

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
Josetta Lawson
Harold "Skip" Frey
Dallis Hunter

LAND USE ADMINISTRATOR

Janis Fleet, AICP

TOWN ATTORNEY

Christian Waugh

Agenda

Tuesday, October 6, 2020 at 7:00 PM

Call to Order

Prayer and Pledge of Allegiance

Roll Call

PUBLIC HEARING

ITEM-1

Open Public Hearing:

Special Exception No. 20200811 – To Allow Cell Tower on the Property

A SPECIAL EXCEPTION TO ALLOW A CELL TOWER. THE PARCEL TAX ID IS #08-3N-24-2380-0009-0021 AND IS LOCATED AT 37511 WEST FIRST STREET.

Disclosure of Ex Parte Communication

Call for Public Comment

Close Public Hearing on Special Exception No. 20200811

ITEM-2

Open Public Hearing:

Special Exception No. 20200819– To Allow Dwelling Unit in Business Located in C-1 Zoning District

A SPECIAL EXCEPTION TO ALLOW THEIR RESIDENCE IN THE SAME BUILDING AS BUSINESS. THE PARCEL TAX ID IS #24-2380-0007-0013 AND THE PROPERTY IS LOCATED AT 551625 US HIGHWAY 1.

Disclosure of Ex Parte Communication

Call for Public Comment

Close Public Hearing on Special Exception No. 20200819

REGULAR MEETING

ITEM-3

Additions/Deletions to the Agenda

MINUTES

ITEM-4

09/15/2020 – Special Meeting

PLANNING & ZONING BOARD

ITEM-5

Special Exception No. 20200811 – To Allow a Cell Tower on the Property

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ITEM-6

Special Exception No. 20200819– To Allow Dwelling Unit in Business Located in C-1 Zoning District

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ITEM-7

Discussion of Planning & Zoning Board Procedures

ITEM-8

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.