

**ORDINANCE NO. 2019-06**

**AN ORDINANCE OF THE TOWN OF HILLIARD, FLORIDA, A MUNICIPAL CORPORATION, CHANGING THE ZONING DESIGNATION FROM TOWN ZONING A-1, AGRICULTURAL DISTRICT; TO TOWN ZONING R-3, MULTIPLE FAMILY DISTRICT; FOR THE 1.23 ACRE PARCEL MORE OR LESS; LOCATED ON THE WEST SIDE OF U.S. HWY 1 AT THE CORNER OF WEST EIGHTH STREET, HILLIARD, FL; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the requested zoning change requires a change from the Town zoning designation of A-1, Agricultural District to the Town Zoning designation of R-3, Multiple Family District; and

**WHEREAS**, the existing Comprehensive Plan future land use designation is low density; and

**WHEREAS**, the requested zoning change is consistent with the Comprehensive Plan per Ordinance No. 2019-05, and the public interest; and

**WHEREAS**, the Planning and Zoning Board approved the zoning change request at their July 2, 2019, regular meeting; and

**NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE TOWN OF HILLIARD, FLORIDA, as follows:**

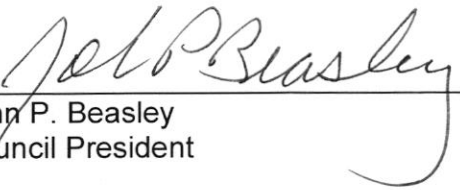
**SECTION 1. PROPERTY INVOLVED.** The property in question for this zoning district change consists of 1.23 acres more or less and is located on the west side of U.S. Hwy 1 at the corner of West Eighth Street, Hilliard, Florida, known as the parcel number:

Parcel ID Number 05-3N-24-0000-0029-0000


**SECTION 2. ZONING CHANGE.** For the property in question the zoning district change is from A-1, Agricultural District to R-3, Multiple Family District.

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

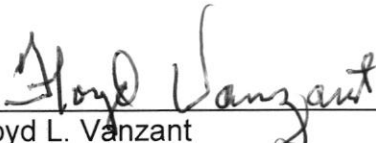
**ADOPTED** this 18<sup>th</sup> day of July, 2019, by the Hilliard Town Council.

  
\_\_\_\_\_  
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 PUBLIC HEARING 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 regarding Rezoning Application Number 20190607, an application by B.Y. Franklin Properties, Inc. to rezone the 1.23 Acre Parcel More or Less located, Parcel ID Numbers 05-3N 24-0000-0029-0000, from Agricultural A-1 to Multiple Family R-3. The Property is located on the West Side of US Hwy. 1 at the corner of West Eighth Street. Action on the matter may be taken following the closing of the Public Hearing at the Planning & Zoning Board regular meeting. A copy of the application is available for inspection and copying at the Hilliard Town Hall, during normal business hours 9:00 a.m. to 5:00 p.m., Monday through Friday.

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  
Hilliard, Florida 32046  
NCR 11 06-12-2019  
#513960

## 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

## NOTICE OF PUBLIC HEARING APPLICATION 20190607

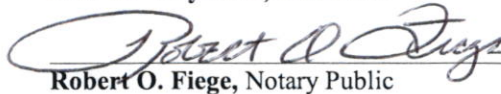
Was published in said newspaper in the issue(s) of

**06/12/2019**  
**Ad # 513960**

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.

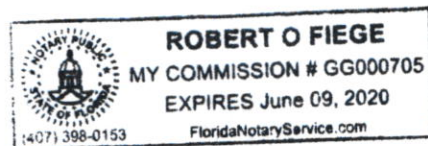


Sworn to and subscribed before me  
**This 12<sup>th</sup> Day June, 2019 A.D.**

  
**Robert O. Fiege, Notary Public**

 Personally Known

RECEIVED  
JUN 14 2019  
TOWN OF HILLIARD





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

## PUBLIC HEARING NOTICE

The Hilliard Town Council will hold a Public Hearing on July 18, 2019, at 7:00 p.m., in the Council Chambers in the Hilliard Town Hall, located at 15859 West County Road 108, Hilliard, Florida, to hear input regarding Ordinance No. 2019-06. All interested parties may appear at the meeting and be heard with respect to the proposed Ordinance. Action on the matter may be taken following the closing of the Public Hearing at the Hilliard Town Councils regular meeting. A copy of Ordinance No. 2019-06 which is proposed for Second Reading and Final 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](http://www.townofhilliard.com).

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Lisa Purvis, MMC  
Town Clerk  
Town of Hilliard  
NCR 11-06-12-2019  
#513962

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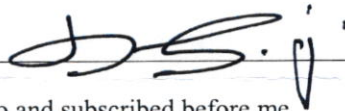
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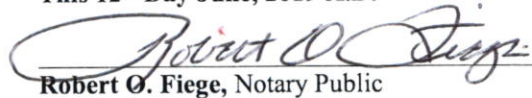
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