

# 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

Dallis Hunter, Chair  
Harold "Skip" Frey, Vice Chair  
Charles A. Reed, Board Member  
Josetta Lawson, Board Member  
Wendy Prather, Board Member

## ADMINISTRATIVE STAFF

Janis Fleet, AICP  
Land Use Administrator

## TOWN ATTORNEY

Mary Norberg

---

## MINUTES

**TUESDAY, MAY 10, 2022, 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

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

No public wish to address the Board.

## REGULAR MEETING

ITEM-1      Additions/Deletions to Agenda

No additions or deletions to the agenda.

ITEM-2      Planning & Zoning Board approval to grant Variance No. 20220309-01 to Reduce the Minimum Lot Width and Minimum Lot Area for Parcel ID No. 08-3N-24-2380-0159-0200, for Christopher Goodin/Coastland Land Group, LLC, applicant and CCRC Woodlands, property owner.

***Janis Fleet, AICP - Land Use Administrator***

**Land Use Administrator Janis Fleet** received an email from the applicant requesting to defer action to the June 14, 2022, agenda.

Following Planning & Zoning Board Discussion, motion is made to defer decision, per the applicant's request, to the June 14, 2022, Regular Meeting.

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

Voting Yea: Chair Hunter, Vice Chair Frey, Planning and Zoning Board Member Reed, Planning and Zoning Board Member Lawson, Planning and Zoning Board Member Prather

- ITEM-3      Planning & Zoning Board approval to grant Variance No. 20220309-02 to Reduce the Minimum Lot Width and Minimum Lot Area for Parcel ID No. 08-3N-24-2380-0178-0180, for Christopher Goodin/Coastland Land Group, LLC, applicant and CCRC Woodlands, property owner.

***Janis Fleet, AICP - Land Use Administrator***

**Land Use Administrator Janis Fleet** received an email from the applicant requesting to defer action to the June 14, 2022, agenda.

Motion is made to defer decision, per the applicant's request, to the June 14, 2022, Regular Meeting.

Motion made by Planning and Zoning Board Member Reed, Seconded by Planning and Zoning Board Member Lawson.

Voting Yea: Chair Hunter, Vice Chair Frey, Planning and Zoning Board Member Reed, Planning and Zoning Board Member Lawson, Planning and Zoning Board Member Prather

- ITEM-4      Planning & Zoning Board approval of Site Clearing/Site Work Application #20220415  
Property Owner – Scott E. Jones  
Parcel ID No. 08-3N-24-2380-0125-0160

***Janis Fleet, AICP - Land Use Administrator***

**Land Use Administrator, Janis Fleet**, reads her Agenda Item Report and gives her recommendation with the conditions for the approval.

**Vice Chair Frey** adds condition that Mr. Jones clean up the spoils off the Town of Hilliard Right of Ways.

**Scott Jones, 44613 Pinebreeze Blvd., Callahan, FL** states he must work in the Right of Way to complete the project, but he will clean it up this week.

Following Planning & Zoning Board Discussion, motion is made to approve the Site Clearing/Site Work Application #20220415 with all conditions in the staff recommendation and the added condition to clean up the spoils from Town's Right of Way.

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

Voting Yea: Chair Hunter, Vice Chair Frey, Planning and Zoning Board Member Reed, Planning and Zoning Board Member Lawson, Planning and Zoning Board Member Prather

ITEM-5 Planning and Zoning Board approval of the Minutes from the April 12, 2022, Public Hearing and Regular Meeting.

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

Voting Yea: Chair Hunter, Vice Chair Frey, Planning and Zoning Board Member Reed, Planning and Zoning Board Member Lawson, Planning and Zoning Board Member Prather

## **ADDITIONAL COMMENTS**

### **PUBLIC**

No public wish to address the Board.

### **BOARD MEMBERS**

**Planning & Zoning Member Prather** asks if the ongoing problem like what Mr. Goodin is requesting in the R-2 Zoning has been addressed in the amendment recommendations.

**Land Use Administrator Fleet** states that the R2 Zoning proposed recommendation is to allow lot width minimum to be 75 feet and lot size minimum to be 9,000 sf., which meets the land use requirements.

**Planning & Zoning Vice Chair Frey** states that he hopes not to see any more code violations from Mr. Jones in the future.

### **LAND USE ADMINISTRATOR**

**Land Use Administrator Fleet** states at the last Council meeting a Joint Workshop to go over the Land Development Regulations recommendations was set, and she would like for the Board to attend so that they can explain what changes are being proposed. The workshop will be held on May 24, 2022, at 6:00 p.m.

### **TOWN ATTORNEY**

No comment.

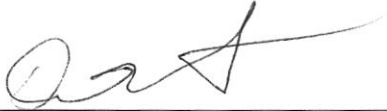
## **ADJOURNMENT**

Motion to adjourn at 7:17 p.m.

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

Voting Yea: Chair Hunter, Vice Chair Frey, Planning and Zoning Board Member Reed, Planning and Zoning Board Member Lawson, Planning and Zoning Board Member Prather

Approved this 14<sup>th</sup> day of June 2022, by the Hilliard Planning & Zoning Board, Hilliard, Florida.

A handwritten signature in black ink, appearing to read 'Dallis Hunter', written over a horizontal line.

Dallis Hunter, Chair  
Hilliard Planning & Zoning Board