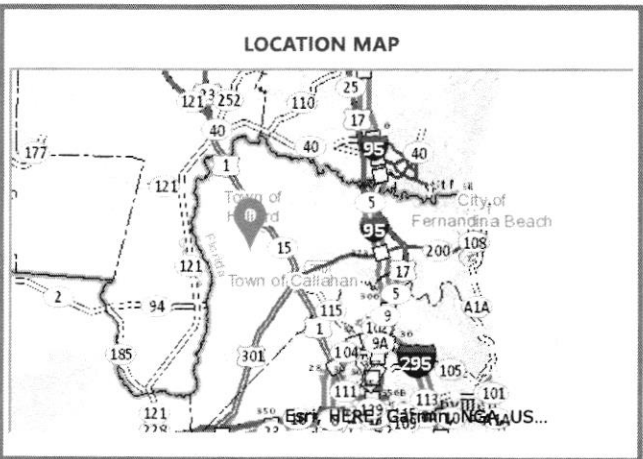
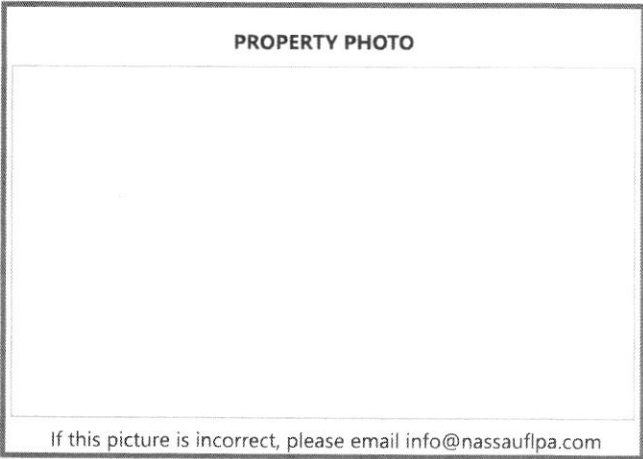
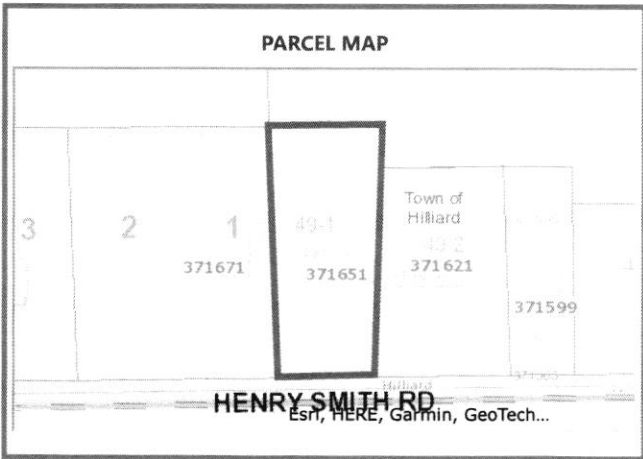
BUILDING INFORMATION									
Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built
SNGL FAM	2892	1425	3	2	AVERAGE		AIR DUCTED	FORCED AIR	1972

MISCELLANEOUS INFORMATION			
Description	Dimensions L X W	Units	Year Built
CONCRETE A	0 X 0	282	1985
CONCRETE A	13 X 32	416	1987

PROPERTY INFORMATION	
Parcel Number 17-3N-24-2020-0049-0010	
Owner Name	ROBERTS JIMMY D & TAMMY D
Mailing Address	371651 HENRY SMITH ROAD HILLIARD, FL 32046
Location Address	371651 HENRY SMITH RD HILLIARD 32046
Tax District	HILLIARD
Milage	16.1525
Homestead	No
Property Usage	MOBILE HOM 000200
Deed Acres	1.00
Short Legal	PT OF LOTS 49 & 50 IN OR 742 PG 1847 CORNWALL SURVEY

2022 Preliminary Values	
Land Value	\$27,000
(+) Improved Value	\$23,731
(=) Market Value	\$50,731
(-) Agricultural Classification	\$0
(-) SOH or Non-Hx* Capped Savings	\$0
(=) Assessed Value	\$41,318
(-) Homestead	\$0
(-) Additional Exemptions	\$0
(=) School Taxable Value	\$50,731
(-) Non-School HX & Other Exempt Value	\$0
(=) County Taxable Value	\$41,318

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



BUILDING INFORMATION									
Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built
M/H 93-	1262	1262	2	2	AVERAGE		AIR DUCTED	FORCED AIR	1985

MISCELLANEOUS INFORMATION			
Description	Dimensions L X W	Units	Year Built
CR/CP-A-WD	18 X 18	324	1993
CR/CP-A-WD	14 X 14	196	1993



FOR OFFICE USE ONLY

File # 20220809

Application Fee \$4600 cash - cash

Filing Date: 8/19/22 By: _____

Acceptance Date: 8/19/22 By: [Signature]

Town of Hilliard
Site Clearing/Site Work
Application
(Individual Dwelling Unit)

A. PROJECT

1. Address of Subject Property: 0 Sizen Lane

2. Parcel ID Number(s): 17-37-24-2020-0049-0080

3. Acreage of Project: 1.87 acres

B. APPLICANT

1. Name of Applicant(s) or Contact Person(s): Tobi Walburn Title: Realtor

Company (if applicable): ERA Fernandina Bch Realty, Callahan

Mailing address: 5421EE US Hwy 1

City: Callahan State: FL ZIP: 32011

Telephone: 904 571-7653 FAX: () e-mail: RealestatewithTobi@gmail

C. ATTACHMENTS, if available (One copy plus one copy no larger than 8 1/2 X 11 or in PDF format)

- Site Plan of proposed development
- Survey of proposed development
- Design of the proposed of development
- Vicinity map - indicating general location of the site and all abutting streets and properties (*Required)
- Statement of proposed work

D. APPLICATION FEE

1. \$100 plus \$20 per acre + 3600^{ac} = \$4600^{ac}

FOR OFFICE USE ONLY DO NOT WRITE BELOW THIS LINE (REVIEWS ARE COMPLETED WITHIN 14 DAYS)

Zoning _____ Reviewed By: _____

Water Service Available yes Location of Service Henry Smith water meter at Henry Smith

Improvements Required for Water Service customer provide 2" x backflow Reviewed By: [Signature]

Sewer Service Available no Location of Service _____

Improvements Required for Sewer Service Exception Required Reviewed By: [Signature]

Access onto Public Right of Way or Approved Private Road No access Paved Road _____ Unpaved Road _____

Improvements Required for Access Need 60' access to Henry Smith rd Reviewed By: [Signature]
per Town Code section 62-347

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

If more than one house is considered then there will have to be a 5" x 1/2" inch water line added with the taps at the property lines

Sec. 62-347. - Buildings to have access.

- (a) Every building hereafter erected or moved shall be on a lot adjacent to a public street or private street approved by the town council, provided that such private street right-of-way shall be not less than 60 feet in width and further provided that all structures shall be so located on lots as to provide safe and convenient access for servicing, fire protection and required off-street parking. Existing easements or right-of-way of record shall be excluded.

(Code 1997, § 62-347; Ord. No. 87-119, § 8-5, 12-29-1987; Ord. No. 2006-11, § 1, 1-18-2007)



FOR OFFICE USE ONLY

File # 20220809

Application Fee \$460

Filing Date: 8/9/22 By: _____

Acceptance Date: _____ By: _____

Town of Hilliard Site Clearing/Site Work Application (Individual Dwelling Unit)

A. PROJECT

- 1. Address of Subject Property: 0 Siren Lane
- 2. Parcel ID Number(s): 17-37-24-2020-0049-0080
- 3. Acreage of Project: 18 1/2 acres

B. APPLICANT

- 1. Name of Applicant(s) or Contact Person(s): Tobi Walborn Title: Realtor
- Company (if applicable): ERA Fernandina Bch Realty, Callahan
- Mailing address: 542188 US Hwy 1
- City: Callahan State: FL ZIP: 32011
- Telephone: (904) 571-7653 FAX: () e-mail: RealestatewithTobi@gmail

C. ATTACHMENTS, if available (One copy plus one copy no larger than 8 1/2 X 11 or in PDF format)

- 1. Site Plan of proposed development
- 2. Survey of proposed development
- 3. Design of the proposed of development
- 4. Vicinity map - indicating general location of the site and all abutting streets and properties (*Required)
- 5. Statement of proposed work

D. APPLICATION FEE

- 1. \$100 plus \$20 per acre + 360^{ac} = \$460^{ac}

FOR OFFICE USE ONLY DO NOT WRITE BELOW THIS LINE (REVIEWS ARE COMPLETED WITHIN 14 DAYS)

Zoning _____ Reviewed By: _____

Water Service Available _____ Location of Service _____

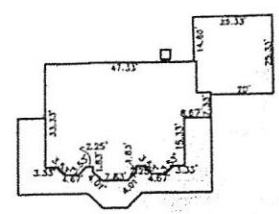
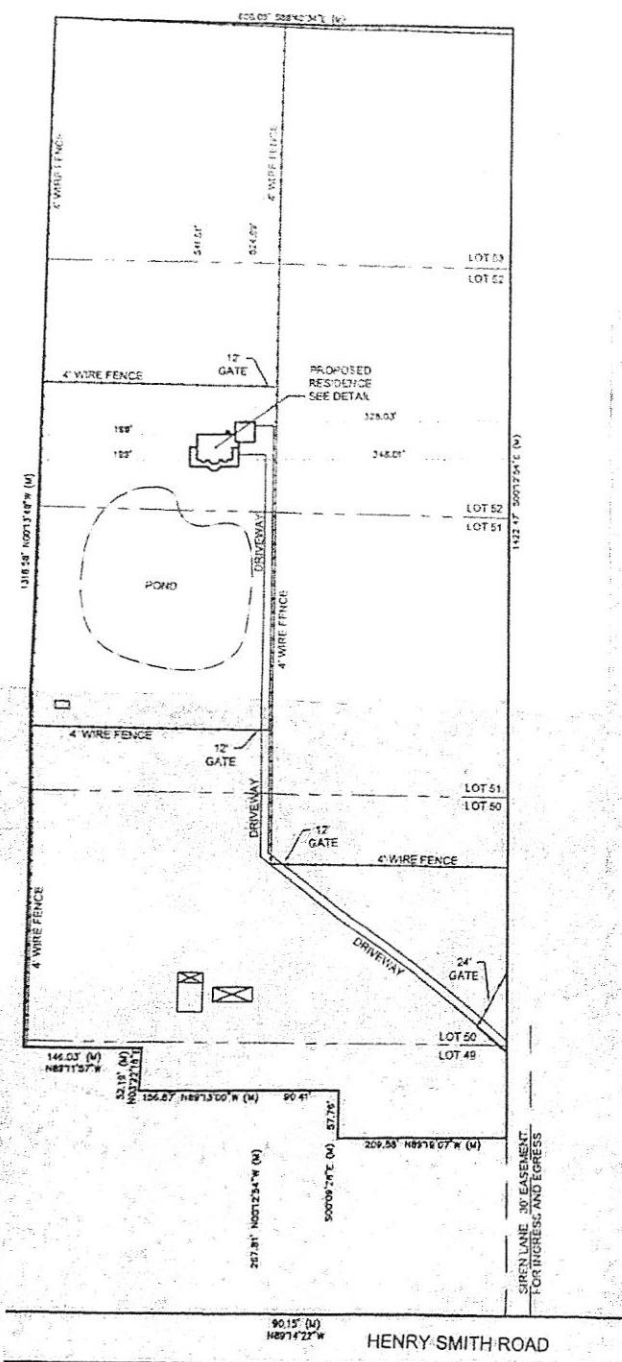
Improvements Required for Water Service _____ Reviewed By: _____

Sewer Service Available _____ Location of Service _____

Improvements Required for Sewer Service _____ Reviewed By: _____

Access onto Public Right of Way or Approved Private Road _____ Paved Road _____ Unpaved Road _____

Improvements Required for Access _____ Reviewed By: _____

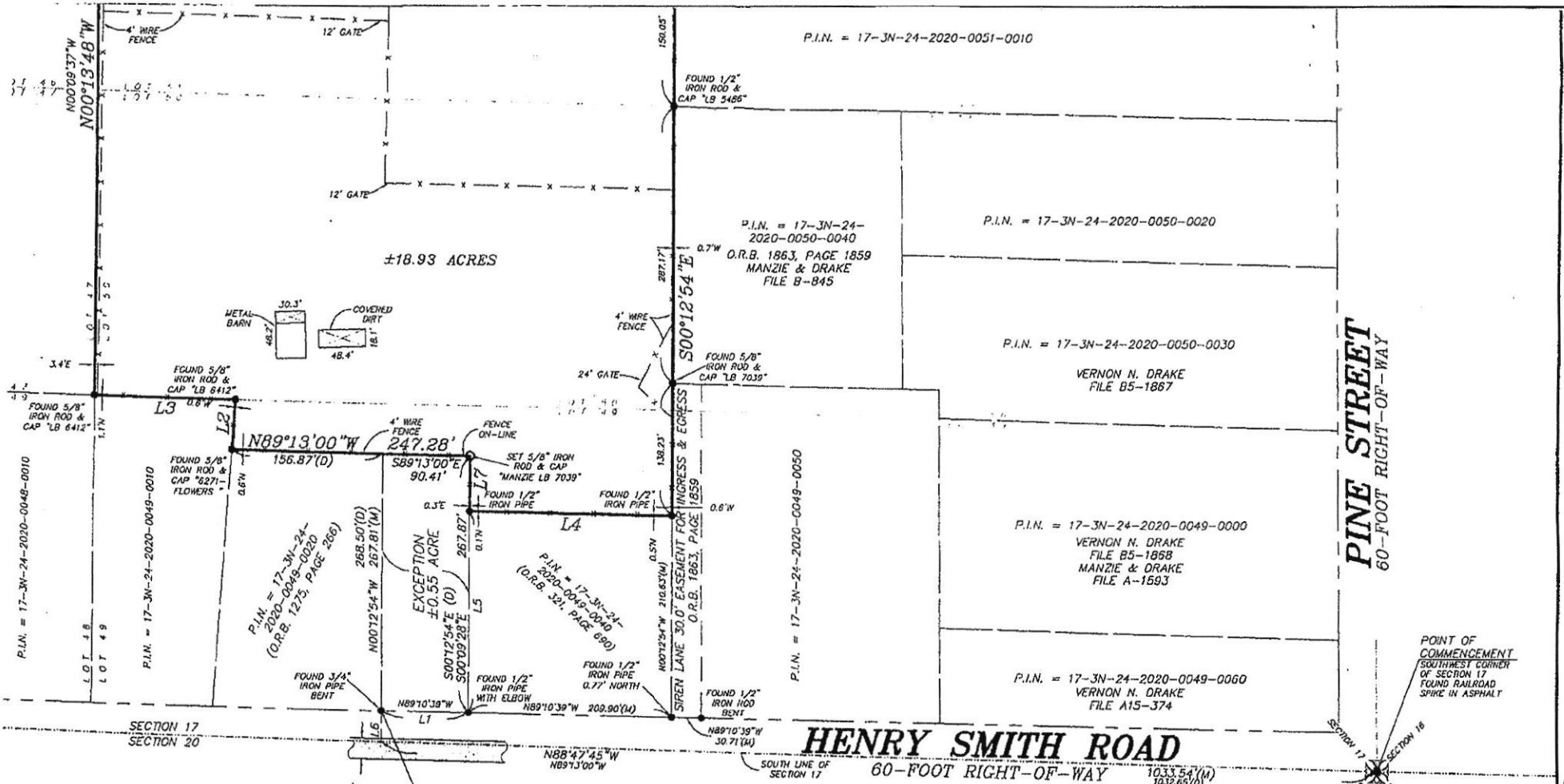


HOUSE DETAIL



Lots 49-53 Cornwall Farms

SCALE: 1" = 100'		PLAT BOOK 1453 PAGE 1335
DATE: 11.25.15		DRAWN BY: ARJ
DESIGNED:		LOT SQ. FT.
VISION:		10.46 Acres



NOTES:
 Description hereon is in accord with the description provided by the client, and improvements were not located or shown.
 Improvements hereon were not abstracted by this office for easements, rights-of-way, or other instruments of record.
 Town hereon are based on S00°12'54"E for the East line of Subject Property, g reference line is indicated as thus (RR).
 bears the signatures and the original raised seal of a Florida licensed surveyor is, this map/report is for informational purposes only and is not valid.
 by shown hereon file within flood zone "X" as per F.E.M.A. Flood Hazard Map, Panel 120805-2155E. Dated 12/12/2010. Flood zone information shown on this survey is provided as a courtesy and is approximate at best and should be verified by Nassau County Building Department for accuracy. We assume for its accuracy. Flood Zone information is not covered by the certification hereon required to be shown per Chapter 3J-17, Florida Administrative Code, pursuant 472.027, Florida Statutes.
 is protected by copyright and is certified only to the entities listed and only for use in transactions. Any use or reproduction of this survey without the express written consent of the surveyor is prohibited. Use of this survey in any subsequent transactions is prohibited and is not authorized. The surveyor expressly disclaims any certification in future transactions. No entity other than those listed should rely upon this survey.

LEGEND
 A/C = AIR CONDITIONER
 E = CENTERLINE
 BRICK FLATWORK
 CONCRETE FLATWORK
 COVERED AREA
 STONE FLATWORK
 O.R.B. = OFFICIAL RECORDS BOOK
 P.I.N. = PARCEL IDENTIFICATION NUMBER
 W = WOOD POWER POLE
 5/8" IRON ROD & CAP (LB 7039) SET

LINE	BEARING	LENGTH
L1(M)	N89°10'39"W	90.15'
L1(L)	N89°41'34"W	90.00'
L2(M)	N03°22'16"E	52.10'
L2(L)	N03°16'00"E	51.56'
L3(M)	N89°11'57"W	146.03'
L3(L)	N89°13'00"W	146.09'
L4(M)	N89°10'07"W	209.58'
L4(L)	N88°41'34"W	210.00'
L5(M)	S00°09'28"E	210.01'
L5(L)	S00°12'54"E	210.00'
L6	N00°12'54"W	32.80'

REVISIONS:
 1. REVISED ON 10/21/2015 TO SHOW EXCEPTED PARCEL FROM PARENT TRACT AND TO SHOW LEGAL DESCRIPTION FOR EXCEPTION (W/D)

THE INFORMATION SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
 MICHAEL A. MANZIE, P.L.S. 4069

MANZIE & DRAKE LAND SURVEYING
 117 South Ninth Street, Fernandina Beach, FL 32034
 (904) 491-5700 FAX (904) 491-5777
 Certificate of Authorization Number "LB 7039"
 "OUR SIGHTS ARE ON THE FUTURE, SET YOUR SITES ON US."

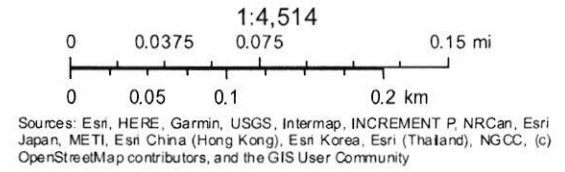
SCALE: 1"=100' JOB NO: 19351 DATE: 10/08/15 CADD: BH

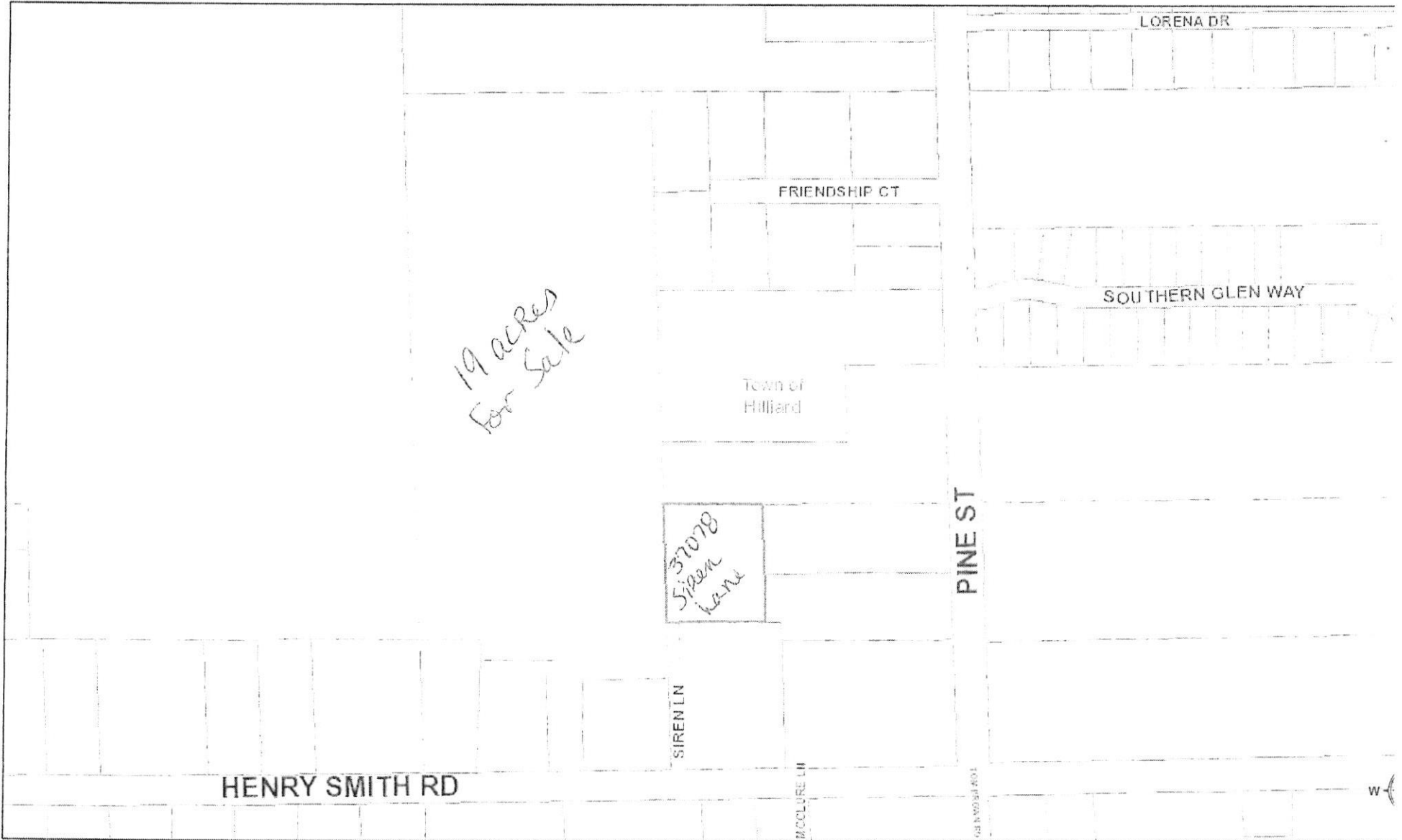


June 14, 2022

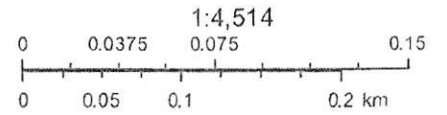
Town of Hilliard Zoning

	C-N		R-1		RM-4
	A-1		M-1		R-2
	C-1		PUD		R-3
			RM-H		





May 20, 2022

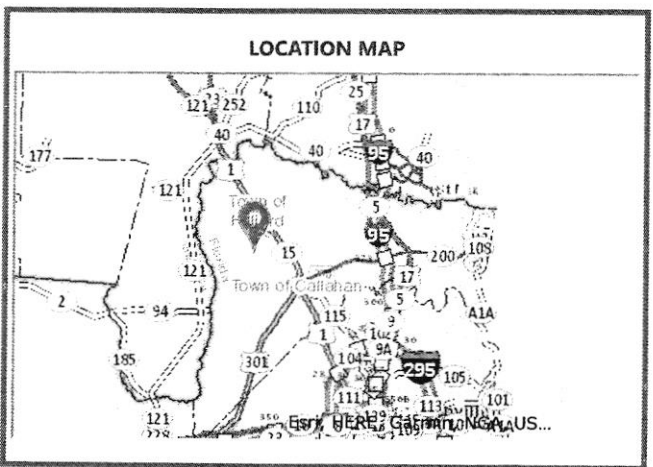
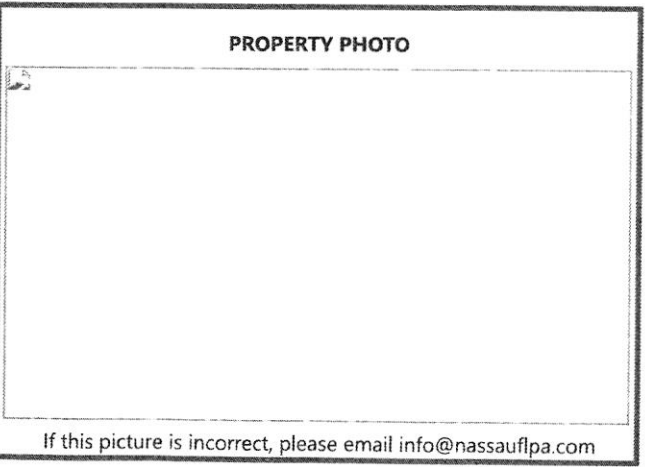
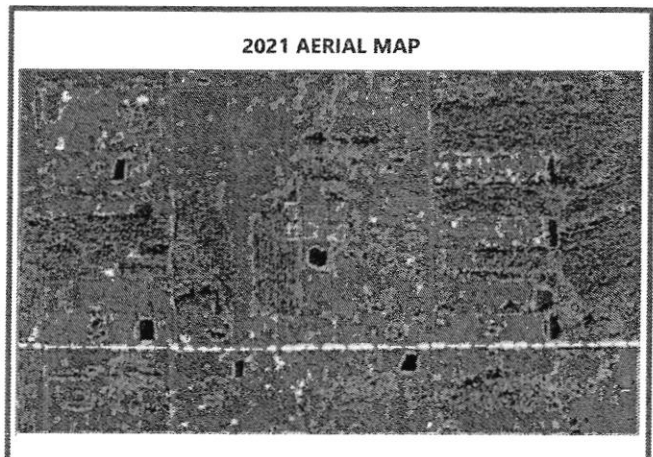
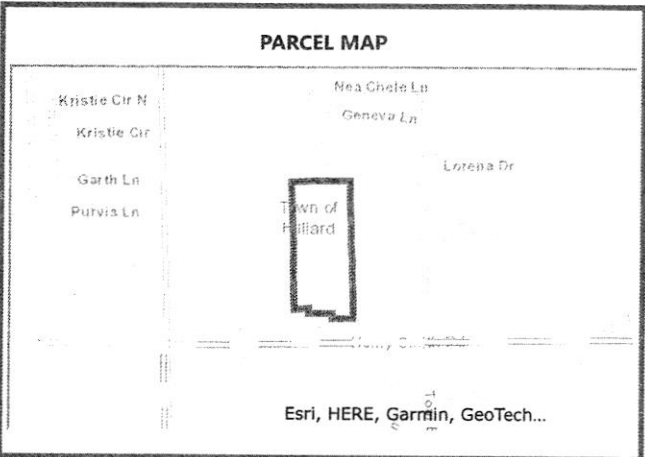


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), OpenStreetMap contributors, and the GIS User Community

PROPERTY INFORMATION	
Parcel Number	17-3N-24-2020-0049-0080
Owner Name	LEE FREDERICK BRIAN
Mailing Address	8854 W SNOHOMISH CT BOISE, ID 83709
Location Address	HENRY SMITH RD HILLIARD 32046
Tax District	HILLIARD
Milage	16.1525
Homestead	No
Property Usage	VAC W/XFOB 000001
Deed Acres	18.91
Short Legal	PT OF LOT 49 IN OR 2051/2000 CORNWALL SURVEY

2022 Preliminary Values	
Land Value	\$132,370
(+) Improved Value	\$2,264
(=) Market Value	\$134,634
(-) Agricultural Classification	\$0
(-) SOH or Non-Hx* Capped Savings	\$0
(=) Assessed Value	\$117,570
(-) Homestead	\$0
(-) Additional Exemptions	\$0
(=) School Taxable Value	\$134,634
(-) Non-School HX & Other Exempt Value	\$0
(=) County Taxable Value	\$117,570

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



BUILDING INFORMATION									
Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built

MISCELLANEOUS INFORMATION			
Description	Dimensions L X W	Units	Year Built
BARN-1N-TN	48 X 30	1440	1980
BARN-1N-TN	0 X 0	0	0

Statement of Proposed Work on Siren Lane:

Parcel ID: 17-3n-24-2020-0049-0080

We are seeking approval to eventually build ONE residential home on this 18+/- acre parcel. Does this lot meet the requirements to build ONE residential home?

Robi Walborn

TOWN OF HILLIARD
A Florida Municipality

ITEM-1

April 12, 2012

Thomas E. King
P.O. Box 1321
Hilliard, Fl. 32046

Dear Mr. King;

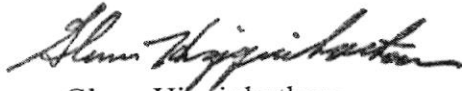
As per our phone conversation this date, you may sell all or any portion of your property, ID # 17-3N-24-2020-0049-0030 which is directly accessible from Siren Lane, a 30 foot easement.

Hilliard Town Code, Section 62-347 provides that property accessed from easements or rights-of-way of record are exempt from the 60 foot access requirement. Siren Lane meets this requirement.

However, you may not divide the property in such a way that the portion you sell does not access Siren Lane directly.

If I can be of further help, or if you have any questions, I can be reached at the Hilliard Town Hall on Tuesdays and Thursdays between 2 P.M. and 4 P.M..

Sincerely,



Glenn Higginbotham
Land Use Administrator
Town of Hilliard, Florida

Parcel ID # 17-3N-24-2020-0049-0080
was originally part of the parcel
referenced above.

From Ellie

ITEM-1

EXHIBIT "A"

A PORTION OF LOTS 49,50,51,52 AND 53, CORNWALL FARMS LAND COMPANYS PLAT OF NORTH FLORIDA FRUIT AND TRUCK FARMS, ALL IN SECTION 17, TOWNSHIP 3 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 17; THENCE NORTH 89° 13' 00" WEST ALONG THE SOUTH LINE OF SAID SECTION 17, 1032.65 FEET; THENCE NORTH 00° 12' 54" WEST, 32.50 FEET TO POINT OF BEGINNING, SAID POINT LYING IN THE NORTHERLY RIGHT-OF-WAY LINE OF HENRY SMITH ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE CONTINUE NORTH 00° 12' 54" WEST, 268.50 FEET; THENCE NORTH 89° 13' 00" WEST, 156.87 FEET; THENCE NORTH 03° 38' 50" EAST, 51.56 FEET; THENCE NORTH 89° 13' 00" WEST, 146.09 FEET TO ITS INTERSECTION WITH THE WESTERLY LINE OF SAID LOT 50; THENCE NORTH 00° 09' 37" WEST ALONG THE WESTERLY LINE OF SAID LOT 50 AND THE WESTERLY LINE OF SAID LOTS 51,52 AND 53, 1317.27 FEET TO THE NORTHWEST CORNER OF SAID LOT 53; THENCE SOUTH 88° 51' 41" EAST ALONG THE NORTHERLY LINE OF SAID LOT 53, 598.28 FEET; THENCE SOUTH 00° 12' 54" EAST, 1426.33 FEET; THENCE NORTH 88° 41' 34" WEST, 210.00 FEET; THENCE SOUTH 00° 12' 54" EAST, 210.00 FEET TO ITS INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HENRY SMITH ROAD; THENCE NORTH 88° 41' 34" WEST, 90.00 FEET TO THE POINT OF BEGINNING.
LANDS THUS DESCRIBED CONTAIN 19.46 ACRES, MORE OR LESS.

Prepared by:
Andrea F. Lennon, P.A.
961687 Gateway Blvd. Suite 101L
Amelia Island, Florida 32034

File Number: 16-192

General Warranty Deed

Made this June 3, 2016 A.D. By Thomas E. King and Ellen E. King, husband and wife, whose post office address is: 3351 A 1st Avenue, Fernandina Beach, Florida 32034, hereinafter called the grantor, to Frederick Brian Lee, whose post office address is: 8854 W. Snohomish Ct., Boise, Idaho 83709, hereinafter called the grantee:

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

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

See Attached Schedule "A"

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

Parcel ID Number: 17-3N-24-2020-0049-0030

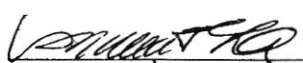
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

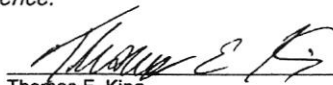
To Have and to Hold, the same in fee simple forever.

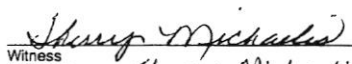
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2015.

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

Signed, sealed and delivered in our presence:


Witness
Printed Name: Andrea F. Lennon

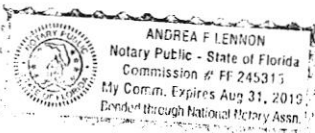
 (Seal)
Thomas E. King



Witness
Printed Name: Sherry Michaelis

 (Seal)
Ellen E. King

State of Florida
County of Nassau

The foregoing instrument was acknowledged before me this 3rd day of June, 2016, by Thomas E. King and Ellen E. King, husband and wife, who has produced drivers license as identification.




Notary Public
Print Name: Andrea F. Lennon
My Commission Expires:

Prepared by:
 Andrea F. Lennon, P.A.
 961687 Gateway Blvd. Suite 101L
 Amelia Island, Florida 32034

File Number: 16-192

Schedule "A"

A PORTION OF LOTS 49, 50, 51, 52 AND 53, CORNWALL FARMS LAND COMPANY'S PLAT OF NORTH FLORIDA FRUIT AND TRUCK FARMS", ALL IN SECTION 17, TOWNSHIP 3 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 17; THENCE NORTH 89°13'00" WEST, ALONG THE SOUTH LINE OF SAID SECTION 17, 1,032.65 FEET; THENCE NORTH 00°12'54" WEST 32.50 FEET TO POINT OF BEGINNING, SAID POINT LYING IN THE NORTHERLY RIGHT-OF-WAY LINE OF HENRY SMITH ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE CONTINUE NORTH 00°12'54" WEST 268.50 FEET; THENCE NORTH 89°13'00" WEST 156.87 FEET; THENCE NORTH 03°36'50" EAST, 51.56 FEET; THENCE NORTH 89°13'00" WEST 146.09 FEET TO ITS INTERSECTION WITH THE WESTERLY LINE OF SAID LOT 50; THENCE NORTH 00°09'37" WEST ALONG THE WESTERLY LINE OF SAID LOT 50 AND THE WESTERLY LINE OF SAID LOTS 51, 52 AND 53, 1317.27 FEET TO THE NORTHWEST CORNER OF SAID LOT 53; THENCE SOUTH 88°51'41" EAST ALONG THE NORTHERLY LINE OF SAID LOT 53, 598.28 FEET; THENCE SOUTH 00°12'54" EAST, 1426.33 FEET; THENCE NORTH 88°41'34" WEST, 210.00 FEET; THENCE SOUTH 00°12'54" EAST, 210.00 FEET TO ITS INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HENRY SMITH ROAD; THENCE NORTH 88°41'34" WEST, 90.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

A PORTION OF LOT 49, THE CORNWALL FARM LAND COMPANY'S PLAT OF NORTH FLORIDA PECAN, FRUIT AND TRUCK FARMS", SECTION 17, TOWNSHIP 3 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "O" PAGE 31, OF THE PUBLIC RECORDS OF NASSAU COUNTY; FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 17; THENCE NORTH 88°47'45" WEST, ALONG THE SOUTH LINE OF SAID SECTION 17, A DISTANCE OF 1,033.54 FEET; THENCE NORTH 00°12'54" WEST A DISTANCE OF 32.50 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF HENRY SMITH ROAD (A 60 FOOT RIGHT-OF-WAY) AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°12'54" WEST ALONG THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1275, PAGE 266, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 267.81 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 89°13'00" EAST, ALONG THE EASTERLY PROJECTION OF THE NORTHERLY LINE OF LAST SAID LANDS, A DISTANCE OF 90.41 FEET; THENCE SOUTH 00°09'28" EAST, ALONG THE WESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 321, PAGE 690, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, AND THE NORTHERLY PROJECTION THEREOF, A DISTANCE OF 267.87 FEET TO INTERSECT OF THE NORTHERLY RIGHT-OF-WAY

DEED Individual Warranty Deed with Non-Homestead-Legal on Schedule A

Prepared by:
Andrea F. Lennon, P.A.
961687 Gateway Blvd. Suite 101L
Amelia Island, Florida 32034

File Number: 16-192

LINE OF SAID HENRY SMITH ROAD; THENCE NORTH 89°10'39" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 90.15 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS A PORTION OF LOTS FORTY-NINE (49) AND FIFTY (50) OF THE CORNWALL FARM LAND COMPANY'S PLAT OF NORTH FLORIDA PECAN, FRUIT AND TRUCK FARMS, SECTION SEVENTEEN (17), TOWNSHIP THREE (3) NORTH, RANGE TWENTY-FOUR (24) EAST, NASSAU COUNTY, FLORIDA, ACCORDING TO PLAT THEREOF RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY IN PLAT BOOK "O", PAGE 31, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:



FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SECTION SEVENTEEN (17) AFOREMENTIONED AND RUN NORTH ONE (1) DEGREE, FIFTY-THREE (53) MINUTES, FIFTY (50) SECONDS WEST ALONG THE EAST LINE OF SAID SECTION, BEING ALSO THE CENTERLINE OF HENRY F. SMITH ROAD (HAVING A RIGHT-OF-WAY OF EIGHTY (80) FEET), A DISTANCE OF SIX HUNDRED SIXTY-EIGHT AND FIFTY-FIVE HUNDREDTHS (668.55) FEET TO A POINT; RUN THENCE SOUTH EIGHTY-NINE (89) DEGREES, THIRTY-EIGHT (38) MINUTES, FIFTY (50) SECONDS WEST A DISTANCE OF SEVEN HUNDRED THIRTY-TWO AND FIFTY-FIVE HUNDREDTHS (732.55) FEET TO AN IRON PIPE; RUN THENCE SOUTH ONE (1) DEGREE, FIFTY-FOUR (54) MINUTES EAST A DISTANCE OF TWO-HUNDRED EIGHTY-SEVEN AND THREE TENTHS (287.3) FEET TO AN IRON PIPE FOR THE POINT OF BEGINNING (SAID POINT OF BEGINNING BEING THE SAME POINT AS THAT DESCRIBED AS POINT "A" IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS VOLUME 151 AT PAGE 488 OF THE PUBLIC RECORDS OF NASSAU COUNTY); CONTINUE SOUTH FROM THE POINT OF BEGINNING, ONE (1) DEGREE, FIFTY-FOUR (54) MINUTES EAST A DISTANCE OF THREE HUNDRED EIGHTY-ONE (381) FEET TO A POINT IN THE GRADED COUNTY ROAD AND BEING THE SOUTHERLY LINE OF AFOREMENTIONED SECTION SEVENTEEN (17); RUN THENCE NORTH EIGHTY-NINE (89) DEGREES, THIRTY-SEVEN (37) MINUTES, TWENTY (20) SECONDS EAST ALONG SAID SOUTH LINE A DISTANCE OF THIRTY (30) FEET TO A POINT; RUN THENCE NORTH ONE (1) DEGREE, FIFTY-FOUR (54) MINUTES WEST A DISTANCE OF THREE HUNDRED EIGHTY-ONE AND SIXTY HUNDREDTHS (381.60) FEET TO A POINT; RUN THENCE SOUTH EIGHTY-NINE (89) DEGREES, THIRTY-EIGHT (38) MINUTES, FIFTY (50) SECONDS WEST A DISTANCE OF THIRTY (30) FEET TO THE POINT OF BEGINNING.

OWN Q
104-84
YARD

ITEM-1

REC#: 00153204 8/09/2022 2:32 PM
PER: AH TERM: 001
IEF#:
AID BY:

RAN: 104.0000 ZONING REVENUE
SITE CLEARING-SIREN LANE
ZONING REVENUE 460.00CR

TENDERED: 460.00 CASH
APPLIED: 460.00-

CHANGE: 0.00



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Planning & Zoning Board Regular Meeting Meeting Date: November 8, 2022

FROM: *Janis Fleet, AICP - Land Use Administrator*

SUBJECT: Planning and Zoning Board approval to grant Variance No. 20220927-09 to Reduce the Minimum Lot Width and Minimum Lot Area for Parcel ID No. 08-3N-24-2380-0159-0200, for Christopher Goodin/Coastland Land Group, LLC, applicant and CCRC Woodlands, property owner.

BACKGROUND:

Mr. Christopher Goodin of Coastland Group, LLC agent for CCRC Woodlands, LTD., has applied for a Variance to reduce the minimum lot width from 90 feet to 75 feet and the minimum lot area from 10,000 square feet to 9,375 square feet. The property Tax ID is 08-3N-24-2380-0159-0200, and is described as Block 159, Lots 20 through 22, located on West First Avenue between Missouri Street and Ohio Street. The property is zoned R-2 Single Family, which requires a minimum lot width of 90 foot and a minimum lot area of 10,000 square feet to construct a single-family dwelling on the parcel lot.

The property on the west of the subject property is developed. East of the subject property, there are two lots remaining on the block. Mr. Goodin has approached the owners of the 2 lots to purchase them. He has not been successful.

Attached is the analysis of the requested variance.

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

RECOMMENDATION:

Staff feels that the Variance request to reduce minimum lot width from 90 feet to 75 feet and the minimum lot area from 10,000 square feet to 9,375 square feet for the property with the Parcel ID No. 08-3N-24-2380-0159-0200 meets the requirements of Section 62-183



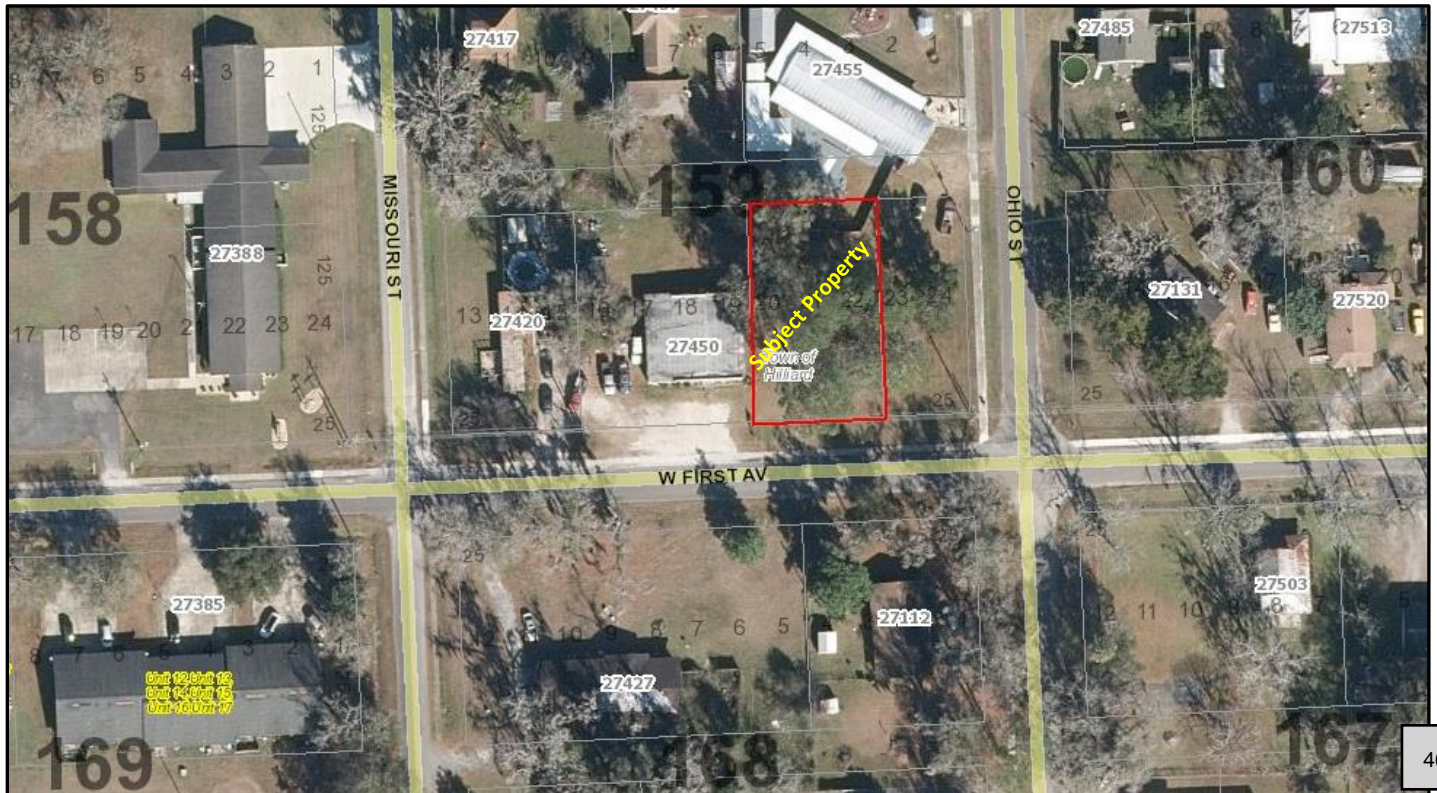
AGENDA ITEM REPORT

STAFF REPORT AND RECOMMENDATIONS FOR VARIANCE 20220927-09

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

Owner – CCRC Woodland, LTD.
4223 Lakeside Drive
Jacksonville, Florida 32210
2. Property Information
Parcel ID: #08-3N-24-2380-0159-0200
Location: West First Avenue between Missouri Street and Ohio Street
Future Land Use Map Designation: Medium Density Residential (MDR)
Current Zoning: R-2, Single Family district
Acres: approximately 0.22 acres (9,583 s.f.)
3. Description: Mr. Christopher Goodin, on behalf of CCRC Woodland, LTD., property owner has applied for a Variance to reduce the minimum lot width from 90 feet to 75 feet and the minimum lot area from 10,000 square feet to 9,583 square feet. The property Tax ID is 08-3N-24-2380-0159-0200, and is described as Block 159, Lots 20 through 22, located on West First Avenue between West First Avenue between Missouri Street and Ohio Street. The property is zoned R-2 Single Family, which requires a minimum lot width of 90 foot and a minimum lot area of 10,000 square feet to construct a single-family dwelling on the parcel lot.

Parcel Map
08-3N-24-2380-0159-0200



The property owner owns 3 lots and would like to build 1 dwelling unit on the property. The R-2 zoning category requires 4 lots to allow 1 dwelling units to be built on the property. The property to the east of the subject property is developed and there is one vacant lot on the property. The single lot is too small to build a dwelling unit and therefore is unbuildable.

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

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

- (a) The planning and zoning board may grant a variance only under circumstances where practical difficulty or unnecessary hardship is so substantial, serious and compelling that realization of the general restrictions ought to be granted. No variance shall be granted unless the applicant shall show and the planning and zoning board shall find that:
- (1) The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section, which disadvantage does not apply to other properties in the vicinity;
 - (2) Because of this disadvantage, the owner is unable to make reasonable use of the affected property;
 - (3) This disadvantage does not exist because of conditions created by the owner or applicant;
 - (4) The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and
 - (5) The grant of the variance will:
 - a. Not be contrary to the public interest;
 - b. Not adversely affect other property in the vicinity;
 - c. Be in harmony with the spirit, intent and purpose of this section; and
 - d. Not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in the same zoning district.
- (b) In the passing upon a request for variance, the planning and zoning board shall not consider prospective financial loss or gain to the owner or applicant, nor shall the planning and zoning board, by variance, permit to be established or carried on in any use district an activity, business, or operation which is not otherwise allowed in such district by a specific provision of this chapter. No nonconforming use of neighboring lands, structures or buildings in the same zoning district, and no permitted use of lands, structures or buildings in other zoning districts shall be considered grounds for the approval of a variance application.

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

RECOMMENDATION:

The reduction of the lot size is being proposed in the proposed Land Development Regulations (LDRS). The updated LDRs will allow the reduction in the number of lot. Staff feels that the Variance request to reduce minimum lot width from 90 feet to 75 feet and the minimum lot area from 10,000 square feet to 9,375 square feet for the property with the Parcel ID No. 08-3N-24-2380-0159-0200 meets the requirements of Section 62-183. Specifically:

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

There are many locations throughout the Town that property owners do not have enough land to meet the current R-2 zoning. In this case, there is no use for the property on the eastside of the property. If a dwelling unit is built on the subject property, it will appears as it meets the requirements of the R-2 zoning district. The Planning and Zoning Board identified this as a problem and made recommendation to the Town Council to change the lot size requirement with the updated LDRs in the R-2 zoning district.

- (5) The grant of the variance will:

d. Not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in the same zoning district.

The applicant would not be able to develop the property with a smaller lot size than allowed by Code.

- (b) In the passing upon a request for variance, the planning and zoning board shall not consider prospective financial loss or gain to the owner or applicant

The property owner could not develop the property with the variance..



ITEM-2

FOR OFFICE USE ONLY

File # _____

Application Fee: _____

Filing Date: _____ Acceptance Date: _____

Town of Hilliard Variance Application

A. PROJECT

- Project Name: Single Lot 1
- Address of Subject Property: None Assigned
- Parcel ID Number(s): 08-3N-24-2380-0159-0200
- Existing Use of Property: Vacant platted Lot - 3 lots 25' wide
- Future Land Use Map Designation: Medium Density
- Zoning Designation: R-2
- Acreage: 0.22

B. APPLICANT

- Applicant's Status Owner (title holder) Agent
- Name of Applicant(s) or Contact Person(s): Christopher Goodin Title: President`
Company (if applicable): Coastland Group, LLC
Mailing address: 200 First Street
City: Neptune Beach State: FL ZIP: 32266
Telephone: (919-671-5825) FAX: () e-mail: cgoodin@coastlandgroup.com
- If the applicant is agent for the property owner*:
Name of Owner (title holder): CCRC Woodlands LTD
Company (if applicable): _____
Mailing address: 4223 Lakeside Drive
City: Jacksonville State: FL ZIP: 32210
Telephone: () FAX: () e-mail: _____

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

C. STATEMENT OF VARIANCE SOUGHT

1. Requested Variance: Reduce minimum lot width

2. Section of Town Code under which the variance is sought Section 62-284 (c) (1)

3. Reason Variance is requested: To construct a home on 3 lots (75' wide)

4. Statement of Facts for Requested Variance (Use additional pages if necessary)

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

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

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

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

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

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

No

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

Yes, without the variance this lot is not buildable

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

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

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

Will meet all other zoning requirements.

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

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

F. FEE.

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

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

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

All 4 attachments are required for a complete application. A completeness review of the application will be conducted within ten (10) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

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

CKean
Signature of Applicant

Signature of Co-applicant

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

Typed or printed name of co-applicant

2/24/22
Date

Date

State of Florida County of Duval

The foregoing application is acknowledged before me this 24 day of February, 2022, by Christopher

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

NOTARY SEAL

[Signature]

Signature of Notary Public, State of Florida

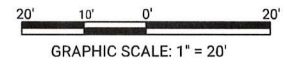
Signature of Notary Public, State of Florida



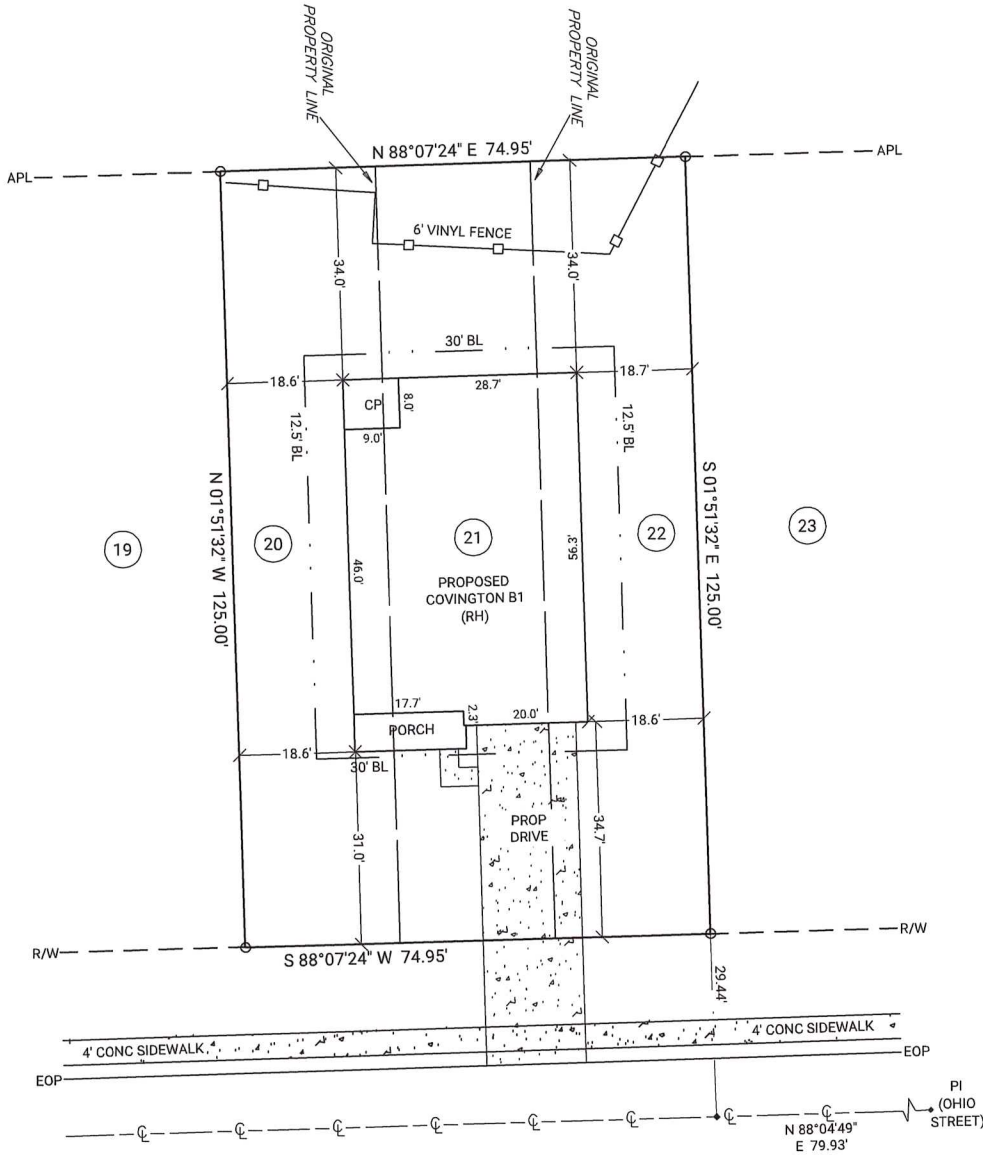
ADDRESS: WEST FIRST AVENUE

BEING LOTS 20-22, BLOCK 159 ACCORDING TO THE PLAT OF PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD, RECORDED IN PLAT BOOK 1, PAGE 17 OF THE PUBLIC RECORD OF NASSAU COUNTY, FLORIDA.
 AREA: 9,369 S.F. ~ 0.215 ACRES

REVISION CHART	
01/06/2022	HOUSE PLAN



ITEM-2



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

GENERAL NOTES

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

BUILDING SETBACKS:

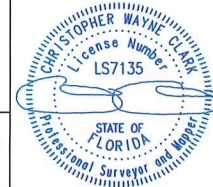
(PER PLAT)
 Front: 30'
 Side: 12.5'
 Rear: 30'

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

SUB: HILLIARD SPOT LOTS
 LOTS: 20-22 BLOCK 159
 Town of Hilliard, Nassau County, Florida



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



PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE

CHRISTOPHER WAYNE CLARK, FLORIDA
 CERTIFICATE NO. LS 7135

Christopher W Clark



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

20220100782 FC: N/A

No field work has been performed. This does not constitute a boundary survey. Carter & Clark Land Surveyors is unable to warrant the accuracy of boundary information, structures, easements, and buffers that are illustrated on the subdivision plat. This property may be subject to additional easements or restrictions of record. Adjoints shown are per plat of record. The existence of utilities within utility easements have not been field verified by surveyor. Contact utility contractor for location prior to construction (if applicable). Dimensions from house to property lines should not be used to establish fences. This plat is for exclusive use by client. Use by third parties is at their own risk. Municipality sidewalks, driveway approaches, and other improvements inside the municipality's right of way are provided for demonstration purposes only. Consult the development plans for actual construction. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties.

This item has been electronically signed and sealed by Christopher Clark, PSM on 01/06/2022 using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
 I HEREBY CERTIFY THAT THE CONSTRUCTION LAYOUT SURVEY DEPICTED HEREON WAS CONDUCTED BY PERSONS UNDER MY DIRECT SUPERVISION AND MEETS OR EXCEEDS THE STANDARDS OF PRACTICE ESTABLISHED BY THE STATE OF FLORIDA AS OUTLINED IN SJ-17 FAC.

Property Ownership Affidavit

Date: Tuesday, February 2, 2021

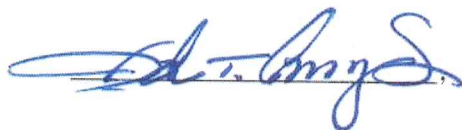
Town of Hilliard
15859 C.R. 108
Hilliard, FL 32046

Re: Zoning & Permitting of Multiple Parcels

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

Gentlemen:

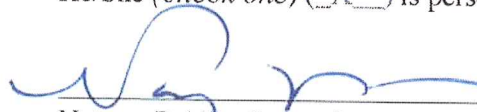
I, John T. Cassidy, Sr., as Managing Member of CCRC Woodlands, LTD., as to an undivided 2/3 interest and John T. Cassidy, Sr., as Executor of The Carol T. Cassidy Trust, as to an undivided 1/3 interest, hereby certify that I am an Owner/Representative of the property described in the attached legal description,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

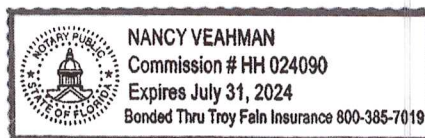


Print: John T. Cassidy, Sr.

STATE OF FLORIDA
COUNTY OF DUVAL

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

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



AGENT AUTHORIZATION

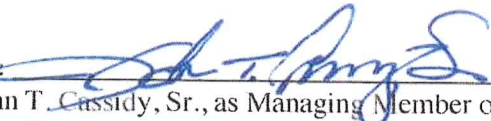
Town of Hilliard
15859 C.R. 108
Hilliard, FL 32046

RE: Agent Authorization for the sites located below:

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

To Whom It May Concern:

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

BY: 


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

John T. Cassidy, Sr. _____
Print Name

904-924-9624 EXT. 118 _____
Telephone Number

STATE OF FLORIDA
COUNTY OF DUVAL

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

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



GENERAL AUTHORIZATION LETTER

TO WHOM IT MAY CONCERN:

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

Please print:

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

Address of Owner(s):

4223 Lakeside Drive, Jacksonville, FL 32210

Telephone: 904-924-9624 EXT 118

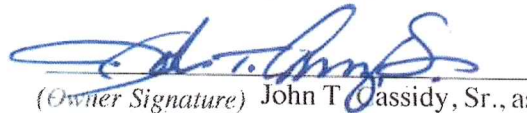
Name of Agent:

Tocoi Engineering

Address of Agent:

714 N Orange Ave.

Green Cove Springs, FL 32043



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

(Agent Signature)

PLAT OF THE WEST PORTION OF THE TOWN OF
HILLIARD
 IN NASSAU COUNTY, FLORIDA,
 being part of Section 8, T. 3 N. R. 24 East.

Scale: 1" = 200'



STATE OF FLORIDA) ss. *W. W. Young* and *W. W. Young* Surveyors
 COUNTY OF NASSAU)
 do hereby certify that the above and foregoing plat of the West Portion of the Town of Hilliard, Florida, being part of Section 8, T. 3 N. R. 24 East, is a true and correct copy of the original plat on file in the office of the Surveyor General of the State of Florida, at Tallahassee, Florida, this 15th day of April, 1911.

W. W. Young
 Surveyor General
 CHICAGO TITLE AND TRUST COMPANY
 By *W. W. Young* President
 Attest: *W. W. Young* Secretary

STATE OF ILLINOIS) ss. *W. W. Young* a Notary Public in and
 COUNTY OF COOK) for the County of Cook, do hereby certify that
 the above and foregoing plat of the West Portion of the Town of Hilliard, Florida, being part of Section 8, T. 3 N. R. 24 East, is a true and correct copy of the original plat on file in the office of the Surveyor General of the State of Florida, at Tallahassee, Florida, this 15th day of April, 1911.

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

Recorded April 25th 1911
 Book 89, Page 222
Edwin R. Williams
 Clerk. C. O. R.

Parcel ID/Number: **08-3N-24-2380-0159-0200**

Short Legal (from Nassau County Property Appraiser): **BLOCK 159 LOTS 20 21 22 PT OR 724 PG 971
TOWN OF HILLIARD**

Legal Description: **BEING LOTS 20-22, BLOCK 159 ACCORDING TO THE PLAT OF THE WEST PORTION OF
THE TOWN OF HILLIARD, RECORDED IN PLAT BOOK 1, PAGE 17 OF THE PUBLIC RECORDS OF NASSAU
COUNTY, FLORIDA.**

FEB 24 1995

FOR RECORDER

ITEM-2

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

BK0724 PG0971
OFFICIAL RECORDS

R 24.00
d/s 446.75.00

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 1995
11252
425.00
NASSAU COUNTY
3 1 1 4 6

WARRANTY DEED

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

WITNESSETH:

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

See Exhibit "A" Attached

Parcel Identification Number: See Exhibit "B"

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

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

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

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

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

Signed, sealed and delivered in the presence of:

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

Mary Ann Fortner
Name: MARY ANN FORTNER

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

MASSAU COUNTY
131108
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
980.00

BK0724PG0972
OFFICIAL RECORDS

ITEM-2

STATE OF FLORIDA
COUNTY OF DUVAL

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

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

MASSAU COUNTY
131107
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
980.00

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

MASSAU COUNTY
131110
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
980.00

MASSAU COUNTY
131121
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
980.00

MASSAU COUNTY
131109
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
980.00

MASSAU COUNTY
131120
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
980.00

MASSAU COUNTY
131101
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
980.00

MASSAU COUNTY
131119
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
980.00

MASSAU COUNTY
131106
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
980.00

MASSAU COUNTY
131118
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
980.00

MASSAU COUNTY
131102
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
980.00

MASSAU COUNTY
131117
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
980.00

MASSAU COUNTY
131104
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
980.00

MASSAU COUNTY
131115
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
980.00

MASSAU COUNTY
131105
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
980.00

MASSAU COUNTY
131115
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
980.00

MASSAU COUNTY
131103
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
980.00

BK0724PG0973
OFFICIAL RECORDS

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

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

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

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

EXHIBIT "A"

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

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

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

NASSAU COUNTY
131137
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
11352

NASSAU COUNTY
131138
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
11352

NASSAU COUNTY
131136
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
11352

NASSAU COUNTY
131133
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
11352

NASSAU COUNTY
131135
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
11352

NASSAU COUNTY
131132
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
11352

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

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

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

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

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

BK 0724 PG 0974
OFFICIAL RECORDS

3 1 1 4 4
BASSAID COUNTY

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

EXHIBIT "B"

3 1 1 4 2
BASSAID COUNTY

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

01-3N-23-2020-0001-0000	05-2N-24-2240-0305-0180	03-2N-24-2240-0331-0010	05-2N-24-2240-0359-0010
05-3N-24-2020-0018-0000	05-2N-24-2240-0309-0010	05-2N-24-2240-0332-0010	05-2N-24-2240-0360-0010
08-3N-24-2020-0001-0000	05-2N-24-2240-0309-0210	05-2N-24-2240-0333-0010	05-2N-24-2240-0361-0010
08-3N-24-2020-0005-0000	05-2N-24-2240-0307-0010	05-2N-24-2240-0334-0010	05-2N-24-2240-0362-0010
07-3N-24-2020-0003-0000	05-2N-24-2240-0308-0010	05-2N-24-2240-0335-0010	05-2N-24-2240-0363-0010
18-3N-24-2020-0007-0000	05-2N-24-2240-0309-0010	05-2N-24-2240-0336-0010	05-2N-24-2240-0364-0010
18-3N-24-2020-0010-0000	05-2N-24-2240-0310-0010	05-2N-24-2240-0337-0010	05-2N-24-2240-0364-0210
18-3N-24-2020-0018-0000	05-2N-24-2240-0311-0010	05-2N-24-2240-0338-0010	05-2N-24-2240-0365-0020
25-3N-23-2020-0001-0000	05-2N-24-2240-0312-0010	05-2N-24-2240-0339-0010	05-2N-24-2240-0366-0010
33-3N-24-2020-0001-0000	05-2N-24-2240-0313-0010	05-2N-24-2240-0340-0010	05-2N-24-2240-0367-0020
03-2N-23-0000-0001-0000	05-2N-24-2240-0314-0010	05-2N-24-2240-0341-0010	05-2N-24-2240-0368-0010
05-2N-24-2240-0344-0200	05-2N-24-2240-0314-0180	05-2N-24-2240-0341-0240	05-2N-24-2240-0369-0010
05-3N-24-2020-0003-0000	05-2N-24-2240-0315-0010	05-2N-24-2240-0342-0010	05-2N-24-2240-0370-0010
08-3N-24-2390-0128-0070	05-2N-24-2240-0315-0180	05-2N-24-2240-0343-0010	05-2N-24-2240-0371-0010
19-3N-24-2020-0006-0000	05-2N-24-2240-0316-0010	05-2N-24-2240-0344-0010	05-2N-24-2240-0372-0010
19-3N-24-2020-0007-0000	05-2N-24-2240-0316-0110	05-2N-24-2240-0345-0010	05-2N-24-2240-0373-0010
01-3N-23-2020-0001-0000	05-2N-24-2240-0317-0010	05-2N-24-2240-0346-0010	05-2N-24-2240-0374-0010
01-3N-23-2020-0042-0000	05-2N-24-2240-0317-0180	05-2N-24-2240-0347-0010	05-2N-24-2240-0375-0010
23-3N-23-2020-0003-0000	05-2N-24-2240-0318-0030	05-2N-24-2240-0348-0010	05-2N-24-2240-0376-0010
25-3N-23-2020-0042-0000	05-2N-24-2240-0319-0010	05-2N-24-2240-0349-0010	05-2N-24-2240-0377-0010
18-3N-24-2020-0046-0000	05-2N-24-2240-0321-0150	05-2N-24-2240-0350-0010	05-2N-24-2240-0377-0120
01-2N-23-0000-0001-0000	05-2N-24-2240-0322-0010	05-2N-24-2240-0350-0200	05-2N-24-2240-0378-0010
01-3N-23-2020-0004-0000	05-2N-24-2240-0322-0100	05-2N-24-2240-0350-0270	05-2N-24-2240-0378-0010
02-2N-23-0000-0001-0000	05-2N-24-2240-0322-0180	05-2N-24-2240-0351-0010	05-2N-24-2240-0380-0010
03-2N-23-0000-0003-0000	05-2N-24-2240-0323-0010	05-2N-24-2240-0351-0100	05-2N-24-2240-0381-0010
03-2N-24-0000-0008-0000	05-2N-24-2240-0324-0010	05-2N-24-2240-0352-0010	05-2N-24-2240-0382-0010
05-2N-24-2240-0320-0010	05-2N-24-2240-0325-0010	05-2N-24-2240-0352-0210	05-2N-24-2240-0383-0020
05-2N-24-2020-0003-0000	05-2N-24-2240-0326-0010	05-2N-24-2240-0353-0010	05-2N-24-2240-0384-0010
05-2N-24-2240-0301-0010	05-2N-24-2240-0326-0140	05-2N-24-2240-0354-0010	05-2N-24-2240-0385-0010
05-2N-24-2240-0302-0010	05-2N-24-2240-0327-0010	05-2N-24-2240-0355-0020	05-2N-24-2240-0386-0010
05-2N-24-2240-0303-0010	05-2N-24-2240-0327-0130	05-2N-24-2240-0356-0010	05-2N-24-2240-0387-0010
05-2N-24-2240-0304-0010	05-2N-24-2240-0328-0010	05-2N-24-2240-0357-0010	05-2N-24-2240-0388-0010
05-2N-24-2240-0304-0140	05-2N-24-2240-0329-0010	05-2N-24-2240-0358-0010	05-2N-24-2240-0389-0010
05-2N-24-2240-0305-0010	05-2N-24-2240-0330-0010	05-2N-24-2240-0358-0140	05-2N-24-2240-0390-0010
05-2N-24-2240-0437-0010	05-2N-24-2240-0405-0010	05-2N-24-2240-0423-0010	05-2N-24-2240-0391-0010
05-2N-24-2240-0438-0010	05-2N-24-2240-0408-0010	05-2N-24-2240-0424-0010	05-2N-24-2240-0392-0010
05-2N-24-2240-0439-0010	05-2N-24-2240-0407-0010	05-2N-24-2240-0425-0010	05-2N-24-2240-0393-0030
05-2N-24-2240-0440-0180	05-2N-24-2240-0408-0010	05-2N-24-2240-0426-0010	05-2N-24-2240-0394-0010
05-2N-24-2240-0440-0010	05-2N-24-2240-0409-0010	05-2N-24-2240-0427-0010	05-2N-24-2240-0395-0010
05-2N-24-2240-0440-0130	05-2N-24-2240-0410-0010	05-2N-24-2240-0428-0110	05-2N-24-2240-0395-0210
05-2N-24-2240-0441-0010	05-2N-24-2240-0411-0010	05-2N-24-2240-0429-0010	05-2N-24-2240-0396-0010
05-2N-24-2240-0442-0030	05-2N-24-2240-0412-0010	05-2N-24-2240-0430-0010	05-2N-24-2240-0397-0010
05-2N-24-2240-0443-0010	05-2N-24-2240-0413-0010	05-2N-24-2240-0430-0220	05-2N-24-2240-0399-0010
05-2N-24-2240-0444-0010	05-2N-24-2240-0414-0010	05-2N-24-2240-0431-0010	05-2N-24-2240-0399-0010
05-2N-24-2240-0445-0010	05-2N-24-2240-0415-0010	05-2N-24-2240-0432-0020	05-2N-24-2240-0400-0010
05-2N-24-2240-0445-0170	05-2N-24-2240-0416-0010	05-2N-24-2240-0433-0010	05-2N-24-2240-0401-0010
05-2N-24-2240-0446-0010	05-2N-24-2240-0417-0010	05-2N-24-2240-0434-0010	05-2N-24-2240-0402-0020
05-2N-24-2240-0447-0010	05-2N-24-2240-0418-0010	05-2N-24-2240-0435-0010	05-2N-24-2240-0403-0010
05-2N-24-2240-0448-0010	05-2N-24-2240-0419-0010	05-2N-24-2240-0436-0010	05-2N-24-2240-0404-0010
05-2N-24-2240-0449-0010	05-2N-24-2240-0420-0010	05-2N-24-2240-0438-0010	
05-2N-24-2240-0450-0010	05-2N-24-2240-0421-0010	05-2N-24-2240-0438-0130	
05-2N-24-2240-0450-0140	05-2N-24-2240-0422-0010		

3 1 1 2 6
BASSAID COUNTY

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

BASSAU COUNTY 3112
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 PB FEB 24 '95 990.00
 11052

BASSAU COUNTY 3112
 STATE OF FLORIDA
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 PB FEB 24 '96 990.00
 11052

BK 0724 PG 0975
 OFFICIAL RECORDS

05-2N-24-2240-0461-0010	05-2N-24-2240-0461-0010	08-3N-24-2380-0185-0010	18-3N-24-2020-0001-0000
05-2N-24-2240-0462-0010	05-2N-24-2240-0462-0010	08-3N-24-2380-0178-0020	19-3N-24-2020-0002-0000
05-2N-24-2240-0463-0010	05-2N-24-2240-0463-0010	08-3N-24-2380-0178-0060	19-3N-24-2020-0017-0000
05-2N-24-2240-0464-0010	05-2N-24-2240-0464-0010	08-3N-24-2380-0178-0080	20-3N-24-2000-0008-0000
05-2N-24-2240-0465-0010	05-2N-24-2240-0465-0010	08-3N-24-2380-0178-0010	20-3N-24-2020-0001-0000
05-2N-24-2240-0466-0010	05-2N-24-2240-0466-0010	08-3N-24-2380-0182-0020	22-3N-24-2000-0002-0000
05-2N-24-2240-0467-0010	05-2N-24-2240-0467-0020	08-3N-24-2380-0184-0050	22-3N-24-2320-0001-0000
05-2N-24-2240-0467-0130	05-2N-24-2240-0468-0010	08-3N-24-2380-0202-0150	23-3N-23-2020-0024-0000
05-2N-24-2240-0468-0010	05-3N-24-0000-0024-0000	08-3N-24-2380-0211-0180	23-4N-23-0000-0008-0000
05-2N-24-2240-0469-0010	05-3N-24-2020-0005-0000	09-3N-24-0000-0015-0000	23-4N-23-0000-0010-0000
05-2N-24-2240-0490-0020	09-2N-24-2020-0001-0000	09-3N-24-0000-0023-0000	24-3N-23-2020-0002-0000
05-2N-24-2240-0481-0010	08-2N-24-2020-0028-0000	12-3N-23-0000-0001-0000	25-3N-23-2020-0010-0000
05-2N-24-2240-0482-0010	08-3N-24-0000-0001-0000	12-3N-23-2020-0003-0000	27-3N-24-2020-0040-0020
05-2N-24-2240-0483-0010	08-3N-24-2020-0002-0000	12-3N-23-2020-0007-0000	28-3N-24-2020-0017-0000
05-2N-24-2240-0484-0010	07-3N-24-2020-0001-0000	13-3N-23-2020-0001-0000	30-3N-24-2020-0008-0000
05-2N-24-2240-0485-0010	07-3N-24-2020-0014-0000	14-3N-23-2020-0008-0000	30-3N-24-2020-0013-0000
05-2N-24-2240-0486-0010	08-3N-24-2380-0011-0023	15-3N-23-2020-0001-0000	30-3N-24-2020-0024-0000
05-2N-24-2240-0487-0010	08-3N-24-2380-0022-0012	18-3N-23-2020-0008-0000	31-3N-24-0000-0001-0000
05-2N-24-2240-0489-0010	08-3N-24-2380-0022-0022	18-3N-23-2020-0017-0000	31-3N-24-2020-0001-0000
05-2N-24-2240-0489-0010	08-3N-24-2380-0039-0014	18-3N-23-2020-0048-0000	31-3N-24-2020-0033-0000
05-2N-24-2240-0489-0240	08-3N-24-2380-0051-0020	18-3N-24-0000-0009-0000	31-3N-24-2020-0051-0000
05-2N-24-2240-0470-0010	08-3N-24-2380-0052-0022	18-3N-24-0000-0019-0000	31-4N-24-2020-0001-0000
05-2N-24-2240-0471-0010	08-3N-24-2380-0005-0010	18-3N-24-0000-0020-0000	32-3N-24-0000-0001-0000
05-2N-24-2240-0471-0120	08-3N-24-2380-0105-0140	18-3N-24-2020-0010-0000	32-3N-24-2020-0005-0000
05-2N-24-2240-0472-0010	08-3N-24-2380-0118-0100	17-3N-23-0000-0001-0000	34-3N-23-2040-0003-0000
05-2N-24-2240-0473-0010	08-3N-24-2380-0128-0010	17-3N-23-0000-0003-0000	34-3N-23-2040-0009-0000
05-2N-24-2240-0474-0010	08-3N-24-2380-0127-0010	17-3N-24-0000-0003-0000	35-3N-23-0000-0001-0000
05-2N-24-2240-0475-0010	08-3N-24-2380-0129-0040	17-3N-24-2020-0002-0000	30-3N-23-0000-0001-0000
05-2N-24-2240-0478-0010	08-3N-24-2380-0138-0010	17-3N-24-2680-0003-0010	05-2N-24-2240-0360-0080
05-2N-24-2240-0478-0110	08-3N-24-2380-0138-0040	17-3N-24-2680-0004-0001	18-3N-23-2020-0005-0000
05-2N-24-2240-0477-0010	08-3N-24-2380-0139-0010	17-3N-24-2680-0001-0050	
05-2N-24-2240-0478-0010	08-3N-24-2380-0139-0200	17-3N-24-2680-0001-0100	
05-2N-24-2240-0479-0010	08-3N-24-2380-0148-0010	17-3N-24-2680-0001-0150	
05-2N-24-2240-0480-0010	08-3N-24-2380-0159-0200	17-3N-24-2680-0003-0010	

BASSAU COUNTY 31125
 STATE OF FLORIDA
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 PB FEB 24 '95 990.00
 11052

BASSAU COUNTY 31143
 STATE OF FLORIDA
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 PB FEB 24 '95 990.00
 11052

BASSAU COUNTY 31123
 STATE OF FLORIDA
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 PB FEB 24 '95 990.00
 11052

BASSAU COUNTY 31128
 STATE OF FLORIDA
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 PB FEB 24 '95 990.00
 11052

BASSAU COUNTY 31141
 STATE OF FLORIDA
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 PB FEB 24 '95 990.00
 11052

9503138

95 FEB 24 PM 3:44

RECEIVED
 04
 COUNTY CLERK
 BASSAU COUNTY



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Planning and Zoning Board Public Hearing & Meeting Date: November 8, 2022
Regular Meeting

FROM: *Janis Fleet, AICP - Land Use Administrator*

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

BACKGROUND: Mr. Christopher Goodin of Coastland Group, LLC agent for CCRC Woodlands, LTD., has applied for a Variance to reduce the minimum lot width from 90 feet to 75 feet and the minimum lot area from 10,000 square feet to 9,375 square feet. The property Tax ID is 08-3N-24-2380-0165-0040, and is described as Block 165, Lots 4 through 6, located on County Road 108 between Wisconsin Street and Michigan Street. The property is zoned R-2 Single Family, which requires a minimum lot width of 90 foot and a minimum lot area of 10,000 square feet to construct a single-family dwelling on the parcel lot.

The property on the west of the subject property is developed. East of the subject property, there are three vacant lots owned by the same property as the subject property.

Attached is the analysis of the requested variance.

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

RECOMMENDATION

The reduction of the lot size is being proposed in the proposed Land Development Regulations (LDRS). The updated LDRs will allow the reduction in the lot. Staff feels that the Variance request to reduce minimum lot width from 90 feet to 75 feet and the minimum lot area from 10,000 square feet to 9,375 square feet for the property with the Parcel ID No. 08-3N-24-2380-0165-0040 does not meets the requirements of Section 62-183.



AGENDA ITEM REPORT

STAFF REPORT AND RECOMMENDATIONS FOR VARIANCE 20220927-10

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

Owner – CCRC Woodland, LTD.
4223 Lakeside Drive
Jacksonville, Florida 32210
2. Property Information
Parcel ID: #08-3N-24-2380-0165-0040
Location: County Road 108 between Wisconsin Street and Michigan Street
Future Land Use Map Designation: Medium Density Residential (MDR)
Current Zoning: R-2, Single Family district
Acres: approximately 0.21 acres (9,148 s.f.)
3. Description: Mr. Christopher Goodin, on behalf of CCRC Woodland, LTD., property owner has applied for a Variance to reduce the minimum lot width from 90 feet to 75 feet and the minimum lot area from 10,000 square feet to 9,583 square feet. The property Tax ID is 08-3N-24-2380-0159-0200, and is described as Block 165, Lots 4 through 6, County Road 108 between Wisconsin Street and Michigan Street. The property is zoned R-2 Single Family, which requires a minimum lot width of 90 foot and a minimum lot area of 10,000 square feet to construct a single-family dwelling on the parcel lot.

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



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

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

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

- (a) The planning and zoning board may grant a variance only under circumstances where practical difficulty or unnecessary hardship is so substantial, serious and compelling that realization of the general restrictions ought to be granted. No variance shall be granted unless the applicant shall show and the planning and zoning board shall find that:
- (1) The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section, which disadvantage does not apply to other properties in the vicinity;
 - (2) Because of this disadvantage, the owner is unable to make reasonable use of the affected property;
 - (3) This disadvantage does not exist because of conditions created by the owner or applicant;
 - (4) The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and
 - (5) The grant of the variance will:
 - a. Not be contrary to the public interest;
 - b. Not adversely affect other property in the vicinity;
 - c. Be in harmony with the spirit, intent and purpose of this section; and
 - d. Not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in the same zoning district.
- (b) In the passing upon a request for variance, the planning and zoning board shall not consider prospective financial loss or gain to the owner or applicant, nor shall the planning and zoning board, by variance, permit to be established or carried on in any use district an activity, business, or operation which is not otherwise allowed in such district by a specific provision of this chapter. No nonconforming use of neighboring lands, structures or buildings in the same zoning district, and no permitted use of lands, structures or buildings in other zoning districts shall be considered grounds for the approval of a variance application.

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

RECOMMENDATION:

The reduction of the lot size is being proposed in the proposed Land Development Regulations (LDRS). The updated LDRs may allow the reduction in the number of lots. Staff feels that the Variance request to reduce minimum lot width from 90 feet to 75 feet and the minimum lot area from 10,000 square feet to 9,375 square feet for the property with the Parcel ID No. 08-3N-24-2380-0165-0040 does not meets the requirements of Section 62-183. Specifically:

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

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

- (5) The grant of the variance will:

- d. Not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in the same zoning district.

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

- (b) In the passing upon a request for variance, the planning and zoning board shall not consider prospective financial loss or gain to the owner or applicant

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



Town of Hilliard Variance Application

FOR OFFICE USE ONLY

File # _____

Application Fee: _____

Filing Date: _____ Acceptance Date: _____

A. PROJECT

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

B. APPLICANT

- Applicant's Status Owner (title holder) Agent
- Name of Applicant(s) or Contact Person(s): Christopher Goodin Title: President`
Company (if applicable): Coastland Group, LLC
Mailing address: 200 First Street
City: Neptune Beach State: FL ZIP: 32266
Telephone: (919-671-5825) FAX: () e-mail: cgoodin@coastlandgroup.com
- If the applicant is agent for the property owner*:
Name of Owner (title holder): CCRC Woodlands LTD
Company (if applicable): _____
Mailing address: 4223 Lakeside Drive
City: Jacksonville State: FL ZIP: 32210
Telephone: () FAX: () e-mail: _____

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

C. STATEMENT OF VARIANCE SOUGHT

- 1. Requested Variance: Reduce minimum lot width
- 2. Section of Town Code under which the variance is sought Section 62-284(c) (1)
- 3. Reason Variance is requested: To construct a home on 3 lots (75' wide)
- 4. Statement of Facts for Requested Variance (Use additional pages if necessary)

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

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

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

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

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

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

No

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

Yes, without the variance this lot is not buildable

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

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

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

Will meet all other zoning requirements.

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

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

F. FEE.

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

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

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

All 4 attachments are required for a complete application. A completeness review of the application will be conducted within ten (10) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

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

Ch Goodin
 Signature of Applicant

 Signature of Co-applicant

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

 Typed or printed name of co-applicant

2/24/22
 Date

 Date

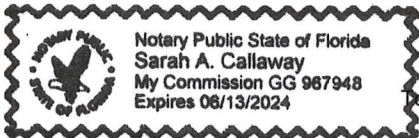
State of Florida County of Duval

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

NOTARY SEAL

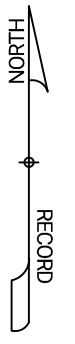
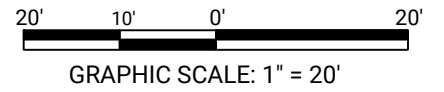
[Signature]

Signature of Notary Public, State of Florida

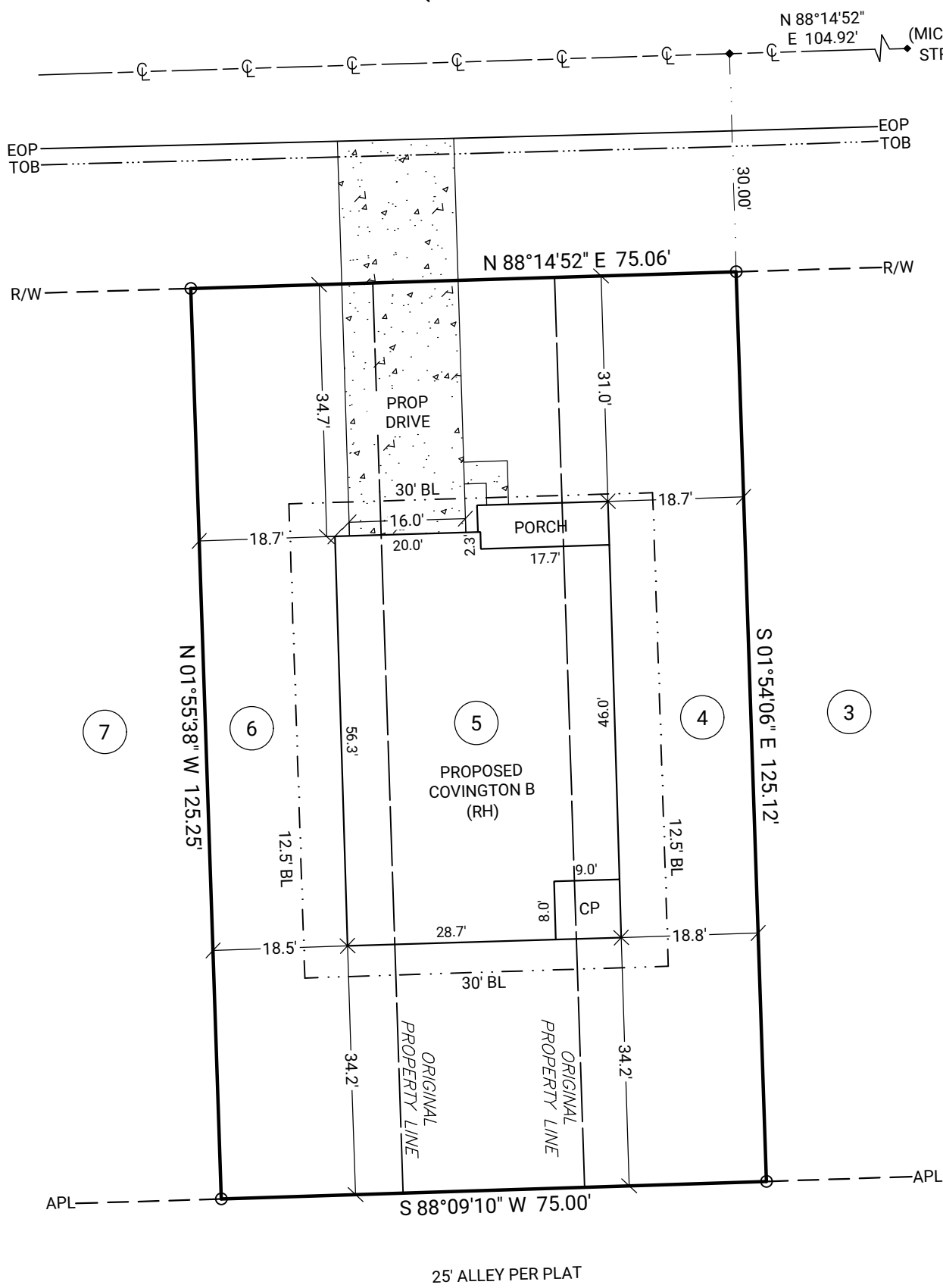


ADDRESS: WEST FIRST AVENUE

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



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



GENERAL NOTES

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

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

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

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

PLOT PLAN FOR:

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

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

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

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

Christopher W Clark

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

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

Property Ownership Affidavit

Date: Tuesday, February 2, 2021

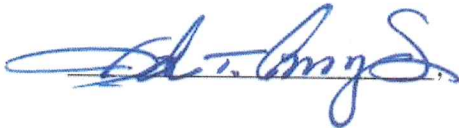
Town of Hilliard
15859 C.R. 108
Hilliard, FL 32046

Re: Zoning & Permitting of Multiple Parcels

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

Gentlemen:

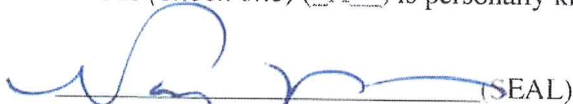
I, John T. Cassidy, Sr., as Managing Member of CCRC Woodlands, LTD., as to an undivided 2/3 interest and John T. Cassidy, Sr., as Executor of The Carol T. Cassidy Trust, as to an undivided 1/3 interest, hereby certify that I am an Owner/Representative of the property described in the attached legal description,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



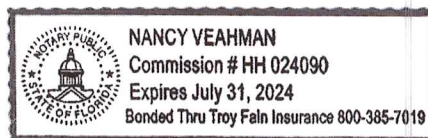
Print: John T. Cassidy, Sr.

STATE OF FLORIDA
COUNTY OF DUVAL

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

 (SEAL)

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



AGENT AUTHORIZATION

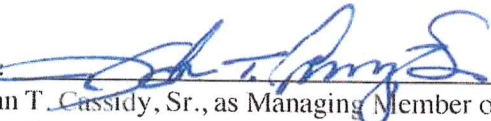
Town of Hilliard
15859 C.R. 108
Hilliard, FL 32046

RE: Agent Authorization for the sites located below:

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

To Whom It May Concern:

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

BY: 


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

John T. Cassidy, Sr. _____
Print Name

904-924-9624 EXT. 118 _____
Telephone Number

STATE OF FLORIDA
COUNTY OF DUVAL

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

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



GENERAL AUTHORIZATION LETTER

TO WHOM IT MAY CONCERN:

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

Please print:

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

Address of Owner(s):

4223 Lakeside Drive, Jacksonville, FL 32210

Telephone: 904-924-9624 EXT 118


Name of Agent:

Tocoi Engineering

Address of Agent:

714 N Orange Ave.

Green Cove Springs, FL 32043



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

(Agent Signature)

PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD IN NASSAU COUNTY, FLORIDA, being part of Section 8, T. 3 N. R. 24 East.

Scale: 1" = 200'



STATE OF FLORIDA) ss. *Wm. B. ...*
 COUNTY OF NASSAU)
 I, *Wm. B. ...*, County Clerk, do hereby certify that the within and foregoing plat of the West Portion of the Town of Hilliard, in Nassau County, Florida, being part of Section 8, T. 3 N. R. 24 East, is a true and correct copy of the original plat on file in my office, and that the same was duly filed for record on the 25th day of April, 1900, at 10 o'clock, A. M.

CHICAGO TITLE AND TRUST COMPANY
 By *...* President
 Attest: *...* Secretary

STATE OF ILLINOIS) ss. *...*
 COUNTY OF COOK)
 I, *...*, a Notary Public, do hereby certify that the within and foregoing plat of the West Portion of the Town of Hilliard, in Nassau County, Florida, being part of Section 8, T. 3 N. R. 24 East, is a true and correct copy of the original plat on file in my office, and that the same was duly filed for record on the 25th day of April, 1900, at 10 o'clock, A. M.

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

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

SW 1/4 Sec. 8

3360 ft

FEB 24 1995

FOR RECORDER

BK0724 PG0971

OFFICIAL RECORDS

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

R24.00
DS 446.75.00



WARRANTY DEED

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

WITNESSETH:

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

See Exhibit "A" Attached

Parcel Identification Number: See Exhibit "B"

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

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

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

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

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

Signed, sealed and delivered in the presence of:

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

Mary Ann Fortner
Name: MARY ANN FORTNER

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

WASCO COUNTY
31108
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
990.00

BK 0724 PG 0972
OFFICIAL RECORDS

STATE OF FLORIDA
COUNTY OF DUVAL

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

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

WASCO COUNTY
31107
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
990.00

WASCO COUNTY
31110
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
990.00

WASCO COUNTY
31109
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
990.00

WASCO COUNTY
31101
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
990.00

WASCO COUNTY
31106
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
990.00

WASCO COUNTY
31102
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
990.00

WASCO COUNTY
31104
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
990.00

WASCO COUNTY
31105
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
990.00

WASCO COUNTY
31103
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
990.00

WASCO COUNTY
31121
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
990.00

WASCO COUNTY
31120
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
990.00

WASCO COUNTY
31119
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
990.00

WASCO COUNTY
31118
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
990.00

WASCO COUNTY
31117
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
990.00

WASCO COUNTY
31115
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
990.00

WASCO COUNTY
31115
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
990.00

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



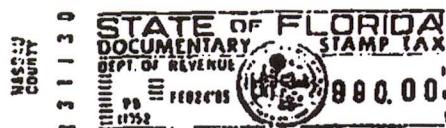
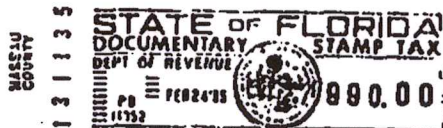
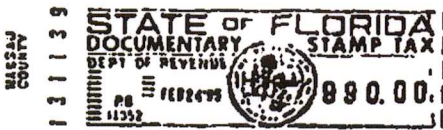
BK 0724 PG 0973
OFFICIAL RECORDS



EXHIBIT "A"

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

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



MASSACHUSETTS COUNTY 311453112

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

BK 0724 PG 0974 OFFICIAL RECORDS

MASSACHUSETTS COUNTY 31144

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

MASSACHUSETTS COUNTY 31142

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

Table with 4 columns of document numbers. Column 1: 01-3N-23-2020-0001-0000 to 05-2N-24-2240-0460-0140. Column 2: 05-2N-24-2240-0305-0180 to 05-2N-24-2240-0422-0010. Column 3: 05-2N-24-2240-0331-0010 to 05-2N-24-2240-0435-0130. Column 4: 05-2N-24-2240-0369-0010 to 05-2N-24-2240-0404-0170.

MASSACHUSETTS COUNTY 31126

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

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

BK 0724 PG 0975
 OFFICIAL RECORDS

BASSAU COUNTY
 3 1 1 2
 STATE OF FLORIDA
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 P.B. FEB 24 '96
 11052
 890.00

05-2N-24-2240-0451-0010	05-2N-24-2240-0461-0010	08-3N-24-2380-0183-0010	18-3N-24-2020-0001-0000
05-2N-24-2240-0462-0010	05-2N-24-2240-0462-0010	08-3N-24-2380-0178-0020	18-3N-24-2020-0002-0000
05-2N-24-2240-0463-0010	05-2N-24-2240-0463-0010	08-3N-24-2380-0178-0060	18-3N-24-2020-0017-0000
05-2N-24-2240-0464-0010	05-2N-24-2240-0464-0010	08-3N-24-2380-0178-0080	20-3N-24-0000-0008-0000
05-2N-24-2240-0465-0010	05-2N-24-2240-0465-0010	08-3N-24-2380-0178-0010	20-3N-24-2020-0001-0000
05-2N-24-2240-0466-0010	05-2N-24-2240-0466-0010	08-3N-24-2380-0182-0220	22-3N-24-0000-0002-0000
05-2N-24-2240-0467-0010	05-2N-24-2240-0467-0020	08-3N-24-2380-0184-0050	22-3N-24-2320-0001-0000
05-2N-24-2240-0467-0130	05-2N-24-2240-0468-0010	08-3N-24-2380-0202-0150	23-3N-23-2020-0024-0000
05-2N-24-2240-0468-0010	05-3N-24-0000-0024-0000	08-3N-24-2380-0211-0180	23-4N-23-0000-0008-0000
05-2N-24-2240-0469-0010	05-3N-24-2020-0005-0000	09-3N-24-0000-0015-0000	23-4N-23-0000-0010-0000
05-2N-24-2240-0480-0020	09-2N-24-2020-0001-0000	09-3N-24-0000-0023-0000	24-3N-23-2020-0002-0000
05-2N-24-2240-0481-0010	09-2N-24-2020-0028-0000	12-3N-23-0000-0001-0000	25-3N-23-2020-0018-0000
05-2N-24-2240-0482-0010	09-3N-24-0000-0001-0000	12-3N-23-2020-0003-0000	27-3N-24-2020-0040-0020
05-2N-24-2240-0483-0010	09-3N-24-2020-0002-0000	12-3N-23-2020-0007-0000	28-3N-24-2020-0017-0000
05-2N-24-2240-0484-0010	07-3N-24-2020-0001-0000	13-3N-23-2020-0001-0000	30-3N-24-2020-0008-0000
05-2N-24-2240-0485-0010	07-3N-24-2020-0014-0000	14-3N-23-2020-0008-0000	30-3N-24-2020-0013-0000
05-2N-24-2240-0486-0010	08-3N-24-2380-0011-0023	15-3N-23-2020-0001-0000	30-3N-24-2020-0024-0000
05-2N-24-2240-0487-0010	08-3N-24-2380-0022-0012	18-3N-23-2020-0008-0000	31-3N-24-0000-0001-0000
05-2N-24-2240-0488-0010	08-3N-24-2380-0022-0022	18-3N-23-2020-0017-0000	31-3N-24-2020-0001-0000
05-2N-24-2240-0489-0010	08-3N-24-2380-0039-0014	18-3N-23-2020-0048-0000	31-3N-24-2020-0003-0000
05-2N-24-2240-0489-0240	08-3N-24-2380-0051-0020	18-3N-24-0000-0009-0000	31-3N-24-2020-0051-0000
05-2N-24-2240-0470-0010	08-3N-24-2380-0052-0022	18-3N-24-0000-0019-0000	31-4N-24-2020-0001-0000
05-2N-24-2240-0471-0010	08-3N-24-2380-0065-0010	18-3N-24-0000-0020-0000	32-3N-24-0000-0001-0000
05-2N-24-2240-0471-0120	08-3N-24-2380-0105-0140	18-3N-24-2020-0010-0000	32-3N-24-2020-0005-0000
05-2N-24-2240-0472-0010	08-3N-24-2380-0118-0100	17-3N-23-0000-0001-0000	34-3N-23-2040-0003-0000
05-2N-24-2240-0473-0010	08-3N-24-2380-0128-0010	17-3N-23-0000-0003-0000	34-3N-23-2040-0008-0000
05-2N-24-2240-0474-0010	08-3N-24-2380-0127-0010	17-3N-24-0000-0003-0000	35-3N-23-0000-0001-0000
05-2N-24-2240-0475-0010	08-3N-24-2380-0129-0040	17-3N-24-2020-0002-0000	36-3N-23-0000-0001-0000
05-2N-24-2240-0476-0010	08-3N-24-2380-0138-0010	17-3N-24-2680-0003-0010	05-2N-24-2240-0366-0080
05-2N-24-2240-0476-0110	08-3N-24-2380-0138-0040	17-3N-24-2680-0004-0001	18-3N-23-2020-0005-0000
05-2N-24-2240-0477-0010	08-3N-24-2380-0139-0010	17-3N-24-2680-0001-0050	
05-2N-24-2240-0478-0010	08-3N-24-2380-0139-0200	17-3N-24-2680-0001-0100	
05-2N-24-2240-0479-0010	08-3N-24-2380-0148-0010	17-3N-24-2680-0001-0150	
05-2N-24-2240-0480-0010	08-3N-24-2380-0158-0200	17-3N-24-2680-0003-0010	

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

BASSAU COUNTY
 3 1 1 2 8
 STATE OF FLORIDA
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 P.B. FEB 24 '95
 11052
 890.00

BASSAU COUNTY
 3 1 1 4 3
 STATE OF FLORIDA
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 P.B. FEB 24 '95
 11052
 890.00

BASSAU COUNTY
 3 1 1 4 1
 STATE OF FLORIDA
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 P.B. FEB 24 '95
 11052
 890.00

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

9503138

95 FEB 24 PM 3:44

04
 RECEIVED
 BASSAU COUNTY
 95 FEB 24 PM 3:44

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

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

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

FEB 24 1995

FOR RECORDER

ITEM-3

BK0724 PG0971

OFFICIAL RECORDS

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

R 24.00
CS 446.75.00

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
NASSAU COUNTY
1 3 1 1 4 6
425.00

WARRANTY DEED

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

WITNESSETH:

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

See Exhibit "A" Attached

Parcel Identification Number: See Exhibit "B"

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

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

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

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

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

Signed, sealed and delivered in the presence of:

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

Mary Ann Fortner
Name: MARY ANN FORTNER

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

MASSAU COUNTY
131108
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
11252
980.00

BK0724PG0972
OFFICIAL RECORDS

ITEM-3

STATE OF FLORIDA
COUNTY OF DUVAL

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

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

MASSAU COUNTY
131107
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
11252
980.00

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

MASSAU COUNTY
131110
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
11252
980.00

MASSAU COUNTY
131121
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
11252
980.00

MASSAU COUNTY
131109
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
11252
980.00

MASSAU COUNTY
131120
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
11252
980.00

MASSAU COUNTY
131101
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
11252
980.00

MASSAU COUNTY
131119
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
11252
980.00

MASSAU COUNTY
131106
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
11252
980.00

MASSAU COUNTY
131118
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
11252
980.00

MASSAU COUNTY
131102
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
11252
980.00

MASSAU COUNTY
131117
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
11252
980.00

MASSAU COUNTY
131104
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
11252
980.00

MASSAU COUNTY
131115
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
11252
980.00

MASSAU COUNTY
131105
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
11252
980.00

MASSAU COUNTY
131115
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
11252
980.00

MASSAU COUNTY
131103
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
11252
980.00

BK0724PG0973
OFFICIAL RECORDS

NASSAU COUNTY
31114
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
11352

NASSAU COUNTY
31113
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
11352

NASSAU COUNTY
31112
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
11352

NASSAU COUNTY
31140
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
11352

EXHIBIT "A"

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

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

NASSAU COUNTY
31139
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
11352

NASSAU COUNTY
31137
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
11352

NASSAU COUNTY
31138
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
11352

NASSAU COUNTY
31136
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
11352

NASSAU COUNTY
31133
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
11352

NASSAU COUNTY
31135
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
11352

NASSAU COUNTY
31132
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
11352

NASSAU COUNTY
31134
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
11352

NASSAU COUNTY
31122
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
11352

NASSAU COUNTY
31131
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
11352

NASSAU COUNTY
31130
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
11352

NASSAU COUNTY
31111
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
11352

BK 0724 PG 0974
OFFICIAL RECORDS

3 1 1 4 4
BASSAID COUNTY

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

EXHIBIT "B"

3 1 1 4 2
BASSAID COUNTY

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

01-3N-23-2020-0001-0000	05-2N-24-2240-0305-0180	03-2N-24-2240-0331-0010	05-2N-24-2240-0359-0010
05-3N-24-2020-0018-0000	05-2N-24-2240-0308-0010	05-2N-24-2240-0332-0010	05-2N-24-2240-0360-0010
08-3N-24-2020-0001-0000	05-2N-24-2240-0308-0210	05-2N-24-2240-0333-0010	05-2N-24-2240-0361-0010
08-3N-24-2020-0005-0000	05-2N-24-2240-0307-0010	05-2N-24-2240-0334-0010	05-2N-24-2240-0362-0010
07-3N-24-2020-0003-0000	05-2N-24-2240-0308-0010	05-2N-24-2240-0335-0010	05-2N-24-2240-0363-0010
18-3N-24-2020-0007-0000	05-2N-24-2240-0309-0010	05-2N-24-2240-0336-0010	05-2N-24-2240-0364-0010
18-3N-24-2020-0010-0000	05-2N-24-2240-0310-0010	05-2N-24-2240-0337-0010	05-2N-24-2240-0364-0210
18-3N-24-2020-0018-0000	05-2N-24-2240-0311-0010	05-2N-24-2240-0338-0010	05-2N-24-2240-0365-0020
25-3N-23-2020-0001-0000	05-2N-24-2240-0312-0010	05-2N-24-2240-0339-0010	05-2N-24-2240-0366-0010
33-3N-24-2020-0001-0000	05-2N-24-2240-0313-0010	05-2N-24-2240-0340-0010	05-2N-24-2240-0367-0020
03-2N-23-0000-0001-0000	05-2N-24-2240-0314-0010	05-2N-24-2240-0341-0010	05-2N-24-2240-0368-0010
05-2N-24-2240-0344-0200	05-2N-24-2240-0314-0180	05-2N-24-2240-0341-0240	05-2N-24-2240-0369-0010
06-3N-24-2020-0003-0000	05-2N-24-2240-0315-0010	05-2N-24-2240-0342-0010	05-2N-24-2240-0370-0010
08-3N-24-2390-0128-0070	05-2N-24-2240-0315-0180	05-2N-24-2240-0343-0010	05-2N-24-2240-0371-0010
19-3N-24-2020-0006-0000	05-2N-24-2240-0316-0010	05-2N-24-2240-0344-0010	05-2N-24-2240-0372-0010
18-3N-24-2020-0057-0000	05-2N-24-2240-0316-0110	05-2N-24-2240-0345-0010	05-2N-24-2240-0373-0010
01-3N-23-2020-0031-0007	05-2N-24-2240-0317-0010	05-2N-24-2240-0346-0010	05-2N-24-2240-0374-0010
01-3N-23-2020-0042-0000	05-2N-24-2240-0317-0180	05-2N-24-2240-0347-0010	05-2N-24-2240-0375-0010
23-3N-23-2020-0039-0000	05-2N-24-2240-0318-0030	05-2N-24-2240-0348-0010	05-2N-24-2240-0376-0010
25-3N-23-2020-0042-0000	05-2N-24-2240-0319-0010	05-2N-24-2240-0349-0010	05-2N-24-2240-0377-0010
18-3N-24-2020-0046-0000	05-2N-24-2240-0321-0150	05-2N-24-2240-0350-0010	05-2N-24-2240-0377-0120
01-2N-23-0000-0001-0000	05-2N-24-2240-0322-0010	05-2N-24-2240-0350-0200	05-2N-24-2240-0378-0010
01-3N-23-2020-0004-0000	05-2N-24-2240-0322-0100	05-2N-24-2240-0350-0270	05-2N-24-2240-0378-0010
02-2N-23-0000-0001-0000	05-2N-24-2240-0322-0180	05-2N-24-2240-0351-0010	05-2N-24-2240-0380-0010
03-2N-23-0000-0009-0000	05-2N-24-2240-0323-0010	05-2N-24-2240-0351-0100	05-2N-24-2240-0381-0010
03-2N-24-0000-0008-0000	05-2N-24-2240-0324-0010	05-2N-24-2240-0352-0010	05-2N-24-2240-0382-0010
05-2N-24-2240-0320-0010	05-2N-24-2240-0325-0010	05-2N-24-2240-0352-0210	05-2N-24-2240-0383-0020
05-2N-24-2020-0033-0000	05-2N-24-2240-0326-0010	05-2N-24-2240-0353-0010	05-2N-24-2240-0384-0010
05-2N-24-2240-0301-0010	05-2N-24-2240-0326-0140	05-2N-24-2240-0354-0010	05-2N-24-2240-0385-0010
05-2N-24-2240-0302-0010	05-2N-24-2240-0327-0010	05-2N-24-2240-0355-0020	05-2N-24-2240-0386-0010
05-2N-24-2240-0303-0010	05-2N-24-2240-0327-0130	05-2N-24-2240-0356-0010	05-2N-24-2240-0387-0010
05-2N-24-2240-0304-0010	05-2N-24-2240-0328-0010	05-2N-24-2240-0357-0010	05-2N-24-2240-0388-0010
05-2N-24-2240-0301-0140	05-2N-24-2240-0329-0010	05-2N-24-2240-0358-0010	05-2N-24-2240-0389-0010
05-2N-24-2240-0305-0010	05-2N-24-2240-0330-0010	05-2N-24-2240-0358-0140	05-2N-24-2240-0390-0010
05-2N-24-2240-0437-0010	05-2N-24-2240-0405-0010	05-2N-24-2240-0423-0010	05-2N-24-2240-0391-0010
05-2N-24-2240-0438-0010	05-2N-24-2240-0408-0010	05-2N-24-2240-0424-0010	05-2N-24-2240-0392-0010
05-2N-24-2240-0433-0010	05-2N-24-2240-0407-0010	05-2N-24-2240-0425-0010	05-2N-24-2240-0393-0030
05-2N-24-2240-0438-0180	05-2N-24-2240-0408-0010	05-2N-24-2240-0426-0010	05-2N-24-2240-0394-0010
05-2N-24-2240-0440-0010	05-2N-24-2240-0409-0010	05-2N-24-2240-0427-0010	05-2N-24-2240-0395-0010
05-2N-24-2240-0440-0130	05-2N-24-2240-0410-0010	05-2N-24-2240-0428-0110	05-2N-24-2240-0395-0210
05-2N-24-2240-0441-0010	05-2N-24-2240-0411-0010	05-2N-24-2240-0429-0010	05-2N-24-2240-0396-0010
05-2N-24-2240-0442-0030	05-2N-24-2240-0412-0010	05-2N-24-2240-0430-0010	05-2N-24-2240-0397-0010
05-2N-24-2240-0443-0010	05-2N-24-2240-0413-0010	05-2N-24-2240-0430-0220	05-2N-24-2240-0399-0010
05-2N-24-2240-0444-0010	05-2N-24-2240-0414-0010	05-2N-24-2240-0431-0010	05-2N-24-2240-0399-0010
05-2N-24-2240-0446-0010	05-2N-24-2240-0415-0010	05-2N-24-2240-0432-0020	05-2N-24-2240-0400-0010
05-2N-24-2240-0448-0170	05-2N-24-2240-0418-0010	05-2N-24-2240-0433-0010	05-2N-24-2240-0401-0010
05-2N-24-2240-0449-0010	05-2N-24-2240-0417-0010	05-2N-24-2240-0434-0010	05-2N-24-2240-0402-0020
05-2N-24-2240-0447-0010	05-2N-24-2240-0418-0010	05-2N-24-2240-0435-0010	05-2N-24-2240-0403-0010
05-2N-24-2240-0448-0010	05-2N-24-2240-0419-0010	05-2N-24-2240-0436-0010	05-2N-24-2240-0404-0010
05-2N-24-2240-0449-0010	05-2N-24-2240-0420-0010	05-2N-24-2240-0438-0010	
05-2N-24-2240-0450-0010	05-2N-24-2240-0421-0010	05-2N-24-2240-0438-0130	
05-2N-24-2240-0450-0140	05-2N-24-2240-0422-0010		

3 1 1 2 6
BASSAID COUNTY

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

BASSAU COUNTY 3112
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 PB FEB 24 '95 990.00
 11052

BASSAU COUNTY 3112
 STATE OF FLORIDA
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 PB FEB 24 '96 990.00
 11052

BK 0724 PG 0975
 OFFICIAL RECORDS

05-2N-24-2240-0461-0010	05-2N-24-2240-0461-0010	08-3N-24-2380-0185-0010	18-3N-24-2020-0001-0000
05-2N-24-2240-0462-0010	05-2N-24-2240-0462-0010	08-3N-24-2380-0178-0020	19-3N-24-2020-0002-0000
05-2N-24-2240-0463-0010	05-2N-24-2240-0463-0010	08-3N-24-2380-0178-0060	19-3N-24-2020-0017-0000
05-2N-24-2240-0464-0010	05-2N-24-2240-0464-0010	08-3N-24-2380-0178-0080	20-3N-24-2000-0008-0000
05-2N-24-2240-0465-0010	05-2N-24-2240-0465-0010	08-3N-24-2380-0178-0010	20-3N-24-2020-0001-0000
05-2N-24-2240-0466-0010	05-2N-24-2240-0466-0010	08-3N-24-2380-0182-0020	22-3N-24-2000-0002-0000
05-2N-24-2240-0467-0010	05-2N-24-2240-0467-0020	08-3N-24-2380-0184-0050	22-3N-24-2320-0001-0000
05-2N-24-2240-0467-0130	05-2N-24-2240-0468-0010	08-3N-24-2380-0202-0150	23-3N-23-2020-0024-0000
05-2N-24-2240-0468-0010	05-3N-24-0000-0024-0000	08-3N-24-2380-0211-0180	23-4N-23-0000-0008-0000
05-2N-24-2240-0469-0010	05-3N-24-2020-0005-0000	09-3N-24-0000-0015-0000	23-4N-23-0000-0010-0000
05-2N-24-2240-0490-0020	09-2N-24-2020-0001-0000	09-3N-24-0000-0023-0000	24-3N-23-2020-0002-0000
05-2N-24-2240-0481-0010	08-2N-24-2020-0028-0000	12-3N-23-0000-0001-0000	25-3N-23-2020-0010-0000
05-2N-24-2240-0482-0010	08-3N-24-0000-0001-0000	12-3N-23-2020-0003-0000	27-3N-24-2020-0040-0020
05-2N-24-2240-0483-0010	08-3N-24-2020-0002-0000	12-3N-23-2020-0007-0000	28-3N-24-2020-0017-0000
05-2N-24-2240-0484-0010	07-3N-24-2020-0001-0000	13-3N-23-2020-0001-0000	30-3N-24-2020-0008-0000
05-2N-24-2240-0485-0010	07-3N-24-2020-0014-0000	14-3N-23-2020-0008-0000	30-3N-24-2020-0013-0000
05-2N-24-2240-0486-0010	08-3N-24-2380-0011-0023	15-3N-23-2020-0001-0000	30-3N-24-2020-0024-0000
05-2N-24-2240-0487-0010	08-3N-24-2380-0022-0012	18-3N-23-2020-0008-0000	31-3N-24-0000-0001-0000
05-2N-24-2240-0489-0010	08-3N-24-2380-0022-0022	18-3N-23-2020-0017-0000	31-3N-24-2020-0001-0000
05-2N-24-2240-0489-0010	08-3N-24-2380-0039-0014	18-3N-23-2020-0048-0000	31-3N-24-2020-0033-0000
05-2N-24-2240-0489-0240	08-3N-24-2380-0051-0020	18-3N-24-0000-0009-0000	31-3N-24-2020-0051-0000
05-2N-24-2240-0470-0010	08-3N-24-2380-0052-0022	18-3N-24-0000-0019-0000	31-4N-24-2020-0001-0000
05-2N-24-2240-0471-0010	08-3N-24-2380-0005-0010	18-3N-24-0000-0020-0000	32-3N-24-0000-0001-0000
05-2N-24-2240-0471-0120	08-3N-24-2380-0105-0140	18-3N-24-2020-0010-0000	32-3N-24-2020-0005-0000
05-2N-24-2240-0472-0010	08-3N-24-2380-0118-0100	17-3N-23-0000-0001-0000	34-3N-23-2040-0003-0000
05-2N-24-2240-0473-0010	08-3N-24-2380-0128-0010	17-3N-23-0000-0003-0000	34-3N-23-2040-0009-0000
05-2N-24-2240-0474-0010	08-3N-24-2380-0127-0010	17-3N-24-0000-0003-0000	35-3N-23-0000-0001-0000
05-2N-24-2240-0475-0010	08-3N-24-2380-0129-0040	17-3N-24-2020-0002-0000	30-3N-23-0000-0001-0000
05-2N-24-2240-0478-0010	08-3N-24-2380-0138-0010	17-3N-24-2680-0003-0010	05-2N-24-2240-0360-0080
05-2N-24-2240-0478-0110	08-3N-24-2380-0138-0040	17-3N-24-2680-0004-0001	18-3N-23-2020-0005-0000
05-2N-24-2240-0477-0010	08-3N-24-2380-0139-0010	17-3N-24-2680-0001-0050	
05-2N-24-2240-0478-0010	08-3N-24-2380-0139-0200	17-3N-24-2680-0001-0100	
05-2N-24-2240-0479-0010	08-3N-24-2380-0148-0010	17-3N-24-2680-0001-0150	
05-2N-24-2240-0480-0010	08-3N-24-2380-0159-0200	17-3N-24-2680-0003-0010	

BASSAU COUNTY 31125
 STATE OF FLORIDA
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 PB FEB 24 '95 990.00
 11052

BASSAU COUNTY 31143
 STATE OF FLORIDA
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 PB FEB 24 '95 990.00
 11052

BASSAU COUNTY 31123
 STATE OF FLORIDA
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 PB FEB 24 '95 990.00
 11052

BASSAU COUNTY 31128
 STATE OF FLORIDA
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 PB FEB 24 '95 990.00
 11052

BASSAU COUNTY 31141
 STATE OF FLORIDA
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 PB FEB 24 '95 990.00
 11052

9503138

95 FEB 24 PM 3:44

RECEIVED
 COUNTY CLERK
 BASSAU COUNTY
 04



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Planning and Zoning Board Public Hearing & Regular Meeting Meeting Date: November 8, 2022

FROM: *Janis Fleet, AICP - Land Use Administrator*

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

BACKGROUND: Mr. Christopher Goodin of Coastland Group, LLC agent for CCRC Woodlands, LTD., has applied for a Variance to reduce the minimum lot width from 90 feet to 75 feet and the minimum lot area from 10,000 square feet to 9,375 square feet. The property Tax ID is 08-3N-24-2380-0165-0010, and is described as Block 165, Lots 1 through 3, located on County Road 108 between Wisconsin Street and Michigan Street. The property is zoned R-2 Single Family, which requires a minimum lot width of 90 foot and a minimum lot area of 10,000 square feet to construct a single-family dwelling on the parcel lot.

The property on the west of the subject property is developed. The property is a corner lot. West of the subject property, there are three vacant lots owned by the same property as the subject property.

Attached is the analysis of the requested variance.

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

RECOMMENDATION

The reduction of the lot size is being proposed in the proposed Land Development Regulations (LDRS). The updated LDRs will allow the reduction in the lot. Staff feels that the Variance request to reduce minimum lot width from 90 feet to 75 feet and the minimum lot area from 10,000 square feet to 9,375 square feet for the property with the Parcel ID No. 08-3N-24-2380-0165-0010 does not meets the requirements of Section 62-183.



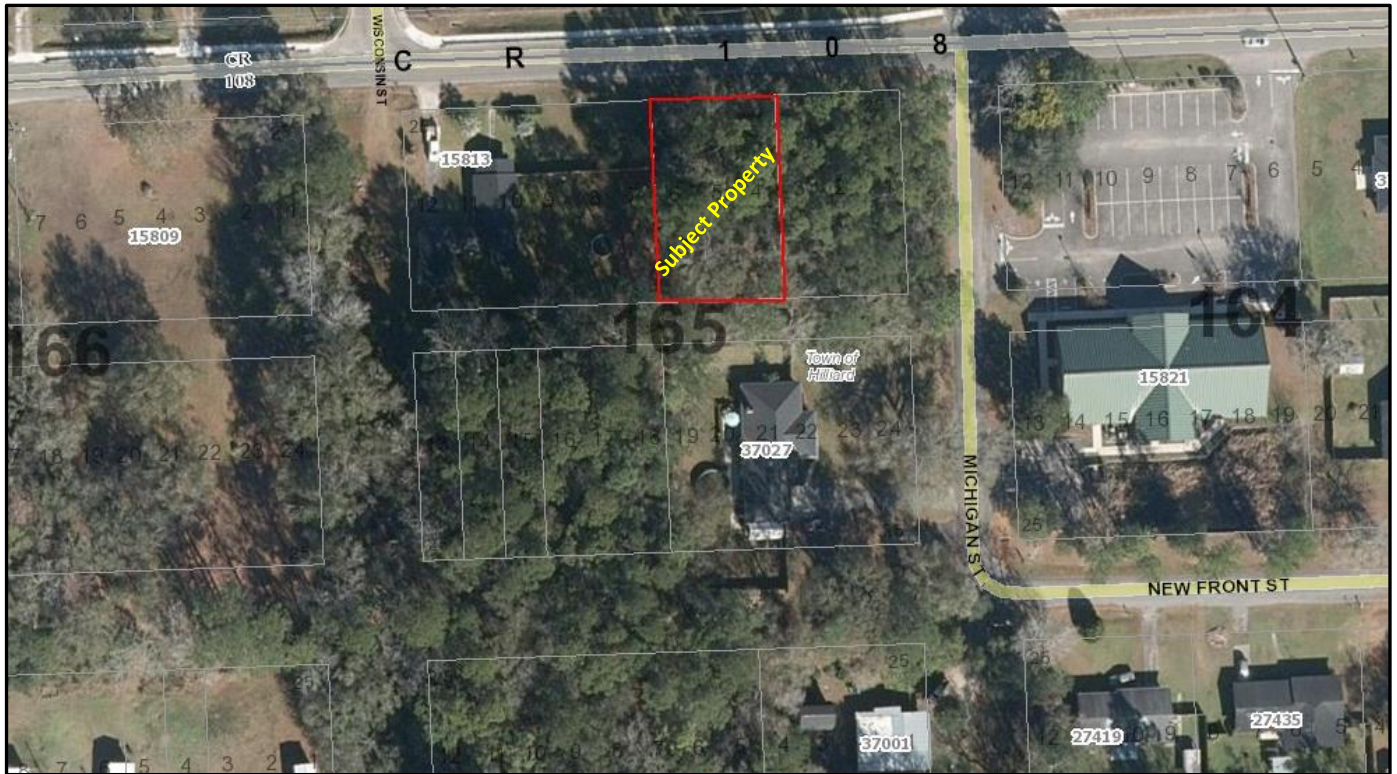
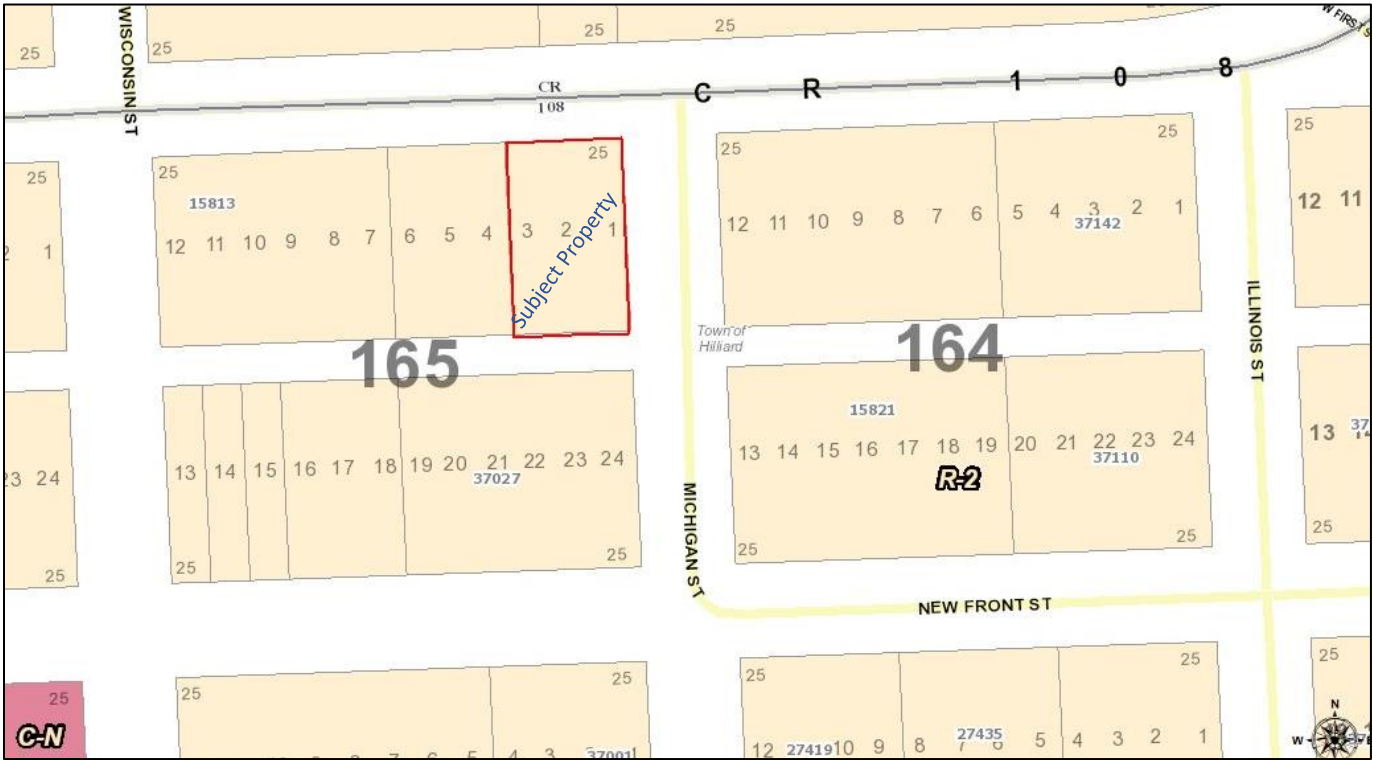
AGENDA ITEM REPORT

STAFF REPORT AND RECOMMENDATIONS FOR VARIANCE 20220927-11

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

Owner – CCRC Woodland, LTD.
4223 Lakeside Drive
Jacksonville, Florida 32210
2. Property Information
Parcel ID: #08-3N-24-2380-0165-0010
Location: County Road 108 between Wisconsin Street and Michigan Street
Future Land Use Map Designation: Medium Density Residential (MDR)
Current Zoning: R-2, Single Family district
Acres: approximately 0.21 acres (9,148 s.f.)
3. Description: Mr. Christopher Goodin, on behalf of CCRC Woodland, LTD., property owner has applied for a Variance to reduce the minimum lot width from 90 feet to 75 feet and the minimum lot area from 10,000 square feet to 9,583 square feet. The property Tax ID is 08-3N-24-2380-0159-0200, and is described as Block 165, Lots 1 through 3, County Road 108 between Wisconsin Street and Michigan Street. The property is zoned R-2 Single Family, which requires a minimum lot width of 90 foot and a minimum lot area of 10,000 square feet to construct a single-family dwelling on the parcel lot.

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



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

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

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

- (a) The planning and zoning board may grant a variance only under circumstances where practical difficulty or unnecessary hardship is so substantial, serious and compelling that realization of the general restrictions ought to be granted. No variance shall be granted unless the applicant shall show and the planning and zoning board shall find that:
- (1) The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section, which disadvantage does not apply to other properties in the vicinity;
 - (2) Because of this disadvantage, the owner is unable to make reasonable use of the affected property;
 - (3) This disadvantage does not exist because of conditions created by the owner or applicant;
 - (4) The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and
 - (5) The grant of the variance will:
 - a. Not be contrary to the public interest;
 - b. Not adversely affect other property in the vicinity;
 - c. Be in harmony with the spirit, intent and purpose of this section; and
 - d. Not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in the same zoning district.
- (b) In the passing upon a request for variance, the planning and zoning board shall not consider prospective financial loss or gain to the owner or applicant, nor shall the planning and zoning board, by variance, permit to be established or carried on in any use district an activity, business, or operation which is not otherwise allowed in such district by a specific provision of this chapter. No nonconforming use of neighboring lands, structures or buildings in the same zoning district, and no permitted use of lands, structures or buildings in other zoning districts shall be considered grounds for the approval of a variance application.

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

RECOMMENDATION:

The reduction of the lot size is being proposed in the proposed Land Development Regulations (LDRS). The updated LDRs may allow the reduction in the number of lot. Staff feels that the Variance request to reduce minimum lot width from 90 feet to 75 feet and the minimum lot area from 10,000 square feet to 9,375 square feet for the property with the Parcel ID No. 08-3N-24-2380-0165-0010 does not meet the requirements of Section 62-183. Specifically:

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

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

- (5) The grant of the variance will:

- d. Not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in the same zoning district.

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

- (b) In the passing upon a request for variance, the planning and zoning board shall not consider prospective financial loss or gain to the owner or applicant

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



Town of Hilliard Variance Application

FOR OFFICE USE ONLY

File # _____

Application Fee: _____

Filing Date: _____ Acceptance Date: _____

A. PROJECT

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

B. APPLICANT

- Applicant's Status Owner (title holder) Agent
- Name of Applicant(s) or Contact Person(s): Christopher Goodin Title: President`
Company (if applicable): Coastland Group, LLC
Mailing address: 200 First Street
City: Neptune Beach State: FL ZIP: 32266
Telephone: (919-671-5825) FAX: () e-mail: cgoodin@coastlandgroup.com
- If the applicant is agent for the property owner*:
Name of Owner (title holder): CCRC Woodlands LTD
Company (if applicable): _____
Mailing address: 4223 Lakeside Drive
City: Jacksonville State: FL ZIP: 32210
Telephone: () FAX: () e-mail: _____

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

C. STATEMENT OF VARIANCE SOUGHT

- 1. Requested Variance: Reduce minimum lot width
- 2. Section of Town Code under which the variance is sought Section 62-284(c) (1)
- 3. Reason Variance is requested: To construct a home on 3 lots (75' wide)
- 4. Statement of Facts for Requested Variance (Use additional pages if necessary)

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

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

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

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

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

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

No

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

Yes, without the variance this lot is not buildable

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

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

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

Will meet all other zoning requirements.

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

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

F. FEE.

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

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

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

All 4 attachments are required for a complete application. A completeness review of the application will be conducted within ten (10) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

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

Ch Goodin
 Signature of Applicant

 Signature of Co-applicant

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

 Typed or printed name of co-applicant

2/24/22
 Date

 Date

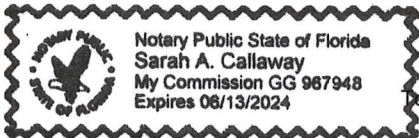
State of Florida County of DUVAL

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

NOTARY SEAL

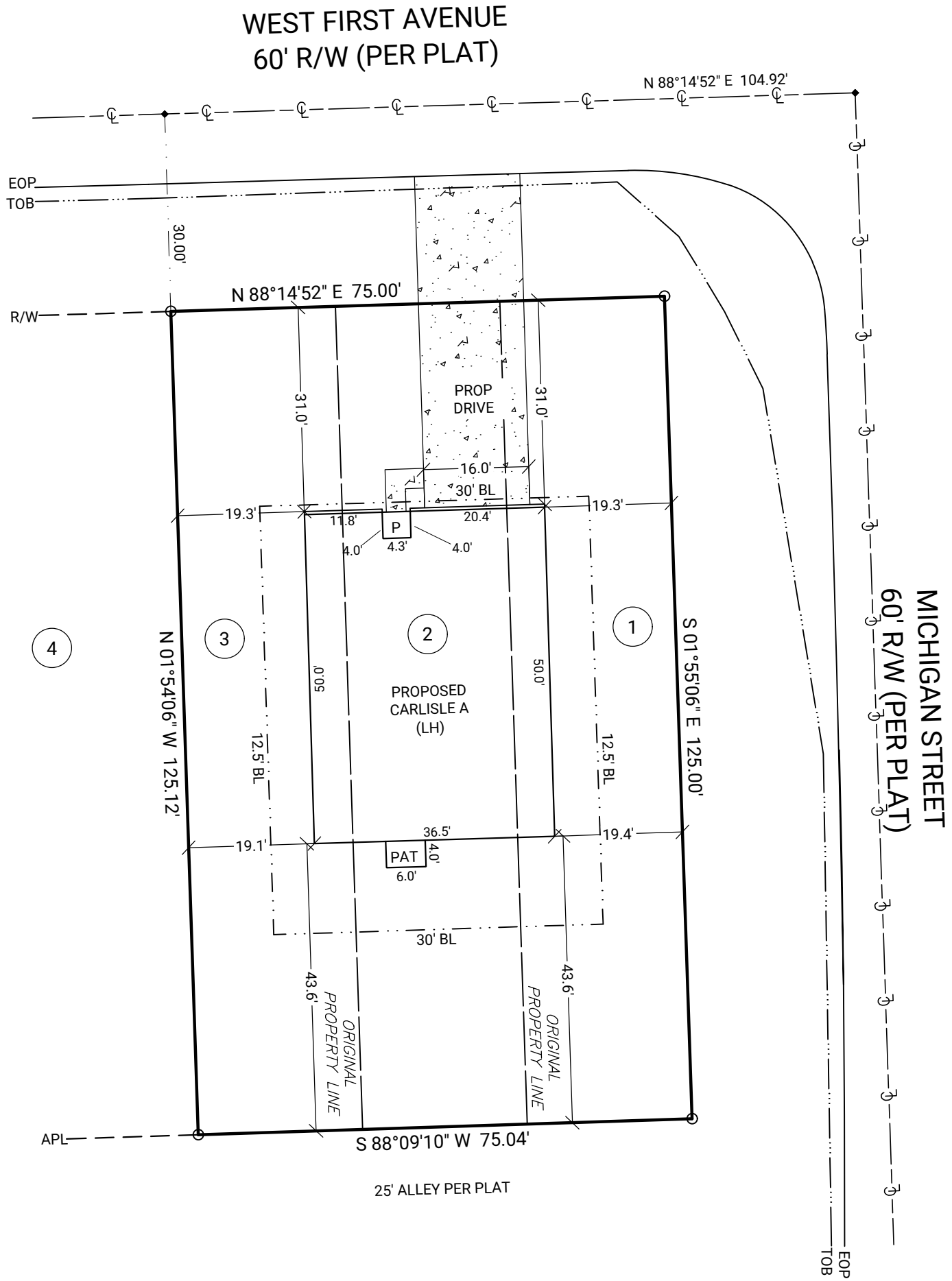
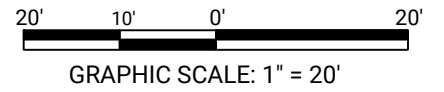
[Signature]

Signature of Notary Public, State of Florida



ADDRESS: WEST FIRST AVENUE

BEING LOTS 1-3, BLOCK 165, ACCORDING TO THE PLAT OF PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD BLOCK 178, RECORDED IN PLAT BOOK 1, PAGE 17 OF THE PUBLIC RECORD OF NASSAU COUNTY, FLORIDA.
 AREA: 9,382 S.F. ~ 0.215 ACRES



GENERAL NOTES

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

BUILDING SETBACKS:

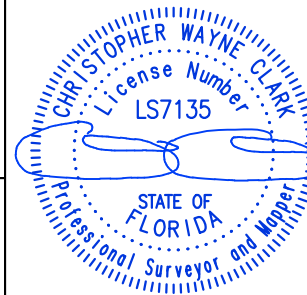
(PER PLAT)
 Front: 30'
 Side: 12.5'
 Rear: 30'

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

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



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



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



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

This item has been electronically signed and sealed by Christopher Clark, PSM on 01/06/2022 using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
 I HEREBY CERTIFY THAT THE BOUNDARY SURVEY DEPICTED HEREON WAS CONDUCTED BY PERSONS UNDER MY DIRECT SUPERVISION AND MEETS OR EXCEEDS THE STANDARDS OF PRACTICE ESTABLISHED BY THE STATE OF FLORIDA AS OUTLINED IN 5J-17 FAC.

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

Property Ownership Affidavit

Date: Tuesday, February 2, 2021

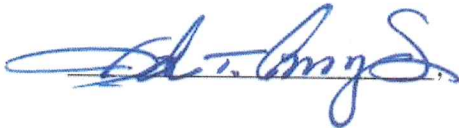
Town of Hilliard
15859 C.R. 108
Hilliard, FL 32046

Re: Zoning & Permitting of Multiple Parcels

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

Gentlemen:

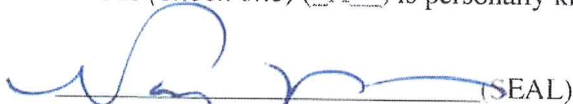
I, John T. Cassidy, Sr., as Managing Member of CCRC Woodlands, LTD., as to an undivided 2/3 interest and John T. Cassidy, Sr., as Executor of The Carol T. Cassidy Trust, as to an undivided 1/3 interest, hereby certify that I am an Owner/Representative of the property described in the attached legal description,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



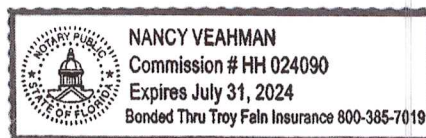
Print: John T. Cassidy, Sr.

STATE OF FLORIDA
COUNTY OF DUVAL

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

 (SEAL)

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



AGENT AUTHORIZATION

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

RE: Agent Authorization for the sites located below:

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

To Whom It May Concern:

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

BY: *John T. Cassidy Sr.*

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

John T. Cassidy, Sr.
Print Name

904-924-9624 EXT. 118
Telephone Number

STATE OF FLORIDA
COUNTY OF DUVAL

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

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



GENERAL AUTHORIZATION LETTER

TO WHOM IT MAY CONCERN:

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

Please print:

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

Address of Owner(s):

4223 Lakeside Drive, Jacksonville, FL 32210

Telephone: 904-924-9624 EXT 118

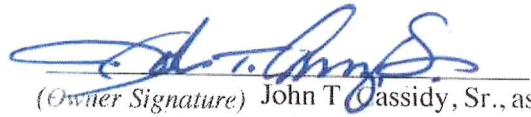
Name of Agent:

Tocoi Engineering

Address of Agent:

714 N Orange Ave.

Green Cove Springs, FL 32043



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

(Agent Signature)

PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD

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

Scale: 1" = 200'



STATE OF FLORIDA) ss. *Wm. B. ...*
COUNTY OF NASSAU)
I, *Wm. B. ...* Surveyor General for the State of Florida, do hereby certify that the above is a true and correct copy of the original plat of the West Portion of the Town of Hilliard, in Nassau County, Florida, as shown to me by the undersigned, and that the same is in conformity with the laws of the State of Florida relating to the surveying and platting of land.

CHICAGO TITLE AND TRUST COMPANY
By *...* President
Attest: *...* Secretary

STATE OF ILLINOIS) ss. *...*
COUNTY OF COOK)
I, *...* a Notary Public in and for the County of Cook, State of Illinois, do hereby certify that the above is a true and correct copy of the original plat of the West Portion of the Town of Hilliard, in Nassau County, Florida, as shown to me by the undersigned, and that the same is in conformity with the laws of the State of Florida relating to the surveying and platting of land.

Filed April 25th 190
Edwin R. Williams
Clerk, C. O. R.

Recorded April 25th 190
Book Bg. Page 222
Edwin R. Williams
Clerk, C. O. R.

SW 1/4 Sec. 8

3360 ft

FEB 24 1995

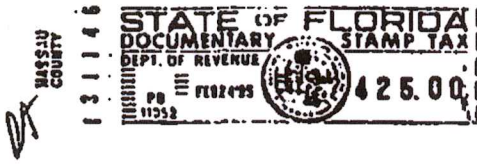
FOR RECORDER

BK0724 PG0971

OFFICIAL RECORDS

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

R24.00
DS 446.75.00



WARRANTY DEED

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

WITNESSETH:

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

See Exhibit "A" Attached

Parcel Identification Number: See Exhibit "B"

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

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

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

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

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

Signed, sealed and delivered in the presence of:

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

Mary Ann Fortner
Name: MARY ANN FORTNER

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

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

BK 0724 PG 0972 OFFICIAL RECORDS

STATE OF FLORIDA COUNTY OF DUVAL

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



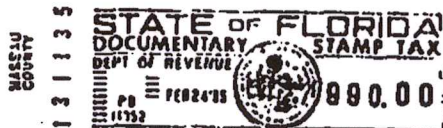
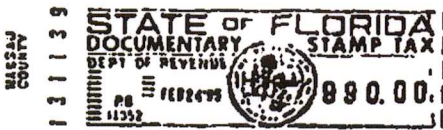
BK 0724 PG 0973
OFFICIAL RECORDS



EXHIBIT "A"

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

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



MASSACHUSETTS COUNTY 311453112

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

BK 0724 PG 0974 OFFICIAL RECORDS

MASSACHUSETTS COUNTY 31144

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

MASSACHUSETTS COUNTY 31142

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

Table with 4 columns of document numbers. Column 1: 01-3N-23-2020-0001-0000 to 05-2N-24-2240-0460-0140. Column 2: 05-2N-24-2240-0305-0180 to 05-2N-24-2240-0422-0010. Column 3: 05-2N-24-2240-0331-0010 to 05-2N-24-2240-0435-0130. Column 4: 05-2N-24-2240-0369-0010 to 05-2N-24-2240-0404-0170.

MASSACHUSETTS COUNTY 31126

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

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

BK 0724 PG 0975
 OFFICIAL RECORDS

BASSAU COUNTY
 3 1 1 2
 STATE OF FLORIDA
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 P.B. FEB 24 '96
 11052
 890.00

05-2N-24-2240-0451-0010	05-2N-24-2240-0461-0010	08-3N-24-2380-0183-0010	18-3N-24-2020-0001-0000
05-2N-24-2240-0462-0010	05-2N-24-2240-0462-0010	08-3N-24-2380-0178-0020	18-3N-24-2020-0002-0000
05-2N-24-2240-0463-0010	05-2N-24-2240-0463-0010	08-3N-24-2380-0178-0060	18-3N-24-2020-0017-0000
05-2N-24-2240-0464-0010	05-2N-24-2240-0464-0010	08-3N-24-2380-0178-0080	20-3N-24-0000-0008-0000
05-2N-24-2240-0465-0010	05-2N-24-2240-0465-0010	08-3N-24-2380-0178-0010	20-3N-24-2020-0001-0000
05-2N-24-2240-0466-0010	05-2N-24-2240-0466-0010	08-3N-24-2380-0182-0220	22-3N-24-0000-0002-0000
05-2N-24-2240-0467-0010	05-2N-24-2240-0467-0020	08-3N-24-2380-0184-0050	22-3N-24-2320-0001-0000
05-2N-24-2240-0467-0130	05-2N-24-2240-0468-0010	08-3N-24-2380-0202-0150	23-3N-23-2020-0024-0000
05-2N-24-2240-0468-0010	05-3N-24-0000-0024-0000	08-3N-24-2380-0211-0180	23-4N-23-0000-0008-0000
05-2N-24-2240-0469-0010	05-3N-24-2020-0005-0000	09-3N-24-0000-0015-0000	23-4N-23-0000-0010-0000
05-2N-24-2240-0480-0020	09-2N-24-2020-0001-0000	09-3N-24-0000-0023-0000	24-3N-23-2020-0002-0000
05-2N-24-2240-0481-0010	09-2N-24-2020-0028-0000	12-3N-23-0000-0001-0000	25-3N-23-2020-0018-0000
05-2N-24-2240-0482-0010	09-3N-24-0000-0001-0000	12-3N-23-2020-0003-0000	27-3N-24-2020-0040-0020
05-2N-24-2240-0483-0010	09-3N-24-2020-0002-0000	12-3N-23-2020-0007-0000	28-3N-24-2020-0017-0000
05-2N-24-2240-0484-0010	07-3N-24-2020-0001-0000	13-3N-23-2020-0001-0000	30-3N-24-2020-0008-0000
05-2N-24-2240-0485-0010	07-3N-24-2020-0014-0000	14-3N-23-2020-0008-0000	30-3N-24-2020-0013-0000
05-2N-24-2240-0486-0010	08-3N-24-2380-0011-0023	15-3N-23-2020-0001-0000	30-3N-24-2020-0024-0000
05-2N-24-2240-0487-0010	08-3N-24-2380-0022-0012	18-3N-23-2020-0008-0000	31-3N-24-0000-0001-0000
05-2N-24-2240-0488-0010	08-3N-24-2380-0022-0022	18-3N-23-2020-0017-0000	31-3N-24-2020-0001-0000
05-2N-24-2240-0489-0010	08-3N-24-2380-0039-0014	18-3N-23-2020-0048-0000	31-3N-24-2020-0003-0000
05-2N-24-2240-0489-0240	08-3N-24-2380-0051-0020	18-3N-24-0000-0009-0000	31-3N-24-2020-0051-0000
05-2N-24-2240-0470-0010	08-3N-24-2380-0052-0022	18-3N-24-0000-0019-0000	31-4N-24-2020-0001-0000
05-2N-24-2240-0471-0010	08-3N-24-2380-0065-0010	18-3N-24-0000-0020-0000	32-3N-24-0000-0001-0000
05-2N-24-2240-0471-0120	08-3N-24-2380-0105-0140	18-3N-24-2020-0010-0000	32-3N-24-2020-0005-0000
05-2N-24-2240-0472-0010	08-3N-24-2380-0118-0100	17-3N-23-0000-0001-0000	34-3N-23-2040-0003-0000
05-2N-24-2240-0473-0010	08-3N-24-2380-0128-0010	17-3N-23-0000-0003-0000	34-3N-23-2040-0008-0000
05-2N-24-2240-0474-0010	08-3N-24-2380-0127-0010	17-3N-24-0000-0003-0000	35-3N-23-0000-0001-0000
05-2N-24-2240-0475-0010	08-3N-24-2380-0129-0040	17-3N-24-2020-0002-0000	36-3N-23-0000-0001-0000
05-2N-24-2240-0476-0010	08-3N-24-2380-0138-0010	17-3N-24-2680-0003-0010	05-2N-24-2240-0366-0080
05-2N-24-2240-0476-0110	08-3N-24-2380-0138-0040	17-3N-24-2680-0004-0001	18-3N-23-2020-0005-0000
05-2N-24-2240-0477-0010	08-3N-24-2380-0139-0010	17-3N-24-2680-0001-0050	
05-2N-24-2240-0478-0010	08-3N-24-2380-0139-0200	17-3N-24-2680-0001-0100	
05-2N-24-2240-0479-0010	08-3N-24-2380-0148-0010	17-3N-24-2680-0001-0150	
05-2N-24-2240-0480-0010	08-3N-24-2380-0158-0200	17-3N-24-2680-0003-0010	

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

BASSAU COUNTY
 3 1 1 2 8
 STATE OF FLORIDA
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 P.B. FEB 24 '95
 11052
 890.00

BASSAU COUNTY
 3 1 1 4 3
 STATE OF FLORIDA
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 P.B. FEB 24 '95
 11052
 890.00

BASSAU COUNTY
 3 1 1 4 1
 STATE OF FLORIDA
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 P.B. FEB 24 '95
 11052
 890.00

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

9503138

95 FEB 24 PM 3:44

04
 RECEIVED
 BASSAU COUNTY
 95 FEB 24 PM 3:44

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

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

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

FEB 24 1995

FOR RECORDER

ITEM-4

BK0724 PG0971

OFFICIAL RECORDS

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

R 24.00
d/s 446.75.00

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 1995
11252
425.00
NASSAU COUNTY
3 1 1 4 6

WARRANTY DEED

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

WITNESSETH:

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

See Exhibit "A" Attached

Parcel Identification Number: See Exhibit "B"

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

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

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

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

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

Signed, sealed and delivered
in the presence of:

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

Mary Ann Fortner
Name: MARY ANN FORTNER

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

MASSAU COUNTY
131108
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
11252
980.00

BK0724PG0972
OFFICIAL RECORDS

ITEM-4

STATE OF FLORIDA
COUNTY OF DUVAL

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

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

MASSAU COUNTY
131107
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
11252
980.00

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

MASSAU COUNTY
131110
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
11252
980.00

MASSAU COUNTY
131121
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
11252
980.00

MASSAU COUNTY
131109
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
11252
980.00

MASSAU COUNTY
131120
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
11252
980.00

MASSAU COUNTY
131101
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
11252
980.00

MASSAU COUNTY
131119
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
11252
980.00

MASSAU COUNTY
131106
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
11252
980.00

MASSAU COUNTY
131118
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
11252
980.00

MASSAU COUNTY
131102
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
11252
980.00

MASSAU COUNTY
131117
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
11252
980.00

MASSAU COUNTY
131104
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
11252
980.00

MASSAU COUNTY
131115
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
11252
980.00

MASSAU COUNTY
131105
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
11252
980.00

MASSAU COUNTY
131115
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
11252
980.00

MASSAU COUNTY
131103
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95
11252
980.00

BK0724PG0973
OFFICIAL RECORDS

NASSAU COUNTY
31114
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
11352

NASSAU COUNTY
31113
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
11352

NASSAU COUNTY
31112
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
11352

NASSAU COUNTY
31140
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
11352

EXHIBIT "A"

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

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

NASSAU COUNTY
31139
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
11352

NASSAU COUNTY
31137
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
11352

NASSAU COUNTY
31138
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
11352

NASSAU COUNTY
31136
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
11352

NASSAU COUNTY
31133
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
11352

NASSAU COUNTY
31135
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
11352

NASSAU COUNTY
31132
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
11352

NASSAU COUNTY
31134
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
11352

NASSAU COUNTY
31122
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
11352

NASSAU COUNTY
31131
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
11352

NASSAU COUNTY
31130
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
11352

NASSAU COUNTY
31111
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
11352

BK 0724 PG 0974
OFFICIAL RECORDS

3 1 1 4 4
BASSAU COUNTY

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

EXHIBIT "B"

3 1 1 4 2
BASSAU COUNTY

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

01-3N-23-2020-0001-0000	05-2N-24-2240-0305-0180	03-2N-24-2240-0331-0010	05-2N-24-2240-0359-0010
05-3N-24-2020-0018-0000	05-2N-24-2240-0308-0010	05-2N-24-2240-0332-0010	05-2N-24-2240-0360-0010
08-3N-24-2020-0001-0000	05-2N-24-2240-0308-0210	05-2N-24-2240-0333-0010	05-2N-24-2240-0361-0010
08-3N-24-2020-0005-0000	05-2N-24-2240-0307-0010	05-2N-24-2240-0334-0010	05-2N-24-2240-0362-0010
07-3N-24-2020-0003-0000	05-2N-24-2240-0308-0010	05-2N-24-2240-0335-0010	05-2N-24-2240-0363-0010
18-3N-24-2020-0007-0000	05-2N-24-2240-0309-0010	05-2N-24-2240-0336-0010	05-2N-24-2240-0364-0010
18-3N-24-2020-0010-0000	05-2N-24-2240-0310-0010	05-2N-24-2240-0337-0010	05-2N-24-2240-0364-0210
18-3N-24-2020-0018-0000	05-2N-24-2240-0311-0010	05-2N-24-2240-0338-0010	05-2N-24-2240-0365-0020
25-3N-23-2020-0001-0000	05-2N-24-2240-0312-0010	05-2N-24-2240-0339-0010	05-2N-24-2240-0366-0010
33-3N-24-2020-0001-0000	05-2N-24-2240-0313-0010	05-2N-24-2240-0340-0010	05-2N-24-2240-0367-0020
03-2N-23-0000-0001-0000	05-2N-24-2240-0314-0010	05-2N-24-2240-0341-0010	05-2N-24-2240-0368-0010
05-2N-24-2240-0344-0200	05-2N-24-2240-0314-0180	05-2N-24-2240-0341-0240	05-2N-24-2240-0369-0010
05-3N-24-2020-0003-0000	05-2N-24-2240-0315-0010	05-2N-24-2240-0342-0010	05-2N-24-2240-0370-0010
08-3N-24-2390-0128-0070	05-2N-24-2240-0315-0180	05-2N-24-2240-0343-0010	05-2N-24-2240-0371-0010
19-3N-24-2020-0005-0000	05-2N-24-2240-0316-0010	05-2N-24-2240-0344-0010	05-2N-24-2240-0372-0010
19-3N-24-2020-0007-0000	05-2N-24-2240-0316-0110	05-2N-24-2240-0345-0010	05-2N-24-2240-0373-0010
01-3N-23-2020-0001-0000	05-2N-24-2240-0317-0010	05-2N-24-2240-0346-0010	05-2N-24-2240-0374-0010
01-3N-23-2020-0042-0000	05-2N-24-2240-0317-0180	05-2N-24-2240-0347-0010	05-2N-24-2240-0375-0010
23-3N-23-2020-0003-0000	05-2N-24-2240-0318-0030	05-2N-24-2240-0348-0010	05-2N-24-2240-0376-0010
25-3N-23-2020-0042-0000	05-2N-24-2240-0319-0010	05-2N-24-2240-0349-0010	05-2N-24-2240-0377-0010
18-3N-24-2020-0045-0000	05-2N-24-2240-0321-0150	05-2N-24-2240-0350-0010	05-2N-24-2240-0377-0120
01-2N-23-0000-0001-0000	05-2N-24-2240-0322-0010	05-2N-24-2240-0350-0200	05-2N-24-2240-0378-0010
01-3N-23-2020-0004-0000	05-2N-24-2240-0322-0100	05-2N-24-2240-0350-0270	05-2N-24-2240-0378-0010
02-2N-23-0000-0001-0000	05-2N-24-2240-0322-0180	05-2N-24-2240-0351-0010	05-2N-24-2240-0380-0010
03-2N-23-0000-0003-0000	05-2N-24-2240-0323-0010	05-2N-24-2240-0351-0100	05-2N-24-2240-0381-0010
03-2N-24-0000-0008-0000	05-2N-24-2240-0324-0010	05-2N-24-2240-0352-0010	05-2N-24-2240-0382-0010
05-2N-24-2240-0320-0010	05-2N-24-2240-0325-0010	05-2N-24-2240-0352-0210	05-2N-24-2240-0383-0020
05-2N-24-2020-0003-0000	05-2N-24-2240-0326-0010	05-2N-24-2240-0353-0010	05-2N-24-2240-0384-0010
05-2N-24-2240-0301-0010	05-2N-24-2240-0326-0140	05-2N-24-2240-0354-0010	05-2N-24-2240-0385-0010
05-2N-24-2240-0302-0010	05-2N-24-2240-0327-0010	05-2N-24-2240-0355-0020	05-2N-24-2240-0386-0010
05-2N-24-2240-0303-0010	05-2N-24-2240-0327-0130	05-2N-24-2240-0356-0010	05-2N-24-2240-0387-0010
05-2N-24-2240-0304-0010	05-2N-24-2240-0328-0010	05-2N-24-2240-0357-0010	05-2N-24-2240-0388-0010
05-2N-24-2240-0304-0140	05-2N-24-2240-0329-0010	05-2N-24-2240-0358-0010	05-2N-24-2240-0389-0010
05-2N-24-2240-0305-0010	05-2N-24-2240-0330-0010	05-2N-24-2240-0358-0140	05-2N-24-2240-0390-0010
05-2N-24-2240-0307-0010	05-2N-24-2240-0305-0010	05-2N-24-2240-0423-0010	05-2N-24-2240-0391-0010
05-2N-24-2240-0308-0010	05-2N-24-2240-0408-0010	05-2N-24-2240-0424-0010	05-2N-24-2240-0392-0010
05-2N-24-2240-0309-0010	05-2N-24-2240-0407-0010	05-2N-24-2240-0425-0010	05-2N-24-2240-0393-0030
05-2N-24-2240-0403-0180	05-2N-24-2240-0408-0010	05-2N-24-2240-0426-0010	05-2N-24-2240-0394-0010
05-2N-24-2240-0404-0010	05-2N-24-2240-0409-0010	05-2N-24-2240-0427-0010	05-2N-24-2240-0395-0010
05-2N-24-2240-0404-0130	05-2N-24-2240-0410-0010	05-2N-24-2240-0428-0110	05-2N-24-2240-0395-0210
05-2N-24-2240-0441-0010	05-2N-24-2240-0411-0010	05-2N-24-2240-0429-0010	05-2N-24-2240-0396-0010
05-2N-24-2240-0442-0030	05-2N-24-2240-0412-0010	05-2N-24-2240-0430-0010	05-2N-24-2240-0397-0010
05-2N-24-2240-0443-0010	05-2N-24-2240-0413-0010	05-2N-24-2240-0430-0220	05-2N-24-2240-0399-0010
05-2N-24-2240-0444-0010	05-2N-24-2240-0414-0010	05-2N-24-2240-0431-0010	05-2N-24-2240-0399-0010
05-2N-24-2240-0445-0010	05-2N-24-2240-0415-0010	05-2N-24-2240-0432-0020	05-2N-24-2240-0400-0010
05-2N-24-2240-0445-0170	05-2N-24-2240-0416-0010	05-2N-24-2240-0433-0010	05-2N-24-2240-0401-0010
05-2N-24-2240-0446-0010	05-2N-24-2240-0417-0010	05-2N-24-2240-0434-0010	05-2N-24-2240-0402-0020
05-2N-24-2240-0447-0010	05-2N-24-2240-0418-0010	05-2N-24-2240-0435-0010	05-2N-24-2240-0403-0010
05-2N-24-2240-0448-0010	05-2N-24-2240-0419-0010	05-2N-24-2240-0436-0010	05-2N-24-2240-0404-0010
05-2N-24-2240-0449-0010	05-2N-24-2240-0420-0010	05-2N-24-2240-0438-0010	
05-2N-24-2240-0450-0010	05-2N-24-2240-0421-0010	05-2N-24-2240-0438-0130	
05-2N-24-2240-0450-0140	05-2N-24-2240-0422-0010		

3 1 1 2 6
BASSAU COUNTY

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

BASSAU COUNTY
 3 1 1 2
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 PB FEB 24 '95
 11052
 990.00

BASSAU COUNTY
 3 1 1 2
 STATE OF FLORIDA
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 PB FEB 24 '96
 11052
 990.00

BK 0724 PG 0975
 OFFICIAL RECORDS

05-2N-24-2240-0461-0010	05-2N-24-2240-0461-0010	08-3N-24-2380-0185-0010	18-3N-24-2020-0001-0000
05-2N-24-2240-0462-0010	05-2N-24-2240-0462-0010	08-3N-24-2380-0178-0020	19-3N-24-2020-0002-0000
05-2N-24-2240-0463-0010	05-2N-24-2240-0463-0010	08-3N-24-2380-0178-0060	19-3N-24-2020-0017-0000
05-2N-24-2240-0464-0010	05-2N-24-2240-0464-0010	08-3N-24-2380-0178-0080	20-3N-24-2000-0008-0000
05-2N-24-2240-0465-0010	05-2N-24-2240-0465-0010	08-3N-24-2380-0178-0010	20-3N-24-2020-0001-0000
05-2N-24-2240-0466-0010	05-2N-24-2240-0466-0010	08-3N-24-2380-0182-0020	22-3N-24-2000-0002-0000
05-2N-24-2240-0467-0010	05-2N-24-2240-0467-0020	08-3N-24-2380-0184-0050	22-3N-24-2320-0001-0000
05-2N-24-2240-0467-0130	05-2N-24-2240-0468-0010	08-3N-24-2380-0202-0150	23-3N-23-2020-0024-0000
05-2N-24-2240-0468-0010	05-3N-24-0000-0024-0000	08-3N-24-2380-0211-0180	23-4N-23-0000-0008-0000
05-2N-24-2240-0469-0010	05-3N-24-2020-0005-0000	09-3N-24-0000-0015-0000	23-4N-23-0000-0010-0000
05-2N-24-2240-0490-0020	09-2N-24-2020-0001-0000	09-3N-24-0000-0023-0000	24-3N-23-2020-0002-0000
05-2N-24-2240-0481-0010	08-2N-24-2020-0028-0000	12-3N-23-0000-0001-0000	25-3N-23-2020-0010-0000
05-2N-24-2240-0482-0010	08-3N-24-0000-0001-0000	12-3N-23-2020-0003-0000	27-3N-24-2020-0040-0020
05-2N-24-2240-0483-0010	08-3N-24-2020-0002-0000	12-3N-23-2020-0007-0000	28-3N-24-2020-0017-0000
05-2N-24-2240-0484-0010	07-3N-24-2020-0001-0000	13-3N-23-2020-0001-0000	30-3N-24-2020-0008-0000
05-2N-24-2240-0485-0010	07-3N-24-2020-0014-0000	14-3N-23-2020-0008-0000	30-3N-24-2020-0013-0000
05-2N-24-2240-0486-0010	08-3N-24-2380-0011-0023	15-3N-23-2020-0001-0000	30-3N-24-2020-0024-0000
05-2N-24-2240-0487-0010	08-3N-24-2380-0022-0012	18-3N-23-2020-0008-0000	31-3N-24-0000-0001-0000
05-2N-24-2240-0489-0010	08-3N-24-2380-0022-0022	18-3N-23-2020-0017-0000	31-3N-24-2020-0001-0000
05-2N-24-2240-0489-0010	08-3N-24-2380-0039-0014	18-3N-23-2020-0048-0000	31-3N-24-2020-0033-0000
05-2N-24-2240-0489-0240	08-3N-24-2380-0051-0020	18-3N-24-0000-0009-0000	31-3N-24-2020-0051-0000
05-2N-24-2240-0470-0010	08-3N-24-2380-0052-0022	18-3N-24-0000-0019-0000	31-4N-24-2020-0001-0000
05-2N-24-2240-0471-0010	08-3N-24-2380-0005-0010	18-3N-24-0000-0020-0000	32-3N-24-0000-0001-0000
05-2N-24-2240-0471-0120	08-3N-24-2380-0105-0140	18-3N-24-2020-0010-0000	32-3N-24-2020-0005-0000
05-2N-24-2240-0472-0010	08-3N-24-2380-0118-0100	17-3N-23-0000-0001-0000	34-3N-23-2040-0003-0000
05-2N-24-2240-0473-0010	08-3N-24-2380-0128-0010	17-3N-23-0000-0003-0000	34-3N-23-2040-0009-0000
05-2N-24-2240-0474-0010	08-3N-24-2380-0127-0010	17-3N-24-0000-0003-0000	35-3N-23-0000-0001-0000
05-2N-24-2240-0475-0010	08-3N-24-2380-0129-0040	17-3N-24-2020-0002-0000	30-3N-23-0000-0001-0000
05-2N-24-2240-0478-0010	08-3N-24-2380-0138-0010	17-3N-24-2680-0003-0010	05-2N-24-2240-0368-0080
05-2N-24-2240-0478-0110	08-3N-24-2380-0138-0040	17-3N-24-2680-0004-0001	18-3N-23-2020-0005-0000
05-2N-24-2240-0477-0010	08-3N-24-2380-0139-0010	17-3N-24-2680-0001-0050	
05-2N-24-2240-0478-0010	08-3N-24-2380-0139-0200	17-3N-24-2680-0001-0100	
05-2N-24-2240-0479-0010	08-3N-24-2380-0148-0010	17-3N-24-2680-0001-0150	
05-2N-24-2240-0480-0010	08-3N-24-2380-0158-0200	17-3N-24-2680-0003-0010	

BASSAU COUNTY
 3 1 1 2 5
 STATE OF FLORIDA
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 PB FEB 24 '95
 11052
 990.00

BASSAU COUNTY
 3 1 1 4 3
 STATE OF FLORIDA
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 PB FEB 24 '95
 11052
 990.00

BASSAU COUNTY
 3 1 1 2 3
 STATE OF FLORIDA
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 PB FEB 24 '95
 11052
 990.00

BASSAU COUNTY
 3 1 1 2 8
 STATE OF FLORIDA
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 PB FEB 24 '95
 11052
 990.00

BASSAU COUNTY
 3 1 1 4 1
 STATE OF FLORIDA
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 PB FEB 24 '95
 11052
 990.00

9503138

95 FEB 24 PM 3:44

RECEIVED
 04
 COUNTY CLERK
 BASSAU COUNTY



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Planning and Zoning Board Public Hearing & Meeting Date: November 8, 2022
Regular Meeting

FROM: *Janis Fleet, AICP - Land Use Administrator*

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

BACKGROUND: Mr. Christopher Goodin of Coastland Group, LLC agent for CCRC Woodlands, LTD., has applied for a Variance to reduce the minimum lot width from 90 feet to 75 feet and the minimum lot area from 10,000 square feet to 9,375 square feet. The property Tax ID is 08-3N-24-2380-0148-0160, and is described as Block 148, Lots 16 through 18, located on West Second Avenue between Iowa Street and Minnesota Street. The property is zoned R-2 Single Family, which requires a minimum lot width of 90 foot and a minimum lot area of 10,000 square feet to construct a single-family dwelling on the parcel lot.

The property on the west of the subject property is developed. The property is a corner lot. West of the subject property, there are three vacant lots owned by the same property as the subject property.

Attached is the analysis of the requested variance.

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

RECOMMENDATION

The reduction of the lot size is being proposed in the proposed Land Development Regulations (LDRS). The updated LDRs will allow the reduction in the lot. Staff feels that the Variance request to reduce minimum lot width from 90 feet to 75 feet and the minimum lot area from 10,000 square feet to 9,375 square feet for the property with the Parcel ID No. 08-3N-24-2380-0148-0160 does not meets the requirements of Section 62-183.



AGENDA ITEM REPORT

STAFF REPORT AND RECOMMENDATIONS FOR VARIANCE 20220927-12

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

Owner – CCRC Woodland, LTD.
4223 Lakeside Drive
Jacksonville, Florida 32210
2. Property Information
Parcel ID: #08-3N-24-2380-0148-0160
Location: West Second Avenue between Iowa Street and Minnesota Street
Future Land Use Map Designation: Medium Density Residential (MDR)
Current Zoning: R-2, Single Family district
Acres: approximately 0.22 acres (9,583 s.f.)
3. Description: Mr. Christopher Goodin, on behalf of CCRC Woodland, LTD., property owner has applied for a Variance to reduce the minimum lot width from 90 feet to 75 feet and the minimum lot area from 10,000 square feet to 9,583 square feet. The property Tax ID is 08-3N-24-2380-0148-0160, and is described as Block 148, Lots 16 through 18, on West Second Avenue between Iowa Street and Minnesota Street. The property is zoned R-2 Single Family, which requires a minimum lot width of 90 foot and a minimum lot area of 10,000 square feet to construct a single-family dwelling on the parcel lot.

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



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

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

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

- (a) The planning and zoning board may grant a variance only under circumstances where practical difficulty or unnecessary hardship is so substantial, serious and compelling that realization of the general restrictions ought to be granted. No variance shall be granted unless the applicant shall show and the planning and zoning board shall find that:
- (1) The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section, which disadvantage does not apply to other properties in the vicinity;
 - (2) Because of this disadvantage, the owner is unable to make reasonable use of the affected property;
 - (3) This disadvantage does not exist because of conditions created by the owner or applicant;
 - (4) The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and
 - (5) The grant of the variance will:
 - a. Not be contrary to the public interest;
 - b. Not adversely affect other property in the vicinity;
 - c. Be in harmony with the spirit, intent and purpose of this section; and
 - d. Not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in the same zoning district.
- (b) In the passing upon a request for variance, the planning and zoning board shall not consider prospective financial loss or gain to the owner or applicant, nor shall the planning and zoning board, by variance, permit to be established or carried on in any use district an activity, business, or operation which is not otherwise allowed in such district by a specific provision of this chapter. No nonconforming use of neighboring lands, structures or buildings in the same zoning district, and no permitted use of lands, structures or buildings in other zoning districts shall be considered grounds for the approval of a variance application.

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

RECOMMENDATION:

The reduction of the lot size is being proposed in the proposed Land Development Regulations (LDRS). The updated LDRs may allow the reduction in the number of lots. Staff feels that the Variance request to reduce minimum lot width from 90 feet to 75 feet and the minimum lot area from 10,000 square feet to 9,375 square feet for the property with the Parcel ID No. 08-3N-24-2380-0148-0160 does not meets the requirements of Section 62-183. Specifically:

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

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

- (5) The grant of the variance will:

- d. Not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in the same zoning district.

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

- (b) In the passing upon a request for variance, the planning and zoning board shall not consider prospective financial loss or gain to the owner or applicant

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



Town of Hilliard Variance Application

FOR OFFICE USE ONLY

File # _____

Application Fee: _____

Filing Date: _____ Acceptance Date: _____

A. PROJECT

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

B. APPLICANT

- 1. Applicant's Status Owner (title holder) Agent
- 2. Name of Applicant(s) or Contact Person(s): Christopher Goodin Title: President`
Company (if applicable): Coastland Group, LLC
Mailing address: 200 First Street
City: Neptune Beach State: FL ZIP: 32266
Telephone: (919-671-5825) FAX: () e-mail: cgoodin@coastlandgroup.com
- 3. If the applicant is agent for the property owner*:
Name of Owner (title holder): CCRC Woodlands LTD
Company (if applicable): _____
Mailing address: 4223 Lakeside Drive
City: Jacksonville State: FL ZIP: 32210
Telephone: () FAX: () e-mail: _____

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

C. STATEMENT OF VARIANCE SOUGHT

- 1. Requested Variance: Reduce minimum lot width
- 2. Section of Town Code under which the variance is sought Section 62-284(c) (1)
- 3. Reason Variance is requested: To construct a home on 3 lots (75' wide)
- 4. Statement of Facts for Requested Variance (Use additional pages if necessary)

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

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

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

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

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

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

No

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

Yes, without the variance this lot is not buildable

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

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

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

Will meet all other zoning requirements.

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

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

F. FEE.

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

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

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

All 4 attachments are required for a complete application. A completeness review of the application will be conducted within ten (10) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

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

Ch Goodin
 Signature of Applicant

 Signature of Co-applicant

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

 Typed or printed name of co-applicant

2/24/22
 Date

 Date

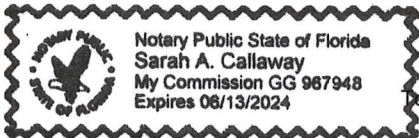
State of Florida County of DUVAL

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

NOTARY SEAL

[Signature]

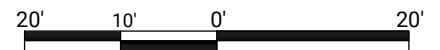
Signature of Notary Public, State of Florida



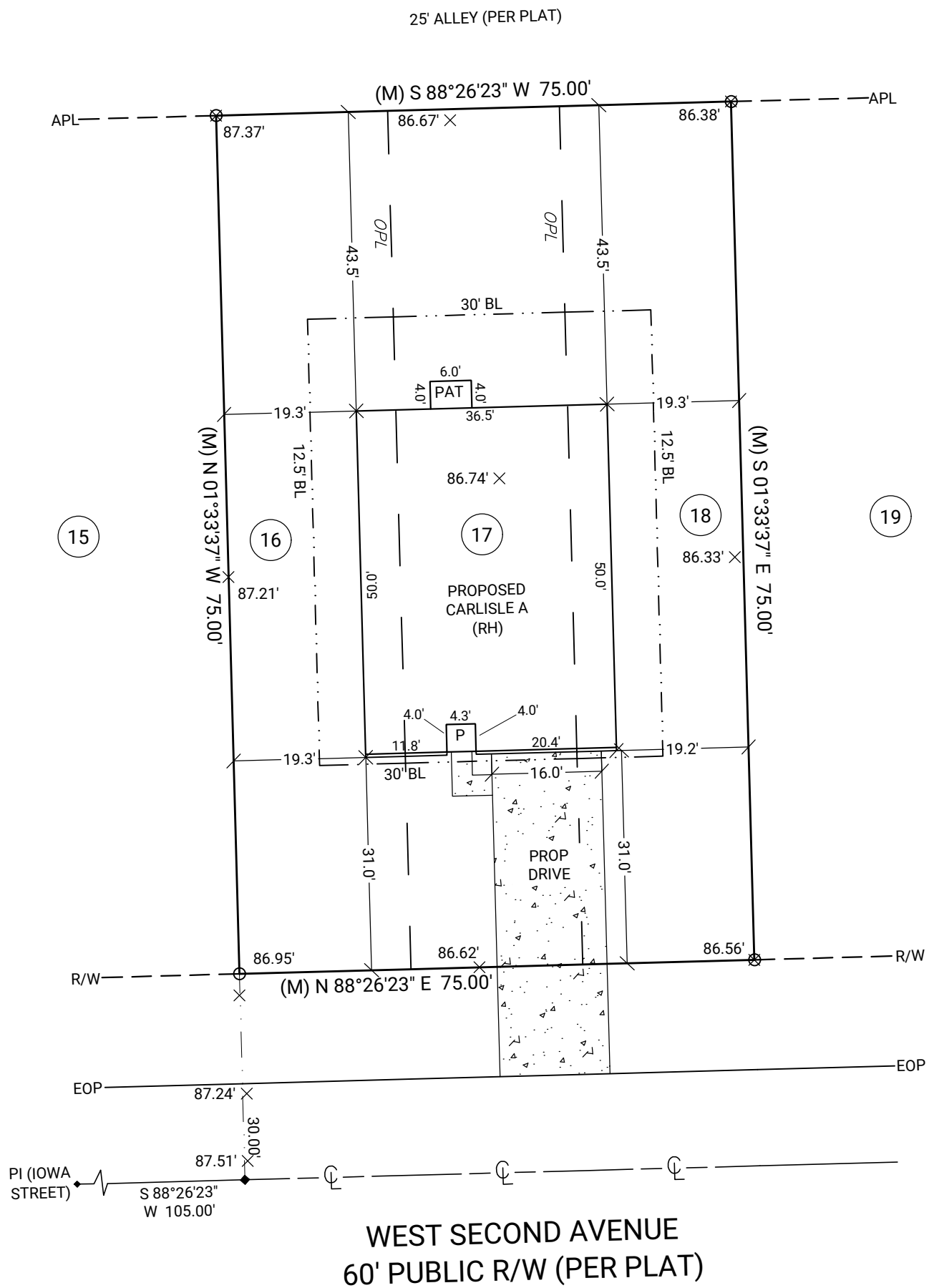
ADDRESS: WEST SECOND AVENUE

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

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



GRAPHIC SCALE: 1" = 20'



GENERAL NOTES

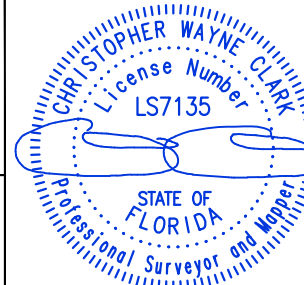
1. Bearings shown hereon are based Florida State Plane West Zone (0902) derived from static GPS observations recorded on (01/16/2022).
2. Elevations shown hereon are based on NAVD 88 GEOID-12A derived from static GPS observations recorded on (01/16/2022).
3. This property lies within flood zone X according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

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

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



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



PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE

CHRISTOPHER WAYNE CLARK, FLORIDA
 CERTIFICATE NO. LS 7135

Christopher W Clark

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

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

PLOT PLAN FOR:
CENTURY COMPLETE

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

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

20220106440 CC JAX FC: S.D.

Property Ownership Affidavit

Date: Tuesday, February 2, 2021

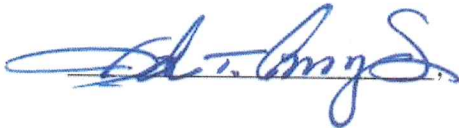
Town of Hilliard
15859 C.R. 108
Hilliard, FL 32046

Re: Zoning & Permitting of Multiple Parcels

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

Gentlemen:

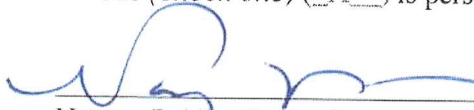
I, John T. Cassidy, Sr., as Managing Member of CCRC Woodlands, LTD., as to an undivided 2/3 interest and John T. Cassidy, Sr., as Executor of The Carol T. Cassidy Trust, as to an undivided 1/3 interest, hereby certify that I am an Owner/Representative of the property described in the attached legal description,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

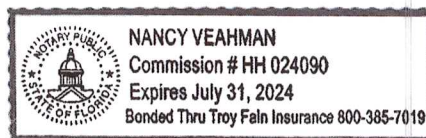


Print: John T. Cassidy, Sr.

STATE OF FLORIDA
COUNTY OF DUVAL

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

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



AGENT AUTHORIZATION

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

RE: Agent Authorization for the sites located below:

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

To Whom It May Concern:

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

BY: *John T. Cassidy Sr.*

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

John T. Cassidy, Sr.
Print Name

904-924-9624 EXT. 118
Telephone Number

STATE OF FLORIDA
COUNTY OF DUVAL

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

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



GENERAL AUTHORIZATION LETTER

TO WHOM IT MAY CONCERN:

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

Please print:

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

Address of Owner(s):

4223 Lakeside Drive, Jacksonville, FL 32210

Telephone: 904-924-9624 EXT 118

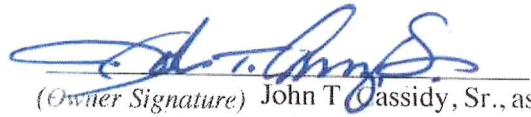
Name of Agent:

Tocoi Engineering

Address of Agent:

714 N Orange Ave.

Green Cove Springs, FL 32043



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

(Agent Signature)

PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD IN NASSAU COUNTY, FLORIDA, being part of Section 8, T. 3 N. R. 24 East.

Scale: 1" = 200'



STATE OF FLORIDA) ss. *Wm. B. ...*
 COUNTY OF NASSAU)
 I, *Wm. B. ...* being duly sworn, depose and say that the above is a true and correct copy of the original plat of the West Portion of the Town of Hilliard, Florida, as shown to me by the said *Wm. B. ...* and that the same is a true and correct copy of the original plat of the West Portion of the Town of Hilliard, Florida, as shown to me by the said *Wm. B. ...* and that the same is a true and correct copy of the original plat of the West Portion of the Town of Hilliard, Florida, as shown to me by the said *Wm. B. ...*

CHICAGO TITLE AND TRUST COMPANY
 By *...* President
 Attest: *...* Secretary

STATE OF ILLINOIS) ss. *...*
 COUNTY OF COOK)
 I, *...* being duly sworn, depose and say that the above is a true and correct copy of the original plat of the West Portion of the Town of Hilliard, Florida, as shown to me by the said *...* and that the same is a true and correct copy of the original plat of the West Portion of the Town of Hilliard, Florida, as shown to me by the said *...*

Filed April 25th 190
Edwin R. Williams
 Clerk, C.O.C.

Recorded April 25th 190
 Book Bg. Page 222
Edwin R. Williams
 Clerk, C.O.C.

SW 1/4 Sec. 8

3360 ft

FEB 24 1995

FOR RECORDER

BK0724 PG0971

OFFICIAL RECORDS

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

R24.00
DS 446.75.00



WARRANTY DEED

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

WITNESSETH:

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

See Exhibit "A" Attached

Parcel Identification Number: See Exhibit "B"

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

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

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

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

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

Signed, sealed and delivered in the presence of:

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

Mary Ann Fortner
Name: MARY ANN FORTNER

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

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

BK 0724 PG 0972 OFFICIAL RECORDS

STATE OF FLORIDA COUNTY OF DUVAL

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



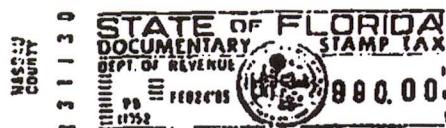
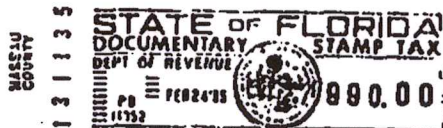
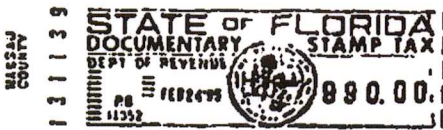
BK 0724 PG 0973
OFFICIAL RECORDS



EXHIBIT "A"

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

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



MASSACHUSETTS COUNTY 311453112

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

BK 0724 PG 0974 OFFICIAL RECORDS

MASSACHUSETTS COUNTY 31144

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

MASSACHUSETTS COUNTY 31142

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

Table with 4 columns of document IDs. Column 1: 01-3N-23-2020-0001-0000 to 05-2N-24-2240-0460-0140. Column 2: 05-2N-24-2240-0305-0180 to 05-2N-24-2240-0422-0010. Column 3: 05-2N-24-2240-0331-0010 to 05-2N-24-2240-0435-0130. Column 4: 05-2N-24-2240-0369-0010 to 05-2N-24-2240-0404-0170.

MASSACHUSETTS COUNTY 31126

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

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

BK 0724 PG 0975
 OFFICIAL RECORDS

BASSAU COUNTY
 3 1 1 2
 STATE OF FLORIDA
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 P.B. FEB 24 '96
 11052
 890.00

05-2N-24-2240-0451-0010	05-2N-24-2240-0461-0010	08-3N-24-2380-0183-0010	18-3N-24-2020-0001-0000
05-2N-24-2240-0462-0010	05-2N-24-2240-0462-0010	08-3N-24-2380-0178-0020	18-3N-24-2020-0002-0000
05-2N-24-2240-0463-0010	05-2N-24-2240-0463-0010	08-3N-24-2380-0178-0060	18-3N-24-2020-0017-0000
05-2N-24-2240-0464-0010	05-2N-24-2240-0464-0010	08-3N-24-2380-0178-0080	20-3N-24-0000-0008-0000
05-2N-24-2240-0465-0010	05-2N-24-2240-0465-0010	08-3N-24-2380-0178-0010	20-3N-24-2020-0001-0000
05-2N-24-2240-0466-0010	05-2N-24-2240-0466-0010	08-3N-24-2380-0182-0220	22-3N-24-0000-0002-0000
05-2N-24-2240-0467-0010	05-2N-24-2240-0467-0020	08-3N-24-2380-0184-0050	22-3N-24-2320-0001-0000
05-2N-24-2240-0467-0130	05-2N-24-2240-0468-0010	08-3N-24-2380-0202-0150	23-3N-23-2020-0024-0000
05-2N-24-2240-0468-0010	05-3N-24-0000-0024-0000	08-3N-24-2380-0211-0180	23-4N-23-0000-0008-0000
05-2N-24-2240-0469-0010	05-3N-24-2020-0005-0000	09-3N-24-0000-0015-0000	23-4N-23-0000-0010-0000
05-2N-24-2240-0480-0020	09-2N-24-2020-0001-0000	09-3N-24-0000-0023-0000	24-3N-23-2020-0002-0000
05-2N-24-2240-0481-0010	09-2N-24-2020-0028-0000	12-3N-23-0000-0001-0000	25-3N-23-2020-0018-0000
05-2N-24-2240-0482-0010	09-3N-24-0000-0001-0000	12-3N-23-2020-0003-0000	27-3N-24-2020-0040-0020
05-2N-24-2240-0483-0010	09-3N-24-2020-0002-0000	12-3N-23-2020-0007-0000	28-3N-24-2020-0017-0000
05-2N-24-2240-0484-0010	07-3N-24-2020-0001-0000	13-3N-23-2020-0001-0000	30-3N-24-2020-0008-0000
05-2N-24-2240-0485-0010	07-3N-24-2020-0014-0000	14-3N-23-2020-0008-0000	30-3N-24-2020-0013-0000
05-2N-24-2240-0486-0010	08-3N-24-2380-0011-0023	15-3N-23-2020-0001-0000	30-3N-24-2020-0024-0000
05-2N-24-2240-0487-0010	08-3N-24-2380-0022-0012	18-3N-23-2020-0008-0000	31-3N-24-0000-0001-0000
05-2N-24-2240-0488-0010	08-3N-24-2380-0022-0022	18-3N-23-2020-0017-0000	31-3N-24-2020-0001-0000
05-2N-24-2240-0489-0010	08-3N-24-2380-0039-0014	18-3N-23-2020-0048-0000	31-3N-24-2020-0003-0000
05-2N-24-2240-0489-0240	08-3N-24-2380-0051-0020	18-3N-24-0000-0009-0000	31-3N-24-2020-0051-0000
05-2N-24-2240-0470-0010	08-3N-24-2380-0052-0022	18-3N-24-0000-0019-0000	31-4N-24-2020-0001-0000
05-2N-24-2240-0471-0010	08-3N-24-2380-0065-0010	18-3N-24-0000-0020-0000	32-3N-24-0000-0001-0000
05-2N-24-2240-0471-0120	08-3N-24-2380-0105-0140	18-3N-24-2020-0010-0000	32-3N-24-2020-0005-0000
05-2N-24-2240-0472-0010	08-3N-24-2380-0118-0100	17-3N-23-0000-0001-0000	34-3N-23-2040-0003-0000
05-2N-24-2240-0473-0010	08-3N-24-2380-0128-0010	17-3N-23-0000-0003-0000	34-3N-23-2040-0008-0000
05-2N-24-2240-0474-0010	08-3N-24-2380-0127-0010	17-3N-24-0000-0003-0000	35-3N-23-0000-0001-0000
05-2N-24-2240-0475-0010	08-3N-24-2380-0129-0040	17-3N-24-2020-0002-0000	36-3N-23-0000-0001-0000
05-2N-24-2240-0476-0010	08-3N-24-2380-0138-0010	17-3N-24-2680-0003-0010	05-2N-24-2240-0366-0080
05-2N-24-2240-0476-0110	08-3N-24-2380-0138-0040	17-3N-24-2680-0004-0001	18-3N-23-2020-0005-0000
05-2N-24-2240-0477-0010	08-3N-24-2380-0139-0010	17-3N-24-2680-0001-0050	
05-2N-24-2240-0478-0010	08-3N-24-2380-0139-0200	17-3N-24-2680-0001-0100	
05-2N-24-2240-0479-0010	08-3N-24-2380-0148-0010	17-3N-24-2680-0001-0150	
05-2N-24-2240-0480-0010	08-3N-24-2380-0158-0200	17-3N-24-2680-0003-0010	

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

BASSAU COUNTY
 3 1 1 2 8
 STATE OF FLORIDA
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 P.B. FEB 24 '95
 11052
 890.00

BASSAU COUNTY
 3 1 1 4 3
 STATE OF FLORIDA
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 P.B. FEB 24 '95
 11052
 890.00

BASSAU COUNTY
 3 1 1 4 1
 STATE OF FLORIDA
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 P.B. FEB 24 '95
 11052
 890.00

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

9503138

95 FEB 24 PM 3:44

04
 RECEIVED
 BASSAU COUNTY
 95 FEB 24 PM 3:44

Parcel ID/Number: **08-3N-24-2380-0148-0160**

Short Legal (from Nassau County Property Appraiser): **BLOCK 148 LOTS 16 17 & 18 TOWN OF HILLIARD**

Legal Description: **BEING LOTS 16-18, BLOCK 148, ACCORDING TO THE PLAT OF THE TOWN OF HILLIARD, RECORDED IN PLAT BOOK 1, PAGE 23 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.**

FEB 24 1995

FOR RECORDER

ITEM-5

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

BK0724 PG0971
OFFICIAL RECORDS

R 24.00
CS 446.75.00

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 1995
11252
425.00
NASSAU COUNTY
3 1 1 4 6

WARRANTY DEED

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

WITNESSETH:

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

See Exhibit "A" Attached

Parcel Identification Number: See Exhibit "B"

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

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

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

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

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

Signed, sealed and delivered in the presence of:

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

Mary Ann Fortner
Name: MARY ANN FORTNER

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

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

BK0724PG0972
OFFICIAL RECORDS

ITEM-5

STATE OF FLORIDA
COUNTY OF DUVAL

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

BK0724PG0973
OFFICIAL RECORDS

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

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

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

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

EXHIBIT "A"

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

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

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

NASSAU COUNTY
131137
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
11352

NASSAU COUNTY
131138
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
11352

NASSAU COUNTY
131136
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
11352

NASSAU COUNTY
131133
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
11352

NASSAU COUNTY
131135
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
11352

NASSAU COUNTY
131132
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
11352

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

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

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

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

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

BK 0724 PG 0974
OFFICIAL RECORDS

3 1 1 4 4
BASSAU COUNTY

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

EXHIBIT "B"

3 1 1 4 2
BASSAU COUNTY

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

01-3N-23-2020-0001-0000	05-2N-24-2240-0305-0180	03-2N-24-2240-0331-0010	05-2N-24-2240-0359-0010
05-3N-24-2020-0018-0000	05-2N-24-2240-0308-0010	05-2N-24-2240-0332-0010	05-2N-24-2240-0360-0010
08-3N-24-2020-0001-0000	05-2N-24-2240-0308-0210	05-2N-24-2240-0333-0010	05-2N-24-2240-0361-0010
08-3N-24-2020-0005-0000	05-2N-24-2240-0307-0010	05-2N-24-2240-0334-0010	05-2N-24-2240-0362-0010
07-3N-24-2020-0003-0000	05-2N-24-2240-0308-0010	05-2N-24-2240-0335-0010	05-2N-24-2240-0363-0010
18-3N-24-2020-0007-0000	05-2N-24-2240-0309-0010	05-2N-24-2240-0336-0010	05-2N-24-2240-0364-0010
18-3N-24-2020-0010-0000	05-2N-24-2240-0310-0010	05-2N-24-2240-0337-0010	05-2N-24-2240-0364-0210
18-3N-24-2020-0018-0000	05-2N-24-2240-0311-0010	05-2N-24-2240-0338-0010	05-2N-24-2240-0365-0020
25-3N-23-2020-0001-0000	05-2N-24-2240-0312-0010	05-2N-24-2240-0339-0010	05-2N-24-2240-0368-0010
33-3N-24-2020-0001-0000	05-2N-24-2240-0313-0010	05-2N-24-2240-0340-0010	05-2N-24-2240-0367-0020
03-2N-23-0000-0001-0000	05-2N-24-2240-0314-0010	05-2N-24-2240-0341-0010	05-2N-24-2240-0368-0010
05-2N-24-2240-0344-0200	05-2N-24-2240-0314-0180	05-2N-24-2240-0341-0240	05-2N-24-2240-0369-0010
05-3N-24-2020-0003-0000	05-2N-24-2240-0315-0010	05-2N-24-2240-0342-0010	05-2N-24-2240-0370-0010
08-3N-24-2390-0128-0070	05-2N-24-2240-0315-0180	05-2N-24-2240-0343-0010	05-2N-24-2240-0371-0010
19-3N-24-2020-0005-0000	05-2N-24-2240-0316-0010	05-2N-24-2240-0344-0010	05-2N-24-2240-0372-0010
19-3N-24-2020-0007-0000	05-2N-24-2240-0316-0110	05-2N-24-2240-0345-0010	05-2N-24-2240-0373-0010
01-3N-23-2020-0001-0000	05-2N-24-2240-0317-0010	05-2N-24-2240-0346-0010	05-2N-24-2240-0374-0010
01-3N-23-2020-0042-0000	05-2N-24-2240-0317-0180	05-2N-24-2240-0347-0010	05-2N-24-2240-0375-0010
23-3N-23-2020-0003-0000	05-2N-24-2240-0318-0030	05-2N-24-2240-0348-0010	05-2N-24-2240-0376-0010
25-3N-23-2020-0042-0000	05-2N-24-2240-0319-0010	05-2N-24-2240-0349-0010	05-2N-24-2240-0377-0010
18-3N-24-2020-0045-0000	05-2N-24-2240-0321-0150	05-2N-24-2240-0350-0010	05-2N-24-2240-0377-0120
01-2N-23-0000-0001-0000	05-2N-24-2240-0322-0010	05-2N-24-2240-0350-0200	05-2N-24-2240-0378-0010
01-3N-23-2020-0004-0000	05-2N-24-2240-0322-0100	05-2N-24-2240-0350-0270	05-2N-24-2240-0378-0010
02-2N-23-0000-0001-0000	05-2N-24-2240-0322-0180	05-2N-24-2240-0351-0010	05-2N-24-2240-0380-0010
03-2N-23-0000-0003-0000	05-2N-24-2240-0323-0010	05-2N-24-2240-0351-0100	05-2N-24-2240-0381-0010
03-2N-24-0000-0008-0000	05-2N-24-2240-0324-0010	05-2N-24-2240-0352-0010	05-2N-24-2240-0382-0010
05-2N-24-2240-0320-0010	05-2N-24-2240-0325-0010	05-2N-24-2240-0352-0210	05-2N-24-2240-0383-0020
05-2N-24-2020-0003-0000	05-2N-24-2240-0326-0010	05-2N-24-2240-0353-0010	05-2N-24-2240-0384-0010
05-2N-24-2240-0301-0010	05-2N-24-2240-0326-0140	05-2N-24-2240-0354-0010	05-2N-24-2240-0385-0010
05-2N-24-2240-0302-0010	05-2N-24-2240-0327-0010	05-2N-24-2240-0355-0020	05-2N-24-2240-0388-0010
05-2N-24-2240-0303-0010	05-2N-24-2240-0327-0130	05-2N-24-2240-0356-0010	05-2N-24-2240-0387-0010
05-2N-24-2240-0304-0010	05-2N-24-2240-0328-0010	05-2N-24-2240-0357-0010	05-2N-24-2240-0388-0010
05-2N-24-2240-0301-0140	05-2N-24-2240-0329-0010	05-2N-24-2240-0358-0010	05-2N-24-2240-0389-0010
05-2N-24-2240-0305-0010	05-2N-24-2240-0330-0010	05-2N-24-2240-0358-0140	05-2N-24-2240-0390-0010
05-2N-24-2240-0437-0010	05-2N-24-2240-0405-0010	05-2N-24-2240-0423-0010	05-2N-24-2240-0391-0010
05-2N-24-2240-0438-0010	05-2N-24-2240-0408-0010	05-2N-24-2240-0424-0010	05-2N-24-2240-0392-0010
05-2N-24-2240-0433-0010	05-2N-24-2240-0407-0010	05-2N-24-2240-0425-0010	05-2N-24-2240-0393-0030
05-2N-24-2240-0438-0180	05-2N-24-2240-0408-0010	05-2N-24-2240-0426-0010	05-2N-24-2240-0394-0010
05-2N-24-2240-0440-0010	05-2N-24-2240-0409-0010	05-2N-24-2240-0427-0010	05-2N-24-2240-0395-0010
05-2N-24-2240-0440-0130	05-2N-24-2240-0410-0010	05-2N-24-2240-0428-0110	05-2N-24-2240-0395-0210
05-2N-24-2240-0441-0010	05-2N-24-2240-0411-0010	05-2N-24-2240-0429-0010	05-2N-24-2240-0390-0010
05-2N-24-2240-0442-0030	05-2N-24-2240-0412-0010	05-2N-24-2240-0430-0010	05-2N-24-2240-0397-0010
05-2N-24-2240-0443-0010	05-2N-24-2240-0413-0010	05-2N-24-2240-0430-0220	05-2N-24-2240-0399-0010
05-2N-24-2240-0444-0010	05-2N-24-2240-0414-0010	05-2N-24-2240-0431-0010	05-2N-24-2240-0399-0010
05-2N-24-2240-0445-0010	05-2N-24-2240-0415-0010	05-2N-24-2240-0432-0020	05-2N-24-2240-0400-0010
05-2N-24-2240-0445-0170	05-2N-24-2240-0416-0010	05-2N-24-2240-0433-0010	05-2N-24-2240-0401-0010
05-2N-24-2240-0449-0010	05-2N-24-2240-0417-0010	05-2N-24-2240-0434-0010	05-2N-24-2240-0402-0020
05-2N-24-2240-0447-0010	05-2N-24-2240-0418-0010	05-2N-24-2240-0435-0010	05-2N-24-2240-0403-0010
05-2N-24-2240-0448-0010	05-2N-24-2240-0419-0010	05-2N-24-2240-0436-0010	05-2N-24-2240-0404-0010
05-2N-24-2240-0449-0010	05-2N-24-2240-0420-0010	05-2N-24-2240-0438-0010	
05-2N-24-2240-0450-0010	05-2N-24-2240-0421-0010	05-2N-24-2240-0438-0130	
05-2N-24-2240-0450-0140	05-2N-24-2240-0422-0010		

3 1 1 2 6
BASSAU COUNTY

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

BASSAU COUNTY
 3 1 1 2
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 FEB 24 '95
 PB 11052
 990.00

BASSAU COUNTY
 3 1 1 2
 STATE OF FLORIDA
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 FEB 24 '96
 PB 11052
 990.00

BK 0724 PG 0975
 OFFICIAL RECORDS

05-2N-24-2240-0461-0010	05-2N-24-2240-0461-0010	08-3N-24-2380-0185-0010	18-3N-24-2020-0001-0000
05-2N-24-2240-0462-0010	05-2N-24-2240-0462-0010	08-3N-24-2380-0178-0020	19-3N-24-2020-0002-0000
05-2N-24-2240-0463-0010	05-2N-24-2240-0463-0010	08-3N-24-2380-0178-0060	19-3N-24-2020-0017-0000
05-2N-24-2240-0464-0010	05-2N-24-2240-0464-0010	08-3N-24-2380-0178-0080	20-3N-24-2000-0008-0000
05-2N-24-2240-0465-0010	05-2N-24-2240-0465-0010	08-3N-24-2380-0178-0010	20-3N-24-2020-0001-0000
05-2N-24-2240-0466-0010	05-2N-24-2240-0466-0010	08-3N-24-2380-0182-0020	22-3N-24-2000-0002-0000
05-2N-24-2240-0467-0010	05-2N-24-2240-0467-0020	08-3N-24-2380-0184-0050	22-3N-24-2320-0001-0000
05-2N-24-2240-0467-0130	05-2N-24-2240-0468-0010	08-3N-24-2380-0202-0150	23-3N-23-2020-0024-0000
05-2N-24-2240-0468-0010	05-3N-24-0000-0024-0000	08-3N-24-2380-0211-0180	23-4N-23-0000-0008-0000
05-2N-24-2240-0469-0010	05-3N-24-2020-0005-0000	09-3N-24-0000-0015-0000	23-4N-23-0000-0010-0000
05-2N-24-2240-0490-0020	09-2N-24-2020-0001-0000	09-3N-24-0000-0023-0000	24-3N-23-2020-0002-0000
05-2N-24-2240-0481-0010	08-2N-24-2020-0028-0000	12-3N-23-0000-0001-0000	25-3N-23-2020-0010-0000
05-2N-24-2240-0482-0010	08-3N-24-0000-0001-0000	12-3N-23-2020-0003-0000	27-3N-24-2020-0040-0020
05-2N-24-2240-0483-0010	08-3N-24-2020-0002-0000	12-3N-23-2020-0007-0000	28-3N-24-2020-0017-0000
05-2N-24-2240-0484-0010	07-3N-24-2020-0001-0000	13-3N-23-2020-0001-0000	30-3N-24-2020-0008-0000
05-2N-24-2240-0485-0010	07-3N-24-2020-0014-0000	14-3N-23-2020-0008-0000	30-3N-24-2020-0013-0000
05-2N-24-2240-0486-0010	08-3N-24-2380-0011-0023	15-3N-23-2020-0001-0000	30-3N-24-2020-0024-0000
05-2N-24-2240-0487-0010	08-3N-24-2380-0022-0012	18-3N-23-2020-0008-0000	31-3N-24-0000-0001-0000
05-2N-24-2240-0489-0010	08-3N-24-2380-0022-0022	18-3N-23-2020-0017-0000	31-3N-24-2020-0001-0000
05-2N-24-2240-0489-0010	08-3N-24-2380-0039-0014	18-3N-23-2020-0048-0000	31-3N-24-2020-0033-0000
05-2N-24-2240-0489-0240	08-3N-24-2380-0051-0020	18-3N-24-0000-0009-0000	31-3N-24-2020-0051-0000
05-2N-24-2240-0470-0010	08-3N-24-2380-0052-0022	18-3N-24-0000-0019-0000	31-4N-24-2020-0001-0000
05-2N-24-2240-0471-0010	08-3N-24-2380-0005-0010	18-3N-24-0000-0020-0000	32-3N-24-0000-0001-0000
05-2N-24-2240-0471-0120	08-3N-24-2380-0105-0140	18-3N-24-2020-0010-0000	32-3N-24-2020-0005-0000
05-2N-24-2240-0472-0010	08-3N-24-2380-0118-0100	17-3N-23-0000-0001-0000	34-3N-23-2040-0003-0000
05-2N-24-2240-0473-0010	08-3N-24-2380-0128-0010	17-3N-23-0000-0003-0000	34-3N-23-2040-0009-0000
05-2N-24-2240-0474-0010	08-3N-24-2380-0127-0010	17-3N-24-0000-0003-0000	35-3N-23-0000-0001-0000
05-2N-24-2240-0475-0010	08-3N-24-2380-0129-0040	17-3N-24-2020-0002-0000	30-3N-23-0000-0001-0000
05-2N-24-2240-0478-0010	08-3N-24-2380-0138-0010	17-3N-24-2680-0003-0010	05-2N-24-2240-0360-0090
05-2N-24-2240-0478-0110	08-3N-24-2380-0138-0040	17-3N-24-2680-0004-0001	18-3N-23-2020-0005-0000
05-2N-24-2240-0477-0010	08-3N-24-2380-0139-0010	17-3N-24-2680-0001-0050	
05-2N-24-2240-0478-0010	08-3N-24-2380-0139-0200	17-3N-24-2680-0001-0100	
05-2N-24-2240-0479-0010	08-3N-24-2380-0148-0010	17-3N-24-2680-0001-0150	
05-2N-24-2240-0480-0010	08-3N-24-2380-0159-0200	17-3N-24-2680-0003-0010	

BASSAU COUNTY
 3 1 1 2 5
 STATE OF FLORIDA
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 FEB 24 '95
 PB 11052
 990.00

BASSAU COUNTY
 3 1 1 4 3
 STATE OF FLORIDA
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 FEB 24 '95
 PB 11052
 990.00

BASSAU COUNTY
 3 1 1 2 3
 STATE OF FLORIDA
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 FEB 24 '95
 PB 11052
 990.00

BASSAU COUNTY
 3 1 1 2 8
 STATE OF FLORIDA
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 FEB 24 '95
 PB 11052
 990.00

BASSAU COUNTY
 3 1 1 4 1
 STATE OF FLORIDA
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 FEB 24 '95
 PB 11052
 990.00

9503138

95 FEB 24 PM 3:44

RECEIVED
 04
 COUNTY CLERK
 BASSAU COUNTY



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Planning and Zoning Board Public Hearing & Regular Meeting Meeting Date: November 8, 2022

FROM: *Janis Fleet, AICP - Land Use Administrator*

SUBJECT: Planning and Zoning Board approval to grant Variance No. 20220927-12 to Reduce the Minimum Lot Width and Minimum Lot Area for Parcel ID No. 08-3N-24-2380-0148-0130, for Christopher Goodin/Coastland Land Group, LLC, applicant and CCRC Woodlands, property owner.

BACKGROUND: Mr. Christopher Goodin of Coastland Group, LLC agent for CCRC Woodlands, LTD., has applied for a Variance to reduce the minimum lot width from 90 feet to 75 feet and the minimum lot area from 10,000 square feet to 9,375 square feet. The property Tax ID is 08-3N-24-2380-0148-0130, and is described as Block 148, Lots 13 through 15, located on West Second Avenue between Iowa Street and Minnesota Street. The property is zoned R-2 Single Family, which requires a minimum lot width of 90 foot and a minimum lot area of 10,000 square feet to construct a single-family dwelling on the parcel lot.

The property on the west of the subject property is developed. The property is a corner lot. West of the subject property, there are three vacant lots owned by the same property as the subject property.

Attached is the analysis of the requested variance.

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

RECOMMENDATION

The reduction of the lot size is being proposed in the proposed Land Development Regulations (LDRS). The updated LDRs will allow the reduction in the lot. Staff feels that the Variance request to reduce minimum lot width from 90 feet to 75 feet and the minimum lot area from 10,000 square feet to 9,375 square feet for the property with the Parcel ID No. 08-3N-24-2380-0148-0130 does not meets the requirements of Section 62-183.



AGENDA ITEM REPORT

STAFF REPORT AND RECOMMENDATIONS FOR VARIANCE 20220927-13

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

Owner – CCRC Woodland, LTD.
4223 Lakeside Drive
Jacksonville, Florida 32210
2. Property Information
Parcel ID: #08-3N-24-2380-0148-0130
Location: West Second Avenue at Iowa Street
Future Land Use Map Designation: Medium Density Residential (MDR)
Current Zoning: R-2, Single Family district
Acres: approximately 0.22 acres (9,583 s.f.)
3. Description: Mr. Christopher Goodin, on behalf of CCRC Woodland, LTD., property owner has applied for a Variance to reduce the minimum lot width from 90 feet to 75 feet and the minimum lot area from 10,000 square feet to 9,583 square feet. The property Tax ID is 08-3N-24-2380-0148-0130, and is described as Block 148, Lots 13 through 15, on West Second Avenue between Iowa Street and Minnesota Street. The property is zoned R-2 Single Family, which requires a minimum lot width of 90 foot and a minimum lot area of 10,000 square feet to construct a single-family dwelling on the parcel lot.

Parcel Map
08-3N-24-2380-0148-0130



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

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

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

- (a) The planning and zoning board may grant a variance only under circumstances where practical difficulty or unnecessary hardship is so substantial, serious and compelling that realization of the general restrictions ought to be granted. No variance shall be granted unless the applicant shall show and the planning and zoning board shall find that:
- (1) The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section, which disadvantage does not apply to other properties in the vicinity;
 - (2) Because of this disadvantage, the owner is unable to make reasonable use of the affected property;
 - (3) This disadvantage does not exist because of conditions created by the owner or applicant;
 - (4) The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and
 - (5) The grant of the variance will:
 - a. Not be contrary to the public interest;
 - b. Not adversely affect other property in the vicinity;
 - c. Be in harmony with the spirit, intent and purpose of this section; and
 - d. Not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in the same zoning district.
- (b) In the passing upon a request for variance, the planning and zoning board shall not consider prospective financial loss or gain to the owner or applicant, nor shall the planning and zoning board, by variance, permit to be established or carried on in any use district an activity, business, or operation which is not otherwise allowed in such district by a specific provision of this chapter. No nonconforming use of neighboring lands, structures or buildings in the same zoning district, and no permitted use of lands, structures or buildings in other zoning districts shall be considered grounds for the approval of a variance application.

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

RECOMMENDATION:

The reduction of the lot size is being proposed in the proposed Land Development Regulations (LDRS). The updated LDRs may allow the reduction in the number of lots. Staff feels that the Variance request to reduce minimum lot width from 90 feet to 75 feet and the minimum lot area from 10,000 square feet to 9,375 square feet for the property with the Parcel ID No. 08-3N-24-2380-0148-0160 does not meets the requirements of Section 62-183. Specifically:

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

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

- (5) The grant of the variance will:

- d. Not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in the same zoning district.

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

- (b) In the passing upon a request for variance, the planning and zoning board shall not consider prospective financial loss or gain to the owner or applicant

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



Town of Hilliard Variance Application

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

A. PROJECT

- 1. Project Name: Single Lot 1
- 2. Address of Subject Property: None Assigned
- 3. Parcel ID Number(s) 08-3N-24-2380-0148-0130
- 4. Existing Use of Property: Vacant platted Lot - 3 lots 25' wide
- 5. Future Land Use Map Designation: Medium Density
- 6. Zoning Designation: R-2
- 7. Acreage: 0.22

B. APPLICANT

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

- 3. If the applicant is agent for the property owner*:
Name of Owner (title holder): CCRC Woodlands LTD
Company (if applicable): _____
Mailing address: 4223 Lakeside Drive
City: Jacksonville State: FL ZIP: 32210
Telephone: () FAX: () e-mail: _____

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

C. STATEMENT OF VARIANCE SOUGHT

- 1. Requested Variance: Reduce minimum lot width
- 2. Section of Town Code under which the variance is sought Section 62-284(c) (1)
- 3. Reason Variance is requested: To construct a home on 3 lots (75' wide)
- 4. Statement of Facts for Requested Variance (Use additional pages if necessary)

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

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

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

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

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

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

No

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

Yes, without the variance this lot is not buildable

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

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

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

Will meet all other zoning requirements.

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

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

F. FEE.

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

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

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

All 4 attachments are required for a complete application. A completeness review of the application will be conducted within ten (10) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

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

Ch Goodin
 Signature of Applicant

 Signature of Co-applicant

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

 Typed or printed name of co-applicant

2/24/22
 Date

 Date

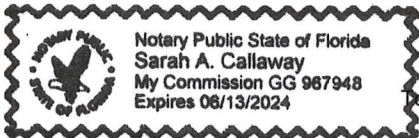
State of Florida County of Duval

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

NOTARY SEAL

[Signature]

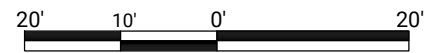
Signature of Notary Public, State of Florida



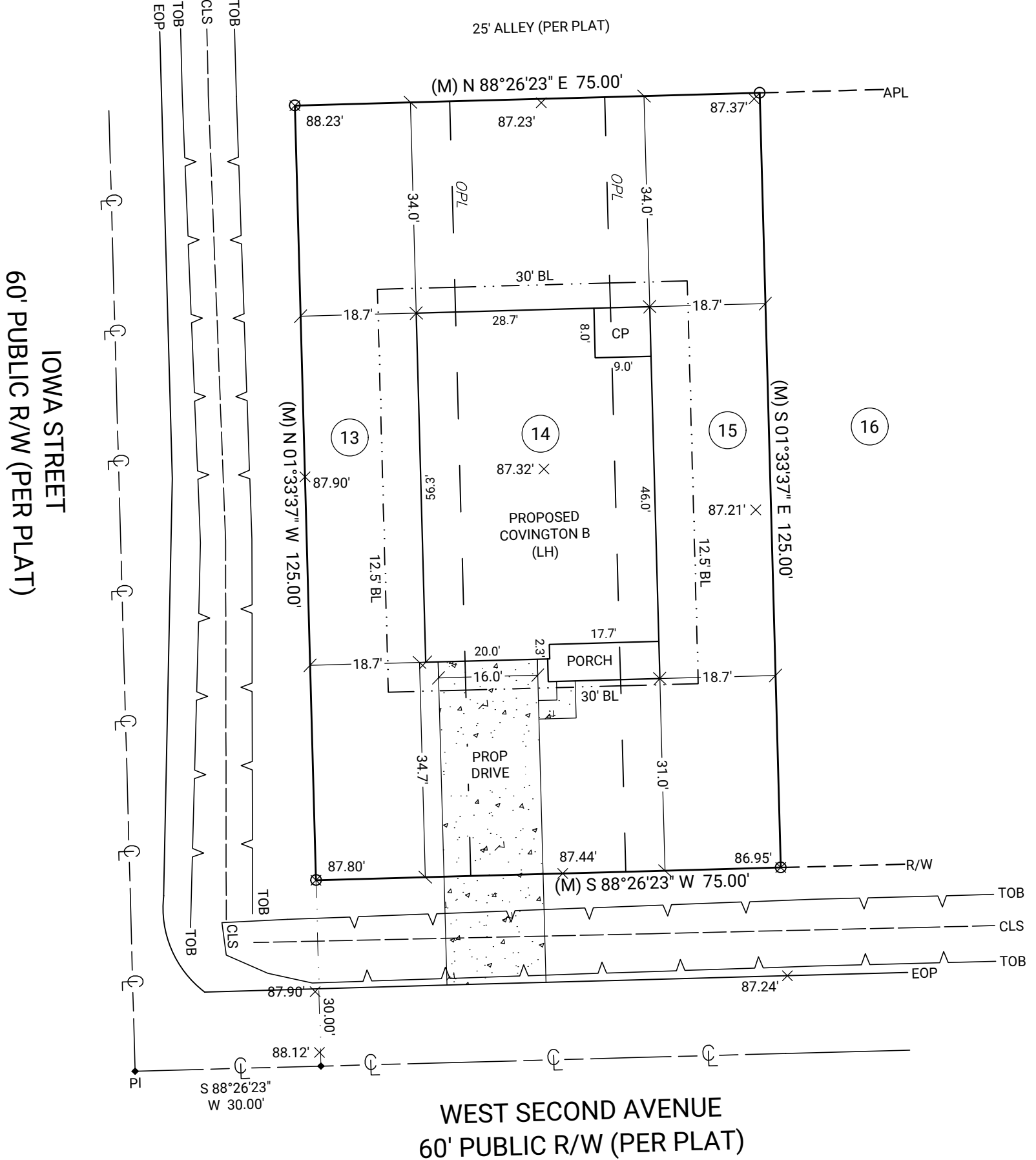
ADDRESS: WEST SECOND AVENUE

BEING LOTS 13-15, BLOCK 148, ACCORDING TO THE PLAT OF TOWN OF HILLARD, RECORDED IN PLAT BOOK 1, PAGE 23 THE PUBLIC RECORD OF NASSAU COUNTY, FLORIDA.

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



GRAPHIC SCALE: 1" = 20'



GENERAL NOTES

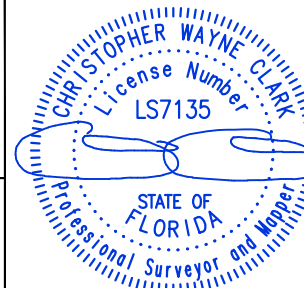
- Bearings shown hereon are based Florida State Plane West Zone (0902) derived from static GPS observations recorded on (01/16/2022).
- Elevations shown hereon are based on NAVD 88 GEOID-12A derived from static GPS observations recorded on (01/16/2022).
- This property lies within flood zone X according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

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

SUB: Town of Hillard
LOTS: 13-15 BLOCK: 148
 Section 8, Township 3 North, Range 24 East
 City of Cape Coral, Nassau County, Florida



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



PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE

CHRISTOPHER WAYNE CLARK, FLORIDA
 CERTIFICATE NO. LS 7135

Christopher W Clark

PLOT PLAN FOR:
CENTURY COMPLETE

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

20220106438 CC JAX FC: S.D.

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

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

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

Property Ownership Affidavit

Date: Tuesday, February 2, 2021

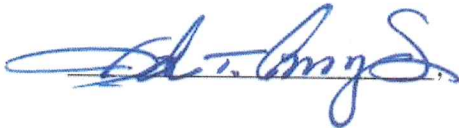
Town of Hilliard
15859 C.R. 108
Hilliard, FL 32046

Re: Zoning & Permitting of Multiple Parcels

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

Gentlemen:

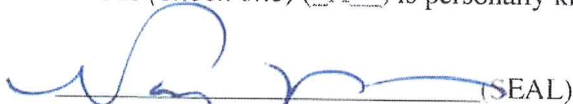
I, John T. Cassidy, Sr., as Managing Member of CCRC Woodlands, LTD., as to an undivided 2/3 interest and John T. Cassidy, Sr., as Executor of The Carol T. Cassidy Trust, as to an undivided 1/3 interest, hereby certify that I am an Owner/Representative of the property described in the attached legal description,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



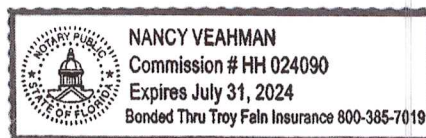
Print: John T. Cassidy, Sr.

STATE OF FLORIDA
COUNTY OF DUVAL

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

 (SEAL)

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



AGENT AUTHORIZATION

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

RE: Agent Authorization for the sites located below:

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

To Whom It May Concern:

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

BY: *John T. Cassidy Sr.*

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

John T. Cassidy, Sr.
Print Name

904-924-9624 EXT. 118
Telephone Number

STATE OF FLORIDA
COUNTY OF DUVAL

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

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



GENERAL AUTHORIZATION LETTER

TO WHOM IT MAY CONCERN:

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

Please print:

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

Address of Owner(s):

4223 Lakeside Drive, Jacksonville, FL 32210

Telephone: 904-924-9624 EXT 118

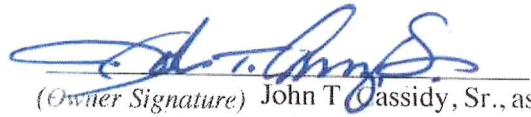
Name of Agent:

Tocoi Engineering

Address of Agent:

714 N Orange Ave.

Green Cove Springs, FL 32043



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

(Agent Signature)

PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD

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

Scale: 1" = 200'



STATE OF FLORIDA) ss. *Wm. B. ...*
 COUNTY OF NASSAU)
 I, *Wm. B. ...*, County Clerk, do hereby certify that the within and foregoing plat of the West Portion of the Town of Hilliard, in Nassau County, Florida, being part of Section 8, T. 3 N. R. 24 East, is a true and correct copy of the original plat on file in my office, and that the same was duly filed for record on the 25th day of April, 1911, at 10 o'clock, A. M.

Wm. B. ...
 County Clerk

CHICAGO TITLE AND TRUST COMPANY
 By *...*
 Vice President

STATE OF ILLINOIS) ss. *...*
 COUNTY OF COOK)
 I, *...*, a Notary Public, do hereby certify that the within and foregoing plat of the West Portion of the Town of Hilliard, in Nassau County, Florida, being part of Section 8, T. 3 N. R. 24 East, is a true and correct copy of the original plat on file in my office, and that the same was duly filed for record on the 25th day of April, 1911, at 10 o'clock, A. M.

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

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

FEB 24 1995

FOR RECORDER

BK0724 PG0971

OFFICIAL RECORDS

PREPARED BY AND RETURN TO:
Frank J. Tong, Esq.
3318 One Enterprise Center
Jacksonville, Florida 32202

R24.00
DS 446.75.00



WARRANTY DEED

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

WITNESSETH:

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

See Exhibit "A" Attached

Parcel Identification Number: See Exhibit "B"

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

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

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

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

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

Signed, sealed and delivered
in the presence of:

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

Mary Ann Fortner
Name: MARY ANN FORTNER

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

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

BK 0724 PG 0972
OFFICIAL RECORDS

STATE OF FLORIDA
COUNTY OF DUVAL

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



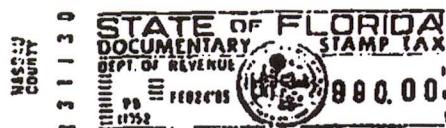
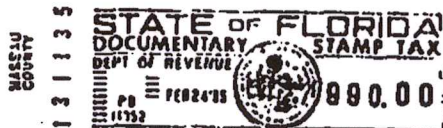
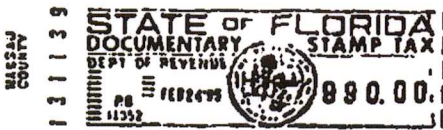
BK 0724 PG 0973
OFFICIAL RECORDS



EXHIBIT "A"

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

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



MASSACHUSETTS COUNTY 311453112

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

BK 0724 PG 0974 OFFICIAL RECORDS

MASSACHUSETTS COUNTY 31144

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

EXHIBIT "B"

MASSACHUSETTS COUNTY 31142

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

01-3N-23-2020-0001-0000	05-2N-24-2240-0305-0180	05-2N-24-2240-0331-0010	05-2N-24-2240-0369-0010
05-3N-24-2020-0018-0000	05-2N-24-2240-0309-0010	05-2N-24-2240-0332-0010	05-2N-24-2240-0360-0010
08-3N-24-2020-0001-0000	05-2N-24-2240-0308-0210	05-2N-24-2240-0333-0010	05-2N-24-2240-0361-0010
08-3N-24-2020-0005-0000	05-2N-24-2240-0307-0010	05-2N-24-2240-0334-0010	05-2N-24-2240-0362-0010
07-3N-24-2020-0003-0000	05-2N-24-2240-0308-0010	05-2N-24-2240-0335-0010	05-2N-24-2240-0363-0010
18-3N-24-2020-0007-0000	05-2N-24-2240-0309-0010	05-2N-24-2240-0336-0010	05-2N-24-2240-0364-0010
18-3N-24-2020-0010-0000	05-2N-24-2240-0310-0010	05-2N-24-2240-0337-0010	05-2N-24-2240-0364-0210
18-3N-24-2020-0019-0000	05-2N-24-2240-0311-0010	05-2N-24-2240-0338-0010	05-2N-24-2240-0365-0020
25-3N-23-2020-0001-0000	05-2N-24-2240-0312-0010	05-2N-24-2240-0339-0010	05-2N-24-2240-0366-0010
33-3N-24-2020-0001-0000	05-2N-24-2240-0313-0010	05-2N-24-2240-0340-0010	05-2N-24-2240-0367-0020
03-2N-23-0000-0001-0000	05-2N-24-2240-0314-0010	05-2N-24-2240-0341-0010	05-2N-24-2240-0368-0010
05-2N-24-2240-0344-0260	05-2N-24-2240-0314-0180	05-2N-24-2240-0341-0240	05-2N-24-2240-0369-0010
08-3N-24-2020-0003-0000	05-2N-24-2240-0315-0010	05-2N-24-2240-0342-0010	05-2N-24-2240-0370-0010
08-3N-24-2380-0128-0070	05-2N-24-2240-0315-0180	05-2N-24-2240-0343-0010	05-2N-24-2240-0371-0010
18-3N-24-2020-0006-0000	05-2N-24-2240-0316-0010	05-2N-24-2240-0344-0010	05-2N-24-2240-0372-0010
18-3N-24-2020-0007-0000	05-2N-24-2240-0316-0110	05-2N-24-2240-0345-0010	05-2N-24-2240-0373-0010
01-3N-23-2020-0001-0000	05-2N-24-2240-0317-0010	05-2N-24-2240-0346-0010	05-2N-24-2240-0374-0010
01-3N-23-2020-0042-0000	05-2N-24-2240-0317-0180	05-2N-24-2240-0347-0010	05-2N-24-2240-0375-0010
23-3N-23-2020-0009-0000	05-2N-24-2240-0318-0000	05-2N-24-2240-0348-0010	05-2N-24-2240-0376-0010
25-3N-23-2020-0042-0000	05-2N-24-2240-0318-0010	05-2N-24-2240-0349-0010	05-2N-24-2240-0376-0010
18-3N-24-2020-0046-0000	05-2N-24-2240-0319-0010	05-2N-24-2240-0349-0010	05-2N-24-2240-0377-0010
01-2N-23-0000-0001-0000	05-2N-24-2240-0321-0150	05-2N-24-2240-0350-0010	05-2N-24-2240-0377-0120
01-3N-23-2020-0004-0000	05-2N-24-2240-0322-0010	05-2N-24-2240-0350-0200	05-2N-24-2240-0378-0010
02-2N-23-0000-0001-0000	05-2N-24-2240-0322-0100	05-2N-24-2240-0350-0270	05-2N-24-2240-0379-0010
03-2N-23-0000-0003-0000	05-2N-24-2240-0322-0180	05-2N-24-2240-0351-0010	05-2N-24-2240-0380-0010
03-2N-24-0000-0008-0000	05-2N-24-2240-0323-0010	05-2N-24-2240-0351-0100	05-2N-24-2240-0381-0010
05-2N-24-2240-0320-0010	05-2N-24-2240-0324-0010	05-2N-24-2240-0352-0010	05-2N-24-2240-0382-0010
05-2N-24-2020-0003-0000	05-2N-24-2240-0325-0010	05-2N-24-2240-0352-0210	05-2N-24-2240-0383-0020
05-2N-24-2240-0301-0010	05-2N-24-2240-0326-0010	05-2N-24-2240-0353-0010	05-2N-24-2240-0384-0010
05-2N-24-2240-0302-0010	05-2N-24-2240-0326-0140	05-2N-24-2240-0354-0010	05-2N-24-2240-0385-0010
05-2N-24-2240-0303-0010	05-2N-24-2240-0327-0010	05-2N-24-2240-0355-0020	05-2N-24-2240-0386-0010
05-2N-24-2240-0304-0010	05-2N-24-2240-0327-0130	05-2N-24-2240-0356-0010	05-2N-24-2240-0387-0010
05-2N-24-2240-0304-0140	05-2N-24-2240-0328-0010	05-2N-24-2240-0357-0010	05-2N-24-2240-0388-0010
05-2N-24-2240-0305-0010	05-2N-24-2240-0329-0010	05-2N-24-2240-0358-0010	05-2N-24-2240-0389-0010
05-2N-24-2240-0437-0010	05-2N-24-2240-0330-0010	05-2N-24-2240-0358-0140	05-2N-24-2240-0390-0010
05-2N-24-2240-0438-0010	05-2N-24-2240-0405-0010	05-2N-24-2240-0423-0010	05-2N-24-2240-0391-0010
05-2N-24-2240-0439-0010	05-2N-24-2240-0408-0010	05-2N-24-2240-0424-0010	05-2N-24-2240-0392-0010
05-2N-24-2240-0439-0180	05-2N-24-2240-0407-0010	05-2N-24-2240-0425-0010	05-2N-24-2240-0393-0030
05-2N-24-2240-0440-0010	05-2N-24-2240-0408-0010	05-2N-24-2240-0426-0010	05-2N-24-2240-0394-0010
05-2N-24-2240-0440-0130	05-2N-24-2240-0409-0010	05-2N-24-2240-0427-0010	05-2N-24-2240-0395-0010
05-2N-24-2240-0441-0010	05-2N-24-2240-0410-0010	05-2N-24-2240-0428-0110	05-2N-24-2240-0395-0210
05-2N-24-2240-0442-0030	05-2N-24-2240-0411-0010	05-2N-24-2240-0429-0010	05-2N-24-2240-0396-0010
05-2N-24-2240-0443-0010	05-2N-24-2240-0412-0010	05-2N-24-2240-0430-0010	05-2N-24-2240-0397-0010
05-2N-24-2240-0444-0010	05-2N-24-2240-0413-0010	05-2N-24-2240-0430-0220	05-2N-24-2240-0398-0010
05-2N-24-2240-0445-0010	05-2N-24-2240-0414-0010	05-2N-24-2240-0431-0010	05-2N-24-2240-0399-0010
05-2N-24-2240-0445-0170	05-2N-24-2240-0415-0010	05-2N-24-2240-0432-0020	05-2N-24-2240-0400-0010
05-2N-24-2240-0446-0010	05-2N-24-2240-0418-0010	05-2N-24-2240-0433-0010	05-2N-24-2240-0401-0010
05-2N-24-2240-0446-0310	05-2N-24-2240-0417-0010	05-2N-24-2240-0434-0010	05-2N-24-2240-0402-0020
05-2N-24-2240-0447-0010	05-2N-24-2240-0418-0010	05-2N-24-2240-0435-0010	05-2N-24-2240-0403-0010
05-2N-24-2240-0448-0010	05-2N-24-2240-0419-0010	05-2N-24-2240-0436-0010	05-2N-24-2240-0404-0010
05-2N-24-2240-0449-0010	05-2N-24-2240-0420-0010	05-2N-24-2240-0436-0130	
05-2N-24-2240-0450-0010	05-2N-24-2240-0421-0010		
05-2N-24-2240-0450-0140	05-2N-24-2240-0422-0010		

MASSACHUSETTS COUNTY 31126

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

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

BK 0724 PG 0975
 OFFICIAL RECORDS

BASSAU COUNTY
 3 1 1 2
 STATE OF FLORIDA
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 P.B. FEB 24 '96
 11052
 890.00

05-2N-24-2240-0451-0010
 05-2N-24-2240-0452-0010
 05-2N-24-2240-0453-0010
 05-2N-24-2240-0454-0010
 05-2N-24-2240-0455-0010
 05-2N-24-2240-0456-0010
 05-2N-24-2240-0457-0010
 05-2N-24-2240-0457-0130
 05-2N-24-2240-0458-0010
 05-2N-24-2240-0459-0010
 05-2N-24-2240-0460-0020
 05-2N-24-2240-0461-0010
 05-2N-24-2240-0462-0010
 05-2N-24-2240-0463-0010
 05-2N-24-2240-0464-0010
 05-2N-24-2240-0465-0010
 05-2N-24-2240-0466-0010
 05-2N-24-2240-0467-0010
 05-2N-24-2240-0468-0010
 05-2N-24-2240-0469-0010
 05-2N-24-2240-0469-0240
 05-2N-24-2240-0470-0010
 05-2N-24-2240-0471-0010
 05-2N-24-2240-0471-0120
 05-2N-24-2240-0472-0010
 05-2N-24-2240-0473-0010
 05-2N-24-2240-0474-0010
 05-2N-24-2240-0475-0010
 05-2N-24-2240-0476-0010
 05-2N-24-2240-0477-0010
 05-2N-24-2240-0478-0010
 05-2N-24-2240-0479-0010
 05-2N-24-2240-0480-0010

05-2N-24-2240-0481-0010
 05-2N-24-2240-0482-0010
 05-2N-24-2240-0483-0010
 05-2N-24-2240-0484-0010
 05-2N-24-2240-0485-0010
 05-2N-24-2240-0485-0010
 05-2N-24-2240-0487-0020
 05-2N-24-2240-0488-0010
 05-3N-24-0000-0024-0000
 05-3N-24-2020-0005-0000
 09-2N-24-2020-0001-0000
 09-2N-24-2020-0026-0000
 09-3N-24-0000-0001-0000
 09-3N-24-2020-0002-0000
 07-3N-24-2020-0001-0000
 07-3N-24-2020-0014-0000
 08-3N-24-2360-0011-0023
 08-3N-24-2360-0022-0012
 08-3N-24-2360-0022-0022
 08-3N-24-2360-0039-0014
 08-3N-24-2360-0051-0020
 08-3N-24-2360-0052-0022
 08-3N-24-2360-0065-0010
 08-3N-24-2360-0105-0140
 08-3N-24-2360-0118-0100
 08-3N-24-2360-0126-0010
 08-3N-24-2360-0127-0010
 08-3N-24-2360-0129-0040
 08-3N-24-2360-0138-0010
 08-3N-24-2360-0138-0040
 08-3N-24-2360-0139-0010
 08-3N-24-2360-0139-0200
 08-3N-24-2360-0148-0010
 08-3N-24-2360-0159-0200

08-3N-24-2360-0163-0010
 08-3N-24-2360-0176-0020
 08-3N-24-2360-0176-0060
 08-3N-24-2360-0176-0080
 08-3N-24-2360-0178-0010
 08-3N-24-2360-0182-0220
 08-3N-24-2360-0184-0050
 08-3N-24-2360-0202-0150
 08-3N-24-2360-0211-0180
 09-3N-24-0000-0015-0000
 09-3N-24-0000-0023-0000
 12-3N-23-0000-0001-0000
 12-3N-23-2020-0003-0000
 12-3N-23-2020-0007-0000
 13-3N-23-2020-0001-0000
 14-3N-23-2020-0008-0000
 15-3N-23-2020-0001-0000
 18-3N-23-2020-0008-0000
 18-3N-23-2020-0017-0000
 18-3N-23-2020-0048-0000
 18-3N-24-0000-0009-0000
 18-3N-24-0000-0019-0000
 18-3N-24-0000-0020-0000
 18-3N-24-2020-0010-0000
 17-3N-23-0000-0001-0000
 17-3N-23-0000-0003-0000
 17-3N-24-0000-0003-0000
 17-3N-24-2020-0002-0000
 17-3N-24-2660-0003-0010
 17-3N-24-2660-0004-0001
 17-3N-24-2660-0001-0050
 17-3N-24-2660-0031-0100
 17-3N-24-2660-0031-0150
 17-3N-24-2660-0033-0010

18-3N-24-2020-0001-0000
 18-3N-24-2020-0002-0000
 18-3N-24-2020-0017-0000
 20-3N-24-0000-0008-0000
 20-3N-24-2020-0001-0000
 22-3N-24-0000-0002-0000
 22-3N-24-2320-0001-0000
 23-3N-23-2020-0024-0000
 23-4N-23-0000-0008-0000
 23-4N-23-0000-0010-0000
 24-3N-23-2020-0002-0000
 25-3N-23-2020-0016-0000
 27-3N-24-2020-0040-0020
 28-3N-24-2020-0017-0000
 30-3N-24-2020-0008-0000
 30-3N-24-2020-0013-0000
 30-3N-24-2020-0024-0000
 31-3N-24-0000-0001-0000
 31-3N-24-2020-0001-0000
 31-3N-24-2020-0003-0000
 31-3N-24-2020-0051-0000
 31-4N-24-2020-0001-0000
 32-3N-24-0000-0001-0000
 32-3N-24-2020-0005-0000
 34-3N-23-2040-0003-0000
 34-3N-23-2040-0008-0000
 35-3N-23-0000-0001-0000
 36-3N-23-0000-0001-0000
 05-2N-24-2240-0366-0080
 16-3N-23-2020-0005-0000

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

BASSAU COUNTY
 3 1 1 2 8
 STATE OF FLORIDA
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 P.B. FEB 24 '95
 11052
 890.00

BASSAU COUNTY
 3 1 1 4 3
 STATE OF FLORIDA
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 P.B. FEB 24 '95
 11052
 890.00

BASSAU COUNTY
 3 1 1 4 1
 STATE OF FLORIDA
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 P.B. FEB 24 '95
 11052
 890.00

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

9503138

95 FEB 24 PM 3:44

01
 RECEIVED
 BASSAU COUNTY
 95 FEB 24 PM 3:44

Parcel ID/Number: **08-3N-24-2380-0148-0130**

Short Legal (from Nassau County Property Appraiser): **BLOCK 148 LOTS 13 14 & 15 TOWN OF HILLIARD**

Legal Description: **BEING LOTS 13-15, BLOCK 148, ACCORDING TO THE PLAT OF THE TOWN OF HILLIARD, RECORDED IN PLAT BOOK 1, PAGE 23 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.**

FEB 24 1995

FOR RECORDER

ITEM-6

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

BK0724 PG0971
OFFICIAL RECORDS

R 24.00
CS 446.75.00

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 1995
11252
425.00
NASSAU COUNTY
3 1 1 4 6

WARRANTY DEED

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

WITNESSETH:

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

See Exhibit "A" Attached

Parcel Identification Number: See Exhibit "B"

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

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

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

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

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

Signed, sealed and delivered in the presence of:

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

Mary Ann Fortner
Name: MARY ANN FORTNER

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

MASSAU COUNTY
131108
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
890.00

BK0724PG0972
OFFICIAL RECORDS

ITEM-6

STATE OF FLORIDA
COUNTY OF DUVAL

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

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

MASSAU COUNTY
131107
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
890.00

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

MASSAU COUNTY
131110
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
890.00

MASSAU COUNTY
131121
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
890.00

MASSAU COUNTY
131109
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
890.00

MASSAU COUNTY
131120
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
890.00

MASSAU COUNTY
131101
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
890.00

MASSAU COUNTY
131119
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
890.00

MASSAU COUNTY
131106
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
890.00

MASSAU COUNTY
131118
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
890.00

MASSAU COUNTY
131102
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
890.00

MASSAU COUNTY
131117
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
890.00

MASSAU COUNTY
131104
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
890.00

MASSAU COUNTY
131115
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
890.00

MASSAU COUNTY
131105
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
890.00

MASSAU COUNTY
131115
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
890.00

MASSAU COUNTY
131103
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB 24 '95
11252
890.00

BK0724PG0973
OFFICIAL RECORDS

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

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

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

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

EXHIBIT "A"

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

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

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

NASSAU COUNTY
131137
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
11352

NASSAU COUNTY
131138
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
11352

NASSAU COUNTY
131136
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
11352

NASSAU COUNTY
131133
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
11352

NASSAU COUNTY
131135
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
11352

NASSAU COUNTY
131132
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB FEB24'95 890.00
11352

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

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

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

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

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

BK 0724 PG 0974
OFFICIAL RECORDS

3 1 1 4 4
BASSAU COUNTY

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

EXHIBIT "B"

3 1 1 4 2
BASSAU COUNTY

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

01-3N-23-2020-0001-0000	05-2N-24-2240-0305-0180	03-2N-24-2240-0331-0010	05-2N-24-2240-0359-0010
05-3N-24-2020-0018-0000	05-2N-24-2240-0309-0010	05-2N-24-2240-0332-0010	05-2N-24-2240-0360-0010
08-3N-24-2020-0001-0000	05-2N-24-2240-0309-0210	05-2N-24-2240-0333-0010	05-2N-24-2240-0361-0010
08-3N-24-2020-0005-0000	05-2N-24-2240-0307-0010	05-2N-24-2240-0334-0010	05-2N-24-2240-0362-0010
07-3N-24-2020-0003-0000	05-2N-24-2240-0308-0010	05-2N-24-2240-0335-0010	05-2N-24-2240-0363-0010
18-3N-24-2020-0007-0000	05-2N-24-2240-0309-0010	05-2N-24-2240-0336-0010	05-2N-24-2240-0364-0010
18-3N-24-2020-0010-0000	05-2N-24-2240-0310-0010	05-2N-24-2240-0337-0010	05-2N-24-2240-0364-0210
18-3N-24-2020-0018-0000	05-2N-24-2240-0311-0010	05-2N-24-2240-0338-0010	05-2N-24-2240-0365-0020
25-3N-23-2020-0001-0000	05-2N-24-2240-0312-0010	05-2N-24-2240-0339-0010	05-2N-24-2240-0366-0010
33-3N-24-2020-0001-0000	05-2N-24-2240-0313-0010	05-2N-24-2240-0340-0010	05-2N-24-2240-0367-0020
03-2N-23-0000-0001-0000	05-2N-24-2240-0314-0010	05-2N-24-2240-0341-0010	05-2N-24-2240-0368-0010
05-2N-24-2240-0344-0200	05-2N-24-2240-0314-0180	05-2N-24-2240-0341-0240	05-2N-24-2240-0369-0010
06-3N-24-2020-0003-0000	05-2N-24-2240-0315-0010	05-2N-24-2240-0342-0010	05-2N-24-2240-0370-0010
08-3N-24-2390-0128-0070	05-2N-24-2240-0315-0180	05-2N-24-2240-0343-0010	05-2N-24-2240-0371-0010
19-3N-24-2020-0006-0000	05-2N-24-2240-0316-0010	05-2N-24-2240-0344-0010	05-2N-24-2240-0372-0010
19-3N-24-2020-0007-0000	05-2N-24-2240-0316-0110	05-2N-24-2240-0345-0010	05-2N-24-2240-0373-0010
01-3N-23-2020-0001-0000	05-2N-24-2240-0317-0010	05-2N-24-2240-0346-0010	05-2N-24-2240-0374-0010
01-3N-23-2020-0042-0000	05-2N-24-2240-0317-0180	05-2N-24-2240-0347-0010	05-2N-24-2240-0375-0010
23-3N-23-2020-0003-0000	05-2N-24-2240-0318-0030	05-2N-24-2240-0348-0010	05-2N-24-2240-0376-0010
25-3N-23-2020-0042-0000	05-2N-24-2240-0319-0010	05-2N-24-2240-0349-0010	05-2N-24-2240-0377-0010
18-3N-24-2020-0046-0000	05-2N-24-2240-0321-0150	05-2N-24-2240-0350-0010	05-2N-24-2240-0377-0120
01-2N-23-0000-0001-0000	05-2N-24-2240-0322-0010	05-2N-24-2240-0350-0200	05-2N-24-2240-0378-0010
01-3N-23-2020-0004-0000	05-2N-24-2240-0322-0100	05-2N-24-2240-0350-0270	05-2N-24-2240-0378-0010
02-2N-23-0000-0001-0000	05-2N-24-2240-0322-0180	05-2N-24-2240-0351-0010	05-2N-24-2240-0380-0010
03-2N-23-0000-0003-0000	05-2N-24-2240-0323-0010	05-2N-24-2240-0351-0100	05-2N-24-2240-0381-0010
03-2N-24-0000-0008-0000	05-2N-24-2240-0324-0010	05-2N-24-2240-0352-0010	05-2N-24-2240-0382-0010
05-2N-24-2240-0320-0010	05-2N-24-2240-0325-0010	05-2N-24-2240-0352-0210	05-2N-24-2240-0383-0020
05-2N-24-2020-0003-0000	05-2N-24-2240-0326-0010	05-2N-24-2240-0353-0010	05-2N-24-2240-0384-0010
05-2N-24-2240-0301-0010	05-2N-24-2240-0326-0140	05-2N-24-2240-0354-0010	05-2N-24-2240-0385-0010
05-2N-24-2240-0302-0010	05-2N-24-2240-0327-0010	05-2N-24-2240-0355-0020	05-2N-24-2240-0386-0010
05-2N-24-2240-0303-0010	05-2N-24-2240-0327-0130	05-2N-24-2240-0356-0010	05-2N-24-2240-0387-0010
05-2N-24-2240-0304-0010	05-2N-24-2240-0328-0010	05-2N-24-2240-0357-0010	05-2N-24-2240-0388-0010
05-2N-24-2240-0301-0140	05-2N-24-2240-0329-0010	05-2N-24-2240-0358-0010	05-2N-24-2240-0389-0010
05-2N-24-2240-0305-0010	05-2N-24-2240-0330-0010	05-2N-24-2240-0358-0140	05-2N-24-2240-0390-0010
05-2N-24-2240-0437-0010	05-2N-24-2240-0405-0010	05-2N-24-2240-0423-0010	05-2N-24-2240-0391-0010
05-2N-24-2240-0438-0010	05-2N-24-2240-0408-0010	05-2N-24-2240-0424-0010	05-2N-24-2240-0392-0010
05-2N-24-2240-0433-0010	05-2N-24-2240-0407-0010	05-2N-24-2240-0425-0010	05-2N-24-2240-0393-0030
05-2N-24-2240-0438-0180	05-2N-24-2240-0408-0010	05-2N-24-2240-0426-0010	05-2N-24-2240-0394-0010
05-2N-24-2240-0440-0010	05-2N-24-2240-0409-0010	05-2N-24-2240-0427-0010	05-2N-24-2240-0395-0010
05-2N-24-2240-0440-0130	05-2N-24-2240-0410-0010	05-2N-24-2240-0428-0110	05-2N-24-2240-0395-0210
05-2N-24-2240-0441-0010	05-2N-24-2240-0411-0010	05-2N-24-2240-0429-0010	05-2N-24-2240-0396-0010
05-2N-24-2240-0442-0030	05-2N-24-2240-0412-0010	05-2N-24-2240-0430-0010	05-2N-24-2240-0397-0010
05-2N-24-2240-0443-0010	05-2N-24-2240-0413-0010	05-2N-24-2240-0430-0220	05-2N-24-2240-0399-0010
05-2N-24-2240-0444-0010	05-2N-24-2240-0414-0010	05-2N-24-2240-0431-0010	05-2N-24-2240-0399-0010
05-2N-24-2240-0446-0010	05-2N-24-2240-0415-0010	05-2N-24-2240-0432-0020	05-2N-24-2240-0400-0010
05-2N-24-2240-0448-0170	05-2N-24-2240-0418-0010	05-2N-24-2240-0433-0010	05-2N-24-2240-0401-0010
05-2N-24-2240-0449-0010	05-2N-24-2240-0417-0010	05-2N-24-2240-0434-0010	05-2N-24-2240-0402-0020
05-2N-24-2240-0447-0010	05-2N-24-2240-0418-0010	05-2N-24-2240-0435-0010	05-2N-24-2240-0403-0010
05-2N-24-2240-0448-0010	05-2N-24-2240-0419-0010	05-2N-24-2240-0436-0010	05-2N-24-2240-0404-0010
05-2N-24-2240-0449-0010	05-2N-24-2240-0420-0010	05-2N-24-2240-0438-0010	
05-2N-24-2240-0450-0010	05-2N-24-2240-0421-0010	05-2N-24-2240-0438-0130	
05-2N-24-2240-0450-0140	05-2N-24-2240-0422-0010		

3 1 1 2 6
BASSAU COUNTY

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

BASSAU COUNTY
 3 1 1 2
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 FEB 24 '95
 990.00
 P.B. 11052

BASSAU COUNTY
 3 1 1 2
 STATE OF FLORIDA
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 FEB 24 '96
 990.00
 P.B. 11052

BK 0724 PG 0975
 OFFICIAL RECORDS

05-2N-24-2240-0461-0010	05-2N-24-2240-0461-0010	08-3N-24-2380-0185-0010	18-3N-24-2020-0001-0000
05-2N-24-2240-0462-0010	05-2N-24-2240-0462-0010	08-3N-24-2380-0178-0020	19-3N-24-2020-0002-0000
05-2N-24-2240-0463-0010	05-2N-24-2240-0463-0010	08-3N-24-2380-0178-0060	19-3N-24-2020-0017-0000
05-2N-24-2240-0464-0010	05-2N-24-2240-0464-0010	08-3N-24-2380-0178-0080	20-3N-24-2000-0008-0000
05-2N-24-2240-0465-0010	05-2N-24-2240-0465-0010	08-3N-24-2380-0178-0010	20-3N-24-2020-0001-0000
05-2N-24-2240-0466-0010	05-2N-24-2240-0466-0010	08-3N-24-2380-0182-0020	22-3N-24-2000-0002-0000
05-2N-24-2240-0467-0010	05-2N-24-2240-0467-0020	08-3N-24-2380-0184-0050	22-3N-24-2320-0001-0000
05-2N-24-2240-0467-0130	05-2N-24-2240-0468-0010	08-3N-24-2380-0202-0150	23-3N-23-2020-0024-0000
05-2N-24-2240-0468-0010	05-3N-24-0000-0024-0000	08-3N-24-2380-0211-0180	23-4N-23-0000-0008-0000
05-2N-24-2240-0469-0010	05-3N-24-2020-0005-0000	09-3N-24-0000-0015-0000	23-4N-23-0000-0010-0000
05-2N-24-2240-0490-0020	09-2N-24-2020-0001-0000	09-3N-24-0000-0023-0000	24-3N-23-2020-0002-0000
05-2N-24-2240-0481-0010	08-2N-24-2020-0028-0000	12-3N-23-0000-0001-0000	25-3N-23-2020-0010-0000
05-2N-24-2240-0482-0010	08-3N-24-0000-0001-0000	12-3N-23-2020-0003-0000	27-3N-24-2020-0040-0020
05-2N-24-2240-0483-0010	08-3N-24-2020-0002-0000	12-3N-23-2020-0007-0000	28-3N-24-2020-0017-0000
05-2N-24-2240-0484-0010	07-3N-24-2020-0001-0000	13-3N-23-2020-0001-0000	30-3N-24-2020-0008-0000
05-2N-24-2240-0485-0010	07-3N-24-2020-0014-0000	14-3N-23-2020-0008-0000	30-3N-24-2020-0013-0000
05-2N-24-2240-0486-0010	08-3N-24-2380-0011-0023	15-3N-23-2020-0001-0000	30-3N-24-2020-0024-0000
05-2N-24-2240-0487-0010	08-3N-24-2380-0022-0012	18-3N-23-2020-0008-0000	31-3N-24-0000-0001-0000
05-2N-24-2240-0489-0010	08-3N-24-2380-0022-0022	18-3N-23-2020-0017-0000	31-3N-24-2020-0001-0000
05-2N-24-2240-0489-0010	08-3N-24-2380-0039-0014	18-3N-23-2020-0048-0000	31-3N-24-2020-0033-0000
05-2N-24-2240-0489-0240	08-3N-24-2380-0051-0020	18-3N-24-0000-0009-0000	31-3N-24-2020-0051-0000
05-2N-24-2240-0470-0010	08-3N-24-2380-0052-0022	18-3N-24-0000-0019-0000	31-4N-24-2020-0001-0000
05-2N-24-2240-0471-0010	08-3N-24-2380-0005-0010	18-3N-24-0000-0020-0000	32-3N-24-0000-0001-0000
05-2N-24-2240-0471-0120	08-3N-24-2380-0105-0140	18-3N-24-2020-0010-0000	32-3N-24-2020-0005-0000
05-2N-24-2240-0472-0010	08-3N-24-2380-0118-0100	17-3N-23-0000-0001-0000	34-3N-23-2040-0003-0000
05-2N-24-2240-0473-0010	08-3N-24-2380-0128-0010	17-3N-23-0000-0003-0000	34-3N-23-2040-0009-0000
05-2N-24-2240-0474-0010	08-3N-24-2380-0127-0010	17-3N-24-0000-0003-0000	35-3N-23-0000-0001-0000
05-2N-24-2240-0475-0010	08-3N-24-2380-0129-0040	17-3N-24-2020-0002-0000	30-3N-23-0000-0001-0000
05-2N-24-2240-0478-0010	08-3N-24-2380-0138-0010	17-3N-24-2680-0003-0010	05-2N-24-2240-0368-0080
05-2N-24-2240-0478-0110	08-3N-24-2380-0138-0040	17-3N-24-2680-0004-0001	18-3N-23-2020-0005-0000
05-2N-24-2240-0477-0010	08-3N-24-2380-0139-0010	17-3N-24-2680-0001-0050	
05-2N-24-2240-0478-0010	08-3N-24-2380-0139-0200	17-3N-24-2680-0001-0100	
05-2N-24-2240-0479-0010	08-3N-24-2380-0148-0010	17-3N-24-2680-0001-0150	
05-2N-24-2240-0480-0010	08-3N-24-2380-0158-0200	17-3N-24-2680-0003-0010	

BASSAU COUNTY
 3 1 1 2 5
 STATE OF FLORIDA
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 FEB 24 '95
 990.00
 P.B. 11052

BASSAU COUNTY
 3 1 1 4 3
 STATE OF FLORIDA
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 FEB 24 '95
 990.00
 P.B. 11052

BASSAU COUNTY
 3 1 1 2 3
 STATE OF FLORIDA
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 FEB 24 '95
 990.00
 P.B. 11052

BASSAU COUNTY
 3 1 1 2 8
 STATE OF FLORIDA
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 FEB 24 '95
 990.00
 P.B. 11052

BASSAU COUNTY
 3 1 1 4 1
 STATE OF FLORIDA
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 FEB 24 '95
 990.00
 P.B. 11052

9503138

95 FEB 24 PM 3:44

RECEIVED
 04
 COUNTY CLERK
 BASSAU COUNTY, FLORIDA

HILLIARD PLANNING AND ZONING BOARD MEETING

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

BOARD MEMBERS

Harold "Skip" Frey, Chair
Wendy Prather, Vice Chair
Charles A. Reed, Board Member
Josetta Lawson, Board Member
Lee Anne Wollitz, Board Member

ADMINISTRATIVE STAFF

Janis Fleet, AICP
Land Use Administrator

PLANNING AND ZONING ATTORNEY

Mary Norberg

MINUTES

TUESDAY, OCTOBER 11, 2022, 7:00 PM

NOTICE TO PUBLIC

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

PLEDGE OF CIVILITY

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

CALL TO ORDER

PRAYER & PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

Chair Harold "Skip" Frey
Planning and Zoning Board Member Josetta Lawson
Planning and Zoning Board Member Lee Anne Wollitz

ABSENT

Vice Chair Wendy Prather
Planning and Zoning Board Member Charles A. Reed

CHAIR

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

REGULAR MEETING

ITEM-1 Additions/Deletions to Agenda

Planning and Zoning Board Member Lee Anne Wollitz asks if she needs to add a discussion to the agenda regarding the Board receiving an application packet from Developer Marcus Holley.

Land Use Administrator Janis Fleet states she will bring that up at the end of the meeting with Planning and Zoning Board Attorney, Mary Norberg, and explain.

No additions or deletions to the agenda.

ITEM-2 Planning and Zoning Board approval of the Minutes from the September 13, 2022, Public Hearing and Regular Meeting.

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

Voting Yea: Chair Frey, Planning and Zoning Board Member Lawson, Planning and Zoning Board Member Wollitz

ADDITIONAL COMMENTS

PUBLIC

No public wish to address the Board.

BOARD MEMBERS

No comment from Board members.

LAND USE ADMINISTRATOR

Land Use Administrator Janis Fleets asks Planning and Zoning Attorney Mary Norberg to explain that items that will be on the agenda need to be reviewed by staff before being presented to the Planning and Zoning Board. After being reviewed by staff and uploaded to the Town’s website via the agenda packet, the information needs to be presented to all Board Members and to the public at the same time. Land Use Administrator Janis Fleet further states that it is a violation of Sunshine Law that the Board Members accepted the packet before she was allowed to review the items.

PLANNING AND ZONING ATTORNEY

Planning and Zoning Attorney Mary Norberg states that according to Chapter 62-33, Powers and Duties of the Land Use Administrator’s Office, Janis Fleet is correct and that all applications should go through the Land Use Administrator and not be given directly to the Planning and Zoning Board Members.

Jared Wollitz, 37255 Ingham Road, Hilliard, states that it is not a violation of Sunshine Law for the Board to receive a packet from an applicant, but rather a Disclosure of Ex-Parte Communication.

ADJOURNMENT

Motion to adjourn at 7:18 p.m.

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

Voting Yea: Chair Frey, Planning and Zoning Board Member Lawson, Planning and Zoning Board Member Wollitz

Approved this 8th day of November 2022, by the Hilliard Planning & Zoning Board, Hilliard, Florida.

Skip Frey, Chair
Hilliard Planning & Zoning Board