

**ORDINANCE NO. 2019-01**

**AN ORDINANCE OF THE TOWN OF HILLIARD, FLORIDA, CHANGING THE FUTURE LAND USE CLASSIFICATION OF THAT CERTAIN PROPERTY CONSISTING OF 4.08 ACRES, MORE OR LESS LOCATED ON THE EAST SIDE OF U.S. HIGHWAY 1 BETWEEN COUNTY ROAD 108 AND EASTWOOD ROAD, HILLIARD, FL, NASSAU COUNTY PARCEL #16-3N-24-2320-0007-0020, FROM AGRICULTURAL CLASSIFICATION TO INDUSTRIAL CLASSIFICATION; AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN OF THE TOWN OF HILLIARD TO REFLECT SUCH CHANGE; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the owner of that parcel of land, consisting of 4.08 acres more or less located on the east side of U.S. Highway 1 between County Road 108 and Eastwood Road, Hilliard, FL, Nassau County Parcel #16-3N-24-2320-0007-0020, has applied for an amendment to the Future Land Use Map to allow for an Industrial Classification; and

**WHEREAS**, the property in question is currently classified as Agricultural; and,

**WHEREAS**, the Town of Hilliard Planning & Zoning Board held a duly noticed public hearing on March 5, 2019, regarding the Comprehensive Plan amendment and land use designation of the Parcel; and

**WHEREAS**, the Town of Hilliard Planning and Zoning Board, has reviewed the proposed Comprehensive Plan amendment and land use designation and found it to be consistent with the Town's Comprehensive Plan, to comply with all applicable requirements of the Town's Code, and recommended approval to the Town Council of the future land use designation change to Industrial, at their March 21, 2019, regular meeting; and

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

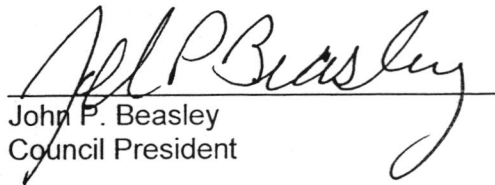
**SECTION 1. PROPERTY INVOLVED.** The property in question for this Future Land Use Map amendment consists of 4.08 acres more or less and is located on the east side of US Highway 1 between County Road 108 and Eastwood Road, Hilliard, FL, Nassau County Parcel #16-3N-24-2320-0007-0020.

**SECTION 2. LAND USE AMENDMENT.** Upon review of the entire file, the future land use of said property is hereby classified Industrial, and the Future Land Use Map shall be amended to reflect this change in land use classification.

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

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

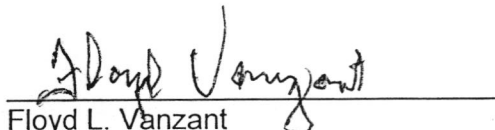
**ADOPTED** this 21<sup>st</sup> day of March, 2019, by the Hilliard Town Council.

  
John P. Beasley  
Council President

ATTEST:

  
Lisa Purvis  
Town Clerk

APPROVED:

  
Floyd L. Vanzant  
Mayor

Planning & Zoning Board Introduction:	February 5, 2019
Town Council First Reading:	February 7, 2019
Planning & Zoning Board Publication:	February 13, 2019
Town Council Publication:	February 13, 2019
Planning & Zoning Board Public Hearing:	March 5, 2019
Town Council Public Hearing:	March 21, 2019
Town Council Final Reading:	March 21, 2019