

ORDINANCE NO. 2021-06

AN ORDINANCE AMENDING CHAPTER 62 ZONING AND LAND DEVELOPMENT REGULATIONS OF THE HILLIARD TOWN CODE; AMENDING SECTION 62-359. ACCESSORY USES AND STRUCTURES; ADDING LANGUAGE TO SUBSECTION (a) TO INCLUDE A LOT SPLIT BY A RIGHT OF WAY OF NO MORE THAN 25 FEET AS A CONTIGUOUS LOT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town desires to define a contiguous lot as a one split by a right of way of no more than twenty-five (25) feet in width; and

WHEREAS, the Town of Hilliard has found it necessary to enact the following amendment to Chapter 62, Zoning and Land Development Regulations.

NOW, THEREFORE THE TOWN OF HILLIARD HEREBY ORDAINS, the following Section of the Hilliard Town Code, Chapter 62, Zoning and Land Development Regulations shall be amended as follows:

Section 1.

Section 62-359 - ACCESSORY USES AND STRUCTURES is hereby amended and shall read as following:

Sec. 62-359. - Accessory uses and structures.

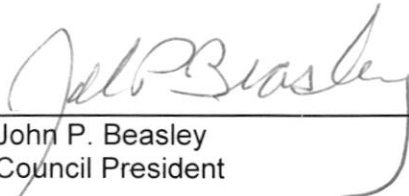
(a) Accessory uses and structures are permitted in all districts provided such uses and structures are of a nature customarily incidental and clearly subordinate to a permitted or permissible principal use or structure and, unless otherwise provided, are located on the same lot (or contiguous lot in the same ownership, which may be split by a right of way of no more than 25 feet in width) as such principal use. Where a building or portion thereof is attached to a building or structure containing such principal use, such building or portion shall be considered as a part of a principal building and not an accessory building.

Section 2.

Effective Date.

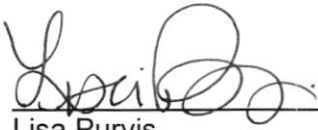
This Ordinance shall become effective upon passage.

Adopted this 19th day of August, 2021, by the Hilliard Town Council, Hilliard, Florida.



John P. Beasley
Council President

ATTEST:



Lisa Purvis
Town Clerk

APPROVED:



Floyd L. Vanzant
Mayor

Planning & Zoning Board Publication:	June 16, 2021
Planning & Zoning Board Public Hearing:	July 6, 2021
Town Council First Publication:	June 16, 2021
Town Council First Public Hearing:	July 15, 2021
Town Council First Reading:	July 15, 2021
Town Council Second Publication:	July 14, 2021
Town Council Second Public Hearing:	August 19, 2021
Town Council Second & Final Reading:	August 19, 2021

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

STATE OF FLORIDA
COUNTY OF NASSAU:

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

Who on oath says that (s)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 ZONING CHANGE
08-19-2021

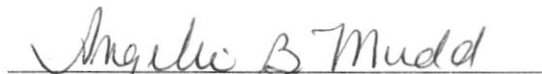
Was published in said newspaper in the issue(s) of

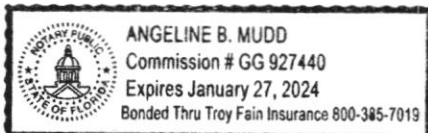
07/14/2021
Ad # 649034

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 (s)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 to before me
This 14th day of July, A.D. 2021



Angeline B. Mudd, Notary Public Personally Known

NOTICE OF ZONING CHANGE

The Hilliard Town Council will hold a Public Hearing on Thursday, August 19, 2021 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. 2021-06. All interested parties may appear at the meetings and be heard with respect to the proposed Ordinance No. 2021-06. Action on the matter may be taken following the closing of the Public Hearing at the Hilliard Town Councils regular meeting. A copy of the Ordinance 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.

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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 Town Council 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 disabilities requiring accommodations in order to participate in this proceeding should contact the Town Clerk at (904) 845-3555 at least seventy-two hours in advance to request such accommodations. Lisa Purvis, MMC, Town Clerk
Town of Hilliard
NCR 1T 07-14-2021
#649034

Nassau County Record

Published Weekly

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TOWN OF HILLIARD NOTICE OF PUBLIC HEARING

The Town of Hilliard will hold the following Public Hearings:
Hilliard Planning & Zoning Board Tuesday, July 6, 2021 at 7:00 p.m.

Hilliard Town Council Thursday, July 15, 2021 at 7:00 p.m. Both Public Hearings will be held in the Council Chambers in the Hilliard Town Hall, located at 15859 West County Road 108, Hilliard, Florida, to hear input regarding Ordinance No. 2021-06. All interested parties may appear at the meetings and be heard with respect to the proposed Ordinance No. 2021-06. A copy of the proposed Ordinance 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.

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Persons with disabilities requiring accommodations in order to participate in this proceeding should contact the Land Use Administrator for the Planning and Zoning Board meeting or the Town Clerk for the Town Council meeting at (904) 845-3555 at least seventy-two hours in advance to request such accommodations.

Janis K. Fleet, AICP, Land Use Administrator
Lisa Purvis, MMC, Town Clerk
Town of Hilliard
NCR 1T 06-16-2021
#645726

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 ADVERTISEMENT in the matter of

**NOPH/ORDINANCE NO 2021-06
COUNCIL MTG/P&Z BOARD**

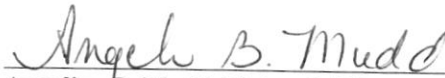
Was published in said newspaper in the issue(s) of


06/16/2021
Ad #645726

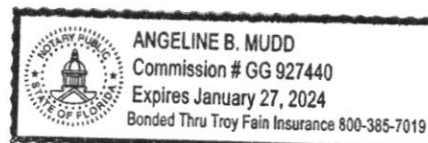
Affiant further says that the said Nassau County Nassau County, Florida, and that the said newspaper has heretofore been continuously published in Callahan in said Nassau County, Florida, each week and has been entered as second class matter at the post office in Callahan, Nassau County, Florida for 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 for publication in said newspaper.



Sworn to and subscribed before me **this 1st day of September, 2021**


Angelina B. Mudd, Notary Public

 Personally Known



RECEIVED
SEP - 2 2021

TOWN OF HILLIARD

NASSAU COUNTY RECORD

P.O. Box 609
Callahan FL 32011

(904) 879-2727

Fax(904) 879-5155

Advertising Memo Bill

1 Memo Bill Period 06/2021		2 Advertiser/Client Name TOWN OF HILLIARD/LGL	
23 Total Amount Due 162.01		*Unapplied Amount	3 Terms of Payment
21 Current Net Amount Due .00	22 30 Days .00	60 Days .00	Over 90 Days .00
4 Page Number 1	5 Memo Bill Date 06/10/21	6 Billed Account Number 29333	7 Advertiser/Client Number LEGAL. 29333

8 Billed Account Name and Address TOWN OF HILLIARD/LGL PO BOX 249 HILLIARD FL 32046		Amount Paid: Comments: Ad #: 645726
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Please Return Upper Portion With Payment

10 Date	11 Newspaper Reference	12 13 14 Description-Other Comments/Charges	15 SAU Size 16 Billed Units	17 Times Run 18 Rate	19 Gross Amount	20 Net Amount
06/16/21	645726 LGFLA	NOPH/ORDINANCE NO 2021 COUNCIL MTG/P&Z BOARD 06/16 NCR	1.0X 8.85	1 16.95	162.01	162.01
	LGAFF	LEGAL AFFIDAVIT		12.00		

Statement of Account - Aging of Past Due Amounts

21 Current Net Amount Due 0.00	22 30 Days 0.00	60 Days 0.00	Over 90 Days 0.00	*Unapplied Amount	23 Total Amount Due 162.01
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NASSAU COUNTY RECORD

(904) 879-2727

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

24 Invoice 645726	25 Billing Period 06/2021	Advertiser Information			
	1 Billing Period 06/2021	6 Billed Account Number 29333	7 Advertiser/Client Number 29333	2 Advertiser/Client Name TOWN OF HILLIARD/LGL	

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Angeline B. Mudd, Notary Public

Personally Known

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