

A G E N D A
HARDEE COUNTY BOARD OF COUNTY COMMISSIONERS
ZONING MEETING
THURSDAY, JUNE 21, 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 Laura Barker

Chairman - Call meeting to Order.

Notice of Publication—The Herald Advocate on 04/19/07, 05/17/07, 05/24/07, 05/31/07, & 06/07/07.

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.

TEMPORARY SPECIAL USE PERMIT

Agenda No.

07-42

Robert C. & Grace P. Davis request approval of a **Temporary Special Use Permit** for the location of a second dwelling in the form of a mobile home for use by the nephew to care for the elderly aunt and uncle on 1.43 MOL acres, zoned F-R in the Agriculture Future Land Use District on or about the South side of Pringle Road, South of State Road 62, West of CR 663 North.

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

Copy of letter dated 06/08/07 from Roger Conley, application, staff report, and maps provided.

PRELIMINARY & FINAL SUBDIVISION PLAT

Agenda No.

07-46

Torrey Oaks RV/Golf Resort LLC by and through their Authorized Representative requests approval of a **Preliminary and Final Subdivision Plat** for Torrey Oaks RV and Golf Resort S/D, 19.55 MOL acres zoned F-R in the Residential Mixed Use Future Land Use District located on or about the North side of Bostick Road, West of Highway 17.

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

Copy of letter from Roger Conley dated 06/08/07, application, staff report, letter dated 05/18/07 from Morrell, Watson, Spivey, & Southwell, P.A., and plat map provided.

VARIANCE

Agenda No.
07-44

Johnnie L. Richardson by and through the Authorized Representative requests a **Variance** to property line setbacks in a C-2 zoned district on .41 MOL acres zoned C-2 in the Town Center Future Land Use District on or about the West side of Martin Luther King Jr. Avenue, North of Magnolia Street.

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

Copy of letter from Roger Conley dated 06/08/07, application, staff report, plat map, and proposed site plan provided.

REZONE

Agenda No.
07-48

G&T Citrus Holdings LLC/T&G by and through their Authorized Representative request approval of a **Rezone** of 24.14 MOL acres from F-R (Farm-Residential) to C-2 (General Commercial) for the development of commercial projects consistent with the Hardee County Unified Land Development Code and "Comp Plan" in the Highway Mixed Use Future Land Use District located on or about the West side of US Highway 17, North & West of Sterner Road.

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

Copy of letter from Roger Conley dated 06/08/07, application, staff report, and plat map provided.

RECESS ZONING MEETING & RE-CONVENE BCC MEETING

RE-CONVENE ZONING MEETING AT 1:00 P.M.

ORDINANCE NO. 2007-12 – FIRST PUBLIC HEARING BY BOCC

Agenda No.
07-32

Request approval to transmit Ordinance 2007-12 amending the Hardee County Comprehensive Plan Future Land Use Map to the Generalized Mining Overlay Map--Map 2 to correct scrivener's mapping inaccuracies encompassing approximately 521 acres to the State of Florida Department of Community Affairs.

ACTION RECOMMENDED: Planning and Zoning Board and staff recommend the Board of County Commissioners transmit Ordinance 2007-12 to the State of Florida Department of Community Affairs.

Copy of letter from Roger Conley dated 05/04/07, ordinance, staff report, application package provided.

ORDINANCE NO. 2007-13 – FIRST PUBLIC HEARING BY BOCC

Agenda No.

07-33

Request approval to transmit Ordinance 2007-13 amending the Hardee County Comprehensive Plan Future Land Use Map to change the Future Land Use designation of 331.60+/- acres from Agriculture to Highway Mixed Use Future Land Use District to the State of Florida Department of Community Affairs.

ACTION RECOMMENDED: Planning and Zoning Board and staff recommend the Board of County Commissioners transmit Ordinance 2007-13 to the State of Florida Department of Community Affairs.

Copy of letter from Roger Conley dated 05/04/07, ordinance, staff report, and application package provided.

ORDINANCE NO. 2007-14 – FIRST PUBLIC HEARING BY BOCC

Agenda No.

07-34

Request approval to transmit Ordinance 2007-14 amending the Hardee County Comprehensive Plan Future Land Use Map to change the Future Land Use designation of 872+/- acres from Agriculture and Public Institutional to Rural Center Future Land Use District to the State of Florida Department of Community Affairs.

ACTION RECOMMENDED: Planning and Zoning Board and staff recommend the Board of County Commissioners transmit Ordinance 2007-14 to the State of Florida Department of Community Affairs.

Copy of letter from Roger Conley dated 05/04/07, ordinance, staff report, and application package provided.

ORDINANCE NO. 2007-16 – FIRST PUBLIC HEARING BY BOCC

Agenda No.

07-47

Request approval to transmit Ordinance 2007-16 amending the Hardee County Comprehensive Plan to establish a Public School Facilities Element to the State of Florida Department of Community Affairs.

ACTION RECOMMENDED: Planning and Zoning Board and staff recommend the Board of County Commissioners transmit Ordinance 2007-16 to the State of Florida Department of Community Affairs.

Copy of letter from Roger Conley dated 05/04/07, ordinance, and application package provided.

ORDINANCE NO. 2007-04 – FINAL PUBLIC HEARING BY BOCC

Agenda No.

07-04

Request adoption and authorization for Chairman to sign Ordinance 07-04 – A proposed amendment to the Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Recharge Element of the Hardee County Comprehensive Plan to permit the siting of public supply sanitary sewer or potable water facilities to be constructed in all land use categories identified in the Hardee County Comprehensive Plan.

ACTION RECOMMENDED: Motion to adopt and authorization for Chairman to sign Ordinance 07-04.

Copy of letter from Nick Staszko dated 05/31/07 and ordinance provided.

ORDINANCE NO. 2007-05 – FINAL PUBLIC HEARING BY BOCC

Agenda No.

07-05

Request adoption and authorization for Chairman to sign Ordinance 07-05 – A proposed amendment to the Land Use Element and Conservation Element of the Hardee County Comprehensive Plan to permit development of dwelling units on lots of record that are less than 20-acres in size in the Agriculture Future Land Use District located along the 100-year floodways of the Peace River, Charlie Creek, Horse Creek, and Payne Creek.

ACTION RECOMMENDED: Motion to adopt and authorization for Chairman to sign Ordinance 07-05.

Copy of letter from Nick Staszko dated 05/31/07 and ordinance provided.

ORDINANCE NO. 2007-06 – FINAL PUBLIC HEARING BY BOCC

Agenda No.

07-06

Request adoption and authorization for Chairman to sign Ordinance 07-06 – A proposed amendment to the Hardee County Future Land Use Map to change 582.33 MOL acres from the Agriculture Future Land Use District to the Rural Center Future Land Use District located on or about the North side of Vandolah Road, West of West Main Street.

ACTION RECOMMENDED: Motion to adopt and authorization for Chairman to sign Ordinance 07-06.

Copy of letter from Nick Staszko dated 05/31/07 and ordinance provided.

ORDINANCE NO. 2007-11

Agenda No.

07-53

Request approval and authorization for Chairman to sign Ordinance 2007-11 amending the Hardee County Unified Land Development Code, as amended (Ordinance 1996-02).

ACTION RECOMMENDED: Motion to approve continuing until the next BCC Zoning meeting of July 19, 2007, at 8:35 a.m.

Copy of letter from Roger Conley dated 06/08/07 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 July 19, 2007, at 8:35 a.m. at Commission Chambers and the next regular County Commission meeting to be held July 05, 2007, at 8:30 a.m. at Commission Chambers, 412 West Orange St., Room 102 Wauchula, FL.

CLOSE ZONING MEETING & ADJOURN

Meeting adjourned _____.