

A G E N D A
HARDEE COUNTY BOARD OF COUNTY COMMISSIONERS
ZONING MEETING
THURSDAY, JANUARY 18, 2007, 8:35 A.M.
COUNTY COMMISSION CHAMBERS, ROOM 102
COURTHOUSE ANNEX
412 WEST ORANGE STREET, WAUCHULA, FLORIDA

Commissioners:	District I	Minor L. Bryant, Vice-Chairman
	District II	Clifton N. Timmerman
	District III	Gordon R. Norris
	District IV	Bobby R. Smith, 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 11/23/06,11/30/06, 12/21/06 & 12/28/06

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.

SPECIAL EXCEPTION

Agenda No.

07-08

James L./Barbara Staton/Cynthia L. Smith by and through their Authorized Representative request a Special Exception approval to set-up a single-family mobile home on 1.0 MOL acres zoned F-R (Farm Residential) in the Residential Mixed Use Future Land Use District located on or about east side of McDonald Road south of Old Bradenton Road.

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

Copy of letter from Roger Conley dated 12/08/06, application, staff report, and plat maps provided.

SUBDIVISION REPLAT

Agenda No.

07-12

New Smyrna Beach Acquisitions, LLC., by and through its Authorized Representative request approval of a Subdivision Replat entitled Wauchula Square Subdivision Replat on 4.079 MOL acres zoned C-2 (General Commercial) in the Highway Mixed Use Future land Use District located on or about the east side of HWY 17 south of REA road.

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

Copy of letter from Roger Conley dated 12/08/06, application, staff report, and plat maps provided.

REZONE

**Agenda No.
07-13**

WL-1, LLC/Betty Ann Eason by and through their Authorized Representative request a rezone of 104.72 MOL ac from A-1 (Agriculture) & P-I (Planned Unit Development) to PUD (Planned Unit Development) in the Highway Mixed Use Future Land Use District for the development of single-family/duplex/townhomes/condominium dwelling units in sub-neighborhoods located on or about the east side of HWY 17 north along the south portion of Sauls Road.

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

Copy of letter from Roger Conley dated 01/05/07, application, staff report, Narrative description of application for PUD Zoning, and plat maps provided.

SPECIAL EXCEPTION

**Agenda No.
07-14**

Aretha Denise Faulk requests a Special Exception approval to set-up a single-family mobile home on 1.0 MOL acres zoned F-R (Farm Residential) in the Town Center Future Land Use District located on or about north side of Honeysuckle Road east of Martin Luther King, Jr. Avenue.

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

Copy of letter from Roger Conley dated 01/05/07, application, staff report, and plat maps provided.

SPECIAL EXCEPTION

**Agenda No.
07-16**

FING II requests a Special Exception for the continued operation of an Assisted Living Facility for 12-15 beds in an existing dwelling on 1.05 MOL acres zoned A-1(Agriculture) in the Agriculture Future Land Use District located on or about the west side of West Main Street south of Alton Carlton Road.

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

Copy of letter from Roger Conley dated 01/05/07, application, Facility Summary, staff report, and plat maps 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 15, 2007, at 8:35 a.m. at Commission Chambers and the next regular County Commission meeting to be held February 01, 2007, at 8:30 a.m. at Commission Chambers, 412 West Orange St., Room 102 Wauchula, FL.

Meeting adjourned _____.