

A G E N D A
HARDEE COUNTY BOARD OF COUNTY COMMISSIONERS
ZONING MEETING
THURSDAY, OCTOBER 19, 2006, 8:35 A.M.
COUNTY COMMISSION CHAMBERS, ROOM 102
COURTHOUSE ANNEX
412 WEST ORANGE STREET, WAUCHULA, FLORIDA

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
Nicholas Staszko, Planning & Development Director	Deputy Clerk Nancy Craft

Chairman - Call meeting to Order.

Notice of Publication—The Herald Advocate on 09/21/06 & 09/28/06

Chairman or Designee—Explain BCC Rules of Procedure.

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

Planning & Development Director Nicholas Staszko—Courtesy notices were mailed to adjoining property owners, and all advertisements/public notices were properly posted.

PRELIMINARY SUBDIVISION PLAT

Agenda No.

06-44

Mattis Properties Inc./Mattis Properties LLC/Turn River Inc., by and through their Authorized Representative requests a Preliminary Subdivision Plat approval entitled Saddlewood Acres, on 269.60 MOL acres zoned A-1 in the Agriculture Future Land Use District located on or about Hammock Road/Skipper Road/State Road 66.

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

Copy of letter from Roger Conley dated 10/06/06, application, staff report, and plat maps provided.

FINAL SUBDIVISION PLAT

Agenda No.

06-47

Florida Land Partners LLC by and through its Authorized Representative requests approval of a Final Subdivision Plat entitled Town Creek Ranch on 299.77 MOL acres zoned A-1 in the Agriculture Future Land Use District for the development of 34 lots for single-family dwellings located on or about Mel Smith/Old Town Creek Roads.

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

Copy of letter from Roger Conley dated 10/06/06, application, staff report, and plat maps provided.

REZONE

Agenda No.

06-48

Minor/Mary B. Bryant by and through their Authorized Representative requests a rezone of 17.48 MOL acres from F-R (Farm-Residential) to R-3 (Multi-Family Residential) for the development of up to 12 dwelling units per acre in the residential Mixed Use Future Land District located on or about Old Bradenton Road east of McDonald Road.

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

Copy of letter from Roger Conley dated 10/06/06, application, staff report, plat maps, and proposed site plan provided.

SPECIAL EXCEPTION

Agenda No.

06-49

EHK, LLC by and through their Authorized Representative requests a Special Exception approval to construct/operate a 55+ retirement mobile home park on 57.63 MOL acres zoned R-3 in the Town Center Future Land Use District located on or about Florida Avenue/Metheny & Grimes Road.

ACTION RECOMMENDED: Motion to approve continuing until next BCC Zoning meeting of 11/16/06.

Copy of letter from Roger Conley dated 10/06/06, application, staff report, plat maps, preliminary site plan, continuance letter dated 10/12/06 from EHK, and letters of opposition provided.

MAJOR SPECIAL EXCEPTION

Agenda No.

06-50

Melvin/Marlene Taylor by and through their Authorized Representative request approval of a Major Special Exception for the care of exotic animals as pets in the Agriculture Future Land Use District on 14.64 MOL acres zoned A-1 on or about Charley Bryan Road/State Road 64 West.

ACTION RECOMMENDED: No action required. Applicant withdrew request.

Copy of letter from Roger Conley dated 10/06/06 and letter dated 10/04/06 from Chancey & Associates Design Group, Inc.

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 November 16, 2006, at 8:35 a.m. at Commission Chambers and the next regular County Commission meeting to be held November 02, 2006, at 8:30 a.m. at Commission Chambers, 412 West Orange St., Room 102 Wauchula, FL.

Meeting adjourned _____.