

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, NOVEMBER 08, 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

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
Planning and Zoning Board Member Lee Anne Wollitz

PUBLIC HEARINGS

ITEM-1 Planning and Zoning Board Affirm or Deny Appeal #20220809, submitted by Ms. Tobi Welbourne, Applicant
Parcel ID: #17-3N-24-2020-0040-0080
Janis Fleet, AICP - Land Use Administrator

Disclosure of Ex Parte Communication

Planning and Zoning Board Member Lee Anne Wollitz discloses that she called Tobi Welbourne to ask permission to drive down and view the property in question.

Open Public Hearing

Land Use Administrator Fleet Reads Staff Report.

Call for Public Comment

Tobi Welbourne states that she has been working with Land Use Administrator Janis Fleet and Town Clerk Lisa Purvis since May of 2022 trying to get approval for the buyer to build one residential home on the 20 acres located on Siren Lane. Welbourne further states the property was split according to a letter that was provided by the Town's Land Use Administrator at the time, Glenn Higginbotham, and the seller sold the property with the letter and the buyer having intentions of building a single-family residence on the property.

Richard Grant, 36174 Pine Street, Hilliard, states he is a neighbor of the property in question and has no problem with a house being built there.

Close Public Hearing on Appeal #20220809 at 7:09 p.m.

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

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

PLANNING & ZONING BOARD ACTION

Planning & Zoning Board to affirm or deny Appeal No. 20220809

Planning and Zoning Board have lengthy discussion regarding the property's easement and when the property became a lot of record.

Motion is made to defer Item-1 until the December 13, 2022, Planning and Zoning Board Meeting, so Planning and Zoning Board Attorney Norberg can do more research on the property

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

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

ITEM-2

Planning and Zoning Board approval to grant Variance No. 20220927-09 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

Disclosure of Ex Parte Communication
None

Open Public Hearing

Land Use Administrator Janis Fleet reads Staff Report.

Call for Public Comment

Tim Williams, Land Acquisition Manager for North Florida Century Complete, states he is present to answer any questions and asks the Board to approve this variance.

Ann and Sylvester Hiehoski, 27455 West Second Avenue, Hilliard, states they were under the impression that Mr. Goodin was going to sell the three lots to them because they are not willing to sell their property. Further state Mr. Goodin has not responded to them, and they do not want someone in the middle of their property.

Chris Goodin, 220 Hopkins St, Unit 1, Neptune Beach, states that the property is currently under contract with Century Homes, therefore he cannot sell to Mr. and Mrs. Hiehoski.

Close Public Hearing on Variance No. 20220927-09 at 7:44 p.m.

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

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

PLANNING & ZONING BOARD ACTION

Planning and Zoning Board to approve or deny Variance No. 20220927-09

Motion made to approve Variance No. 20220927-09

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

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

Voting Nay: Chair Frey, Planning and Zoning Board Member Wollitz

ITEM-3

Planning and Zoning Board approval to grant Variance No. 20220927-10 to Reduce the Minimum Lot Width and Minimum Lot Area for Parcel ID No. 08-3N-24-2380-0165-0040, for Christopher Goodin/Coastland Land Group, LLC, applicant and CCRC Woodlands, property owner.

Janis Fleet, AICP - Land Use Administrator

Disclosure of Ex Parte Communication
None

Open Public Hearing

Land Use Administrator Janis Fleet reads Staff Report

Call for Public Comment

Tim Williams, Land Acquisition Manager for North Florida Century Complete, states if the intent of the Board is to deny the Variance, he asks that the Variance be differed instead so the applicant can regroup.

Arlie Johns, 37027 Michigan Street, Hilliard, states that he is against the Variance.

Close Public Hearing on Variance No. 20220927-10 at 8:05 p.m.

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

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

PLANNING & ZONING BOARD ACTION

Planning and Zoning Board to approve or deny Variance No. 20220927-10.

Motion made to defer Item-3 until the December 13, 2022, Planning and Zoning Board Meeting.

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

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

ITEM-4

Planning and Zoning Board approval to grant Variance No. 20220927-11 to Reduce the Minimum Lot Width and Minimum Lot Area for Parcel ID No. 08-3N-24-2380-0165-0010, for Christopher Goodin/Coastland Land Group, LLC, applicant and CCRC Woodlands, property owner.

Janis Fleet, AICP - Land Use Administrator

Disclosure of Ex Parte Communication
None

Open Public Hearing

Land Use Administrator Janis Fleet reads Staff Report.

Call for Public Comment

Tim Williams, Land Acquisition Manager for North Florida Century Complete, states if the intent of the Board is to deny the Variance, he asks that the Variance be differed instead so the applicant can regroup.

Close Public Hearing on Variance No. 20220927-11 at 8:17 p.m.

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

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

Motion made to defer Item-4 until the December 13, 2022, Planning and Zoning Board Meeting.

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

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

ITEM-5

Planning and Zoning Board approval to grant Variance No. 20220927-12 to Reduce the Minimum Lot Width and Minimum Lot Area for Parcel ID No. 08-3N-24-2380-0148-0160, for Christopher Goodin/Coastland Land Group, LLC, applicant and CCRC Woodlands, property owner.

Janis Fleet, AICP - Land Use Administrator

Disclosure of Ex Parte Communication
None

Open Public Hearing

Land Use Administrator Janis Fleet reads Staff Report

Call for Public Comment

Tim Williams, Land Acquisition Manager for North Florida Century Complete, states if the intent of the Board is to deny the Variance, he asks that the Variance be differed instead so the applicant can regroup.

PLANNING & ZONING BOARD ACTION

Planning and Zoning Board to approve or deny Variance No. 20220927-12.

Chris Goodin, 220 Hopkins St, Unit 1, Neptune Beach, requests deferral if not approved.

Motion is made to defer Item-5 until the December 13, 2022, Planning and Zoning Board Meeting.

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

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

ITEM-6 Planning and Zoning Board approval to grant Variance No. 20220927-13 to Reduce the Minimum Lot Width and Minimum Lot Area for Parcel ID No. 08-3N-24-2380-0148-0130, for Christopher Goodin/Coastland Land Group, LLC, applicant and CCRC Woodlands, property owner.

Janis Fleet, AICP - Land Use Administrator

Disclosure of Ex Parte Communication
None

Open Public Hearing

Land Use Administrator Janis Fleet reads Staff Report

Call for Public Comment

Tim Williams, Land Acquisition Manager for North Florida Century Complete, states if the intent of the Board is to deny the Variance, he asks that the Variance be differed instead so the applicant can regroup.

PLANNING & ZONING BOARD ACTION

Planning and Zoning Board to approve or deny Variance No. 20220927-13.

Motion is made to defer Item-6 until the December 13, 2022, Planning and Zoning Board Meeting.

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

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

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

Jared Wollitz, 37255 Ingham Road, Hilliard, states that according to Chapter 62-92 (3) of the Hilliard Town Code, the Board is allowed to add meetings, and the Board may want to consider holding a Special Meeting when needed to move items ahead.

REGULAR MEETING

ITEM-7 Additions/Deletions to Agenda

No additions or deletions to the agenda.

ITEM-8 Planning and Zoning Board approval of the Minutes from the October 11, 2022, Regular Meeting.

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

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

ADDITIONAL COMMENTS

PUBLIC

Marcus Holley, 1767 Holley Oaks, Lane, Hilliard, states he respectfully disagrees with comments made by Land Use Administrator Fleet during the October 11, 2022, Planning and Zoning Board Meeting from timestamp 6:18 through 15:37.

Larry Mitchell, 3739 West Sixth Street, Hilliard, states he received a letter regarding the Variance. States cannot build or get variance on his property, and he does not want the Variance.

BOARD MEMBERS

No comment from the Board.

LAND USE ADMINISTRATOR

Land Use Administrator Janis Fleet states that the deferred Public Hearing can be continued at the next meeting without the Board voting to open the Public Hearing.

PLANNING AND ZONING ATTORNEY

No comment.

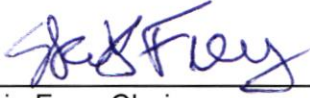
ADJOURNMENT

Motion to adjourn at 8:39 p.m.

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

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

Approved this 13th day of December 2022, by the Hilliard Planning & Zoning Board,
Hilliard, Florida.

A handwritten signature in blue ink, appearing to read "Skip Frey". The signature is written in a cursive style with a horizontal line extending to the right from the end of the name.

Skip Frey, Chair
Hilliard Planning & Zoning Board