

# 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 Reed, Vice Chair  
Josetta Lawson  
Harold "Skip" Frey  
Dallis Hunter

## ADMINISTRATIVE STAFF

Janis Fleet, AICP  
Land Use Administrator

## TOWN ATTORNEY

Christian Waugh

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## AGENDA

**TUESDAY, OCTOBER 12, 2021, 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

## CHAIR

To call on members of the audience wishing to address the Council on matters not on the Agenda.

## PUBLIC HEARINGS

### ITEM-1

PUD Rezoning No. 20210809 - Rezoning A-1 to PUD  
Rezoning Parcel ID No.'s 15-3N-2320-0019-0000, 15-3N-24-2320-0020-0000,  
15-3N-24-2320-0021-0000, 22-3N-24-2320-0025-0000 & 22-3N-24-2320-0041-  
0000, from A-1 Agricultural to PUD Planned Unit Development to create the  
Greenbrier PUD.

Applicant: Rodgers Towers, P.A. and National Land Partners II, LLC, authorized  
agents for Hilliard Equity Resources, Property Owner.

Disclosure of Ex Parte Communication

Open Public Hearing

Call for Public Comment

Close Public Hearing on PUD Rezoning No. 20210809

**REGULAR MEETING - Planning & Zoning Board Action**

**ITEM-2** Special Exception No. 20210831 - Replace Mobile Home 3737 Webb Street.  
Parcel ID No. 05-3N-2340-0014-0040

Applicant: Erika Romero, Timberline Construction Group, authorized agents for  
Letashia Brown, Property Owner.

Disclosure of Ex Parte Communication  
Open Public Hearing  
Call for Public Comment  
Close Public Hearing on Special Exception No. 20210831

**REGULAR MEETING - Planning & Zoning Board Action**

**REGULAR MEETING**

**ITEM-3** Additions/Deletions to Agenda

**ITEM-4** Planning & Zoning Board approval of the Minutes from the September 14, 2021,  
Regular Meeting.

**ITEM-5** Planning and Zoning Board Approval of Site Clearing/Site Work Application  
#20210813  
Property Owner – Carey and Dawn Carter  
Parcel ID No. 17-3N-24-2020-0027-0000  
***Janis Fleet, AICP - Land Use Administrator***

**ITEM-6** Planning and Zoning Board Recommendation for the Minor Subdivision  
Application #20210908  
Property Owner - Mr. William Pokorski  
Parcel ID No. 08-3N-24-2380-0084-0010  
***Janis Fleet, AICP - Land Use Administrator***

**ADDITIONAL COMMENTS**

**PUBLIC**

**BOARD MEMBERS**

**LAND USE ADMINISTRATOR**

**TOWN 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](http://www.townofhilliard.com).  
Live & recorded videos can be access at [www.youtube.com](http://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.

### **2021 HOLIDAYS**

### **TOWN HALL OFFICES CLOSED**

1. Martin Luther King, Jr. Day	Monday, January 18, 2021
2. Memorial Day	Monday, May 31, 2021
3. Independence Day Monday	Monday, July 5, 2021
4. Labor Day	Monday, September 6, 2021
5. Veterans Day	Thursday, November 11, 2021
6. Thanksgiving Day	Thursday, November 25, 2021
7. Friday after Thanksgiving Day	Friday, November 26, 2021
8. Christmas Eve	Thursday, December 23, 2021
9. Christmas Day	Friday, December 24, 2021
10. New Year's Eve	Thursday, December 30, 2021
11. New Year's Day	Friday, December 31, 2021