

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

AGENDA

TUESDAY, JULY 09, 2024, 7:00 PM

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 2024-07, to change to the Future Land Use Map "FLUM" Designation of Parcel ID No. 15-3N-24-2380-0017-0020 and 15-3N-24-2320-0019-0010. For applicant Courtney Gaver, 37074 Cosmos Trail LLC.
Lee Anne Wollitz – Land Use Administrator

Disclosure of Ex Parte Communication
Open Public Hearing
Call for Public Comment
Close Public Hearing on Ordinance 2024-07

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 2024-08, to Rezone Parcel ID No. 15-3N-24-2380-0017-0020 and 15-3N-24-2320-0019-0010.
For applicant Courtney Gaver, 37074 Cosmos Trail LLC.
Lee Anne Wollitz – Land Use Administrator

Disclosure of Ex Parte Communication
Open Public Hearing
Call for Public Comment
Close Public Hearing on Ordinance 2024-08

PLANNING & ZONING BOARD ACTION

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

ITEM-3 Planning and Zoning Board recommendation to the Town Council for approval of Ordinance 2024-09, to change to the Future Land Use Map “FLUM” Designation of Parcel ID No. 15-3N-24-2320-0017-0010.
For applicant Courtney Gaver, Cosmos Trail LLC.
Lee Anne Wollitz – Land Use Administrator

Disclosure of Ex Parte Communication
Open Public Hearing
Call for Public Comment
Close Public Hearing on Ordinance 2024-09

PLANNING & ZONING BOARD ACTION

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

ITEM-4 Planning and Zoning Board recommendation to the Town Council for approval of Ordinance 2024-10, to Rezone Parcel ID No. 15-3N-24-2320-0017-0010.
For applicant Courtney Gaver, 37074 Cosmos Trail LLC
Lee Anne Wollitz – Land Use Administrator

Disclosure of Ex Parte Communication
Open Public Hearing
Call for Public Comment
Close Public Hearing on Ordinance 2024-10

PLANNING & ZONING BOARD ACTION

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

REGULAR MEETING

ITEM-5 Additions/Deletions to Agenda

ITEM-6 Planning and Zoning Board to Discuss Ordinance 2024-06 Voluntary Annexation of 37.35 acres consisting of Parcel ID 15-3N-24-2320-0017-0010, 15-3N-24-2380-0017-0020, 15-3N-24-2320-0019-0010.
Lee Anne Wollitz – Land Use Administrator

ITEM-7 Planning and Zoning Board to Discuss invitation to attend a Planning Officials Training Workshop, hosted by Nassau County Planning Department. Training will be Friday, October 25, 2024.
Lee Anne Wollitz – Land Use Administrator

ITEM-8 Planning and Zoning Board Approval of Minutes from 6.11.2024 Regular Meeting.

ADDITIONAL COMMENTS

PUBLIC - CHAIR To call on members of the audience wishing to address the Board on matters not on the Agenda.

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 second 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.

Live & recorded videos can be access at www.youtube.com search - 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 Statues, 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

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