

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 A. Reed, Vice Chair
Harold "Skip" Frey, Board Member
Josetta Lawson, Board Member
Kevin Webb, Board Member

ADMINISTRATIVE STAFF

Lee Anne Wollitz
Land Use Administrator

PLANNING AND ZONING ATTORNEY

Christian Waugh

AGENDA

TUESDAY, FEBRUARY 04, 2025, 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

REGULAR MEETING

ITEM-1 Additions/Deletions to Agenda

ITEM-2 Planning and Zoning Board approval of the Minutes from January 7, 2025, Public Hearing and Regular Meeting.

ADDITIONAL COMMENTS

PUBLIC

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

BOARD MEMBERS

LAND USE ADMINISTRATOR

PLANNING AND ZONING ATTORNEY

ADJOURNMENT

The Town may take action on any matter during this meeting, including items that are not set forth within this agenda.

TOWN COUNCIL MEETINGS

The Town Council meets the first and third Thursday of each month beginning at 7:00 p.m., unless otherwise scheduled. Meetings are held in the Town Hall Council Chambers located at 15859 West County Road 108. Video and audio recordings of the meetings are available in the Town Clerk's Office upon request.

PLANNING & ZONING BOARD MEETINGS

The Planning & Zoning Board meets the first Tuesday of each month beginning at 7:00 p.m., unless otherwise scheduled. Meetings are held in the Town Hall Council Chambers located at 15859 West County Road 108. Video and audio recordings of the meetings are available in the Town Clerk's Office upon request.

MINUTES & TRANSCRIPTS

Minutes of the Town Council meetings can be obtained from the Town Clerk's Office. The Meetings are usually recorded but are not transcribed verbatim for the minutes. Persons requiring a verbatim transcript may make arrangements with the Town Clerk to duplicate the recordings, if available, or arrange to have a court reporter present at the meeting. The cost of duplication and/or court reporter will be at the expense of the requesting party.

TOWN WEBSITE & YOUTUBE MEETING VIDEO

The Town's Website can be access at www.townofhilliard.com.

Live & recorded videos can be accessed at www.youtube.com search - Town of Hilliard, FL.

ADA NOTICE

In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the Town Clerk's Office at (904) 845-3555 at least seventy-two hours in advance to request such accommodations.

APPEALS

Pursuant to the requirements of Section 286.0105, Florida Statues, the following notification is given: If a person decides to appeal any decision made by the Council with respect to any matter considered at such meeting, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

PUBLIC PARTICIPATION

Pursuant to Section 286.0114, Florida Statutes, effective October 1, 2013, the public is invited to speak on any "proposition" before a board, commission, council, or appointed committee takes official action regardless of whether the issue is on the Agenda. Certain exemptions for emergencies, ministerial acts, etc. apply. This public participation does not affect the right of a person to be heard as otherwise provided by law.

EXPARTE COMMUNICATIONS

Oral or written exchanges (sometimes referred to as lobbying or information gathering) between a Council Member and others, including staff, where there is a substantive discussion regarding

a quasi-judicial decision by the Town Council. The exchanges must be disclosed by the Town Council so the public may respond to such exchanges before a vote is taken.

2025 HOLIDAYS

TOWN HALL OFFICES CLOSED

- | | |
|----------------------------------|------------------------------|
| 1. Martin Luther King, Jr. Day | Monday, January 20, 2025 |
| 2. Memorial Day | Monday, May 26, 2025 |
| 3. Independence Day | Friday, July 4, 2025 |
| 4. Labor Day | Monday, September 1, 2025 |
| 5. Veterans Day | Tuesday, November 11, 2025 |
| 6. Thanksgiving Day | Thursday, November 27, 2025 |
| 7. Friday after Thanksgiving Day | Friday, November 28, 2025 |
| 8. Christmas Eve | Wednesday, December 24, 2025 |
| 9. Christmas Day | Thursday, December 25, 2025 |
| 10. New Year's Eve | Wednesday, December 31, 2025 |
| 11. New Year's Day | Thursday, January 1, 2026 |

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ADMINISTRATIVE STAFF

Lee Anne Wollitz
Land Use Administrator

PLANNING AND ZONING ATTORNEY

Christian Waugh

MINUTES

TUESDAY, JANUARY 07, 2025, 7:00 PM

NOTICE TO PUBLIC

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CALL TO ORDER

PRAYER & PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

Chair Wendy Prather
Vice Chair Charles A. Reed
Planning and Zoning Board Member Harold "Skip" Frey
Planning and Zoning Board Member Josetta Lawson
Planning and Zoning Board Member Kevin Webb

PUBLIC HEARINGS-

Wendy Prather, Chairwoman read Quasi-Judicial Procedures for Ordinance 2025-01 Public Hearing. Attachment "A" in these the Minutes.

ITEM-1 Planning & Zoning Board recommendation to the Town Council for approval of Ordinance 2025-01, to Rezone Parcel ID No. 16-3N-24-0000-0009-0000. Applicant Randy Martinuzzi, Semanik Investment Corp.
Lee Anne Wollitz- Land Use Administrator

Wendy Prather, Chairwoman, asks for any Ex Parte communication concerning Item 1.

No Ex Parte Communication is declared.

Public Hearing:

Wendy Prather, Chairwoman, calls Public Hearing to open at 7:10pm.

Lee Anne Wollitz, Land Use Administrator, reads Agenda Item Report and Staff Report.

Avery Dyen, Planning and Zoning Attorney, states that agenda item report, staff report, and documents supplied by the Land Use Administrator are entered into evidence.

Wendy Prather, Chairwoman, calls for applicant to speak.

Randy Martinuzzi, Semanik Investment Group, Applicant, shares a PowerPoint presentation, Attachment "B" in these Minutes. He talks through the details of the presentation. Randy states the development will be like Flora Park Subdivision. He also offers to send the PowerPoint to anyone that provides him an email address. The environmental studies will begin January 10th. Applicant presents for 30 minutes.

Avery Dyen, Planning and Zoning Attorney, states that PowerPoint presentation and documents contained within the presentation are entered into evidence.

Wendy Prather, Chairwoman, calls for public comment and explains about using the sign-in sheet.

1. **Victoria Dego, 27450 Georgia Street**, states that she would like more information about the NCSB deficiency. She would like to see small classes stay in place and the small-town feel.

Lee Anne Wollitz, Land Use Administrator, reminds the Board that the 3 minutes belongs to the public and they should not be interrupted. She then gives information about the interlocal agreement with NCSB.

2. **Jacqui Galbreathe, Lorena Drive**, states that she wants to address the applicant, she asks what considerations are being made for the current residents, can we have a buffer zone or a privacy fence. She states that she is a long-term resident and loves the wildlife.
3. **Debora Mayo, 36151 Pine Street**, states she has a small farm that abuts the property in question, says that wetlands are behind her and there are gopher turtles that need to be protected, she does not want water runoff onto her property. She does not want to be flooded.

4. **Kathyn Zekas, 37203 Lorena Drive**, states that her back yard faces the woods, and she loves it. She does not want to live next to a subdivision. She shares concerns about future traffic on Pine Street with walkers, bicycles, and golf carts. She is concerned for the wildlife. She also has concern for safety, waterflow, flooding, schools, and faith-based community then asks, “who will live here?”
5. **Mary Godwin, 3775 Lorena Drive**, reminds everyone that a decision has not been made. Her main concern is traffic. She gives information on approximate number of cars and shares concerns on electrical grid and service. Then she gives information on pick up zone for school and ends by stating that the infrastructure cannot handle the new homes.
6. **Phyllis Goodwin, 37125 Southern Glen**, main concern is traffic flow. She states that she has gone through Whisper Ridge and many of the homes have not sold. Then follows with the question, “will there be empty homes?” She thinks that owners should be able to develop their property. She gives information about F.S. concerning safe onsite traffic flow and onsite parking.
7. **Asia Vorreyer-Hedges, 27150 W 13th Ave.**, states that this does not physically affect her home. She shares that a NCSB deficiency notice was given, and the negotiation time has ended and there is no documentation that the time has been extended. She states that in 2019 studies were published showing Hilliard schools at 95% capacity. She says this development makes no sense. She then gives census information on population growth in Hilliard. She states, “I do feel that there are people on and off this board that do stand to benefit from this development but, I do not think that it is the citizens of Hilliard!”
8. **Alex Reid, 37036 Southern Glen**, asks what will be done about flooding, half of his back yard floods during rain. He also asks about privacy fencing?
9. **Lucy Piestryo, 97008 Morgan Way Yulee**, shares information on Comprehensive Plans in the state of Florida and that she wants the Board to have the “guts to draw the line.” She gives information of the last update to FEMA mapping. She would like for the project not to be approved. She gives information on flood insurance and follows by saying she does not think these homes will be affordable nor is it sensible. She ends her comments by sharing that the Bert Harris Act, does not mean you have a right to rezoning.
10. **Richard Grant, 36174 Pine Street** talks about impact to city and permits will make the city lots of money, he thinks this will dismantle the country feel in Hilliard, crime will come and traffic issues also. He goes on to say that in an emergency there will be too many people to get away.
11. **Orin McClain, 37847 Henry Smith Road** says that he moved here to be in the country. The back of his property is wetlands and he is concerned about

extra water. He asks if his house be affected, what are they going to do, who will service the wetlands and water to be moved?

12. Leann Harris, 37185 Ingham Road, states that she moved here to ensure the safety of her children. She shares about traffic on Ingham and the signage not being effective, specifically the speeding and slow children at play signs. She states that there are people that call the cops when kids play in the ditch during rain. She does not want Hilliard to turn into Yulee or Jacksonville. She shares concerns about the new homes on electric grid and asks who will ensure safety on streets, safety for kids, proper instruction in classrooms? She wants teachers to continue to care about students.

13. Amy Smith, 37165 Lorena Drive, main concern is water because her back yard and front yard flood during rain. She does not want to look from her back door into someone else’s backdoor. She states, “I feel like we are being sold out by this Town Council and I do not want this coming into our town.” She is concerned about her grandkids swimming in pool where people can see them. She is also concerned about the RV park. She does not like this at all.

14. Alexandra Johnson, 37206 Lorena Drive, is directly affected by new development. She asks, what will it cost the town to change the caution light for a redlight? No sidewalks on Pine Street are a concern shared. She asks will we need additional fire stations or police officers. She does not think this is in the best interest of Hilliard Residents.

15. Chad Rowe, 15770 CR 108, states his main concern is traffic during the morning commute. He does not think a good job is being done with the repaving on Henry Smith Road. His property has flooding issues. He states that the county has finally begun work on the flooding. He shares information of creeks and waterflow in Hilliard and then asks about police on west side of county.

16. Andy Whittaker, 27589 Georgia Street, shares concerns that the water and wastewater usage has not been fully considered. He is concerned about lot size and the country town feel. He shares concern about traffic and wants it looked at from an engineering perspective. He asks if there is a city policy or state policy about people voting on a development that they might benefit from.

Lee Anne Wollitz, Land Use Administrator, explains the state requirements for being able to recuse from a vote and the requirement to vote if the standard for recusal is not met.

Andy Whittaker, says, “So they can benefit afterwards, thank you.”

17. Melyssa Godron, 37169 Southern Glen, is blessed to be part of the community. She moved here from Orange Park. She shares concerns for school, water, traffic, strangers, safety on her street and the grocery store not

being able to serve the community.

18. Charlie Sauls, 36800 Clyde Circle, shares about the history of development in the Densmore area. He shares that people bring crime. He goes on to suggest a dirt barrier between the existing homes and new development. He also would like to see bigger lots.

19. Melissa Medina, 37145 Lorena Drive, was told by the county and her realtor when she purchased her home that no one would ever be able to build behind her. She has lived through the demise of an HOA. She could have moved anywhere, she chose Hilliard. She brings up quasi-judicial procedures, and the fact that the Board serves the citizens then goes on the share a District Court of Appeals case that allows towns to prevent development in wetlands.

20. Ben Buchanan, 37242 Lee Street, states that he will be the devil’s advocate. He shares which roads are owned by the county and the state and what cost will not be the Towns responsibility for road or traffic light improvements. He also, shares what fees he was charged on a recent building permit for new construction. He suggests that the public speak with School Board and County Commissioners about some of these concerns.

21. Rodger West, States address is Protected, states that he agrees with the things already stated. He states that development will ruin this town. Shares that this will be a liability to the current citizens, and they will see no benefit. He does not like the wording of the agenda or the fact that the Ordinance was provided in the adoption language for the public review. He thinks this process makes the citizens look like fools.

22. Robert Simpkins, 37314 Oak Grove Drive, shares that his wife is on School Board and that there is a need for parking spots near the bus stop.

23. Josh Bruton, 36116 Pine Street, shares concerns about traffic and states that he does not want a sidewalk.

Lee Anne Wollitz, Land Use Administrator, shares that a NC driveway permit will be required, and it includes a traffic study. She also shares that repaving, widening and adding a sidewalk is part of the NC planned roadway improvements for this year.

Josh Bruton, states that he does not want the road to be brought closer to his home. He thinks the road is not safe.

24. Nick Godron, 37169 southern Glen, does not want to be told to speak with the School Board or County. He states that is why we elected Town Council, to do that for us.

Randy Martinuzzi, Semanik Investment Group, Applicant, addresses the public comments, including an offer to expand the set back in the yards that abut Southern Glen or Lorena or put up a privacy fence. He also agreed to add a

sidewalk to Pine Street even if the County does not require it. HOA will maintain these fences and the stormwater ponds within the development. He states he is not asking for credits against fees for water/wastewater. He also addressed the lost lots due to parks and roadways. The applicant uses 15 minutes to rebut.

Lee Anne Wollitz, Land Use Administrator, states for the record that her sidebar with Alicia Head was a request for the TEAMS meeting to be extended as to prevent it from ending prior to the end of the in-person meeting. She then states that any applications will be made to be compliant with all local and state regulations. She encourages the public to read the full agenda packet and PUD documents as this will address many of the concerns shared tonight.

Public Hearing Closes at 9:11pm

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

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

Planning and Zoning Board Action

Lee Anne Wollitz, Land Use Administrator, calls for the public who filled out a request to speak if they would like to come forward.

Asis Vorreger- Hedges, 27150 W 13th Ave., ask what has been done about NCSB deficiency? She states that she does not think this is in the public interest.

Lee Anne Wollitz, Land Use Administrator, gives information concerning NCSB interlocal agreement and how the negotiation period works.

Roger West, States address is protected, states that he has already spoken during Public Hearing and did not have more to add.

Orin McClain, 37847 Henry Smith Road, had already left the building but did speak during the Public Hearing.

Wendy Prather, Chair, states that the town has had two workshops with the same concerns and the PUD process gives us freedom to make changes. She asks if the stormwater ponds will be fenced.

Randy Martinuzzi, Semanik Investment Group, Applicant, answers that they usually do not fence the storm water ponds because of blocking the flow. He also speaks about HOA requirements for fencing due to not blocking the view.

Skip Frey, Board Member, ask if there is a map that shows the outfall pipes from the other 2 subdivisions draining onto this property?

Randy Martinuzzi, Semanik Investment Group, Applicant, answers that the PUD language requires him to handle the out flow from Southern Glen and Lorena.

He states that he hopes to have a catch basin from Southern Glen, where the Mayo's talked about water issues.

Skip Frey, Board Member, ask if the grading plan will pick up excess water and carry it to the system?

Randy Martinuzzi, Semanik Investment Group, Applicant, explains about "A" lot or "B" lot and how those will work within the overall design of the storm water system.

Josetta Lawson, Board Member, asks about the traffic impact on others in the surrounding area and asks for clarity on stormwater system.

Randy Martinuzzi, Semanik Investment Group, Applicant, states that every requirement will be satisfied when it comes to Nassau County Driveway permit as well as the requirements by SJRWMD and stormwater system management needs.

Skip Frey, Board Member, ask about sidewalks in front of the development?

Randy Martinuzzi, Semanik Investment Group, Applicant, asks if it would need to be on the right of way or how deep into the property?

Skip Frey, Board Member, ask if turning lanes will be needed?

Randy Martinuzzi, Semanik Investment Group, Applicant, states that he does not expect to have to do a right deceleration lane but, that will be determined by a traffic study and will be determined by the next step in the application process.

Lee Anne Wollitz, Land Use Administrator, speaks on the Boards right to recommend approval, denial or approval with conditions. She reminds the Board of the need to meet the NCSB deficiency prior to final approval.

Randy Martinuzzi, Semanik Investment Group, Applicant, states that he does not know the fee now but, will speak with the School Board and pay the fee when it is required.

Motion is made with the condition that the Nassau County School board Deficiency will be handled prior to final approval by the Council.

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

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

Wendy Prather, Chair, thanks the public for their participation and allows them time to exit if they choose to do so.

Lucy Piestry, 97008 Morgan Way Yulee approaches the mic to ask for clarification on the wording of the motion, and the use of the word "legality".

Lee Anne Wollitz, Land Use Administrator, responds that the motion is referring to competent substantial evidence.

Mary Godwin, 3775 Lorena Drive asks for clarity on the requirement for competent substantial evidence, why this is the first time it has been required and why the public was not notified.

Lee Anne Wollitz, Land Use Administrator, replies, that competent substantial evidence is a state requirement and that the rules and procedures were adopted by the Board in December and was reviewed during their November meeting.

REGULAR MEETING

ITEM-2 Additions/Deletions to Agenda

No Additions or Deletions to the Agenda.

ITEM-3 Planning & Zoning Board approval of Site Plan Application No. 20240924. Parcel ID # 08-3N-24-2380-0023-0021. Applicant Henry Vorpe, Dayspring Health LLC.
Lee Anne Wollitz -Land use Administrator

Lee Anne Wollitz, Land Use Administrator, reads agenda item report, states the list of attached documents for review, reviews the LDR requirements for approval of the application, and makes a recommendation to the Board.

Skip Frey, Board Member, asks about wastewater.

Henry Vorpe, Dayspring Health LLC, Applicant, explains that the project is for a small boat and RV storage yard, the surface will be stabilized, fenced all the way around and screened on the W 6th Street side, and they have already been issued a permit for the stormwater system.

Skip Frey, Board Member, states that he would like to see black top or millings.

Henry Vorpe, Dayspring Health LLC, Applicant, says that black top will be up to Dayspring Health and water on the property is for watering trees, there will be no wastewater.

Mary Godwin, 3775 Lorena Drive, filled out a card to speak, ask if this facility is for the use of Dayspring only and if this approval is for the assisted living facility.

Lee Anne Wollitz, Land Use Administrator, answers that this will be open to the public for rental space, and it is only a storage yard.

Motion is made with the conditions that a driveway permit is needed for the curb work and a plumbing permit will be needed for the water tap and hose bibs to be installed.

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

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

Lee Anne Wollitz, Land Use Administrator, asks for a pause in the meeting to sign the approved plans, return them to the applicant and to apologize to the Dayspring team for a typo that resulted in them showing up on the wrong night for the meeting.

ITEM-4 The Planning & Zoning Board to recognize 20 years of service as a member of the Board by Josetta Lawson.

Lee Anne Wollitz – Land Use Administrator

Wendy Prather, Chair, Recognized Josetta Lawson for her years of service and presents her a certificate.

Josetta Lawson, Board Member, Thanks her family and the Town of Hilliard.

No Motion Needed.

ITEM-5 Planning and Zoning Board Selection of Chair and Vice Chair for 2025.

Lee Anne Wollitz – Land Use Administrator

Lee Anne Wollitz, Land Use Administrator, reads agenda item report with the LDR requirements for this position and timing of choosing a Chair and Vice Chair.

Skip Frey, Board Member, states what a good job that Wendy Prather has done as Chair and wants her to serve another year.

Motion for Wendy Prather to serve as Chair.

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

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

Wendy Prather, Chair, states that because of his knowledge and experience she would like to see Skip Frey serve as Vice Chair.

Motion for Skip Frey to serve as Vice Chair.

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

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

ITEM-6 Planning and Zoning Board Approval of Minutes from 12.03.2024 PH RM.
Lee Anne Wollitz – Land Use Administrator

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

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

ADDITIONAL COMMENTS

PUBLIC

John Beasley, 3716 Lee Street, congratulates Josetta for 20 years of service and thanks her for all she does for this town.

Shawn McBride, 37199 Oxford Street, asks for access to community resources to assist with finding his place within the community.

Wendy Prather, Chair, suggest Mr. McBride reach out to Alicia Head, Public Information Officer, for assistance in finding resources.

BOARD MEMBERS

Charlie Reed, the board has no input after the vote, we do not get anything out of it except they get to serve a town that they all love.

Skip Frey, states that he knows that not every decision will make others happy. He spent a lot of time looking into the project and reminds that the project is still not approved. The Town Council still must hear the Ordinance. He also thanks Josetta Lawson for her service.

Josetta Lawson, states that the Board recommendation is based on the applicant meeting the requirements and not on opinion.

Wendy Prather says that there is a perception that this is only one night and does not reflect the months of work that has already gone in before tonight.

LAND USE ADMINISTRATOR

Lee Anne Wollitz, gives copies of the Rules and Procedures adopted December 2024 to Board for their binders.

PLANNING AND ZONING ATTORNEY

Nothing to add from Legal.

ADJOURNMENT

Motion to Adjourn at 10:01pm.

Motion made by Chair Prather, Seconded by Planning and Zoning Board Member Frey.
Voting Yea: Chair Prather, Vice Chair Reed, Planning and Zoning Board Member Frey,
Planning and Zoning Board Member Lawson, Planning and Zoning Board Member Webb

Approved this 4th day of February 2025, by the Hilliard Planning & Zoning Board, Hilliard, Florida

Wendy Prather, Chair
Hilliard Planning & Zoning Board

ATTACHMENT "A"

Quasi-Judicial Procedures for Ordinance 2025-01 Public Hearing.

QUASI-JUDICIAL HEARING PROCEDURES
PLANNING & ZONING BOARD

Copies of these procedures are available at the entry to the Chambers next to the public comment cards. Florida Statutes and the Courts of Florida require that the following item be heard as a Quasi-Judicial Hearing:

Item 1- ORDINANCE NO. 2025-01

AN ORDINANCE OF THE TOWN OF HILLIARD, FLORIDA, A MUNICIPAL CORPORATION; REZONING THE PROPERTY CONSISTING OF APPROXIMATELY 51 ACRES, MORE OR LESS, LOCATED ON THE EAST SIDE OF PINE STREET NORTH OF HENRY SMITH ROAD, MORE PARTICULARLY DESCRIBED IN ATTACHMENT “A”, LEGAL DESCRIPTION; SPECIFICALLY DESCRIBED IN ATTACHMENT “B” WRITTEN DESCRIPTION; AND ATTACHMENT “C” SITE PLAN; HILLIARD FLORIDA, NASSAU COUNTY PARCEL ID NO. 16-3N-24-0000-0009-0000; FROM AGRICULTURAL A-1 TO PUD, PLANNED UNIT DEVELOPMENT; PROVIDING FOR SEVERABILITY, REPEALER, AND SETTING AN EFFECTIVE DATE.

Applicants have the burden of demonstrating through competent substantial evidence that his or her application is consistent with the following requirements:

As for Item 1, Article V of the Land Development Regulations, Comprehensive Plan 2040, and the Amended Interlocal Agreement for Public School Facility Planning adopted 2008.

Those opposed must also demonstrate through competent substantial evidence that the application does not meet these requirements. General objections, without specific evidence, does not constitute substantial competent evidence.

The only material or relevant evidence is that which addresses the previously listed requirements.

The hearing procedures are as follows:

1. The Presiding Officer will read the item on the agenda by title and declare the public hearing open.
2. The Town Attorney or Presiding Officer shall explain the rules concerning procedure, testimony, and admission of evidence.

3. The Land Use Administrator shall briefly describe the applicant's request, introduce and review all relevant exhibits and evidence, report staff's recommendation, and present any testimony in support of staff's recommendation.
4. The Applicant (or his/her representative or counsel) shall present evidence and testimony in support of the application. Applicant shall have a maximum of 30 minutes to make his/her full presentation, including opening statement and all direct presentation by witnesses, but excluding any cross-examination or questions from the Board. The applicant may waive their presentation and rely of staff comments. If the applicant waives their presentation, they will have the right to rebut any testimony against their application.
5. Any other persons present who wish to submit relevant information to the Board shall speak next for a maximum of three minutes each (excluding any cross-examination or questions the Board). Members of the public will be permitted to present their non-expert opinions, but the Board will be expressly advised that public sentiment is not relevant to the decision, which must be based only upon competent and substantial evidence.
6. The applicant will be permitted to make final comments, if any.
7. The Land Use Administrator will make final comments, if any.
8. The Presiding Officer ask for a motion to close the Public Hearing from the Planning & Zoning Board.
9. The Board will conduct open deliberation of the application or agenda item.
10. Open deliberations shall include a motion by the Board. A motion by the Board to approve the item should be consistent with the following: **“I move that the board find that the proposed rezoning is consistent with the comprehensive plan, complies with all procedural requirements, and serves the public interest, and based on these findings, approve the rezoning application.”** A motion by the Board to deny approval the application should include one or more of the following: “The application is not consistent with the Comprehensive Plan,” “The application does not meet the procedural requirements,” or “The application is not in public interest.”
11. After deliberations, a roll call vote shall be taken to approve, approve with conditions or deny the application or agenda item.

12. The meeting is being recorded; therefore, there can be no applause, outbursts, talking, or comments from the audience as it could distort the recordation.
13. The Town Attorney represents the Board and provides counsel, including advice as to the hearing's procedures and relevancy of the evidence.
14. The strict rules of evidence applicable to a court proceedings will not be utilized; however, **the Board, with assistance from the Town Attorney, may exclude evidence that is not relevant to the code criteria as set forth in the application or is repetitive in nature.**
15. In accordance with Florida Statute 286.0105: If any person decides to appeal any decision made of this Board with respect to any matter considered at this scheduled meeting or hearing, the person will need a record of the proceedings, and for such purpose **he or she may need to ensure that a verbatim record of the proceedings is made**, which record includes the testimony and evidence upon which the appeal is to be based.

ATTACHMENT "B"

PowerPoint presentation from Public Hearing.



Tompkins Preserve

Planned Unit Development Proposal

Pine Street, Town of Hilliard, Florida

By: Randy G. Martinuzzi, Director of Acquisition and Land Development

SEDA
NEW HOMES

About SEDA New Homes

SEDA New Homes: A Local, Family Legacy

- Family and Veteran-Owned and Operated Since 1982
- Northeast Florida's Largest Hometown Homebuilder
- Creating Close-Knit Neighborhoods That Become Communities
- Diverse Homes at Different Price Points for All Lifestyles
- Building Quality, Affordable Homes for Over 40 Years

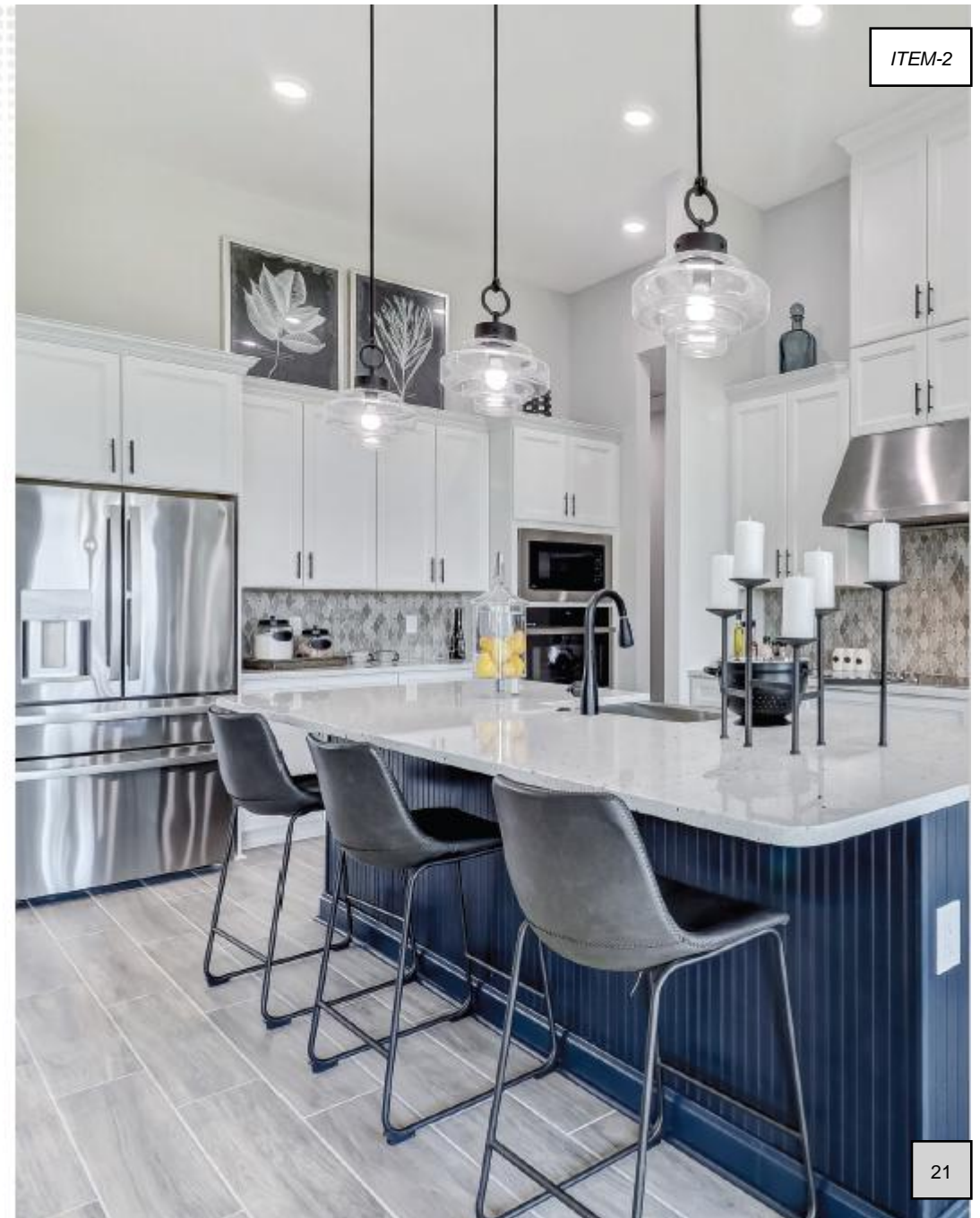
Crafting Homes and Communities With Care

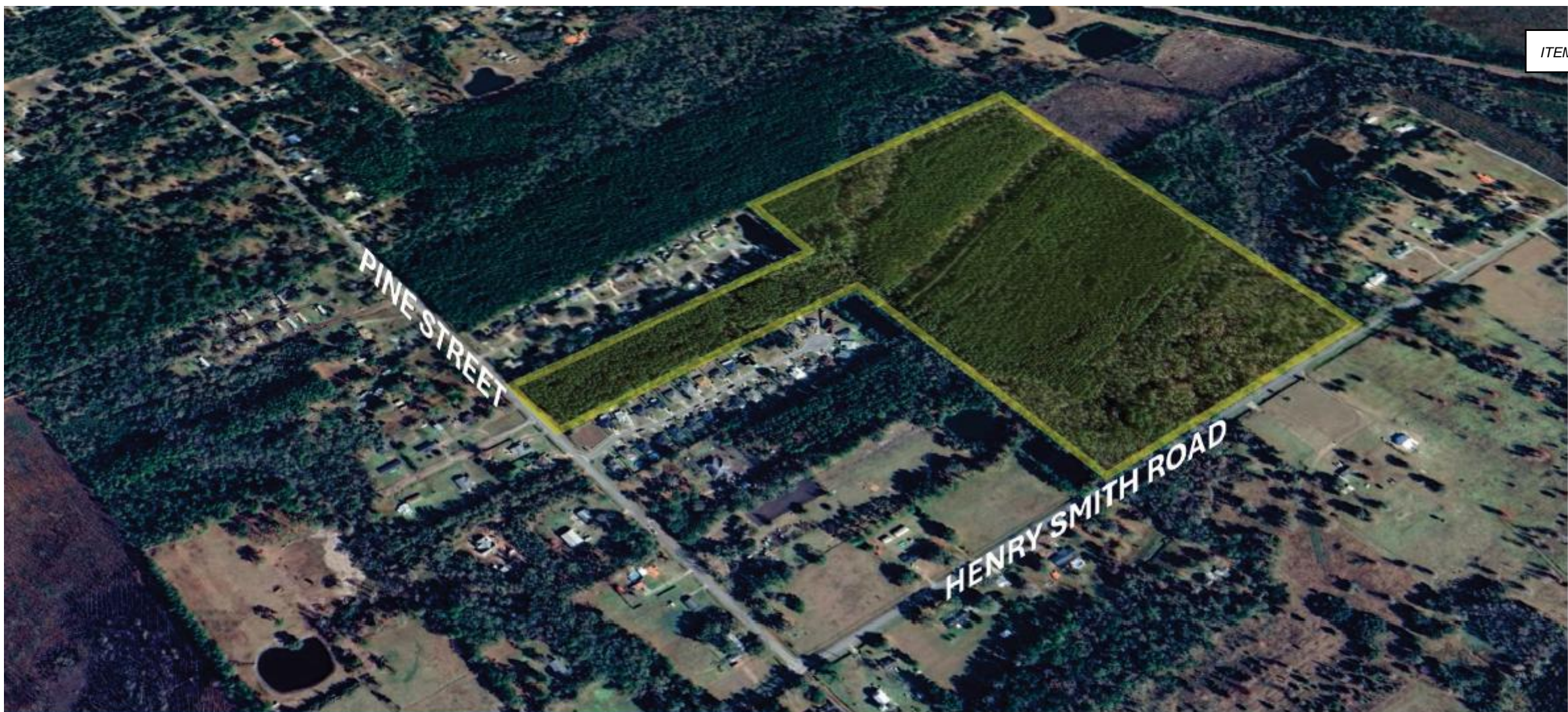
- Thoughtfully Designed With Welcoming Amenities
- 6 Consecutive Years of Award-Winning Construction Standards
- 1,900 sq ft Design Studio to Make It Your Dream Home
- Unlimited Selections to Reflect Your Personal Style
- Trusted, Personal Guidance From Contract to Move-In

Committed to Becoming Part of Your Community

- As a Local, Family Business We Understand Community Ties
- Dedicated to Enriching Communities Through Quality Development
- Focused on Working With Local Trade Partners & Suppliers
- Prioritizing Communication and Addressing Community Needs

Helping Families Plant Roots for Generations

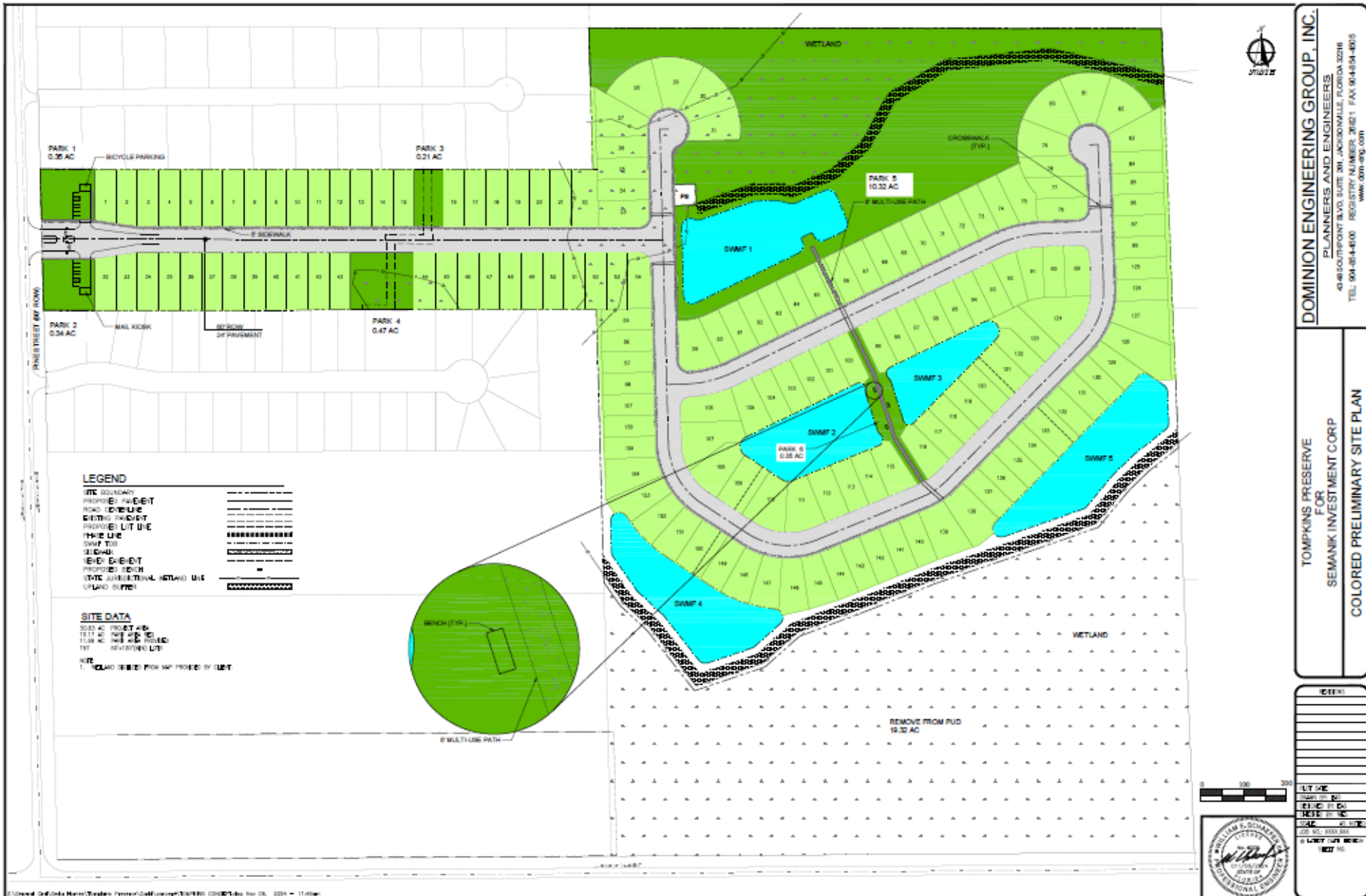




Proposed Residential Development

Location: Town of Hilliard, Florida

We are proposing an exciting new 170-lot single-family home community on a 50-acre site nestled between Pine Street and Henry Smith Road, neighboring the Southern Glen and Lorena neighborhoods here in the Town of Hilliard. The remaining 20 acres shall be reserved.











I. PROJECT DESCRIPTION.

- B. Transportation.* Provides private streets that comply with rights-of-way, safety access and off street parking per the LDR.
- D. Public Facilities and Capital Improvement.* Enhances the appearance of the subdivision in that it requires all utilities to be underground, and as needed to either meet fire flow requirements in Phase 1, but mandatory for the commencement of construction of residences in Phase 2, adds public infrastructure to the Town of Hilliard by the extension of the water line along Henry Smith Road from Pine Street to the Southwest corner of the Project, being approximately 1,325 lineal feet, or a ¼ of a mile;

III. DESIGN GUIDELINES.

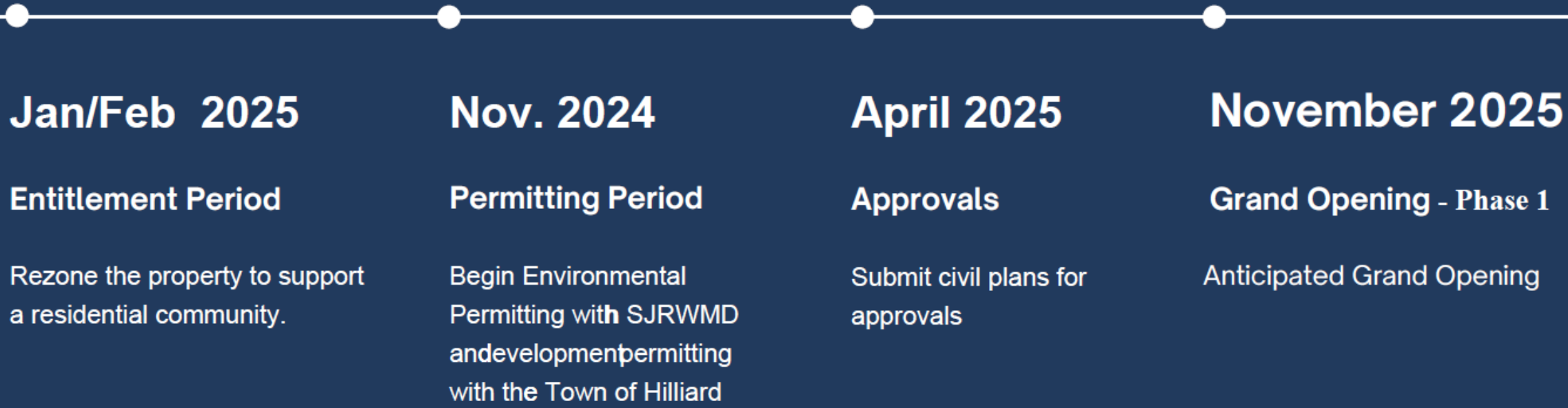
F. Utilities.

- a. Water will be provided by the Town of Hilliard, with fire hydrants installed in accordance with the LDR throughout the subdivision and within the extension of the water line along Henry Smith Road from Pine Street as needed to either meet fire flow requirements in Phase 1, but mandatory for the commencement of construction of residences in Phase 2. The looped waterline servicing the Project shall be not less than 86" on the main, and branches shall be sized but may be upsized within the Project to 8" if required to meet fire flow capabilities. Impacts and construction location and materials shall be coordinated with the Town of Hilliard and the St John River Water Management District for the portion of the looped water main that crosses through the southern wetlands on the adjacent property. Upon completion and certification, the water system shall be conveyed to the Town of Hilliard with utility easements within the Project's ROW for service and maintenance.

- H. **Stormwater:** Stormwater will be handled on site within stormwater facilities designed and permitting under the standards of the LDR and the St. Johns River Water Management District. Stormwater shall be collected with grading and street gutters, and transported via underground piping to the retention ponds, with appropriate easements for maintenance. Stormwater currently being discharged from the adjacent communities, being Southern Glen Subdivision and Lorena Subdivision, shall be incorporated into the stormwater management facilities to be engineered and constructed.

- J. **Configuration:** The location and design of all access points and private interior access roads, along with parks, stormwater facilities and development areas depicted on the Site Plan (“Exhibit B”) are conceptual and may be modified and reconfigured during the development process and shall not require amendment so long as the reconfiguration does not reduce the acreage of parks or any other design requirements herein; and shall nevertheless be subject to the review and administrative approval of the Town of Hilliard’s Planning and Zoning Department in coordination with its Building and Safety Officials.

Timeline





*Building Hilliard's
Future, Together.*

A Legacy of Excellence

- 40+ years of homebuilding expertise
- Committed to quality, sustainability, and community

Our Promise to the Town of Hilliard

- Thoughtful and responsible growth
- Respect for the town's character and heritage
- Collaboration with residents and stakeholders
- Adherence to highest construction standards

"Let us be your trusted partner in creating a vibrant, sustainable community for Hilliard's next generation."