

# 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

Juan Quintero Bornas

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## MINUTES

THURSDAY, MARCH 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 Michael Hallman  
Planning and Zoning Board Member Dalton Hood

## 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-24-2380-0148-0190, Kimberly Cordeiro, Application # 20260318.1

**Lee Anne Wollitz – Land Use Administrator**

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

**Michael Hallman, Board Member**, asks about Modular Homes and how they are viewed by Florida Building Code & Zoning Code.

**Skip Frey- Board Chair** asks for clarification on establishing a lot of Record within the Town.

**Lee Anne Wollitz - Land Use Administrator**, answers Chair Frey and Board Member Hallman with information based on Town Code.

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

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

ITEM-3 Planning & Zoning Board Approval of the Minutes for 2.26.2026 Regular meeting.

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

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

#### **ADDITIONAL COMMENTS**

**PUBLIC** - No Public wish to speak.

**BOARD MEMBERS - Dustin Winnon- Vice Chair** – Vietnam Veteran ceremony in Jax at 10am, Saturday March 28<sup>th</sup>.

**LAND USE ADMINISTRATOR - Lee Anne Wollitz - Land Use Administrator**, gives information about Town Clean Up and introduces Chelsea Wingate, town staff, who may be assisting with meeting in April.

**PLANNING AND ZONING ATTORNEY - Juan Quintero Bornas, Board Attorney**, has nothing to add.

#### **ADJOURNMENT**

Motion to Adjourn at 7:10pm

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

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

Approved this 23<sup>rd</sup> day of April 2026, by the Hilliard Planning & Zoning Board, Hilliard, Florida



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