

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
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

MINUTES

TUESDAY, OCTOBER 07, 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

PRESENT

Chair Wendy Prather, Vice Chair Harold "Skip" Frey, Planning and Zoning Board Member
Dustin Winnon, Planning and Zoning Board Member Josetta Lawson, Planning and Zoning
Board Member Kevin Webb

REGULAR MEETING

ITEM-1 Additions/Deletions to Agenda
No Additions or Deletions to the Meeting.

ITEM-2 Planning and Zoning Board to adopt Rules for Procedure Resolution No. 2025-01
for Regular Meetings, Public Hearings and Board Member Expectations.
Lee Anne Wollitz – Land Use Administrator

Wendy Prather- Board Chair, asks if we will continue to have the same rules
and procedures as last year when holding Public Hearings and if we will read
through those at the start of a Hearing.

Lee Anne Wollitz- Land Use Administrator, states that we will still take that
step and explains the importance of the information in relation to public
participation in Public Hearings.

Motion was made. Vote taken via Role Call.

Motion made by Vice Chair Frey, Seconded by Planning and Zoning Board Member Lawson.

Voting Yea: Chair Prather, Vice Chair Frey, Planning and Zoning Board Member Winnon, Planning and Zoning Board Member Lawson, Planning and Zoning Board Member Webb

ITEM-3 Planning & Zoning Board approval of Minutes from 9.29.205 Regular Meeting.

Motion made by Vice Chair Frey, Seconded by Planning and Zoning Board Member Webb.

Voting Yea: Chair Prather, Vice Chair Frey, Planning and Zoning Board Member Winnon, Planning and Zoning Board Member Lawson, Planning and Zoning Board Member Webb

ADDITIONAL COMMENTS

PUBLIC- No members of the public wish to speak.

BOARD MEMBERS

Dustin Winnon- Board Member, Congregates the Jacksonville Jaguars on their victory October 6, 2026.

LAND USE ADMINISTRATOR

Lee Anne Wollitz- Land Use Administrator, gives updates on upcoming agenda items. The meeting in November will be a Public Hearing for the Plat Approval Process Ordinance. November Regular meeting will require the Board to approve a calendar of meetings for 2026. There will be a Joint Workshop in November that will cover updates on the Holland Walk PUD, an Vacation of Right of Way application for Dayspring Cottages, and the Council will interview for the P&Z seat that will be available in January 2026 at that same workshop.

PLANNING AND ZONING ATTORNEY- The Planning & Zoning Attorney has nothing to add.

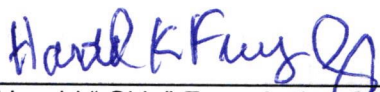
ADJOURNMENT

Motion to Adjourn make at 7:20pm.

Motion made by Planning and Zoning Board Member Webb, Seconded by Planning and Zoning Board Member Winnon.

Voting Yea: Chair Prather, Planning and Zoning Board Member Winnon, Planning and Zoning Board Member Lawson

Approved this 4th day of November 2025, by the Hilliard Planning & Zoning Board, Hilliard, Florida



Harold "Skip" Frey, Acting Chair
Hilliard Planning & Zoning Board