

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
Dallas Hunter

LAND USE ADMINISTRATOR

Janis Fleet, AICP

TOWN ATTORNEY

Christian Waugh

Agenda

Tuesday, April 6, 2021 at 7:00 PM

Call to Order

Prayer

Pledge of Allegiance

Roll Call

PUBLIC HEARING

ITEM-1

PUD Rezoning No. 20210204 – Rezoning A-1 and R-3 to PUD
**REZONING PARCEL #08-3N-24-0000-0001-0000, FROM A-1 and R-3,
TO PUD, PLANNED UNIT DEVELOPMENT TO CREATE THE BAYSIDE
PUD**

Disclosure of Ex Parte Communication

Open Public Hearing

Call for Public Comment

Close Public Hearing on Special Exception PUD Rezoning No. 20210204

Board Discussion and recommendation on

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF
HILLIARD, FLORIDA, REZONING THE PROPERTY LOCATED
ON THE EAST SIDE OF GEORGIA STREET AND NORTH OF
WEST FOURTEENTH AVENUE, DESCRIBED IN ATTACHMENT
"A", LEGAL DESCRIPTION FROM A-1, AGRICULTURAL A and
R-3, MULTIPLE-FAMILY TO PUD, PLANNED UNIT
DEVELOPMENT, SPECIFICALLY DESCRIBED IN ATTACHMENT
"B" WRITTEN DESCRIPTION, AND ATTACHMENT "C" SITE
PLAN; PROVIDING FOR SEVERABILITY, REPEALER, AND
SETTING AN EFFECTIVE DATE.**

ITEM-2

Appeal No.20210211 - Appeal of Land Use Administrator's Decision
**APPEAL OF LAND USE ADMINSTRATOR'S DECISION TO DENY
PERMIT FOR AN ACCESSORY STRUCTURE ON A PARCEL
WITHOUT A PRINCIPAL STRUCTURE - PARCEL# 08-3N-24-2380-
0151-0130**

Disclosure of Ex Parte Communication

Open Public Hearing

Call for Public Comment

Close Public Hearing on Appeal No.20210211 - Appeal of Land Use
Administrator's Decision

Board Discussion and action on Appeal No.20210211 - Appeal of Land
Use Administrator's Decision

REGULAR MEETING**ITEM-3**

Additions/Deletions to the Agenda

MINUTES**ITEM-4**

March 2, 2021 – Regular Meeting

ITEM-5

Major Subdivision – 20210310 - Preliminary Plat/ RePlat– Ralph Bennett
Parcel #08-3N-24-2380-0064-0040
Parcel #08-3N-24-2380-0064-0030
Parcel #08-3N-24-2380-0064-0020

ITEM-6

Site Plan Review

Application # 20210324 – Nassau County Council on Aging Addition &
Renovations

ITEM-7

Discussion of Land Development Regulations

CLOSING COMMENTS**PUBLIC**

- Informational items or Emergency (consent/vote) Audience members that address the Board shall speak from the podium.
- Each speaker shall state their name and place of residence and speak on Town Zoning matters only.
- No comments from Board or audience during speaker's time.
- Board may make comments and ask questions before speaker leaves the podium.
- Audience will be given time at podium for comments and questions as granted by Chairman. (The Chairman can limit time of each speaker to 3 minutes.)

BOARD MEMBERS

Board Chair Wendy Prather
Board Vice Chair Charles A. Reed
Board Member Josetta Lawson
Board Member Harold "Skip" Frey
Board Member Dallis Hunter

LAND USE ADMINISTRATOR

Janis Fleet, AICP

LEGAL

Town Attorney Christian Waugh

REQUIREMENTS

PURSUANT TO THE REQUIREMENTS OF F.S. 286.0105, the following notification is given: If a person decides to appeal any decision made by the Planning and Zoning Board with respect to any matter considered at such meeting, he or she may need to ensure that a verbatim record of the proceeding as made, which record includes the testimony and evidence upon which the appeal is to be based.

ADDRESSING THE BOARD

Individuals or groups may address comments to the Planning & Zoning Board at any Regular Meeting by following the established procedures. The maximum allotted time for a presentation is three (3) minutes per person. A speaker's time may not be allocated to others. The Board will permit individuals' comments on agenda items at the time the item is under consideration. Individuals must complete a form located next to the printed agendas in the Council Chambers. Thirty minutes will be set-aside at the end of the meeting for public discussion on non-agenda items.

ADJOURNMENT

Persons with disabilities requiring accommodations in order to participate in this program or activity should contact the Land Use Administrator at (904) 845-3555 at least seventy-two (72) hours in advance to request such accommodation.