

HILLIARD TOWN COUNCIL MEETING

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

TOWN COUNCIL MEMBERS

John P. Beasley, Mayor
Kenny Sims, Council President
Lee Pickett, Council Pro Tem
Joe Michaels, Councilman
Jared Wollitz, Councilman
Dallis Hunter, Councilman

ADMINISTRATIVE STAFF

Lisa Purvis, Town Clerk
Cory Hobbs, Interim Public Works Director
Gabe Whittenburg, Parks & Rec Director

TOWN ATTORNEY

Christian Waugh

MINUTES

THURSDAY, JANUARY 16, 2025, 7:00 PM

NOTICE TO PUBLIC

Anyone wishing to address the Town Council regarding any item on this agenda is requested to complete an agenda item sheet in advance and give it to the Town Clerk. 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

Mayor John Beasley
Council President Kenny Sims
Council Pro Tem Lee Pickett
Councilman Jared Wollitz
Councilman Dallis Hunter
Councilman Joe Michaels

PUBLIC HEARING

- ITEM-1 Public Hearing & Regular Meeting action on Ordinance No. 2024-13, are postponed / tabled at the applicant's request until the item is readvertised for Public Hearing.
Mayor Beasley
- ITEM-2 Public Hearing & Regular Meeting action on Ordinance No. 2024-14, are postponed / tabled at the applicant's request until the item is readvertised for Public Hearing.
Mayor Beasley

ITEM-3

Ordinance No. 2025-01 – Rezoning the property consisting of approximately 51 acres, more or less, located on the east side of Pine Street north of Henry Smith Road, more particularly described in Attachment “A”, Legal Description; specifically described in Attachment “B” Written Description; and Attachment “C” Site Plan; Hilliard Florida, Nassau County Parcel ID No. 16-3N-24-0000-0009-0000; from Agricultural A-1 to PUD, Planned Unit Development; providing for severability, repealer, and setting an effective date.

Mayor Beasley

Open Public Hearing

Mayor Beasley calls for Land Use Administrator to read Staff Report.

Randy Martinuzzi, Director of Acquisitions and Land Semanik Investment Corporation, presents the updated Conceptual Site Plans for the development. He states that Phase 1 must meet fire flow requirements and confirmed that the lift station will have a dedicated generator, which will be reviewed and approved by the Town’s Engineering Consultant during the site engineering process. He notes that the Public Hearing scheduled for February 20, 2025, may need to be postponed and readvertised. He assured that stormwater drainage would not impact surrounding developments. Mr. Martinuzzi also discusses entrance signage and fencing, black rod iron fencing at bus stop area would be installed. He concluded by outlining the projected timeline for the project.

Call for Public Comments

13 members from the public speak regarding the development:

1. Phyllis Godwin, 37125 Southern Glen Way, Hilliard, shared that she and her husband purchased their home two years ago, paying in cash, as part of their retirement plan. Phyllis expresses concern about how the proposed development might impact their home’s value. She also raises safety concerns about traffic at the entrance, which has only one way in and out.

This citizen speaks against the development.

2. Charlie Sauls, 36800 Clyatt Circle, Hilliard, warns about the consequences of high-density growth on small lots. He advocates for one-acre lots to prevent overcrowding and emphasizes the importance of preserving Hilliard’s rural character. He also questions whether the Homeowners Association will be able to handle maintenance demands.

This citizen speaks against the development.

3. Heather Gates (Keyboard Warrior), 27306 West Fifth Avenue, Hilliard, argues that the Town must address its infrastructure issues before allowing new developments. She highlights that local schools are already overcrowded and announces her attendance at the Joint Workshop with the Nassau County School Board on January 21, 2025.

This citizen speaks against the development.

4. Timothy Fisk, 27146 West First Avenue, Hilliard, supports a continuous loop design, believing it will alleviate pressure downstream. He states that he has

a petition with enough signatures to put the matter to a voter-wide referendum. He also points out that the Planning & Zoning Board added this item to the Town Council agenda before it was officially approved. This citizen speaks against the development.

5. Asia Vorreyer-Hedges, 27150 West Thirteenth Avenue, Hilliard, states that she contacted the Nassau County School Board regarding her concerns. She notes that the Concurrency Agreement expired on December 23, 2024, and no extension has been requested for this specific application. This citizen speaks against the development.

6. Mary Godwin, 3775 Lorena Drive, Hilliard, identifies a discrepancy in the number of homes planned for the development, emphasizing that this affects the assessment of its impact. She also notes that students living on Lorena Drive will be unable to take the school bus due to capacity issues, as they fall within the school's walk zone. Additionally, she highlights other planned growth, such as the Pine Street RV Park subdivision and nearby apartments, calling for a slowdown in development. This citizen speaks against the development.

7. Ashley Beasley, 14432 Ruth Lane, Hilliard, stresses the importance of protecting the ecosystem, warning that this development will cause irreversible environmental damage. She has witnessed mature oak hammock trees being destroyed for development and fears that natural habitats will be lost forever. She criticizes developers for prioritizing profit over community well-being. This citizen speaks against the development.

8. Susan (Lee Anne) Harris, 37185 Ingham Road, Hilliard, expresses safety concerns for both her and her neighbors, particularly children, due to increased traffic. She argues that the Town lacks the infrastructure to support the development and warns that local school test scores may decline as a result. This citizen speaks against the development.

9. Orin McClain, 37847 Henry Smith Road, Hilliard, shares his concerns with the Town Council regarding wetland drainage issues. This citizen speaks against the development.

10. Melyssa Godron, 37169 Southern Glen Way, Hilliard, raises concerns about a potential shortage of teachers to accommodate the influx of students resulting from the development. This citizen speaks against the development.

11. Phil Siebel, 36040 Pine Street, Hilliard, voices concerns about the increased traffic congestion that the development will bring. This citizen speaks against the development.

12. Jessica Geiger, 17385 Paradise Drive, Hilliard, states that although she lives outside Town limits, she is advocating to keep Hilliard rural. She points out that a 350-home development is planned behind Winn-Dixie, with an additional 227 homes proposed across from the store. She states that she does not mind

driving farther for groceries if it means preserving the Town's character. This citizen speaks against the development.

13. Marcus Gates, 27306 West Fifth Avenue, Hilliard, states that the new subdivision will not affect his property directly. He believes Hilliard can maintain its small-town feel as long as residents stay true to their core values. However, he suggests that the Planning & Zoning Board should conduct a more thorough review of the proposal.

This citizen does not speak for or against the development.

Randy Martinuzzi, Director of Acquisitions at Semanik Investment Corporation, states that the company has been transparent about school impact fees and negotiations with the School Board. He clarifies that no extension was requested because they are not seeking to alter the School Board's decision. He also emphasizes that the development includes substantial stormwater management ponds and that the St. John's River Water Management District will ensure it does not negatively impact surrounding areas. Additionally, he mentions that the current property owner plans to timber the land before transferring it to developers.

Close Public Hearing on Ordinance No. 2025-01

Following public comments, motion made to close Public Hearing at 8:20 p.m.

Motion made by Council Pro Tem Pickett, Seconded by Councilman Michaels. Voting Yea: Council President Sims, Council Pro Tem Pickett, Councilman Wollitz, Councilman Hunter, Councilman Michaels

TOWN COUNCIL ACTION

Town Council to consider adopting Ordinance No. 2025-01, and to set a Public Hearing & Final Reading for February 20, 2025.

Timothy Fisk, of 27146 West First Avenue, Hilliard, asserts that the zoning is illegal. He argues that holding a meeting is improper if the outcome has already been determined and that a vote cannot be valid if the results have been pre-released. He further emphasizes the need to comply with public records laws and honor open meeting requests.

Ashley Beasley, of 14432 Ruth Lane, Hilliard, departed before the Public Hearing concluded.

Motion to adopt Ordinance No. 2025-01, on First Reading, and to set a Public Hearing & Final Reading for February 20, 2025.

Motion made by Council President Sims, Seconded by Councilman Hunter.

The Town Council engages in a discussion regarding the development, addressing the following key topics:

- Initial hydrant testing will help the developer determine that a loop system is necessary.

- The developer anticipates a peak water flow of 200 gallons day per house.
- The Town Council will review the flow test study before granting approval.
- If needed, the developer will reassess the loop system for Phase 1.
- Concerns were raised about residual impacts from the development, prompting a review of data from other projects.
- The estimated build-out timeline for Phase 1 is 2-3 years, depending on economic conditions, with full project completion expected in 5-6 years.
- Phase 1 permitting is scheduled to begin in November 2025.
- Phase 2 will commence once one-third of Phase 1 is built.
- The developer referenced Flora Park, noting its spanned over a 20-year timeline to complete over 800 homes.
- School impact fees will be paid upfront.
- The area's A-rated schools are attributed to strong teacher management.
- The 2030 Comprehensive Plan, available on the Nassau County School Board's website, indicates that schools are not currently at capacity.
- Water flow tests will be completed before vertical construction begins.
- Current pressure testing supports a full build-out capacity of 29,296 units daily.
- Construction work hours will follow Hilliard Town Code: from sunrise to sunset—7 a.m. to 5 p.m. in the winter and 7 a.m. to 6 p.m. in the summer.
- The development will adhere to the Nassau County traffic study.
- No apartments are planned for Pine Street.
- School concurrency remains valid, and the developer has committed to paying required fees as scheduled.
- The project consists of four planned phases, with construction proceeding upon property acquisition.
- Phase 1 will feature 60-foot lot widths to align with existing neighborhoods.
- Homes that are 45-feet in width will be priced between \$360,000 and \$380,000.
- Lots at the rear of Phase 1, measuring 50 feet wide, will serve stormwater management and buffer reserve purposes.

The Town Council reassures the public that their concerns are being heard while emphasizing the necessity of development and growth to meet community needs.

Voting Yea: Council President Sims, Council Pro Tem Pickett, Councilman Wollitz, Councilman Hunter, Councilman Michaels

Town Council calls for a 15-minute recess of the meeting at 9:00 p.m. and to reconvene at 9:15 p.m.

Motion made by Councilman Wollitz, Seconded by Councilman Michaels.
Voting Yea: Council President Sims, Council Pro Tem Pickett, Councilman Wollitz, Councilman Hunter, Councilman Michaels

REGULAR MEETING

- ITEM-4 Additions/Deletions to Agenda
- Motion to table Item-8 until the February 6, 2025, Regular Meeting.
- Motion made by Council Pro Tem Pickett, Seconded by Councilman Michaels.
Voting Yea: Council President Sims, Council Pro Tem Pickett, Councilman Wollitz, Councilman Hunter, Councilman Michaels
- ITEM-5 Town Council adoption of Resolution No. 2025-02, Authorizing the Permitting of a Martin Luther King, Jr. Walk.
Lisa Purvis, MMC – Town Clerk
- Motion made by Council President Sims, Seconded by Councilman Wollitz.
Voting Yea: Council President Sims, Council Pro Tem Pickett, Councilman Wollitz, Councilman Hunter, Councilman Michaels
- ITEM-6 Town Council approval of position process for Joseph (Jody) Moore's transition from introductory/probationary status to regular full-time.
Cory Hobbs – Interim Public Works Director
- Motion made by Council Pro Tem Pickett, Seconded by Council President Sims.
Voting Yea: Council President Sims, Council Pro Tem Pickett, Councilman Wollitz, Councilman Hunter, Councilman Michaels
- ITEM-7 Town Council approval of the Capital Budget Expenditure for the installation of the 6" AC Valve Insertion on CR 108 in the amount of \$9,207.00.
Cory Hobbs – Interim Public Works Director
- Motion made by Council Pro Tem Pickett, Seconded by Councilman Wollitz.
Voting Yea: Council President Sims, Council Pro Tem Pickett, Councilman Wollitz, Councilman Hunter, Councilman Michaels
- ITEM-8 Town Council approval of the Capital Budget Expenditure for the replacement and service to Well #4, in the amount of \$49,250.00.
Cory Hobbs – Interim Public Works Director
- Item table to the February 6, 2025, Regular Meeting.
- ITEM-9 Town Council approval of the Minutes for the January 2, 2025, Regular Meeting.
Lisa Purvis, MMC - Town Clerk
- Motion made by Councilman Michaels, Seconded by Council Pro Tem Pickett.
Voting Yea: Council President Sims, Council Pro Tem Pickett, Councilman Wollitz, Councilman Hunter, Councilman Michaels
- ITEM-10 Town Council approval of AECOM Technical Services, Inc., Payable through January 3, 2025, Project Name: Environmental Assessment for the North and South Property Acquisitions at the Hilliard Airpark in the amount of \$13,750.00.

**FDOT PTGA 100% GRANT FUNDED PROJECT \$55,000; AECOM S.A. NO. 21
LUMP SUM CONTRACT \$55,000**

Motion made by Council President Sims, Seconded by Councilman Hunter.
Voting Yea: Council President Sims, Council Pro Tem Pickett, Councilman
Wollitz, Councilman Hunter, Councilman Michaels

ITEM-11 Town Council approval of Mittauer & Associates, Inc. Payable through December 31, 2024, Project Name: Planning Phase - CWSRF Sewer System Rehabilitation, in the amount of \$5,500.00.

**FDEP SRF 50/50 GRANT & LOAN FUNDED PROJECT \$280,250
MITTAUER & ASSOCIATES, INC. LUMP SUM CONTRACT \$120,000**

Motion made by Council Pro Tem Pickett, Seconded by Council President Sims.
Voting Yea: Council President Sims, Council Pro Tem Pickett, Councilman
Wollitz, Councilman Hunter, Councilman Michaels

ADDITIONAL COMMENTS

PUBLIC

Heather Gates, 27306 West Fifth Avenue, Hilliard, responds to recent mentions of "keyboard warriors" in the local newspaper. She explains that she cannot attend all meetings due to personal constraints. She criticizes the Town's staff for being rude and raises concerns about the condition of the sidewalk near Hilliard Elementary School. Additionally, she highlights the issue of speeding drivers and states that speed limit signs be placed on all roads. She also emphasizes the need for improvements to the Town's infrastructure.

Harold Frey, 37328 West Seventh Avenue, Hilliard, states that he disagrees that the publicly available documents differ from the officially recorded versions. He clarifies that the Planning & Zoning Board does not engage in such discrepancies and commends its members for their extensive research and efforts.

Dustin Winnon, 37153 Railroad Street, Hilliard, inquiries about the status of the train camera. Councilman Hunter responds that it is currently inoperable, but the Town's IT department is working on it.

Timothy Fisk, 27146 West First Avenue, Hilliard, asks whether the Americans with Disabilities Act allows individuals with severe breathing issues an additional five minutes. He proposes repurposing the Town Hall Park as a Dog Park, as the exercise equipment is rarely used, and suggests creating a golf cart drag strip. He also points out the absence of golf cart signs around Town, despite the Town Attorney's previous statement that such signs are required. Additionally, he emphasizes that private conversations should not occur during public meetings unless officially adjourned and notes that the Town Clerk is responsible for staying with individuals reviewing Town records, which she did not do.

MAYOR & TOWN COUNCIL

Councilman Wollitz, congratulates Mr. Greg Franklin on a decade of successful business within the Town.

Councilman Michaels, expresses enthusiasm for basketball and announces that the adult league will begin on January 19, 2025.

Council President Sims, acknowledges the large turnout, emphasizing that the Town

Council listens to residents. He added that the Town Council has had to make difficult decisions and assured attendees that they take all concerns seriously.

Mayor Beasley, proposes honoring Planning & Zoning Board Member Mrs. Josetta Lawson for her 20 years of service at the next Town Council meeting on February 6, 2025. He noted that her role is often thankless, as every decision leaves someone dissatisfied, and expressed gratitude for her dedication to the Town.

Additionally, he announced that the youth basketball will start on January 25, 2025, and reminded everyone that Food Truck Friday is scheduled for January 31, 2025, encouraging attendance.

ADMINISTRATIVE STAFF

PRESENT:

Town Clerk, Lisa Purvis
Interim Public Works Director, Cory Hobbs

ABSENT:

Parks & Recreation Director, Gabe Whittenburg

Councilman Michaels, states that the Parks & Recreation Director Gabe Whittenburg is at the gym with the youth basketball teams.

TOWN ATTORNEY

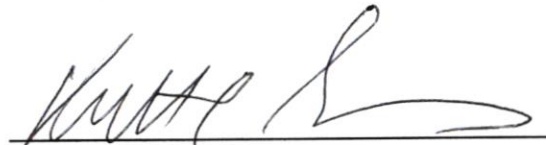
No comments.

ADJOURNMENT

Motion to adjourn at 9:31 p.m.


Motion made by Council President Sims, Seconded by Council Pro Tem Pickett.
Voting Yea: Council President Sims, Council Pro Tem Pickett, Councilman Wollitz, Councilman Hunter, Councilman Michaels

Approved this 6th day of February, 2025 by the Hilliard Town Council, Hilliard, Florida.



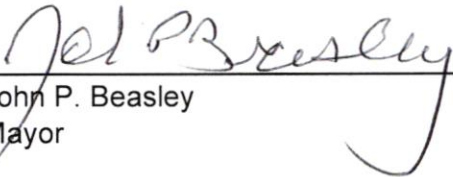
Kenneth A. Sims, Sr.
Council President

ATTEST:



Lisa Purvis
Town Clerk

APPROVED:



John P. Beasley
Mayor

TOWN OF HILLIARD
AGENDA ITEM SHEET
REQUEST TO SPEAK

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AGENDA ITEM-NO. 2024-13

AGENDA ITEM TOPIC OOD. 2024-13

FOR THE RECORD:

YOUR NAME Timothy Fisk

ADDRESS 27146 W. 1ST AVE

PHONE NO. 904-694-6974

TOWN OF HILLIARD
AGENDA ITEM SHEET
REQUEST TO SPEAK

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AGENDA ITEM-NO. 2025-01

AGENDA ITEM TOPIC 2025-01

FOR THE RECORD:

YOUR NAME TIMOTHY FISK

ADDRESS 27146 W. 1ST AVE

PHONE NO. 904-694-6974

TOWN OF HILLIARD
AGENDA ITEM SHEET
REQUEST TO SPEAK

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AGENDA ITEM-NO. 3

AGENDA ITEM TOPIC Ordinance No 2025-01

FOR THE RECORD:

YOUR NAME Ashley Beasley

ADDRESS 14432 Ruth Ln Hilliard FL 32046

PHONE NO. 904-318-1405