

ORDINANCE NO. 2019-05

AN ORDINANCE OF THE TOWN OF HILLIARD, FLORIDA, CHANGING THE FUTURE LAND USE CLASSIFICATION OF THAT CERTAIN PROPERTY CONSISTING OF 1.23 ACRES, MORE OR LESS LOCATED ON THE WEST SIDE OF U.S. HWY 1 AT THE CORNER OF WEST EIGHTH STREET, HILLIARD, FL, PARCEL #05-3N-24-0000-0029-0000, FROM LOW DENSITY RESIDENTIAL CLASSIFICATION TO HIGH DENSITY RESIDENTIAL 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 1.23 acres more or less located on the west side of U.S. Hwy 1 at the corner of West Eighth Street, Hilliard, FL, Parcel #05-3N-24-0000-0029-0000, has applied for an amendment to the Future Land Use Map to allow for a High Density Residential Classification; and

WHEREAS, the property in question is currently classified as Low Density Residential; and,

WHEREAS, the Planning & Zoning Board recommended approval of the future land use designation change to High Density Residential, at their July 2, 2019, regular meeting; and

NOW THEREFORE, BE IT ENACTED BY THE TOWN OF HILLIARD, FLORIDA, THAT:

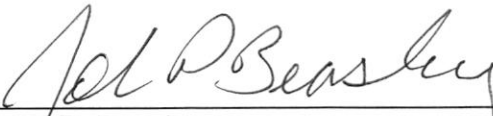
SECTION 1. PROPERTY INVOLVED. The property in question for this Future Land Use Map amendment consists of 1.23 acres more or less and is located on the west side of U.S. Hwy 1 at the corner of West Eighth Street, Hilliard, FL, Parcel #05-3N-24-0000-0029-0000.

SECTION 2. LAND USE AMENDMENT. Upon review of the entire file, the future land use of said property is hereby classified High Density Residential, 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 18th day of July, 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:	June 4, 2019
Planning & Zoning Board Publication:	June 12, 2019
Planning & Zoning Board Public Hearing:	July 2, 2019
Town Council First Reading:	June 6, 2019
Town Council Publication:	June 12, 2019
Town Council Public Hearing:	July 18, 2019
Town Council Final Reading:	July 18, 2019

Nassau County Record

Published Weekly
617317 Brandies Avenue, PO Box 609
Callahan, Nassau County, FL 32011
904-879-2727 – Fax 904-879-5155

NOTICE OF COMPREHENSIVE PLAN CHANGE

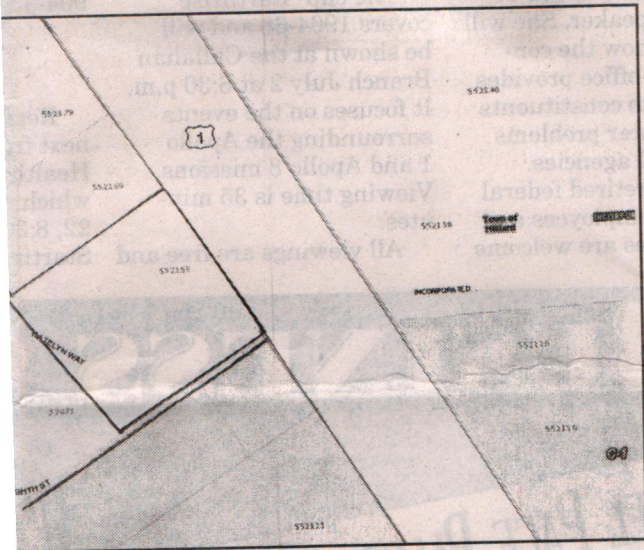
Council proposes to adopt the following ordinance:

ORDINANCE NO. 2019-05

**CHANGE IN THE TOWN OF HILLIARD, FLORIDA, CHANGE
LAND USE CLASSIFICATION OF THAT CERTAIN
CONSISTING OF 1.23 ACRES, MORE OR LESS LOCATED
WEST SIDE OF U.S. HWY 1 AT THE CORNER OF WEST
STREET, HILLIARD, FL, PARCEL #05-3N-24-0000-0029-
1 FROM LOW DENSITY RESIDENTIAL CLASSIFICATION TO
MEDIUM DENSITY RESIDENTIAL CLASSIFICATION; AMENDING THE
LAND USE MAP OF THE COMPREHENSIVE PLAN OF THE
TOWN OF HILLIARD TO REFLECT SUCH CHANGE; PROVIDING FOR
AN EFFECTIVE DATE; AND, PROVIDING FOR AN EFFECTIVE DATE.**

A public hearing on the ordinance will be held on July 18, 2019, at 7:00 p.m., in the
Town Hall, located at 15859 West County Road
10, to hear input regarding Ordinance No. 2019-05. All interested
persons may appear at the meeting and be heard with respect to the proposed
complete legal description by metes and bounds and a copy of Ordinance
No. 2019-05, which is proposed for adoption is available for inspection and
copy at the Town Clerk during normal business hours 9:00 a.m. to 5:00 p.m.
Monday through Friday or at www.townofhilliard.com.

The property is located in the southeast 1/2, Section 5, Township 3 North, Range
24 East, Nassau County, Florida, also being a portion of property per Deed,
Book 674, Page 830-831, recorded in the Public Records of
Florida.



THE REQUIREMENTS OF F.S. 286.0105, the following notification
person decides to appeal any decision made by the Council with
after considered at such meeting he or she may need to ensure
record of the proceeding is made, which record includes the testi-
e upon which the appeal is to be based.

Individuals requiring accommodations in order to participate in
could contact the Town Clerk at (904) 845-3555 at least seven-
days in advance to request such accommodations.

STATE OF FLORIDA
COUNTY OF NASSAU:

Before the undersigned authority appeared
Foy R. Maloy, Jr.,

Who on oath says that he is the Publisher of the Nassau County
Record, a weekly newspaper published at Callahan in Nassau
County, Florida; that the attached copy of the advertisement,
being a Legal Display Advertisement in the matter of

ORD NO 2019-05

Was published in said newspaper in the issue(s) of

06-12-2019

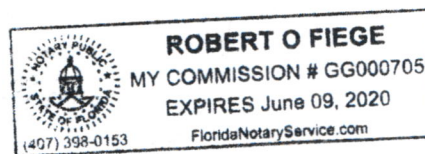
LEGAL DISPLAY

Affiant further says that the said Nassau County Record is a
newspaper published at Callahan in Nassau County, Florida, and
that the said newspaper has heretofore been continuously
published in said Nassau County, Florida, each week and has
been entered as second class matter at the post office in Callahan,
Nassau County, Florida for a period of one year preceding the
first publication of the attached copy of advertisement; and
Affiant further says that he has neither paid nor promised any
person, firm or corporation any discount; rebate, commission or
refund for the purpose of securing this advertisement in said
newspaper.

Sworn to and subscribed before me
This 12th Day June, 2019 A.D.

Robert O. Fiege, Notary Public

Personally Known



NO

The Hilliard Town

AN ORDINANCE
REGULATING THE FUTURE
PROPERTY
LOCATED ON THE
EIGHTH STREET
0000, FROM
HIGH DENSITY
FUTURE LAND
TOWN OF HILLIARD
SEVERABILITY

A Public Hearing was held in the
Council Chamber of the
Town of Hilliard, Florida,
at 108 Hilliard, Florida,
on the 15th day of August, 2019,
at which time interested parties may appear
and be heard in support of or in opposition to
the Ordinance. A copy of the Ordinance
is available for review at the Town Office,
108 Hilliard, Florida, on the 15th day of August, 2019,
from 9:00 a.m. to 5:00 p.m., Monday through Friday.

A part of the northern portion of the parcel located at 24 East, Nassau Boulevard, Nassau County, Florida, is hereby rezoned from R-1 to R-10.



PURSUANT TO
The Commission has given its approval and
consent to the Ordinance. If a petition is given:
If a petition is given: If a petition is given:
respect to any matter, the Commission shall
that a verbatim record of the proceedings shall
mony and evidence shall be taken.

Persons with disabilities who are unable to attend
this proceeding shall be permitted to attend
ty-two hours in advance of the proceeding.
Lisa Purvis, MMC
Town Clerk
Town of Hilliard

ROBERT O. FIEGE
TOWN CLERK
TOWN OF HILLIARD, FLORIDA

Nassau County Record

Published Weekly
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Callahan, Nassau County, FL 32011
904-879-2727 – Fax 904-879-5155

**NOTICE OF COMPREHENSIVE
PLAN CHANGE
TOWN OF HILLIARD**

The Town of Hilliard Planning and Zoning Board will hold a Public Hearing on Tuesday, July 2, 2019, at 7:00 p.m. in the Hilliard Town Hall Council Chambers, located at 15859 West County Road 108, Hilliard, Florida to hear input on the following Ordinance:

ORDINANCE NO. 2019-05

AN ORDINANCE OF THE TOWN OF HILLIARD, FLORIDA, CHANGING THE FUTURE LAND USE CLASSIFICATION OF THAT CERTAIN PROPERTY CONSISTING OF 1.23 ACRES, MORE OR LESS LOCATED ON THE WEST SIDE OF U.S. HWY 1 AT THE CORNER OF WEST EIGHTH STREET, HILLIARD, FL. PARCEL #05-3N-24-0000-0029-0000, FROM LOW DENSITY RESIDENTIAL CLASSIFICATION TO HIGH DENSITY RESIDENTIAL 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.

All interested parties may appear at the meeting to be heard with respect to the proposed Ordinance No. 2019-05.

A recommendation/report regarding the proposed ordinance shall then be provided to the Hilliard Town Council at their July 18, 2019, regular meeting. A copy of the Ordinance which is proposed for adoption is available for inspection and copying in the office of the Town Clerk during normal business hours 9:00 a.m. to 5:00 p.m., Monday through Friday or at www.townofhilliard.com.

PURSUANT TO THE REQUIREMENTS OF F.S. 286.0105, the following notification is given: If a person decides to appeal any decision made by the Planning & Zoning Board with respect to any matter considered at such meeting he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

Persons with disability requiring accommodations in order to participate in this proceeding should contact the Land Use Administrator at (904) 845-3555 at least seventy-two (72) hours in advance to request such accommodations.
Bernita Dinwiddie
Hilliard Land Use Administrator
NCR 11 06-12-2019
#513957

**STATE OF FLORIDA
COUNTY OF NASSAU:**

Before the undersigned authority appeared
Foy R. Maloy, Jr.,

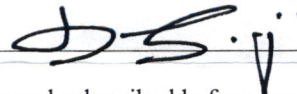
Who on oath says that he is the Publisher of the Nassau County Record, a weekly newspaper published at Callahan in Nassau County, Florida; that the attached copy of the advertisement, being a Legal Notice in the matter of

ORDINANCE NO. 2019-05

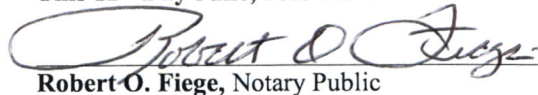
Was published in said newspaper in the issue(s) of

**06/12/2019
Ad# 513957**

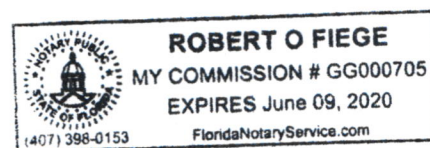
Affiant further says that the said Nassau County Record is a newspaper published at Callahan in Nassau County, Florida, and that the said newspaper has heretofore been continuously published in said Nassau County, Florida, each week and has been entered as second class matter at the post office in Callahan, Nassau County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and Affiant further says that he has neither paid nor promised any person, firm or corporation any discount; rebate, commission or refund for the purpose of securing this advertisement in said newspaper.



Sworn to and subscribed before me
This 12th Day June, 2019 A.D.


Robert O. Fiege, Notary Public

~~A~~ Personally Known



RECEIVED
JUN 14 2019
TOWN OF HILLIARD