

**HARDEE COUNTY BOARD OF COUNTY COMMISSIONERS
ZONING MEETING
THURSDAY, DECEMBER 8, 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, Chairman
	District III	Gordon R. Norris
	District IV	Bobby R. Smith, Vice-Chairman
	District V	Dale A. Johnson

County Manager Lexton H. Albritton, Jr.	County Attorney Ken Evers
Clerk B. Hugh Bradley	Office Manager Sandy Meeks
	Deputy Clerk Nancy Craft

Mike Cassidy, Building & Zoning Director

Chairman - Call meeting to Order.

Notice of Publication—The Herald Advocate on 11/17/05 & 11/24/05.

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.

SPECIAL EXCEPTION

06-06 Hardee County Board of County Commissioners requests a Special Exception to locate a 350 ft. communication tower on a .23 MOL acre segment of a 70 MOL acre parcel zoned A-1 (Agriculture) on or about Doyle Carlton and Altman Roads.

ACTION RECOMMENDED: Planning and Zoning Board and staff recommend approval with conditions.

Copy of letter from Roger Conley, Planning and Zoning Board dated 12/02/05, application, staff report and plat provided.

TEMPORARY SPECIAL USE

06-07 Elizabeth A. Brown requests a Temporary Special Use Permit to temporarily locate a second single-family dwelling in the form of a MH for care of the mother on the 5.04 MOL acre parcel zoned A-1 on or about Peoples Lane.

ACTION RECOMMENDED: No action required. Applicant withdrew request.

Copy of letter from Roger Conley, Planning and Zoning Board dated 12/02/05, application and plat provided.

REZONE

05-31 Continued from November 17, 2005 meeting:

Sultana Razzaque by and through its Authorized Representative requests approval of a Rezone of no-more-than 1.8 acres of the 6.81 MOL acre parent parcel from A-1 (Agriculture) to C-2 (General Commercial) for the construction/operation of a convenience store with fuel sales on or about East Main Street - East of Boyd Cowart Road, Hardee County.

ACTION RECOMMENDED: Planning and Zoning Board and staff recommend approval.

Copy of letter from Roger Conley, Planning and Zoning Board dated 11/07/05, application, staff report and plat provided.

06-08 Fidel M. Hernandez by and through his Authorized Representative requests a Rezone of .55 MOL acres from R-2 (Two-Family Residential) to R-3 (Multiple-Family Residential) to eliminate the nonconformity of this parcel on or about Harris Road.

ACTION RECOMMENDED: Planning and Zoning Board and staff recommend approval.

Copy of letter from Roger Conley, Planning and Zoning Board dated 12/02/05, application, staff report and plat provided.

06-09 Todd/Elizabeth Morey requests a Rezone of 1.81 MOL acres from C-2 (General Commercial) to F-R (Farm-Residential) to return this parcel to its former zoning of F-R to allow development permits to be issued for a single-family dwelling on or about Stenstrom Road and S Florida Ave.

ACTION RECOMMENDED: Planning and Zoning Board and staff recommend approval.

Copy of letter from Roger Conley, Planning and Zoning Board dated 12/02/05, application, staff report and plat provided.

06-10 Alfredo/Maria V. Cardona requests a Rezone of 6.13 MOL acres from A-1 (Agriculture) to C-2 (General Commercial) to allow operation of a retail vehicle sales on or about US Hwy 17 and Helen Road.

ACTION RECOMMENDED: Planning and Zoning Board and staff recommend continuation to the January 19, 2006 public hearing.

Copy of letter from Roger Conley, Planning and Zoning Board dated 12/02/05 provided.

06-11 Hardee Land/Cattle Co., Inc. et al by and through its Authorized Representative requests a Rezone of 29.85 MOL acres from A-1 (Agriculture) to R-3 (Multiple Family Residential) for the development of a Planned Unit Development for single-family residential dwellings and multiple-family dwellings at a density of up to 12 units/acre on or about Torrey Road.

ACTION RECOMMENDED: Planning and Zoning Board and staff recommend approval.

Copy of letter from Roger Conley, Planning and Zoning Board dated 12/02/05, application, staff report 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 January 19, 2006 at 8:35 a.m. at Commission Chambers and the next regular County Commission meeting to be held January 5, 2006, at 8:30 a.m. at Commission Chambers, 412 West Orange St., Room 102 Wauchula, FL.

Meeting adjourned _____.