

# PLANNING AND ZONING BOARD

REGULAR MEETING—MAY 01, 2003, 6:00 P.M.

Hardee County Public Health Unit--Conference Room  
115 K.D. Revell Road, Wauchula, FL

## ::: A G E N D A :::

### *Planning and Zoning Board*

James Barncord  
Don Chancey  
Roger Conley, Vice Chairman  
Dan Graham  
Charles Huntsman  
Charles C. Nicholson  
Carl Saunders  
Fred Small  
Vida Tomlinson, Chairman

### *Staff*

Building/Zoning Director, T. Mike Cassidy  
County Attorney Ken Evers  
County Manager Lex Albritton  
B/Z Office Manager B.J. Haney  
B/Z Executive Assistant Tina Huntsman

### TURN OFF ALL CELL PHONES AND PAGERS OR SET THE UNIT TO SILENT ANNOUNCEMENT

Chairman	Call 05/01/03 Regular Meeting to order
Executive Asst.	Roll Call
Executive Asst.	Notice of Publication for Regular P/Z 05/01/03 Meeting <b>The Herald-Advocate</b> 04/17 and 04/24/03--Affidavit of Publication on file
Building/Zoning Director	Courtesy Notices were mailed to adjoining property owners, and all advertisements/public notices were properly posted
Chairman/Designee	Explain Planning and Zoning Board's General Rules of Procedure (Page Four)
County Attorney	Administration of oath to witnesses who wish to offer testimony
Chairman	Approval--Minutes of April 03, 2003 Regular Meeting

**CONTINUED FROM 04/03/03  
EXCEPTION TO POLICY L1.15 of the "COMP PLAN"**

Agenda Nos.

03-23

03-24

03-25

03-26

Rock C. Corriveau requests an **Exception to Policy L1.15 of the "Comp Plan"** to allow transfer of a no-less-than-2.5-ac-parcel from the 39.79MOL-ac-parent-parcel to each immediate family member, as named herein, to-wit: grandson, Chad; grandson, Christopher; grandson, Rodney; grandson, Ryan for each to have property on which to locate his own primary place of residence

A-1 (Agriculture)

13 36 23 0100 00001 0002

On or abt Lily County Line St, Hardee County

(P/Z TO OFFER RECOMMENDATION TO BCC)

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 no-less-than-2.5-ac-parcel from the 39.79MOL-ac-parent-parcel to each immediate family member, as named herein, to-wit: grandson, Chad for primary place of residence; grandson, Christopher for primary place of residence; grandson, Rodney for primary place of residence; and for grandson, Ryan for primary place of residence based on staff's findings, conclusion, recommendation, and recommended conditions, and based on the testimony received and the evidence presented at the public hearing;

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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 no-less-than-2.5-ac parcel from the 39.79MOL-ac-parent-parcel to each immediate family member, as named herein, to-wit: grandson, Chad for primary place of residence; grandson, Christopher for primary place of residence; grandson, Rodney for primary place of residence; and for grandson, Ryan for primary place of residence based on \_\_\_\_\_.

**BCC to hear 05/15/03, 1:30 P.M., Hardee County Public Health Unit, Conference Rm., Wauchula**

### REZONE

Agenda No.

03-31 Juanita/Dan Wright request a **Rezone** of 10MOL ac from F-R (Farm-Residential) to R-3 (Multiple-Family Residential) for the development of a boardinghouse  
On or about Martin Luther King, Jr. Ave, Hardee County 10 34 25 0000 05620 0000

(P/Z TO OFFER RECOMMENDATION TO BCC)

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** of approximately 10MOL ac from F-R to R-3 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** of approximately 10MOL ac from F-R to R-3 based on \_\_\_\_\_.

**BCC to hear 05/15/03, 1:30 P.M., Hardee County Public Health Unit, Conference Rm., Wauchula**

Agenda No.

03-32 Charles H. Cannon, Sr. requests a **Rezone** of .523MOL ac from A-1 (Agricultural) to C-2 (General Commercial) for the development of a hospital  
On or about Hwy. 17 North, Hardee County 33 33 25 0000 08410 0000

(P/Z TO OFFER RECOMMENDATION TO BCC)

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** of approximately .523MOL ac from A-1 to C-2 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** of approximately .523MOL ac from A-1 to C-2 based on \_\_\_\_\_.

**BCC to hear 05/15/03, 1:30 P.M., Hardee County Public Health Unit, Conference Rm., Wauchula**

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### REZONE

Agenda No.

- 03-33 Chapman LLC requests a **Rezone** of 17.5MOL ac in the Southernmost portion of 109.37MOL-ac-parent-parcel from A-1 (Agricultural) to C-2 (General Commercial) for the development of a hospital  
On or about Hwy. 17 North and Heard Bridge Rd, Hardee County 33 33 25 0000 05320 0000

(P/Z TO OFFER RECOMMENDATION TO BCC)

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** of approximately 17.5MOL ac in the Southernmost portion of 109.37MOL-ac-parent-parcel from A-1 to C-2 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** of approximately 17.5MOL ac in the Southernmost portion of 109.37MOL-ac-parent-parcel from A-1 to C-2 based on \_\_\_\_\_.

**BCC to hear 05/15/03, 1:30 P.M., Hardee County Public Health Unit, Conference Rm., Wauchula**

### SPECIAL EXCEPTION

Agenda No.

- 03-34 Chapman LLC requests a **Special Exception** to construct a structure higher than 40' on 17.5MOLac in C-2- (General Commercial) zoned district for the development of a hospital  
On or about Hwy. 17 North and Heard Bridge Rd, Hardee County 33 33 25 0000 05320 0000

(P/Z TO OFFER RECOMMENDATION TO BCC)

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 **Special Exception** to construct a structure higher than 40' on 17.5MOL ac in C-2-zoned district for the development of a hospital 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 a **Special Exception** to construct a structure higher than 40' on 17.5MOL ac in C-2-zoned district based on \_\_\_\_\_.

**BCC to hear 05/15/03, 1:30 P.M., Hardee County Public Health Unit, Conference Rm., Wauchula**

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### SPECIAL EXCEPTION

Agenda No.

03-36 Helveston Family Partnership Ltd. requests a **Special Exception** to operate a chiropractic professional office in a s/f dwelling, 4.75MOL ac, zoned F-R (Farm-Residential)  
On or about 1528 Altman Rd, Hardee County 16 34 25 0000 01810 0000  
(P/Z TO OFFER RECOMMENDATION TO BCC)

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 **Special Exception** to operate a professional chiropractic office in a s/f dwelling on 4.75MOL acres zoned F-R 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 a **Special Exception** to operate a professional chiropractic office in a s/f dwelling on 4.75MOL acres zoned F-R based on \_\_\_\_\_.

**BCC to hear 05/15/03, 1:30 P.M., Hardee County Public Health Unit, Conference Rm., Wauchula**

### OTHER BUSINESS

**Next Regular P/Z Meeting, June 05, 2003, 6:00 P.M., Conference Rm., Hardee County Public Health Unit**

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

### 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 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 speak before the Board, please rise for the administration of Oath.