

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

PLANNING AND ZONING ATTORNEY

Mary Norberg

MINUTES

TUESDAY, JULY 12, 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 (via TEAMS from 7:00 p.m. until 7:15 p.m. due to technical error)
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

PUBLIC HEARINGS

ITEM-1 Planning and Zoning Board Public Hearing on Ordinance No. 2022-03.
An Ordinance amending the Hilliard Future Land Use Map Designation of the property located on the Northeast Corner of West Seventh Street and Oxford Street from Medium Density Residential to High Density Residential; Providing for Severability; and providing for an effective date.
Janis Fleet, AICP - Land Use Administrator

Disclosure of Ex Parte Communication

Planning and Zoning Board Vice Chair Frey states he met with Mr. Bishop at the property to discuss what Mr. Bishop wanted to do on the property. Vice Chair

Frey states Mr. Bishop stated he wanted to put up apartments and build more dwelling units to keep the cost cheaper for renters versus building a few dwelling units. Mr. Bishop states he wants a FLUM Amendment to go from Medium Density to High Density.

Open Public Hearing

Land Use Administrator Janis Fleet reads the staff report and states that the staff is recommending approval.

Call for Public Comment

Dominic Webb, 37188 West Seventh Street, Hilliard, states he is against the density change and states it will raise property taxes.

Kevin Webb, 361896 Pine Street, Hilliard, states he is against the density change.

Beverly McNair, 2920 Ribault Circle, Jacksonville, Florida, states she is seeking information on the matter. She further states she is representing family owned property at 37772 Oxford Street that is currently being used as rental property.

David Bishop, 15977 CR 108, Hilliard, explains the project and states the more dwelling units he can build, the lower he can keep the rent. He is requesting High Density so he can build 36 to 38 units. He states if approved, he will proceed next with the Site Plan that shows the layout of buildings on the site, drainage, access, and other development related issues.

Tawana Webb, 361896, Hilliard, asks about the impact to schools.

Kevin Webb, 361896, Hilliard, asks what is meant by affordable housing.

David Bishop, 15977 CR 108, Hilliard, states the more dwelling units he can build, the less the rent should be. He is trying to keep the prices as affordable as possible.

Close Public Hearing on Ordinance 2022-03 at 7:21 p.m.

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

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

REGULAR MEETING - Planning & Zoning Board Action

Following discussion by the Planning and Zoning Board, motion is made to recommend approval.

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

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

Voting Nay: Planning and Zoning Board Member Reed, Planning and Zoning Board Member Prather

Following discussion by the Planning and Zoning Board, due to Planning and Zoning Board Chair Hunter not being able to rejoin the meeting via TEAMS to cast his vote, motion is made to table item until the August 9, 2022, Public Hearing and Regular Meeting at 7:00 p.m.

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

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

ITEM-2

Planning and Zoning Board Public Hearing on Ordinance No. 2022-04.
An Ordinance rezoning the property located at Northwest Corner of the U.S Highway 1 and County Road 108 from C-1, Commercial to PUD, Planned Unit Development; Providing for severability, repealer, and setting an effective date.
Janis Fleet, AICP - Land Use Administrator

Disclosure of Ex Parte Communication

Land Use Administrator Janis Fleet states that the applicant has requested that this item be deferred to the August 9, 2022, Public Hearing and Regular Meeting.

Open Public Hearing
Call for Public Comment

No public wish to address the Board.

Motion made to continue the Public Hearing to the August 9, 2022, Public Hearing and Regular Meeting.

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

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

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-3 Additions/Deletions to Agenda

No additions or deletions to the agenda.

ITEM-4 Planning and Zoning Board approval of the Minutes from the June 14, 2022, Regular Meeting.

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

Voting Yea: 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

No comment from the Board.

LAND USE ADMINISTRATOR

Land Use Administrator Janis Fleet reminds the Board about the two upcoming Joint Workshops on Thursday, July 14, 2022, and Monday, July 18, 2022, both at 6:00 p.m. She states that if any of the Board would like to be included on TEAMS, to email Town Clerk Lisa Purvis.

Land Use Administrator Janis Fleet also states the following:

- PUD requirements of 10 acres Residential and 5 acres Commercial from the old LDRs is recommended for removal in the new LDRs.
- She has discovered that there are areas in the Town that do not have sufficient infrastructure.
- That the 3 lots versus 4 lots in the R-2 Zoning, that the Variances need to be consistent, and the staff is working on mapping.
- The Relators from Siren Lane had a staff meeting with her and wanted to file a Variance, but she advised they did not qualify for a Variance.

PLANNING AND ZONING ATTORNEY

No comment.

ADJOURNMENT

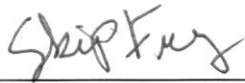
Town Clerk Lisa Purvis reminds the Board of the Joint Workshop scheduled for Vacating Alleyways on August 4, 2022, at 6:00 p.m.

Motion to adjourn at 7:41 p.m.

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

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

Approved this 9th day of August 2022, by the Hilliard Planning & Zoning Board, Hilliard, Florida.



Skip Frey, Vice Chair
Hilliard Planning & Zoning Board