

ORDINANCE 2017-04

AN ORDINANCE OF THE TOWN OF HILLIARD AMENDING THE COMPREHENSIVE PLAN OF THE TOWN OF HILLIARD BY DESIGNATING THE CURRENT ZONING AND THE FUTURE LAND USE OF CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY 10.79 ACRES DESCRIBED WITH PARTICULARITY HEREIN BY DESIGNATING THE CURRENT ZONING AS AGRICULTURAL A-1 AND THE FUTURE LAND USE AS AGRICULTURAL FROM NASSAU COUNTY'S OPEN RURAL ZONING UPON THE INCORPORATION OF SUCH LAND INTO THE TOWN LIMITS; FINDING THE AGRICULTURAL A-1 ZONING AND AGRICULTURAL FUTURE LAND USE TO BE CONSISTENT WITH THE TOWN OF HILLIARD'S COMPREHENSIVE PLAN AND THE TOWN'S CODE; PROVIDING FOR AND AUTHORIZING THE UPDATING OF OFFICIAL TOWN MAPS; REPEALING CONFLICTING ORDINANCES; PROVIDING DIRECTION TO THE TOWN CLERK; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Jonathan Cody Stokes is the fee simple owner of a Parcel of real property of approximately 10.79 acres situated within unincorporated Nassau County, the parcel being particularly described as:

Lot 28 in Official Record Book 1983, page 1026, of the Cornwall Survey.

Parcel ID Number: 20-3N-24-2020-0028-0000

WHEREAS, pursuant to Section 171.044, Florida Statutes, Jonathan Cody Stokes has made voluntary application to the Town of Hilliard for annexation of this Parcel into the corporate limits of the Town; and

WHEREAS, the Parcel is located in unincorporated Nassau County, Florida, and is currently designated as Nassau County's Open Rural Zoning; and

WHEREAS, in connection with the annexation of the Parcel, the owner has petitioned to desires to amend the Town of Hilliard's Comprehensive Plan by designating the current zoning Agriculture A-1 and future land use as Agricultural upon the incorporation of said Parcel into the Town limits; and

WHEREAS, the Town of Hilliard Planning and Zoning Board held a duly noticed public hearing on March 7, 2017, regarding the Comprehensive Plan amendment and land use designation of the Parcel; and,

WHEREAS, notice of the proposed Comprehensive Plan amendment and land use designation has been published pursuant to the requirements of Section 171.044(2), Florida Statutes; and

WHEREAS, the Planning and Zoning Board of the Town of Hilliard, Florida, 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 has recommended to the Town Council that it approve said land use designation; and

WHEREAS, the Town of Hilliard Town Council has the authority to amend its Comprehensive Plan by designating the zoning and future land use of this newly annexed Parcel; and

WHEREAS, the Town of Hilliard Town Council is desirous of designating said real property's current zoning as Agricultural A-1 and future land use as Agricultural.

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

Section 1. The above recitals are true and correct and by this reference are hereby incorporated herein and made an integral part hereof as though fully set forth herein.

Section 2. The Town of Hilliard's Comprehensive Plan is hereby amended to include the following described real property formerly located in unincorporated Nassau County, Florida with the current zoning, once annexed into the Town limits of Hilliard, and future land use designated as Agricultural. Said real property comprising approximately 10.79 acres, more particularly described as follows:

Lot 28 in Official Record Book 1983, page 1026, of the Cornwall Survey.

Parcel ID Number: 20-3N-24-2020-0028-0000

Section 3. The Town Clerk is hereby authorized and directed to update and revise the Town Land Use Maps and to proceed with any related Comprehensive Plan Map Amendments and Official Town Zoning Map Amendments.

Section 4. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion hereto.

Section 5. Any and all ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed.

Section 6. This Ordinance shall become effective upon the incorporation of the above-described Parcel into the corporate limits of the Town of Hilliard or upon the passage of this Ordinance, whichever is later.

ADOPTED THIS 18th DAY OF May, 2017.

IN WITNESS OF THE FOREGOING, the parties have set their hands and seal the _____ day of _____, 2017.

Signed, sealed and delivered in the presence of:

TOWN OF HILLIARD, FL

By:

John P. Beasley
Council President

Attest:

Lisa Purvis
Town Clerk

Approved:

Cris W. McConnell
Mayor

Approved as to legal form:

Sherri L. Renner
Town Attorney

Date of Town Council First Reading:	February 16, 2017
Date of Planning & Zoning Board Publication:	February 16, 2017
Date of Planning & Zoning Boards Signs Posted:	February 16, 2017
Date of Town Council First Publication:	March 2, 2017
Date of Planning & Zoning Board Public Hearing:	March 7, 2017
Date of Planning & Zoning Boards Report:	March 16, 2017
Dates of Town Council First Public Hearings:	April 6, 2017
Date Mailed to Dept. of State & Others for Comments:	April 7, 2017
Dates of Town Council Second Publication:	April 27, 2017
Dates of Town Council Second Public Hearings:	May 18, 2017
Date of Town Council Vote & Passage:	May 18, 2017
Date Mailed to Dept. of State & Others Comments:	May 22, 201