

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

Devin Gobin

MINUTES

THURSDAY, JANUARY 22, 2026, 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 Harold "Skip" Frey
Vice Chair Dustin Winnon
Planning and Zoning Board Member Kevin Webb
Planning and Zoning Board Member Michael Hallman
Planning and Zoning Board Member Dalton Hood

REGULAR MEETING

ITEM-1 Additions/Deletions to Agenda

No Additions/Deletions to Agenda.

ITEM-2 Planning and Zoning Board review and approval of Site Plan Application NO. 20250516.2 Holland Walk PUD as established via Ordinance 2025-16. Applicant Ben Buchanan, Intact Construction.

Lee Anne Wollitz- Land Use Administrator

Lee Anne Wollitz- Land Use Administrator- Reads Agenda Item Report, staff comments with relation to meeting the requirements of 62-40 and Ordinance

2025-16 as well as staff recommendation.

Ben Buchanan of Intact- Asks Land Use Administrator for information about the Pre Plat Review and its pending approval, and ask for clarity on starting model homes with pre plat approval in accordance to Ordinance 2025-16.

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

Voting via Role Call.

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

ITEM-3

Planning and Zoning Board review and approval of Site Plan Application NO. 20250821.1 Project "BLK 140" Applicant: Ross Kohler, Old Nassau Homes LLC.
Lee Anne Wollitz – Land Use Administrator

Lee Anne Wollitz – Land Use Administrator- Reads Agenda Item Report, staff comments with relation to meeting the requirements of 62-40, and make staff recommendation.

Dustin Winnon- Vice Chair - Asks for confirm that we are not rezoning, changing density, there is no ask from setbacks, we are only approving for water and wastewater extensions.

Lee Anne Wollitz – Land Use Administrator- confirms for the Board that they are only approving the plans for extending water and wastewater to serve the homes.

Kevin Webb, Board Member- Asks for size estimate for the homes.

Ross Kohler, Old Nassau Homes- States that the homes will be Double Wides.

Kevin Webb, Board Member- Asks if the homes are planned for Rental or Sale.

Ross Kohler, Old Nassau Homes – States that the project goal is to have the homes at a \$230,000 price range.

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

Voting Via Role Call.

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

ITEM-4

Planning and Zoning Board Selection of Chair and Vice Chair for 2026.

Lee Anne Wollitz – Land Use Administrator

Lee Anne Wollitz – Land Use Administrator- Reads Agenda Item Report.

Dustin Winnon- Vice Chair- asks Skip if he is willing to serve in 2026 as Chair for the Board.

Skip Frey, Chair- Confirms that he will serve.

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

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

Kevin Webb, Board Member makes a motion for Dustin Winnon to serve as Vice Chair.

Motion made by Planning and Zoning Board Member Webb, Seconded by Planning and Zoning Board Member Hallman.

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

ITEM-5 Planning and Zoning Board approval of the Minutes from 12.02.2025 Public Hearing and Regular Meeting.

Motion made by Planning and Zoning Board Member Hood, Seconded by Planning and Zoning Board Member Hallman.

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

ADDITIONAL COMMENTS

PUBLIC

No Public Wish to Comment.

BOARD MEMBERS

Dustin Winnon- Vice Chair- Happy for the start of 2026 and a "Thank you" to Alicia Head for her service to the Town.

LAND USE ADMINISTRATOR

Lee Anne Wollitz – Land Use Administrator – Gives the Board two items for their Planning & Zoning binder, Board member information for 2026 and a copy of Ordinance 2025-13.

PLANNING AND ZONING ATTORNEY

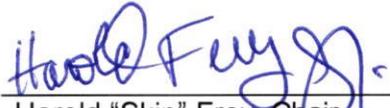
No Comments

ADJOURNMENT

Motion to Adjourn at 7:25pm.

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 Hallman, Planning and Zoning Board Member Hood

Approved this 26th day of February 2026, by the Hilliard Planning & Zoning Board, Hilliard, Florida



Harold "Skip" Frey, Chair
Hilliard Planning & Zoning Board