

# 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

Harold "Skip" Frey, Chair  
Dustin Winnon, Vice Chair  
Kevin Webb, Board Member  
Michael Hallman, Board Member  
Dalton Hood, Board Member

## ADMINISTRATIVE STAFF

Lee Anne Wollitz  
Land Use Administrator

## PLANNING AND ZONING ATTORNEY

Avery Dyen

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## MINUTES

THURSDAY, FEBRUARY 26, 2026, 7:00 PM

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### 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 Harold "Skip" Frey  
Vice Chair Dustin Winnon  
Planning and Zoning Board Member Kevin Webb  
Planning and Zoning Board Member Dalton Hood

### ABSENT

Planning and Zoning Board Member Michael Hallman

### REGULAR MEETING

ITEM-1 Additions/Deletions to Agenda

No Additions or Deletions to the Agenda.

ITEM-2 Planning & Zoning Board Consideration of Site Clearing Site Work Application for Parcel ID # 08-3N-24-2380-0199-0170, Bryan Barfield, Palmetto Construction LLC. Application # 20260120.2

***Lee Anne Wollitz – Land Use Administrator***

**Lee Anne Wollitz - Land Use Administrator**, reads staff report.

**Dustin Winnon- Vice Chair**, asks for clarity on Lot Size and is answered by Lee Anne Wollitz.

**Kevin Webb, Board Member**, asks about time frames for completion and is answered by applicant.

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

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

ITEM-3 Planning & Zoning Board Consideration of Site Clearing Site Work Application for Parcel ID # 08-3N-24-2380-0199-0130, Bryan Barfield, Palmetto Construction LLC. Application # 20260120.3

**Lee Anne Wollitz – Land Use Administrator**

**Lee Anne Wollitz - Land Use Administrator**, reads staff report.

**Skip Frey- Board Chair**, asks about septic placement and is answered by Lee Anne Wollitz concerning the Nassau Health Process as well as the Town of Hilliard process of approval and oversight.

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

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

ITEM-4 Planning & Zoning Board approval of the Minutes from the 1.22.2026 Regular Meeting.

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

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

## **ADDITIONAL COMMENTS**

### **PUBLIC**

No Public wished to address the board.

### **BOARD MEMBERS**

No comments from Board Members.

### **LAND USE ADMINISTRATOR**

No comment from Land Use Administrator.

**PLANNING AND ZONING ATTORNEY**

**Avery Dyen, former Board Attorney**, Introduces Juan Quintero Bornas who will be acting as the Board attorney going forward.

**ADJOURNMENT**

Motion to Adjourn at 7:13pm

Motion made by Vice Chair Winnon, Seconded by Planning and Zoning Board Member Webb.  
Voting Yea: Chair Frey, Vice Chair Winnon, Planning and Zoning Board Member Webb,  
Planning and Zoning Board Member Hood

Approved this 26<sup>th</sup> day of March 2026, by the Hilliard Planning & Zoning Board, Hilliard, Florida



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Harold "Skip" Frey, Chair

Hilliard Planning & Zoning Board