

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

Harold "Skip" Frey, Vice Chair
Dustin Winnon, Board Member
Josetta Lawson, Board Member
Kevin Webb, Board Member

ADMINISTRATIVE STAFF

Lee Anne Wollitz
Land Use Administrator

PLANNING AND ZONING ATTORNEY

Avery Dyen

AGENDA

TUESDAY, NOVEMBER 04, 2025, 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 & Zoning Board recommendation to the Town Council for approval of Ordinance 2025-13, to Amend Chapter 62, Land Development Regulations, Article VIII Subdivisions and Article XIV Platting.

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 2025-13.

CHAIR- Call for Public Comment
Call for Motion to Close Public Hearing on Ordinance 2025-13.

PLANNING & ZONING BOARD ACTION

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

REGULAR MEETING

ITEM-2 Additions/Deletions to Agenda

ITEM-3 Planning & Zoning Board recommendation to the Town Council for approval of an Ordinance, for the Vacation of Right of Way for the alley within block 93. Application No. 20250925.01 VAC Alley Block 93, Property Owner – Andy Whitaker Parcel ID No. 08-3N-24-2380-0093-0130.
Lee Anne Wollitz – Land Use Administrator

ITEM-4 Planning & Zoning Board recommendation to the Town Council for approval of an Ordinance, for the Vacation of Right of Way for a Block of W 8th Ave. Application No. 20250925.02 VAC Portion of W 8th Ave, Property Owner – Andy Whitaker Parcel ID No. 08-3N-24-2380-0093-0130.
Lee Anne Wollitz – Land Use Administrator

ITEM-5 Planning & Zoning Board approval of Site Plan Application No. 20250808.1. Parcel ID # 08-3N-24-2380-0011-0012. Applicant- Kim Seyer, The Seyer Group.
Lee Anne Wollitz -Land use Administrator

ITEM-6 Planning and Zoning Board Approval of 2026 Planning and Zoning Board Calendar of meetings.
Lee Anne Wollitz – Land Use Administrator

ITEM-7 Planning and Zoning Board Selection of Chair and Vice Chair for the remainder of 2025.
Lee Anne Wollitz – Land Use Administrator

ITEM-8 Planning and Zoning Board approval of Minutes from 10.07.2025 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 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.

Live & recorded videos can be accessed 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.

2025 HOLIDAYS

TOWN HALL OFFICES CLOSED

1. Martin Luther King, Jr. Day	Monday, January 20, 2025
2. Memorial Day	Monday, May 26, 2025
3. Independence Day	Friday, July 4, 2025
4. Labor Day	Monday, September 1, 2025
5. Veterans Day	Tuesday, November 11, 2025
6. Thanksgiving Day	Thursday, November 27, 2025
7. Friday after Thanksgiving Day	Friday, November 28, 2025
8. Christmas Eve	Wednesday, December 24, 2025
9. Christmas Day	Thursday, December 25, 2025
10. New Year's Eve	Wednesday, December 31, 2025
11. New Year's Day	Thursday, January 1, 2026