

# HILLIARD PLANNING AND ZONING BOARD MEETING

Hilliard Town Hall / Council Chambers  
15859 West County Road 108  
Post Office Box 249  
Hilliard, FL 32046

## BOARD MEMBERS

Wendy Prather, Chair  
Charles A. Reed, Vice Chair  
Harold "Skip" Frey, Board Member  
Josetta Lawson, Board Member  
Kevin Webb, Board Member

## ADMINISTRATIVE STAFF

Lee Anne Wollitz  
Land Use Administrator

## PLANNING AND ZONING ATTORNEY

Christian Waugh

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## AGENDA

TUESDAY, DECEMBER 03, 2024, 7:00 PM

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### NOTICE TO PUBLIC

Anyone wishing to address the Planning & Zoning Board regarding any item on this agenda is requested to complete an agenda item sheet in advance and give it to the Land Use Administrator. The sheets are located next to the printed agendas in the back of the Council Chambers. Speakers are respectfully requested to limit their comments to three (3) minutes. A speaker's time may not be allocated to others.

### PLEDGE OF CIVILITY

WE WILL BE RESPECTFUL OF ONE ANOTHER  
EVEN WHEN WE DISAGREE.  
WE WILL DIRECT ALL COMMENTS TO THE ISSUES.  
WE WILL AVOID PERSONAL ATTACKS.  
***"Politeness costs so little." – ABRAHAM LINCOLN***

## CALL TO ORDER

PRAYER & PLEDGE OF ALLEGIANCE

ROLL CALL

## PUBLIC HEARINGS

**ITEM-1** Planning and Zoning Board recommendation to the Town Council for approval of Ordinance 2024-13, to change to the Future Land Use Map "FLUM" Designation of Parcel ID No. 05-3N-24-0000-0028-000. For applicant Shalene B. Estes, Forestar (USA) Real Estate Group Inc.  
***Lee Anne Wollitz – Land Use Administrator***

**CHAIR-** Call for Disclosure of Ex Parte Communication  
Call for Open of Public Hearing

***Lee Anne Wollitz – Land Use Administrator,*** reads agenda item report and staff report on Ordinance 2024-13.

**CHAIR-** Call for Applicant Comment  
Call for Public Comment  
Call for Motion to Close Public Hearing on Ordinance 2024-13.

**PLANNING & ZONING BOARD ACTION**

Planning and Zoning Board to approve or deny recommendation to the Town Council

- ITEM-2** Planning and Zoning Board recommendation to the Town Council for approval of Ordinance 2024-14, to Rezone Parcel ID No. 05-3N-24-0000-0028-0000. For applicant Shalene B. Estes, Forestar (USA) Real Estate Group Inc.  
**Lee Anne Wollitz – Land Use Administrator**

**CHAIR-** Call for Disclosure of Ex Parte Communication  
Call for Open of Public Hearing

**Lee Anne Wollitz – Land Use Administrator,** reads agenda item report and staff report on Ordinance 2024-14.

**CHAIR-** Call for Applicant Comment  
Call for Public Comment  
Call for Motion to Close Public Hearing on Ordinance 2024-14.

**PLANNING & ZONING BOARD ACTION**

Planning and Zoning Board to approve or deny recommendation to the Town Council

**REGULAR MEETING**

- ITEM-3** Additions/Deletions to Agenda
- ITEM-4** Planning and Zoning Board to adopt Rules for Procedure Resolution No. 2024-01 for Regular Meetings and Public Hearings.  
**Lee Anne Wollitz – Land Use Administrator**
- ITEM-5** Planning and Zoning Board Approval of 2025 Planning and Zoning Board Calendar of meetings.  
**Lee Anne Wollitz – Land Use Administrator**
- ITEM-6** Planning and Zoning Approval of the Minutes from 11.05.2024 Regular Meeting.

**ADDITIONAL COMMENTS**

**CHAIR** Call on members of the audience wishing to address the Board.

**PUBLIC**

**BOARD MEMBERS**

**LAND USE ADMINISTRATOR**

**PLANNING AND ZONING ATTORNEY**

**ADJOURNMENT**

**The Town may take action on any matter during this meeting, including items that are not set forth within this agenda.**

### **TOWN COUNCIL MEETINGS**

The Town Council meets the first and third Thursday of each month beginning at 7:00 p.m., unless otherwise scheduled. Meetings are held in the Town Hall Council Chambers located at 15859 West County Road 108. Video and audio recordings of the meetings are available in the Town Clerk's Office upon request.

### **PLANNING & ZONING BOARD MEETINGS**

The Planning & Zoning Board meets the first Tuesday of each month beginning at 7:00 p.m., unless otherwise scheduled. Meetings are held in the Town Hall Council Chambers located at 15859 West County Road 108. Video and audio recordings of the meetings are available in the Town Clerk's Office upon request.

### **MINUTES & TRANSCRIPTS**

Minutes of the Town Council meetings can be obtained from the Town Clerk's Office. The Meetings are usually recorded but are not transcribed verbatim for the minutes. Persons requiring a verbatim transcript may make arrangements with the Town Clerk to duplicate the recordings, if available, or arrange to have a court reporter present at the meeting. The cost of duplication and/or court reporter will be at the expense of the requesting party.

### **TOWN WEBSITE & YOUTUBE MEETING VIDEO**

The Town's Website can be access at [www.townofhilliard.com](http://www.townofhilliard.com)

Live & recorded videos can be access at [www.youtube.comsearch](http://www.youtube.comsearch) - Town of Hilliard, FL.

### **ADA NOTICE**

In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the Town Clerk's Office at (904) 845-3555 at least seventy-two hours in advance to request such accommodations.

### **APPEALS**

Pursuant to the requirements of Section 286.0105, Florida Statutes, the following notification is given: If a person decides to appeal any decision made by the 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.

### **PUBLIC PARTICIPATION**

Pursuant to Section 286.0114, Florida Statutes, effective October 1, 2013, the public is invited to speak on any "proposition" before a board, commission, council, or appointed committee takes official action regardless of whether the issue is on the Agenda. Certain exemptions for

emergencies, ministerial acts, etc. apply. This public participation does not affect the right of a person to be heard as otherwise provided by law.

**EXPARTE COMMUNICATIONS**

Oral or written exchanges (sometimes referred to as lobbying or information gathering) between a Council Member and others, including staff, where there is a substantive discussion regarding a quasi-judicial decision by the Town Council. The exchanges must be disclosed by the Town Council so the public may respond to such exchanges before a vote is taken.

**2024 HOLIDAYS**

**TOWN HALL OFFICES CLOSED**

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|----------------------------------|------------------------------|
| 1. Martin Luther King, Jr. Day   | Monday, January 15, 2024     |
| 2. Memorial Day                  | Monday, May 27, 2024         |
| 3. Independence Day Monday       | Thursday, July 4, 2024       |
| 4. Labor Day                     | Monday, September 2, 2024    |
| 5. Veterans Day                  | Monday, November 11, 2024    |
| 6. Thanksgiving Day              | Thursday, November 28, 2024  |
| 7. Friday after Thanksgiving Day | Friday, November 29, 2024    |
| 8. Christmas Eve                 | Tuesday, December 24, 2024   |
| 9. Christmas Day                 | Wednesday, December 25, 2024 |
| 10. New Year's Eve               | Tuesday, December 31, 2024   |
| 11. New Year's Day               | Wednesday, January 1, 2025   |