

ORDINANCE NO. 2019-02

AN ORDINANCE OF THE TOWN OF HILLIARD, FLORIDA, A MUNICIPAL CORPORATION, CHANGING THE ZONING DESIGNATION FROM TOWN ZONING R-1, SINGLE FAMILY RESIDENTIAL DISTRICT AND C-1, GENERAL COMMERCIAL DISTRICT; TO TOWN ZONING M-1, MANUFACTURING & INDUSTRIAL WAREHOUSING DISTRICT; FOR THE 4.08 ACRE PARCEL MORE OR LESS; LOCATED ON THE EAST SIDE OF U.S. HIGHWAY 1 BETWEEN COUNTY ROAD 108 AND EASTWOOD ROAD, HILLIARD, FL, NASSAU COUNTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the requested zoning change requires a change from the Town zoning designation of R-1, Single Family Residential District and C-1, General Commercial District to the Town Zoning designation of M-1, Manufacturing and Industrial Warehousing District; and

WHEREAS, the existing Comprehensive Plan future land use designation is Agricultural; and

WHEREAS, the requested zoning change is consistent with the Comprehensive Plan per Ordinance No. 2019-01, and the public interest; and

WHEREAS, the Planning and Zoning Board approved the zoning change request at their March 5, 2019, regular meeting; and

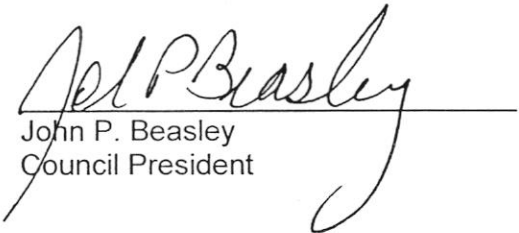
NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF HILLIARD, FLORIDA, AS FOLLOWS:

SECTION 1. PROPERTY INVOLVED. The property in question for this zoning district change consists of 4.08 acres more or less and is located on the east side of U.S. Highway 1 between County Road 108 and Eastwood Road, Hilliard, FL, known as Nassau County Parcel ID # 16-3N-24-2320-0007-0020

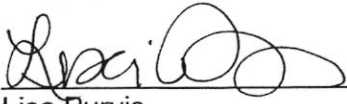
SECTION 2. ZONING CHANGE. For the property in question the zoning district change is from R-1, Single Family Residential District and C-1, General Commercial District to M-1 Manufacturing and Industrial Warehousing.

SECTION 3. EFFECTIVE DATE. This ordinance shall take effect immediately upon its final adoption.

ADOPTED this 21st 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