

**HARDEE COUNTY BOARD OF COUNTY COMMISSIONERS
ZONING MEETING
THURSDAY JANUARY 20, 2005 8:35 A.M.
COUNTY COMMISSION CHAMBERS, ROOM 102
COURTHOUSE ANNEX
412 WEST ORANGE STREET, WAUCHULA, FLORIDA
A G E N D A**

Commissioners:	District I	Minor L. Bryant
	District II	Clifton N. Timmerman, Vice-Chairman
	District III	Gordon R. Norris, Chairman
	District IV	Bobby R. Smith
	District V	Dale A. Johnson

**County Manager Lexton H. Albritton, Jr.
Clerk B. Hugh Bradley**

**County Attorney Ken Evers
Office Manager Susan Dick
Deputy Clerk Nancy Craft**

Mike Cassidy, Building & Zoning Director

Chairman - Call meeting to Order.

Notice of Publication—The Herald Advocate 12/23/04 & 12/30/04

Chairman or Designee—Explain BCC Rules of Procedure.

Attorney Evers—Administer oath to witness who wish to offer testimony.

Building & Zoning Director Cassidy—Courtesy notices were mailed to adjoining property owners, and all advertisements/public notices were properly posted.

Agenda No.

REZONE

05-04 Joseph F./Ellen E. Smith; William A./Sandra Abernathy; Cohen J./Margaret C. Herron; Geren C./Mary Jane Moegerle request a Rezone of a total of 7.16MOL ac from A-1 (Agriculture) to F-R (Farm-Residential) to correct an error in the Official Zoning Map adopted 02/15/96 on or about CR664 and Olive Branch Rd., Hardee County.

Action Recommended: Planning and Zoning Board and staff recommend approval.

Copy of letter from Roger Conley, Planning & Zoning Board dated 01/07/05 and plat provided.

SPECIAL EXCEPTION

05-05 Victor/Anna Villa request a Special Exception to replace a s/f dwelling with a s/f MH dwelling on two platted lots totaling 9800 sq ft in the Town of Limestone zoned F-R (Farm-Residential) on or about Washington St, Hardee County.

Action Recommended: Planning and Zoning Board and staff recommend approval.

Copy of letter from Roger Conley, Planning & Zoning Board dated 01/07/05 and plat provided.

BCC Zoning Agenda

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January 20, 2005

05-06 **McCarlton Partners, Ltd. requests a Special Exception to initially construct/operate a 12-bed Adult Congregate Living Facility/Transitional Living Facility on 5.0MOL ac, zoned F-R (Farm-Residential) under Phase One, and construct/operate one four-bed ACLF/TLF under Phase Two and construct/operate one four-bed ACLF/TLF under Phase Three development on or about S. Florida Avenue approximately 300' south of Carlton Street.**

Action Recommended: Planning and Zoning Board and staff recommend approval with conditions.

Copy of letter from Roger Conley, Planning & Zoning Board dated 01/07/05 and plat provided.

PRELIMINARY SUBDIVISION PLAT

05-07 **The Hardee County Industrial Development Authority, by and through its Authorized Representative requests approval of a Preliminary Subdivision Plat for the Hardee County Industrial Park, 160MOL ac, zoned C/IBC (Commercial/Industrial Business Center) located on or about SR 62, approx. 1/4 of a mi W of Hwy. 17.**

Action Recommended: Planning and Zoning Board and staff recommend approval.

Copy of letter from Roger Conley, Planning & Zoning Board dated 01/07/05 and plat provided.

OTHER BUSINESS

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 the 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 question of any witness. Any person who wishes 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 testify before the Board, please rise for the administration of the Oath.

Next BCC Zoning meeting to be held on February 17, 2005 at 8:35 a.m. at Commission Chambers and the next regular County Commission meeting to be held February 06, 2005 at 8:30 a.m. at Commission Chambers, 412 West Orange St., Room 102 Wauchula, FL.

Meeting adjourned _____.