

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, JUNE 14, 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

PRESENT

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

CHAIR

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

Tobi Welborn, ERA Fernandina Beach, 542188 US Hwy 1, Callahan, representing the seller with Angela Moilanen, Bold & Sold Reality, representing the buyer presents an issue that has arisen regarding 30' Siren Lane Easement.

Planning & Zoning Board Chair Hunter advises Ms. Welborn and Ms. Moilanen to make an appointment with Land Use Administrator Fleet. He advises that the Board cannot make a decision or recommendation prior to the situation going to staff.

REGULAR MEETING

ITEM-1 Additions/Deletions to Agenda

Motion is made to swap items two and three at the request of the applicant, Mr. Chris Goodin.

Motion made by Planning and Zoning Board Member Prather, 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-2 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 Fleet states the application was deferred from April to May then Mr. Goodin asked to move the item to June. She reads the Agenda Item Report and also explains that originally, she had recommended approval, but is now recommending denial because a variance cannot be given for financial reasons. Land Use Administrator Fleet states this application does not meet the requirements of the Hilliard Town Code to grant the Variance.

Chris Goodin, 220 Hopkins St, Unit 1, Neptune Beach, states there are four lots with mobile homes, one lot with nothing but the broker is not willing to sell, and then you have three different owners with four lots.

Planning and Zoning Chair Hunter states that she staff has recommended denial.

Planning and Zoning Vice Chair Frey recommends denial until the Town Council based on the findings included in the Agenda Item Report.

Motion is made to deny Variance No. 20220309-02 based on the findings included in the Agenda Item Report.

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-3 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 Fleet states that the application was deferred from April to May then Mr. Goodin asked to move the item to June. She reads the Agenda Item Report and also explains that originally, she had recommended approval, but is now recommending denial because a variance cannot be given for financial reasons. Land Use Administrator Fleet states this application does not meet the requirements of the Hilliard Town Code to grant the Variance.

Chris Goodin, 220 Hopkins St, Unit 1, Neptune Beach, asks what would qualify for a Variance if the adjacent property owners will not sell.

Planning and Zoning Board Vice Chair Frey recommends waiting on the Town Council but would like to see citizens be allowed to build on three lots.

Chris Goodin, 220 Hopkins St, Unit 1, Neptune Beach, states that he hopes the Planning and Zoning Board voices their reasonings to the Town Council on why they recommended the R-2 minimum lot requirements.

Motion is made to deny Variance No. 20220309 based on the findings included in the Agenda Item Report.

Motion made by Vice Chair Frey, 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 #20220516

Property Owner – LL Properties of Hilliard FL, LLC

Parcel ID No. 08-3N-24-2380-0006-0010

Janis Fleet, AICP - Land Use Administrator

Land Use Administrator Fleet reads her Agenda Item Report and gives her recommendation.

Motion is made to approve Site Clearing/Site Work Application #20220516 with the Land Use Administrator recommendations and conditions.

Motion made by Planning and Zoning Board Member Prather, 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-5 Planning & Zoning Board approval of Minor Modification of the Whisper Ridge PUD #20220523
Property Owner – LGI Home – Florida, LLC
Parcel ID No. 04-3N-24-0000-0006-0010 and 04-3N-24-0000-0004-0100
Janis Fleet, AICP - Land Use Administrator

Land Use Administrator Fleet reads her Agenda Item Report and gives her recommendation.

Ed Kassik from LGI Home, explains this is being requested due to the trees being in the ditch area.

Motion is made to approve the Minor Modification of the Whisper Ridge PUD #20220523 with the Land Use Administrator recommendations.

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-6 Planning and Zoning Board approval of the Minutes from the May 10, 2022, Regular Meeting.

Motion is made to approve the Minutes.

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

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 and Zoning Board Member Reed states, regarding the three lots issue, maybe the Town should look into Tiny Homes.

Planning and Zoning Board Member Prather apologizes for missing the last two Joint Workshops.

Planning and Zoning Board Chair Hunter apologizes for missing the last Joint Workshop.

LAND USE ADMINISTRATOR

Land User Administrator Fleet states the Council is moving fast, and the next Joint Workshop will be set at the June 16, 2022, Town Council meeting. Fleet also states Daycares in the Commercial District are moving forward now, so hopefully the rest of the Code will be updated soon.

PLANNING AND ZONING ATTORNEY

Planning and Zoning Attorney Norberg, states she will meet with Land Use Administrator Fleet in the upcoming week regarding items discussed at the Joint Workshop on June 13, 2022, and the items brought up in tonight's meeting.

ADJOURNMENT

Motion to adjourn at 7:49 p.m.

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

Approved this 12th day of July 2022, by the Hilliard Planning & Zoning Board, Hilliard, Florida.

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

Dallis Hunter, Chair
Hilliard Planning & Zoning Board