

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
Glenn Higginbotham, Vice Chair
Josetta Lawson
Charles A. Reed
Harold "Skip" Frey

LAND USE ADMINISTRATOR

Janis Fleet, AICP

TOWN ATTORNEY

Christian Waugh

Minutes

Tuesday, April 6, 2021 at 7:00 PM

Call to Order

Prayer and Pledge of Allegiance

Roll Call

PRESENT

Board Vice Chair Charles R. Reed
Board Member Josetta Lawson
Board Member Harold "Skip" Frey
Board Member Dallis Hunter

ABSENT

Board Chair Wendy Prather

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**

Board Vice Chair Reed asks the Board members if they had any Ex Parte Communication that they needed to disclose.

Board Member Frey states that he has spoken to citizens in the area regarding the proposed PUD.

Board Vice Chair Reed opens the public hearing on Rezoning No. 20210204 A-1 and R-3 to PUD.

Public:

Agent for the Applicant Francie Greib describes the project and what approvals have been granted to date.

James Tootle, 27333 West Fourteenth spoke in opposition of the PUD. He stated the application had the location of the A-1 and the R-3 backwards. He felt the 50 ft. lots across from

the R-2 lots of 10,000 sf is not positive for the neighborhood.

Paul Stevens, 27462 West Eleventh Avenue, spoke in opposition of the rezoning.

Agent for the Applicant Francie Greib responded to those in opposition. She stated she has been a realtor for 6 years and the demand for housing is very high. She said the development will respond to the neighbors' concerns and make changes to lot sizes. She also stated it takes 4 to 5 months from order to deliver of the modular homes.

There being no other public comments.

Motion to Close Public Hearing on PUD Rezoning No. 20210204, at 7:19 p.m.

Motion made by Board Member Frey, Seconded by Board Member Lawson
Voting Yea: Board Member Hunter, Board Member Lawson, Board Member Frey and Vice-Chair Reed.
Absent: Chair Prather.

REZONING PARCEL #08-3N-24-0000-0001-0000, FROM A-1 and R-3, TO PUD, PLANNED UNIT DEVELOPMENT TO CREATE THE BAYSIDE PUD.

Board Vice Chair Reed opens for Board discussion on the Rezoning A-1 and R-3 to PUD.

Board Discussion:

Land Use Administrator Fleet reads the staff report and explains the conditions and the process for the PUD rezoning.

Motion to reopen the public hearing on the rezoning A-1 and R-3 to PUD.

Motion made by Board Member Frey, Seconded by Board Member Hunter.
Voting Yea: Board Member Hunter, Board Member Lawson, Board Member Frey and Vice-Chair Reed.
Absent: Chair Prather

Public:

Douglas Evans, 27253 West Fourteenth Avenue, spoke in opposition.

Alzada Harrell, 371044 Oxford Street, spoke in opposition.

Bonnie Vacher, 27435 West Eleventh Avenue, spoke in opposition.

Leslie Crawford, 3788 Webb Street, spoke in opposition.

Anthony Thomas, 27525 Montana Street, spoke in opposition and asked about road repairs in the area.

Mike Work, 27258 West Thirteenth Avenue, spoke in opposition.

Asia Vorreyer-Hedges 27150 West Thirteenth Avenue, spoke in opposition.

Mary Lou Humphrey, 322010 Pine Street, spoke in opposition and that the Town used to be against modular homes. She asked about a presentation on the project and that there are already drainage problems in the area.

Motion to Close Public Hearing on PUD Rezoning No. 20210204, at 7:49 p.m.

Motion made by Board Member Frey, Seconded by Board Member Lawson.
Voting Yea: Board Member Hunter, Board Member Lawson, Board Member Frey and Vice Chair Reed.
Absent: Chair Prather.

Land Use Administrator advises the Board that they can recommend the PUD rezoning to the Council with the proposed conditions presented, add more conditions, or vote not to recommend the PUD.

Board Vice Chair Reed asked MS, Greib if she would like to respond to the concerns from the area residents.

Ms. Greib stated that she wanted to maintain the small town feel of Hilliard. The retention pond will be permitted by the St. Johns River Water Management District and will retain stormwater runoff on the site. West Fourteenth will be paved. Thirty (30) homes will face West Fourteenth and there will be plenty of room for parking. Adding a garage to the houses will not be a problem. She stated she moved her from out of town and takes pride in the community she now calls home.

Motion to table the rezoning of Parcel #08-3N-24-0000-0001-0000, from A-1 and R-3, TO PUD, Planned Unit Development to Create the Bayside PUD to the May 4th Planning and Zoning Board meeting to allow Ms. Greib to prepare a presentation on the project to the Board on the Bayside PUD.

Motion made by Board Member Frey, Seconded by Board Member Hunter
Voting Yea: Board Member Hunter, Board Member Lawson, Board Member Frey and Vice-Chair Reed.
Absent: Chair Prather.

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**

Board Vice Chair Reed asked if any Board Member Ex Parte Communication that they needed to disclose.

Board Member Hunter said he had spoken to Mr. Lucas about the accessory structure back in October.

Board Member Frey also spoke to My Lucas back in October about the accessory structure.

Board Vice Chair Reed opens the public hearing on Appeal No. 20210211 – Appeal of Land Use Administrator's Decision.

Public:

Mr. Paul Lucas, 27029 Third Avenue, stated what he wanted to do.

Alana Ishan, who owns, 27146 West Second Avenue, 27130 Kentucky Street, and 27144 West Second Avenue, stated she was in favor of Mr. Lucas putting a shed on his property.

There being no other public comments.

Motion to Close Public Hearing on Appeal No. 20210211, at 8:05 p.m.

Motion made by Board Member Frey, Seconded by Board Member Hunter.

Voting Yea: Board Member Hunter, Board Member Lawson, Board Member Frey and Vice-Chair Reed.

Absent: Chair Prather.

APPEAL OF LAND USE ADMINISTRATOR'S DECISION TO DENY PERMIT FOR AN ACCESSORY STRUCTURE ON A PARCEL WITHOUT A PRINCIPAL STRUCTURE - PARCEL# 08-3N-24-2380-0151-0130.

Board Vice Chair Reed opens Board discussion on the Appeal No. 20210211 – Appeal of Land Use Administrator's Decision.

Land Use Administrator Fleet reads the staff report regarding the Land Use Administrator's Decision to deny permit for an accessory structure on a parcel without a principal structure Parcel #08-3N-24-2380-0151-0130.

Town Attorney Waugh states this appeal of the Land Use Administrator is according to Section 62-956. He also states that the Land Use Administrator read the Hilliard Town Code Section 62-359 correctly and legally in denying the accessory structure.

Board Discussion:

Board Member Frey stated he agreed with the Land Use Administrator's decision and felt the Town's Code needs to be modified to address the vacant lot split by an alley situation.

Motion to Deny the Lucas appeal.

Motion made by Board Member Lawson, Seconded by Board Member Frey.

Voting Yea: Board Member Hunter, Board Member Lawson, Board Member Frey, and Vice-Chair Reed.

Absent: Chair Prather.

Motion to ask the Town Council to review the issue of vacating the alley or amending the Code/

Motion made by Board Member Frey, Seconded by Board Member Lawson.

Voting Yea: Board Member Hunter, Board Member Lawson, Board Member Frey, and Vice-Chair Reed.

Absent: Chair Prather.

REGULAR MEETING

ITEM-3 Additions/Deletions to the Agenda

None.

MINUTES

ITEM-4 March 2, 2021 – Regular Meeting

Motion made by Board Member Frey, Seconded by Board Member Hunter.

Voting Yea: Board Member Hunter, Board Member Lawson, Board Member Frey, and Vice-Chair Reed.

Absent: Chair Prather.

PLANNING & ZONING BOARD

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

Land Use Administrator Fleet stated that the applicant had emailed her that he was out of town and could not attend the meeting.

Motion to defer Application 20210310 to the May 4, 2021, meeting.

Motion made by Board Member Hunter, Seconded by Board Member Frey.

Voting Yea: Board Member Hunter, Board Member Lawson, Board Member Frey and Vice-Chair Reed.

Absent: Chair Prather.

ITEM-6 Site Plan Review – Matt Phillips, PE, LEED AP Shay Core, LLC Application # 20210324 – Nassau County Council on Aging Addition & Renovations

Land Use Administrator Fleet presented the staff report for the request with the following condition:

1. Any comment generated by staff during plan review or construction be complied with by the applicant.

Ms. Fleet further states that Mr. Phillips was in attendance to answer any questions.

Motion to approve the site plan with the condition in the staff report.

Motion made by Board Member Frey, Seconded by Board Member Lawson.

Voting Yea: Board Member Hunter, Board Member Lawson, Board Member Frey, and Vice-Chair Reed.

Absent: Chair Prather.

ITEM-7 Discussion of Land Development Regulations

Land Use Administrator Fleet states that the Town Council has authorized her to work on the Land Development Regulation revision as a separate project.

PUBLIC COMMENTS:

None.

BOARD MEMBERS CLOSING COMMENTS:

Board Chair Wendy Prather – Absent

Board Vice Chair Charles A. Reed – Thanked the public for their interest and comments.

Board Member Josetta Lawson – None.

Board Member Dallis Hunter – None.

Board Member Harold "Skip" Frey – None.

LAND USE ADMINSTRATOR:

Land Use Administrator Janis Fleet – None.

LEGAL COMMENTS:

Town Attorney Christian Waugh – Thanked the Board letting him join via Zoom while is under quarantine for Covid exposure.

ADJOURNMENT

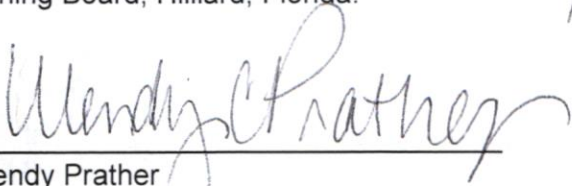
There being no additional business, the meeting adjourns at 8:28 p.m.

Motion made by Board Member Frey, Seconded by Board Member Lawson

Voting Yea: Board Member Hunter, Board Member Lawson, Board Member Frey and Vice-Chair Reed.

Absent: Chair Prather.

Approved this 4th day of May, 2021, by the Hilliard Planning & Zoning Board, Hilliard, Florida.


Wendy Prather
Planning & Zoning Board Chair