

# HILLIARD PLANNING AND ZONING BOARD MINUTES

HILLIARD TOWN HALL/COUNCIL CHAMBERS  
POST OFFICE BOX 249

15859 WEST COUNTY ROAD 108  
HILLIARD, FL 32046

<b>CHAIRWOMAN</b> Wendy Prather	<b>VICE-CHAIR</b> Glenn Higginbotham	<b>LAND USE ADMINISTRATOR</b> Bernita Dinwiddie
<b>ATTORNEY</b> Christian Waugh	<b>MEMBER</b> Charles A. Reed	<b>MEMBER</b> Josetta Lawson
		<b>MEMBER</b> Harold "Skip" Frey

## PUBLIC HEARING AND REGULAR MEETING TUESDAY, JULY 2, 2019 @ 7PM

- Call to order
- Prayer and Pledge of Allegiance
- Roll Call

Chair Wendy Prather	Present
Vice Chair Glenn Higginbotham	Present
Board Member Josetta Lawson	Present
Board Member Charles Reed	Present
Board Member Harold "Skip" Frey	Present
Land Use Administrator Bernita Dinwiddie	Present
Town Attorney Christian Waugh	Present

### PUBLIC HEARING

- a. Ordinance No. 2019-05 – Comp Plan Amend Map – Low to High Density US Hwy 1

#### ORDINANCE No. 2019-05

**AN ORDINANCE OF THE TOWN OF HILLIARD, FLORIDA, CHANGING THE FUTURE LAND USE CLASSIFICATION OF THAT CERTAIN PROPERTY CONSISTING OF 1.23 ACRES, MORE OR LESS LOCATED ON THE WEST SIDE OF U.S. HWY 1 AT THE CORNER OF WEST EIGHTH STREET, HILLIARD, FL, PARCEL #05-3N-24-0000-0029-0000, FROM LOW DENSITY RESIDENTIAL CLASSIFICATION TO HIGH DENSITY RESIDENTIAL CLASSIFICATION; AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN OF THE TOWN OF HILLIARD TO REFLECT SUCH CHANGE; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE.**

Chair Wendy Prather opens the Public Hearing and reads Ordinance No. 2019-05, by title.

#### Public Speakers Names and Addresses

1. Kerry Petty Goddard	37071 West 8 <sup>th</sup> Street	Opposed
2. Daria Young	552169 US Hwy 1	Opposed
3. Stewart Pearson	37092 West 8 <sup>th</sup> Street	Opposed

Motion to close the Public Hearing on Ordinance No. 2019-05 at 7:16 p.m.

Motion	Result	M	2 <sup>nd</sup>	SF	CR	JL	GH	WP
Approve	Approved	GH	CR	Y	Y	Y	Y	Y

b. Ordinance No. 2019-06 – Ordinance No. 2019-06 – Rezoning A-1 to R-3 US Hwy 1

**ORDINANCE No. 2019-06**

**AN ORDINANCE OF THE TOWN OF HILLIARD, FLORIDA, A MUNICIPAL CORPORATION, CHANGING THE ZONING DESIGNATION FROM TOWN ZONING A-1, AGRICULTURAL DISTRICT; TO TOWN ZONING R-3, MULTIPLE FAMILY DISTRICT; FOR THE 1.23 ACRE PARCEL MORE OR LESS; LOCATED ON THE WEST SIDE OF U.S. HWY 1 AT THE CORNER OF WEST EIGHTH STREET, HILLIARD, FL; AND PROVIDING AN EFFECTIVE DATE.**

Chair Wendy Prather opens the Public Hearing and reads Ordinance No. 2019-06, by title.

**Public Speakers Names and Addresses**

4. Kerry Petty Goddard	37071 West 8 <sup>th</sup> Street	Opposed
5. Daria Young	552169 US Hwy 1	Opposed
6. Stewart Pearson	37092 West 8 <sup>th</sup> Street	Opposed

Motion to close the Public Hearing on Ordinance No. 2019-06 at 7:18 p.m.

Motion	Result	M	2 <sup>nd</sup>	SF	CR	JL	GH	WP
Approve	Approved	GH	CR	Y	Y	Y	Y	Y

**OPEN REGULAR MEETING**

**1. ADDITIONS OR DELETIONS TO THE AGENDA:**

None.

**2. APPROVAL OF MINUTES:**

Motion to approve the June 4, 2019, regular meeting minutes.

Motion	Result	M	2 <sup>nd</sup>	SF	CR	JL	GH	WP
Approve	Approved	JL	GH	Y	Y	Y	Y	Y

**3. OLD BUSINESS:** None

**4. NEW BUSINESS**

a. Ordinance No. 2019-05 – Comp Plan Amend Map – Low to High Density US Hwy 1

**ORDINANCE No. 2019-05**

**AN ORDINANCE OF THE TOWN OF HILLIARD, FLORIDA, CHANGING THE FUTURE LAND USE CLASSIFICATION OF THAT CERTAIN PROPERTY CONSISTING OF 1.23 ACRES, MORE OR LESS LOCATED ON THE WEST SIDE OF U.S. HWY 1 AT THE CORNER OF WEST EIGHTH STREET, HILLIARD, FL, PARCEL #05-3N-24-0000-0029-0000, FROM LOW DENSITY RESIDENTIAL CLASSIFICATION TO HIGH DENSITY RESIDENTIAL CLASSIFICATION; AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN OF THE TOWN OF HILLIARD TO REFLECT SUCH CHANGE; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE.**

Chair Wendy Prather reads Ordinance No. 2019-05, by title.

Motion to approve Ordinance No. 2019-05.

Motion	Result	M	2 <sup>nd</sup>	SF	CR	JL	GH	WP
Approve	Approved	GH	JL	Y	N	Y	Y	Y

b. Ordinance No. 2019-06 – Rezoning A-1 to R-3 US Hwy 1

**ORDINANCE No. 2019-06**

**AN ORDINANCE OF THE TOWN OF HILLIARD, FLORIDA, A MUNICIPAL CORPORATION, CHANGING THE ZONING DESIGNATION FROM TOWN ZONING A-1, AGRICULTURAL DISTRICT; TO TOWN ZONING R-3, MULTIPLE FAMILY DISTRICT; FOR THE 1.23 ACRE PARCEL MORE OR LESS; LOCATED ON THE WEST SIDE OF U.S. HWY 1 AT THE CORNER OF WEST EIGHTH STREET, HILLIARD, FL; AND PROVIDING AN EFFECTIVE DATE.**

Chair Wendy Prather reads Ordinance No. 2019-06, by title.

Motion to approve Ordinance No. 2019-06.

Motion	Result	M	2 <sup>nd</sup>	SF	CR	JL	GH	WP
Approve	Approved	GH	SF	Y	N	Y	Y	Y

c. Code Amendment – RV Park in an RMH Mobile Home District by Special Exception

At the June 4, 2019 meeting, Mr. Greg Boree was present to advise the Board that he would like to convert his existing mobile home park to an Age 55+ RV & Mobile Home Park. Due to RV Parks only being permissible in C-1 Commercial Districts, by special exception. Attorney Waugh was tasked with drafting an amendment to the code. Attorney Waugh introduces Ordinance No. 2019-07, amending the RMH Mobile Home District to allow RV Parks by special exception.

d. Code Amendment – Current Hardship Special Exceptions & Future Hardship Special Exceptions

At the June 4, 2019 meeting the Board voted to have Town Attorney Waugh draft an amendment to the code converting the six existing special exceptions to nonconformities and for future exceptions to be granted with an upgraded form requiring signatures acknowledging conditions of the hardship and clarifying bi-annual reviews. Attorney Waugh introduces Ordinance No. 2019-08, amending the Mobile Homes and Temporary Offices that address these changes.

**5. PUBLIC COMMENTS:** None

**6. BOARD COMMENTS:**

Board Member Glenn Higginbotham thanks Attorney Waugh for his efforts on the code amendment issues.

**7. CLOSE REGULAR MEETING:**

There being no additional business, the meeting adjourns at 7:38 p.m.

Approved this 6th day of August, 2019, by the Hilliard Planning & Zoning Board, Hilliard, Florida.

Wendy Prather  
Planning & Zoning Board Chair