

# 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

Wendy Prather, Chair  
Charles Reed, Vice Chair  
Josetta Lawson  
Harold "Skip" Frey  
Dallis Hunter

## ADMINISTRATIVE STAFF

Janis Fleet, AICP  
Land Use Administrator

## TOWN ATTORNEY

Christian Waugh

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## MINUTES

**TUESDAY, AUGUST 10, 2021, 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 Wendy Prather  
Vice Chair Charles A. Reed  
Planning & Zoning Board Member Josetta Lawson  
Planning & Zoning Board Member Harold "Skip" Frey

### ABSENT:

Planning & Zoning Board Member Dallis Hunter

### CHAIR

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

## REGULAR MEETING

ITEM-1 Additions/Deletions to Agenda.

Land Use Administrator Janis Fleet explains that all items will need to be submitted in advance to be placed on the agenda to allow time for staff review and advertising if necessary.

ITEM-2 Planning & Zoning Board approval of the Minutes from the July 6, 2021, Public Hearings & Regular Meeting.

Motion made by Planning & Zoning Board Member Frey, Seconded by Planning & Zoning Board Member Lawson.

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

Absent: Planning & Zoning Board Member Hunter

ITEM-3 Planning & Zoning Board review and discussion of Land Development Regulations.

Land Use Administrator Janis Fleet reviews Article II Administration and Enforcement.

Division 1 Generally

The review begins with the deletion of sections 62-31 and continues with the discussion of section 62-32 through 62-40.

Division 2 Nonconforming Lots, Uses and Structures

Sections 62-61 through 62-72 are reviewed and discussed.

Division 3 Planning and Zoning Board

Section 62-91 through 62-95 are reviewed and section 62-96 will be where the review will pick up at the next meeting.

Land Use Administrator Janis Fleet asks if the Board will continue reviewing Article II and provide comments back to her by August 31, 2021 for the next meeting on September 14, 2021.

## **ADDITIONAL COMMENTS**

### **PUBLIC**

**LeeAnn Wollitz 37024 South Oak Street, Hilliard, Florida**, states that she is glad that the packets are now on the website that she was able to follow along with the meeting and understands the issues that the Town faces with the nonconforming uses.

### **BOARD MEMBERS**

### **LAND USE ADMINISTRATOR**

**Janis Fleet, AICP**, states that she has received revisions to review on the Bayside PUD and that she received the Greenbrier PUD Application this week.

### **TOWN ATTORNEY**

## **ADJOURNMENT**

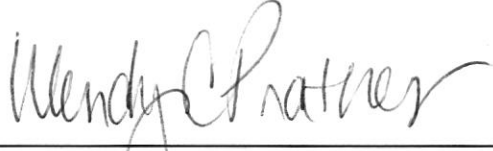
Motion to adjourn at 8:05 p.m.

Motion made by Planning & Zoning Board Member Frey, Seconded by Planning & Zoning Board Member Lawson.

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

Absent: Planning & Zoning Board Member Hunter

Approved this 14<sup>th</sup> day of September, 2021 by the Hilliard  
Planning & Zoning Board, Hilliard, Florida.

A handwritten signature in cursive script, reading "Wendy Prather". The signature is written in dark ink and is positioned above a horizontal line.

Wendy Prather, Chair  
Hilliard Planning & Zoning Board