

A G E N D A
HARDEE COUNTY BOARD OF COUNTY COMMISSIONERS
ZONING MEETING
THURSDAY, DECEMBER 13, 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
	District V	Dale A. Johnson, Chairman

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 11/15/07 & 11/22/07

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.

REZONE

Agenda No.

08-01 Adel H./Cynthia M. Iskander request a **Rezone** of 8.00 MOL acres from A-1 (Agriculture) to C-2 (General Commercial) to develop three to five retail home furnishing stores in the Highway Mixed Use Future Land Use District located on or about the East side of Hwy 17 North, East of Morales Road, South of Helen Road.

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

Copy of letter dated 12/06/07 from Roger Conley, application, staff report, and plat map provided.

VARIANCE

Agenda No.

08-02 Nicholson Supply, Inc., requests approval of a **Variance** to property line setbacks in Torrey Oaks Golf Course Subdivision in the Residential Mixed Use Future Land Use District.

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

Copy of letter dated 12/07/07 from Roger Conley, application, letter dated 10/22/07 from Jim Petrigala, affidavit, staff report, and plat map provided.

Agenda No.

08-03

Hulbert Homes, Inc., by and through their authorized representative requests approval of a **Variance** to property line setbacks in Torrey Oaks Golf Course Subdivision in the Residential Mixed Use Future Land Use District .

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

Copy of letter dated 12/07/07 from Roger Conley, letter dated 10/22/07 from Jim Petrigala, property record cards, application, and staff report provided.

ORDINANCE NO. 2008-07

Request approval and authorization for Chairman to sign Ordinance 2008-07 amending the Hardee County Comprehensive Plan, as amended, Amending the Capital Improvements Element, and Amending the Five Year Schedule of Capital Improvements.

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

Copy of letter from Roger Conley dated 12/07/07 and ordinance provided.

ORDINANCE NO. 2007-12 - FINAL PUBLIC HEARING BY BOCC

Request approval and authorization for Chairman to sign 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.

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

Copy of letter from Roger Conley dated 12/03/07 and ordinance provided.

ORDINANCE NO. 2007-13 - FINAL PUBLIC HEARING BY BOCC

Request approval and authorization for Chairman to sign 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.

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

Copy of letter from Roger Conley dated 12/03/07 and ordinance provided.

ORDINANCE NO. 2007-14 - FINAL PUBLIC HEARING BY BOCC

Request approval and authorization for Chairman to sign 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.

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

Copy of letter from Roger Conley dated 12/03/07, and ordinance provided.

ORDINANCE NO. 2007-16 - FINAL PUBLIC HEARING BY BOCC

Agenda No.
07-47

Request approval and authorization for Chairman to sign Ordinance 2007-16 amending the Hardee County Comprehensive Plan to establish a Public School Facilities Element.

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

Copy of letter from Roger Conley dated 12/03/07, and ordinance provided.

ORDINANCE NO. 2008-01 – FIRST PUBLIC HEARING BY BOCC

Agenda No.
07-56

Shadowlawn, LLC by and through their authorized representative request approval to transmit Ordinance 2008-01, a Comprehensive Plan Text Amendment to create the Rural Village Future Land Use Category in Hardee County 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 2008-01 to the State of Florida Department of Community Affairs.

Copy of letter from Roger Conley dated 12/03/07, application package, staff report, and ordinance provided.

ORDINANCE NO. 2008-02 – FIRST PUBLIC HEARING BY BOCC

Agenda No.
07-57

E.L. Davis, Jr. by and through his authorized representative request approval to transmit Ordinance 2008-02, a Large-Scale Amendment to the Hardee County Comprehensive Plan Future Land Use Map to change the designation of 609+/- acres zoned A-1 from Agriculture to Rural center located on or about the North side of Vandolah Road, East and adjacent to CR 663 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 2008-02 to the State of Florida Department of Community Affairs.

Copy of letter from Roger Conley dated 12/03/07, staff report, ordinance, and application package provided.

ORDINANCE NO. 2008-03 – FIRST PUBLIC HEARING BY BOCC

**Agenda No.
07-61**

Cypress Point, LLC., and FVP Florida Development, LLC., by and through their authorized representative request approval to transmit Ordinance 2008-03, a large-Scale Amendment to the Hardee County Comprehensive Plan Future Land Use Map to change the Future Land Use designation of 96+/- MOL acres zoned R-1 from Agriculture to Rural Center located on or about the South side of SR 64, West of South Florida Avenue 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 2008-03 to the State of Florida Department of Community Affairs.

Copy of letter from Roger Conley dated 12/03/07, staff report, ordinance, and application package provided.

ORDINANCE NO. 2008-04 – FIRST PUBLIC HEARING BY BOCC

**Agenda No.
07-47**

Request approval to transmit Ordinance 2008-04 amending the Hardee County Comprehensive Plan to create the Residential Low Future Land Use Category 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 2008-04 to the State of Florida Department of Community Affairs.

Copy of letter from Roger Conley dated 12/03/07, 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 January 17, 2008, at 8:35 a.m. at Commission Chambers and the next regular County Commission meeting to be held January 03, 2008, at 8:30 a.m. at Commission Chambers, 412 West Orange St., Room 102 Wauchula, FL.

Meeting adjourned _____.