

# PLANNING AND ZONING BOARD

REGULAR MEETING/PUBLIC HEARING—APRIL 02, 2009, 6:00 P.M.  
Hardee County Board of County Commissioners Board Room  
412 W. Orange Street, Courthouse Annex, Room 102, Wauchula, Florida

## ::: A G E N D A :::

### *Planning and Zoning Board*

Ralph Arce  
James Barncord  
Roger Conley  
Gordon Norris, Vice Chairman  
Oscar Ortiz  
Charles Parker  
Carl Saunders  
Mike S. Thompson, Chairman  
Vida Tomlinson

### *Staff*

Lex Albritton, County Manager  
Doug Knight, Project Manager  
B.J. Haney, Planner II

**TURN OFF ALL CELL PHONES AND PAGERS  
OR SET THE UNIT TO SILENT ANNOUNCEMENT**

- CHAIRMAN** Call April 02, 2009, Regular Meeting/Public Hearing to order
- CHAIRMAN** Pledge of Allegiance to the American flag
- CHAIRMAN** Call for prayer
- HANEY** Notice of Publication for Regular Meeting/Public Hearing was published in **The Herald-Advocate** on March 19 and March 26, 2009  
Affidavit of Publication on file
- PROJECT MANAGER**
- KNIGHT** All advertisements/public notices were properly posted
- CHAIRMAN** Explain Planning and Zoning Board's General Rules of Procedure (Page Three)
- HANEY**
- NOTARY PUBLIC** Administration of oath to witnesses who wish to offer testimony
- CHAIRMAN** Approval--Minutes of March 05, 2009 Regular Meeting/Public Hearing

## **REZONE**

Agenda No.

- 09-07 Peace River Investments of Wauchula LLC, by and through the Authorized Representative requests approval of a **Rezone** of 73+/-acres from **A-1 (Agriculture)** to **F-R (Farm-Residential)** in the Highway Mixed Use Future Land Use District

On or about W side of Hwy. 17, North of Peace River  
E of Florida Ave., S of Sterner Rd., Hardee County

21 34 25 0000 06820 0000

Board requested a suggested format for its MOTIONS

I make a MOTION to recommend to the Board of County Commissioners **APPROVAL** of the **Rezone** of 73+/-acres from **A-1 (Agriculture)** to **F-R (Farm-Residential)** in the Highway Mixed Use Future Land Use District based on staff's findings, conclusion, recommendation for approval, and based on the testimony received and the evidence presented at the public hearing;

I make a MOTION to **DENY** the request based on \_\_\_\_\_.

**BCC to hold a public hearing and receive a recommendation from the Planning/Zoning Board on Thursday, April 16, 2009, 8:35 A.M. or as soon thereafter.**

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REGULAR MEETING/PUBLIC HEARING—APRIL 02, 2009, 6:00 P.M.  
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VARIANCE

Agenda No.

09-08 Richard P./Thaia L. Purdy request approval of a **Variance** to the setbacks of Horse Creek for the development of a single-family dwelling on 5.0+/-acres of land zoned **A-1 (Agriculture)** in the **Agriculture** Future Land Use District

On or about Solomon Rd., Hardee County

02 36 23 0000 05680 0000

Board requested a suggested format for its MOTIONS

I make a MOTION to recommend to the Board of County Commissioners **APPROVAL** of the Variance to the setbacks of Horse Creek for the development of a single-family dwelling on 5.0+/-acres of land zoned **A-1 (Agriculture)** in the **Agriculture** Future Land Use District based on staff's findings, conclusion, recommendation for approval, and based on the testimony received and the evidence presented at the public hearing;

I make a MOTION to **DENY** the request based on \_\_\_\_\_.

**BCC to hold a public hearing and receive a recommendation from the Planning/Zoning Board on Thursday, April 16, 2009, 8:35 A.M. or as soon thereafter.**

VARIANCE

Agenda No.

09-09 John H. O'Neal/Karen J. Summers request approval of a **Variance** to the setbacks of Peace River for the development of a single-family dwelling on 5.0+/-acres of land zoned **A-1 (Agriculture)** in the **Agriculture** Future Land Use District

On or about Cross Creek Ln., Hardee County

11 34 25 0000 00140 0000

Board requested a suggested format for its MOTIONS

I make a MOTION to recommend to the Board of County Commissioners **APPROVAL** of the Variance to the setbacks of Horse Creek for the development of a single-family dwelling on 5.0+/-acres of land zoned **A-1 (Agriculture)** in the **Agriculture** Future Land Use District based on staff's findings, conclusion, recommendation for approval, and based on the testimony received and the evidence presented at the public hearing;

I make a MOTION to **DENY** the request based on \_\_\_\_\_.

**BCC to hold a public hearing and receive a recommendation from the Planning/Zoning Board on Thursday, April 16, 2009, 8:35 A.M. or as soon thereafter.**

**OTHER BUSINESS**

Board to consider scheduling a Workshop to discuss the requirements for Site Development Plan approval for projects in the Hardee County Commerce Park.

**Next REGULAR P/Z MEETING/PUBLIC HEARING--Thursday, May 07, 2009, 6:00 P.M.**

**GENERAL RULES OF PROCEDURE**

Ladies and Gentlemen,

This is a quasi-judicial proceeding and any decision of the Board must be supported by substantial and competent evidence. In rendering its decision the Board shall rely solely upon that testimony which is relevant and material and any testimony given in the form of an opinion will not be relied upon unless given by a qualified witness.

You shall have the right to give testimony, and to present evidence and witnesses. The applicant, the Board and any interested persons shall be given an opportunity to ask questions of any witness.

Any persons who wish to testify shall be administered an oath to swear or affirm to tell the truth. At this time, if there is anyone who wishes to speak before the Board, please rise for the administration of Oath and raise your right hand.