

HILLIARD PLANNING AND ZONING BOARD MEETING

HILLIARD TOWN HALL/COUNCIL CHAMBERS
POST OFFICE BOX 249

15859 WEST COUNTY ROAD 108
HILLIARD, FL 32046

CHAIRMAN
Wendy Prather

VICE-CHAIR
Glenn Higginbotham

LAND USE ADMINISTRATOR
Bernita Dinwiddie

ATTORNEY
Christian Waugh

MEMBER
Charles A. Reed

MEMBER
Josetta Lawson

MEMBER
Harold "Skip" Frey

PUBLIC HEARING AND REGULAR MEETING AGENDA TUESDAY, MARCH 5, 2019 @ 7PM

Call to order

Prayer and Pledge of Allegiance

Roll Call (Chair Announces Members Present and/or Absent)

PUBLIC HEARING

- a. Open Public Hearing on Variance No. 20190131 – Build on Reduced Lot Width West Fourth Avenue

THE VARIANCE IS TO ALLOW THE CONSTRUCTION OF TWO SINGLE-FAMILY DWELLINGS ON LOT WIDTHS OF 75 FEET AND A LOT AREA OF 9,375 SQUARE FEET EACH. THE PROPERTY TAX ID IS 08-3N-24-2380-0128-0130, AND IS DESCRIBED AS BLOCK 128 LOTS 13 THROUGH 18 LOCATED ON WEST FOURTH AVENUE BETWEEN MONTANA STREET AND IOWA STREET. THE PROPERTY IS ZONED R-2 SINGLE FAMILY AND REQUIRES A 90 FOOT LOT WIDTH AND A 10,000 SQUARE FEET LOT AREA.

Call for Public Comment

Close Public Hearing on Variance No. 20190131

- b. Open Public Hearing on Ordinance No. 2019-01 – Changing Future Land Use Classification Agricultural to Industrial US Hwy 1

AN ORDINANCE OF THE TOWN OF HILLIARD, FLORIDA, CHANGING THE FUTURE LAND USE CLASSIFICATION OF THAT CERTAIN PROPERTY CONSISTING OF 4.08 ACRES, MORE OR LESS LOCATED ON THE EAST SIDE OF U.S. HIGHWAY 1 BETWEEN COUNTY ROAD 108 AND EASTWOOD ROAD, HILLIARD, FL, NASSAU COUNTY PARCEL #16-3N-24-2320-0007-0020, FROM AGRICULTURAL CLASSIFICATION TO INDUSTRIAL 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.

Call for Public Comment

Close Public Hearing on Ordinance No. 2019-01

- c. Open Public Hearing on Ordinance No. 2019-02 – Rezoning R-1 & C-1 to M-1 US Hwy 1

AN ORDINANCE OF THE TOWN OF HILLIARD, FLORIDA, A MUNICIPAL CORPORATION, CHANGING THE ZONING DESIGNATION FROM TOWN ZONING R-1, SINGLE FAMILY RESIDENTIAL DISTRICT AND C-1, GENERAL COMMERCIAL DISTRICT; TO TOWN ZONING M-1, MANUFACTURING & INDUSTRIAL WAREHOUSING DISTRICT; FOR THE 4.08 ACRE PARCEL MORE OR LESS; LOCATED ON THE EAST SIDE OF U.S. HIGHWAY 1 BETWEEN COUNTY ROAD 108 AND EASTWOOD ROAD, HILLIARD, FL, NASSAU COUNTY; AND PROVIDING AN EFFECTIVE DATE.

Call for Public Comment

Close Public Hearing on Ordinance No. 2019-02

OPEN REGULAR MEETING

1. ADDITIONS OR DELETIONS TO THE AGENDA

2. APPROVAL OF MINUTES: February 5, 2019

3. OLD BUSINESS:

- a. Request for Extension of Special Exception No. 11-07-29 – Arthur D. Libby

4. NEW BUSINESS:

- a. Variance No. 20190131 – Build on Reduced Lot Width West Fourth Avenue
ALLOW FOR THE CONSTRUCTION OF TWO SINGLE-FAMILY DWELLINGS ON LOT WIDTHS OF 75 FEET AND A LOT AREA OF 9,375 SQUARE FEET EACH. THE PROPERTY TAX ID IS 08-3N-24-2380-0128-0130, AND IS DESCRIBED AS BLOCK 128 LOTS 13 THROUGH 18 LOCATED ON WEST FOURTH AVENUE BETWEEN MONTANA STREET AND IOWA STREET. THE PROPERTY IS ZONED R-2 SINGLE FAMILY AND REQUIRES A 90 FOOT LOT WIDTH AND A 10,000 SQUARE FEET LOT AREA.

- b. Ordinance No. 2019-01 – Changing Future Land Use Classification Agricultural to Industrial US Hwy 1

CHANGING THE FUTURE LAND USE CLASSIFICATION OF THAT CERTAIN PROPERTY CONSISTING OF 4.08 ACRES, MORE OR LESS LOCATED ON THE EAST SIDE OF U.S. HIGHWAY 1 BETWEEN COUNTY ROAD 108 AND EASTWOOD ROAD, HILLIARD, FL, NASSAU COUNTY PARCEL #16-3N-24-2320-0007-0020, FROM AGRICULTURAL CLASSIFICATION TO INDUSTRIAL 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.

- c. Ordinance No. 2019-02 – Rezoning R-1 & C-1 to M-1 US Hwy 1
CHANGING THE ZONING DESIGNATION FROM TOWN ZONING R-1, SINGLE FAMILY RESIDENTIAL DISTRICT AND C-1, GENERAL COMMERCIAL DISTRICT; TO TOWN ZONING M-1, MANUFACTURING & INDUSTRIAL WAREHOUSING DISTRICT; FOR THE 4.08 ACRE PARCEL MORE OR LESS; LOCATED ON THE EAST SIDE OF U.S. HIGHWAY 1 BETWEEN COUNTY ROAD 108 AND EASTWOOD ROAD, HILLIARD, FL, NASSAU COUNTY; AND PROVIDING AN EFFECTIVE DATE.

5. PUBLIC COMMENTS:

6. BOARD MEMBER COMMENTS:

7. CLOSE REGULAR MEETING:

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.