

PLANNING AND ZONING BOARD  
**REGULAR MEETING** -- DECEMBER 06, 2001, 6:30 P.M.  
COUNTY COMMISSIONERS' CHAMBERS

**: - : A G E N D A : - :**

*Planning and Zoning Board*

James Barncord  
Don Chancey, Chairman  
Roger Conley  
Bill Craig  
Peggy Fraim  
Dan Graham  
Charles C. Nicholson  
Fred Small  
Vida Tomlinson, Vice Chairman

*Staff*

Development/Planning Director Kris DeLaney  
Building/Zoning Director, T. Mike Cassidy  
County Attorney Ken Evers  
County Manager Gary B. Oden  
Assistant County Manager Lex Albritton  
Planner I B.J. Haney  
B/Z Executive Secretary Virginia Stone

Chairman                      Call 12/06/01 Regular Meeting to order

Secretary                     Roll Call

Secretary                     Notice of Publication for Regular P/Z 12/06/01 Meeting--  
**The Herald-Advocate** 11/22 and 11/29/01--Affidavit of Publication on file

Building/Zoning  
Director                      Courtesy Notices were mailed to adjoining property owners, and all advertisements were properly posted

Chairman/Designee         Explain Planning and Zoning Board's General Rules of Procedure (Page Three)

County Attorney            Administration of oath to witnesses who wish to offer testimony

Chairman                     Approval--Minutes of November 01, 2001 Regular Meeting

Betty Croy  
EDC Specialist  
Economic Development  
Council

requests the P/Z Board support the County's application for Hardee County to be designated as an Enterprise Zone. As information: The BCC will hold two public hearings relating to this application.

Board requested a suggested format for its MOTIONS

I make a MOTION to APPROVE the submission of the application for designating Hardee County as an Enterprise Zone based on the testimony received and the evidence presented.

I make a MOTION to DENY the submission of the application for designating Hardee County as an Enterprise Zone based on \_\_\_\_\_.

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**PRELIMINARY SITE DEVELOPMENT PLAN--CONTINUED FROM 11/06/01**

Agenda No.

- 02-04 Billy/Janice Hill and Dahlia Diaz, Trustee by and through their Authorized Representative request approval of a Preliminary Site Development Plan for the location/operation of a 14,416 sq ft one-story commercial retail store on 2.79MOL ac, zoned C-2 (General Commercial)  
On or about W si of Hwy. 17 just N of W REA Rd
- |               |  |
|---------------|--|
| Hill Parcel A | Parcel I.D. No. 33 33 25 0000 05190 0000--1.18MOL ac |
| Hill Parcel B | Parcel I.D. No. 33 33 25 0000 05210 0000--0.76MOL ac |
| Diaz Parcel C | Parcel I.D. No. 33 33 25 0000 05180 0000--0.85MOL ac |

**P/Z BOARD ACTION**

Board requested a suggested format for its MOTIONS

I make a MOTION to APPROVE the Preliminary Site Development Plan for the location/operation of a 14,416 sq ft one-story commercial retail store on 2.79MOL ac zoned C-2 based on staff's findings, conclusion, recommendation, and recommended conditions, and based on the testimony received and the evidence presented at the public hearing;

I make a MOTION to DENY the Preliminary Site Development Plan for the location/operation of a 14,416 sq ft one-story commercial retail store on 2.79MOL ac zoned C-2 based on \_\_\_\_\_;

**EXCEPTION TO POLICY L1.15 of the "COMP PLAN"**

Agenda No.

- 02-05 Ted L./Teddy Lee Svendsen request an Exception to Policy L1.15 of the "Comp Plan" to allow transfer a less than 5.0-ac parcel from the 5.0-acre parent parcel to an immediate family member (sister) for primary place of residence in A-1-zoned district  
On or about 3546 SR 64W  
(RECOMMENDATION TO BCC)
- 36 34 24 0000 00050 0000  
**BCC to hear 12/13/01, 1:30 PM**

Board requested a suggested format for its MOTIONS

I make a MOTION to recommend APPROVAL to the Board of County Commissioners of the request for an Exception to Policy L1.15 of the "Comp Plan" to allow transfer of a less than 5.0-ac parcel from the 5.0-acre parent parcel to an immediate family member (sister) for primary place of residence in A-1-zoned district based on staff's findings, conclusion, recommendation and recommended conditions, and based on the testimony received and the evidence presented at the public hearing;

I make a MOTION to recommend DENIAL to the Board of County Commissioners of the request for an Exception to Policy L1.15 of the "Comp Plan" to allow transfer of a less than 5.0-ac parcel from the 5.0-acre parent parcel to an immediate family member (sister) for primary place of residence in A-1-zoned district based on \_\_\_\_\_;

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<b>REZONE</b>
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Agenda No.

- 02-06 BCC-initiated Rezone from F-R to C-2 to correct a scrivener's error that occurred when the Official Zoning Map was adopted on 02/15/96  
On or abt Town of Ona  
(RECOMMENDATION TO BCC) **BCC to hear 12/13/01, 1:30 PM**

Board requested a suggested format for its MOTIONS

I make a MOTION to recommend APPROVAL to the Board of County Commissioners of the request for a Rezone from F-R to C-2 to correct a scrivener's error that occurred when the Official Zoning Map was adopted on 02/15/96 based on staff's findings, conclusion, recommendation and based on the testimony received and the evidence presented at the public hearing;

I make a MOTION to recommend DENIAL to the Board of County Commissioners of the request for a Rezone from F-R to C-2 to correct a scrivener's error that occurred when the Official Zoning Map was adopted on 02/15/96 based on \_\_\_\_\_;

**OTHER BUSINESS**

REMINDER: January, 2002 Regular Meeting -- Election of Chairman and Vice Chairman

Meeting adjourned at \_\_\_\_\_ P.M.

**Next Regular P/Z Meeting, Thursday, January 03, 2002, 6:00 PM**

<p style="text-align: center;"><b>GENERAL RULES OF PROCEDURE</b></p>
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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 that 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 questions of any witness. Any persons who wish 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 Oath.

AGENDA DISK A:\AGENDA\PLAN-ZON\1206.01