

A G E N D A
HARDEE COUNTY BOARD OF COUNTY COMMISSIONERS
ZONING MEETING
THURSDAY, SEPTEMBER 20, 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 08/16/07 & 08/23/07

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.

07-55 Alfredo/Maria Servin request approval of a **Temporary Special Use Permit** to temporarily allow an existing mobile home to remain in addition to the son's dwelling for use by the son to care for the father on 1.17 MOL acres, zoned A-1 in the Agriculture Future Land Use District on or about Lake Branch Road.

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

Copy of letter dated 09/05/07 from Roger Conley, application, staff report, and maps provided.

VARIANCE

Agenda No.

07-52 James D. Hill requests approval of a **Variance** to reduce the property line setbacks for a .14MOL-acre-corner-lot-of-record, zoned R-2 in the Highway Mixed Use Future Land Use District on or about the East side of Petteway Ave., South of Hancock Rd.

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

Copy of letter dated 09/05/07 from Roger Conley, application, staff report, maps, and opposition letters provided.

Agenda No.

07-58 Nicholson Supply Co., Inc., by and through their Authorized Representative requests approval of a **Variance** to the front and rear property line setbacks, on a lot zoned R-1 in the Residential Mixed Use Future Land Use District on or about Oaks Bend, Torrey Oaks Golf Course S/D.

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

Copy of letter dated 09/05/07 from Roger Conley, application, staff report, and maps provided.

Agenda No.

07-59 FING III, Inc., by and through their Authorized Representative requests approval of a **Variance** to the required minimum lot width of P-I zoned lands requesting the reduction of the lot width from 70 feet to 60 feet located on or about Johns Road, South of Altman Road, West of South Florida Avenue.

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

Copy of letter dated 09/05/07 from Roger Conley, application, staff report, and maps provided.

SMALL SCALE COMP PLAN FUTURE LAND USE MAP AMENDMENT

Agenda No.

07-49 **Continued from 08-16-07 meeting** - FING III, Inc., by and through their Authorized Representative request a Small-Scale Comp Plan Future Land Use Map Amendment to change the designation of 10.3MOL acres from Agriculture to Public-Institutional for the expansion of the WINNR Ranch.

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

Copy of letter dated 09/05/07 from Roger Conley, application, and staff report provided.

REZONE

Agenda No.

07-50 **Continued from 08-16-07 meeting** - FING III, Inc., by and through their Authorized Representative request a Rezone of 10.3MOL acres from A-1 (Agriculture) to P-I (Public Institutional).

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

Copy of letter dated 09/05/07 from Roger Conley, application, and staff report provided.

ORDINANCE 07-19

Continued from 08-16-07 meeting - Affidavit of Publication – Request approval of Ordinance 07-19 amending the Hardee County Comprehensive Plan Future Land Use Map designation of 10.3+/- acres from Agriculture to Public Institutional providing for severability; for repeal of conflicting ordinance; and for an effective date.

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

Copy of letter dated 09/05/07 from Roger Conley, application, staff report, and ordinance provided.

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 October 18, 2007, at 8:35 a.m. at Commission Chambers and the next regular County Commission meeting to be held October 04, 2007, at 8:30 a.m. at Commission Chambers, 412 West Orange St., Room 102 Wauchula, FL.

Meeting adjourned _____.