

ORDINANCE NO. 2023-06

AN ORDINANCE OF THE TOWN OF HILLIARD, FLORIDA, REZONING THE PROPERTY CONSISTING OF APPROXIMATELY 5.97 ACRES, MORE OR LESS, LOCATED OFF WEST SIXTH STREET AND ORANGE STREET AND MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" LEGAL DESCRIPTION HILLIARD, FL, NASSAU COUNTY PARCEL ID: # 08-3N-24-2380-0024-0040, 08-3N-24-2380-0039-0012, 08-3N-24-2380-0039-0031, 08-3N-24-2380-0037-0020, 08-3N-24-2380-0024-0010, 08-3N-24-2380-0039-0025, and 08-3N-24-2380-0037-0010, FROM R-2, SINGLE FAMILY TO PUD, PLANNED UNIT DEVELOPMENT TO CREATE THE DAYSPRING COMMONS PUD; SPECIFICALLY DESCRIBED IN EXHIBIT "B" WRITTEN DESCRIPTION, AND EXHIBIT "C" SITE PLAN; AND PROVIDING FOR SEVERABILITY, REPEALER, AND SETTING AN EFFECTIVE DATE.

WHEREAS, the property owner for the property consisting of approximately 5.97 acres, more or less, which is located off West Sixth Street and Orange Street and more particularly described in Exhibit "A" Legal Description, Hilliard, Fl, Nassau County PARCEL ID: # 08-3N-24-2380-0024-0040, 08-3N-24-2380-0039-0012, 08-3N-24-2380-0039-0031, 08-3N-24-2380-0037-0020, 08-3N-24-2380-0024-0010, 08-3N-24-2380-0039-0025, and 08-3N-24-2380-0037-0010, requested zoning change for the subject from R-2, Single Family to PUD, Planned Unit Development ; and

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

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

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

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

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

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

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

SECTION 2. LEGAL DESCRIPTION. The property with Nassau County Parcel ID:# 08-3N-24-2380-0024-0040, 08-3N-24-2380-0039-0012, 08-3N-24-2380-0039-0031, 08-3N-24-2380-0037-0020, 08-3N-24-2380-0024-0010, 08-3N-24-2380-0039-0025, and 08-3N-24-2380-0037-0010, more particularly described in described in Exhibit "A", Legal Description, is hereby rezoned from R-2, Single Family, to PUD, Planned Unit Development to create the Dayspring Commons PUD:

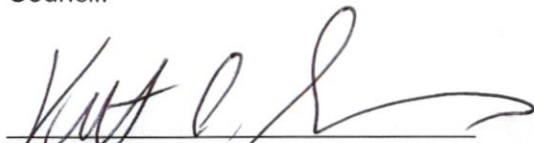
SECTION 3. PUD PLAN. This ordinance includes Exhibits "B", Written Description and "C", Site Plan, for the Dayspring Commons PUD created by this ordinance. Development of and uses within the PUD shall conform to the limitations and conditions set forth in this ordinance and in the attached written description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

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

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


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

ADOPTED this 17th day of August 2023, by the Hilliard Town Council.



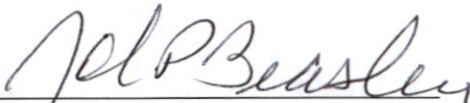
Kenneth A. Sims
Council President

ATTEST:



Lisa Purvis
Town Clerk

APPROVED:



John P. Beasley
Mayor

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

**EXHIBIT A
LEGAL DESCRIPTION**

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

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

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

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

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

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

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

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

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

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

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING LOT 1, BLOCK 24, TOWN OF HILLIARD, NASSAU COUNTY, FLORIDA (ACCORDING TO PLAT RECORDED IN PLAT BOOK 1, PAGE 28 OF THE PUBLIC RECORDS OF NASSAU COUNTY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT A POINT WHERE THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF ORANGE STREET (A 50 FOOT RIGHT-OF-WAY) INTERSECTS THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SIXTH STREET (A 60 FOOT RIGHT-OF-WAY) AND RUN SOUTH 37°-22'-00" WEST, ALONG LAST MENTIONED NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 261.52 FEET TO THE SOUTHERNMOST CORNER OF SAID LOT 1; RUN THENCE NORTH 52°-47'-27" WEST A DISTANCE OF 208.71 FEET TO THE WESTERNMOST CORNER OF SAID LOT 1; RUN THENCE NORTH 37°-32'-00" EAST, A DISTANCE OF 201.79 FEET TO THE NORTHERNMOST CORNER THEREOF, SAID POINT LYING ON THE AFOREMENTIONED SOUTHWESTERLY RIGHT-OF-WAY LINE OF ORANGE STREET; RUN THENCE SOUTH 52°-38'-00" EAST, ALONG LAST MENTIONED SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING.

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

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

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

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

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

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

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

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

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

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

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

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

FROM THE POINT OF BEGINNING THIS DESCRIBED RUN SOUTH 37°22'00" WEST, A DISTANCE OF 201.79 FEET TO A POINT LYING ON THE NORTHEASTERLY LINE OF LANDS NOW OR FORMERLY OF LEROY GLENN & PATRICIA HADDOCK (ACCORDING TO DEED RECORDED IN BOOK 792, PAGE 902, OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE NORTH 52°38'00" WEST, ALONG LAST MENTIONED NORTHEASTERLY LINE, A DISTANCE OF 179.60 FEET TO A POINT, SAID POINT BEING A SOUTHEASTERLY CORNER OF LANDS NOW OR FORMERLY OF GRACE BELL (ACCORDING TO DEED RECORDED IN BOOK 2320, PAGE 1564, OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE NORTH 65°44'47" EAST, ALONG THE SOUTHEASTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 228.35 FEET TO A POINT LYING ON THE AFOREMENTIONED SOUTHWESTERLY RIGHT-OF-WAY LINE OF ORANGE STREET; RUN THENCE SOUTH 52°38'00" EAST, ALONG LAST MENTIONED SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 70.59 FEET TO THE POINT OF BEGINNING.

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

Parcel No.: 08-39-24-2380-0024-0040

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

I. PROJECT DESCRIPTION

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

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

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

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

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

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

II. USES AND RESTRICTIONS

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

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

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

- a. Medical and dental offices and clinics;
- b. Research laboratories;
- c. Professional and business offices;
- d. Service establishments such as barber or beauty shops, shoe repair shops;
- e. Day care/child care centers;

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

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

- f. Parcel delivery office;
- g. Bank and financial institution;
- h. Delicatessen, bake shop;
- i. Restaurant without drive-through facilities;
- j. Retail sales without outside sales or storage;
- k. Structured parking; and
- l. Those uses included in Section II.B. below.

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

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

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

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

III. DESIGN GUIDELINES

A. Lot Requirements:

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

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

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

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

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

B. Ingress, Egress and Circulation:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

F. Utilities:

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

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

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

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

IV. ADDITIONAL CONDITIONS

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

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

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

DATA SUMMARY

TOTAL RESIDENTIAL UNITS/BEDS	103
RESIDENTIAL FACILITIES (GROUND LEVEL)	24,500 SF
RETAIL/OFFICE COMMERCIAL (GROUND LEVEL)	6,270 SF
TOTAL SITE AREA (INCLUDES R/W TAKING)	6.97 AC
UPLAND AREA (BEFORE IMPACTS)	4.36 AC
TOTAL WETLAND AREA	1.61 AC
WETLAND IMPACTS	0.00 AC
WETLANDS TO REMAIN	1.61 AC
POND AREA	0.63 AC (10.52%)
TOTAL OPEN SPACE	3.53 AC (50.12%) (20% MIN.)
RIGHT OF WAY AREA TO BE CLOSED	0.29 AC
TOTAL WETLAND LENGTH	550 LF
WETLAND BUFFER PROVIDED	2,962 SF (8.97 AC)
MAXIMUM RESIDENTIAL FACILITIES	62,700 SF
MAXIMUM RETAIL/OFFICE COMMERCIAL	18,810 SF

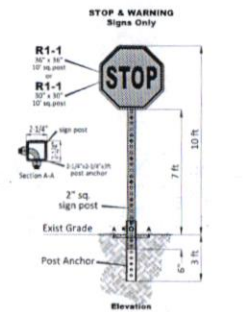
NOTE
THIS SITE PLAN IS CONCEPTUAL SUCH THAT THE FINAL LOCATION OF ANY ROADS, PROJECT ENTRANCES, RECREATION/OPEN SPACE AND OTHER AREAS WILL BE DEPICTED ON THE FINAL DEVELOPMENT PLAN AND THE FINAL ENGINEERING PLANS FOR THE PARTICULAR PHASE OF THE PROJECT.

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

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

LEGEND

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



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

MAXIMUM SQUARE FOOTAGE

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

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

PARKING CALCULATIONS

USE	MINIMUM NUMBER OF OFF-STREET PARKING SPACES REQUIRED
INDEPENDENT SENIOR LIVING FACILITIES	1 SPACE PER 1.4 UNITS
ASSISTED LIVING FACILITIES	1 SPACE PER 2.4 UNITS/BEDS
LONG TERM CARE FACILITIES (DAILY NURSING, MEMORY CARE AND HOSPICE)	1 SPACE PER 4 UNITS/BEDS
PROFESSIONAL OFFICES	1 SPACE FOR EACH 200 SQUARE FEET OF GROSS FLOOR AREA
MEDICAL AND DENTAL CLINICS OR OFFICES	1 SPACE FOR EACH 200 SQUARE FEET OF GROSS FLOOR AREA
PERSONAL PROPERTY, SELF-SERVICES, BEVERAGES, FACILITIES OF THE PROPERTY AND COMPACT SPACES ALLOWED	9 PARKING SPACES REQUIRED AS INDIVIDUAL UNITS AND FOR COMMON, TENANTS, AND RESIDENTS OF THE PROPERTY WHERE PRACTICES SPACES REQUEST SAME SHALL BE ROUNDED TO THE NEAREST WHOLE NUMBER

BUILDING	MAXIMUM INTENSIVE USE	MAXIMUM UNITS/BEDS OR SF	REQUIRED SPACES
A	INDEPENDENT LIVING FACILITY	72 UNITS	48
B	ASSISTED LIVING FACILITY	22 UNITS/BEDS	11
C	PROFESSIONAL SERVICES OFFICES, MEDICAL AND DENTAL CLINICS OR OFFICES & RETAIL	6,270 SF	31

TOTAL PARKING REQUIRED 96 (4 HANDICAPPED)
TOTAL PARKING PROVIDED 88 (8 HANDICAPPED)

PROJECT INFORMATION

GENERAL	
Project Name	DAYSRING COMMONS
Project Address	5370 STREET
PROJECT ACREAGE	5.97 AC / 759,655 SF
TOTAL BUILDING AREA/RATIO	30,770 SF / 11.85% (MAX. 50%)
TOTAL PARKING AREA/RATIO	0.94 AC / 15.75%
Maximum Residential Facilities	62,700 SF
Retail Office Commercial	18,810 SF
IMPERVIOUS (INCLUDING PONDS)/RATIO	1.79 AC / 0.30% (MAX. 35%)
BUILDING HEIGHT	(35' MAX HEIGHT)
Property Appraiser Nos. (RE #)	08-3N-24-2380-0024-0040 08-3N-24-2380-0039-0012 08-3N-24-2380-0039-0031 08-3N-24-2380-0037-0020 08-3N-24-2380-0024-0010
Nassau County Soil ID	6.51
Future Land Use	MEDIUM DENSITY
Zoning Designation	R-2
PUD Ordinance Number	N/A
FIRM - Community - Panel	17089C0135F
Flood Zones (Show in Plans)	ZONE X
Base Flood Elev. (Show in Plans)	N/A
Vertical Datum Used for Project	NAVD 88

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DAYSRING COMMONS

SITE

FLORIDA

HILLIARD

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