

PLANNING AND ZONING BOARD

REGULAR MEETING--AUGUST 07, 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, Excused
Carl Saunders
Fred Small
Vida Tomlinson, Chairman, Excused

Staff

Building/Zoning Director, T. Mike Cassidy
Lex Albritton, County Manager
Kenneth S. Evers, County Attorney
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

Vice Chairman	Call 08/07/03 Regular Meeting to order
Executive Asst.	Roll Call
Executive Asst.	Notice of Publication for Regular P/Z 08/07/03 Meeting was published in The Herald-Advocate 07/24 and 07/31/03--Affidavit of Publication on file
Building/Zoning Director	Courtesy Notices were mailed to adjoining property owners, and all advertisements/public notices were properly posted
Vice Chairman	Explain Planning and Zoning Board's General Rules of Procedure (Page Four)
County Attorney	Administration of oath to witnesses who wish to offer testimony
Vice Chairman	Approval--Minutes of July 10, 2003 Regular Meeting
Building/Zoning Director	Upon action by the BCC at its 07/24/03 regular meeting, Agenda Nos. 03-46 and 03-47 WILL NOT be heard by the P/Z Brd at tonight's public hearing, and WILL NOT be heard by the BCC at its 08/21/03, 1:30 P.M. zoning public hearing. Those applications for "Exceptions" and future applications for Exception to Policy L11.5 of the "Comp Plan" will be evaluated and approved by the Building/Zoning Director and the County Manager.

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

Agenda No.

03-46 Billy Joe Staton, Sr. 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 5.26MOL ac parent parcel to immediate family member (son - B.J., Jr.) for primary place of residence, A-1 (Agriculture)
On or abt Peoples Ln, Hardee County

29-33-26-0000-00620-0000

(P/Z TO OFFER RECOMMENDATION TO BCC)

PLANNING AND ZONING BOARD

REGULAR MEETING--AUGUST 07, 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 :-:

Page Two

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 5.26MOL ac parent parcel to immediate family member (son - B.J., Jr.) 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 no less than 2.5 ac parcel from the 5.26MOL ac parent parcel to immediate family member (son - B.J., Jr.) for primary place of residence based on _____

BCC to hear 08/21/03, 1:30 P.M., Hardee County Public Health Unit, Conference Rm., Wauchula

Agenda No.

03-47 Alfred Wallace/Gloria Jean Roberson request an **Exception to Policy L1.15 of the "Comp Plan"** to allow transfer of a no less than 2.5 ac parcel from the 10MOL ac parent parcel to immediate family member (son) for primary place of residence, A-1 (Agriculture)
On or about Airport Rd, Hardee County 35-33-25-0000-09460-0000

(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 an **Exception to Policy L1.15 of the "Comp Plan"** to allow transfer of a no less than 2.5 ac parcel from the 10MOL ac parent parcel to immediate family member (son) 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 no less than 2.5 ac parcel from the 10MOL ac parent parcel to immediate family member (son) for primary place of residence based on _____

BCC to hear 08/21/03, 1:30 P.M., Hardee County Public Health Unit, Conference Rm., Wauchula

TEMPORARY SPECIAL USE PERMIT

Agenda No.

03-50 Virgil/Betty J.W. Cottongim request a **Temporary Special Use Permit** to allow the temporary location of a second s/f dwelling to be located on the parcel for use by the daughter to care for her mother, 55MOL ac, A-1 (Agriculture)
On or about SR66 just E of Mineral Springs Rd, Hardee County 33-34-26-0000-09330-0000

(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 **Temporary Special Use Permit** to allow the temporary location of a second s/f dwelling on the parcel for use by the daughter to care for her mother, 55MOL ac, A-1 based on staff's findings, conclusion, recommendation, and recommended conditions, and based on the testimony received and the evidence presented at the public hearing;

PLANNING AND ZONING BOARD

REGULAR MEETING--AUGUST 07, 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 :-:

Page Three

I make a MOTION to recommend **DENIAL** to the Board of County Commissioners of the request for a **Temporary Special Use Permit** to allow the temporary location of a second s/f dwelling on the parcel for use by the daughter to care for her mother, 55MOL ac, A-1 based on _____.

BCC to hear 08/21/03, 1:30 P.M., Hardee County Public Health Unit, Conference Rm., Wauchula

MAJOR SPECIAL EXCEPTION

Agenda No.

03-48 Big Lake National Bank by and through its Authorized Representative Thomas Faust/Winford Harrell requests a **Major Special Exception** to operate a pre-cast concrete plant on 10MOL ac, zoned A-1 On or about SR66E, Hardee County 25 34 25 0000 01260 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 **Major Special Exception** to construct a pre-cast concrete plant on 10MOL ac, zoned A-1 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 **Major Special Exception** to operate a pre-cast concrete plant on 10MOL ac zoned A-1 based on _____.

BCC to hear 08/21/03, 1:30 P.M., Hardee County Public Health Unit, Conference Rm., Wauchula

REZONE

Agenda No.

03-48 SAS Group of Hardee, LLC requests a **Rezone** of the 30MOL-ac F-R (Farm-Residential) to R-3 (Multiple-Family Residential) On or about W si of Ohio Ave and S si of Louisiana St., Hardee County 04 34 25 0000 02520 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 30MOL-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 the 30MOL-ac from F-R to R-3** based on _____.

BCC to hear 08/21/03, 1:30 P.M., Hardee County Public Health Unit, Conference Rm., Wauchula

PLANNING AND ZONING BOARD

REGULAR MEETING--AUGUST 07, 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 :-:

Page Four

Agenda No.

- 03-45 Thomas/Joyce Nadorozny request a **Rezone** of the 78MOL-ac--Charlie Creek Mobile Home Estates Subdivision from A-1 (Agricultural) to R-2 (Two-Family Residential) On or about SR64E and to include the properties located in the mobile home subdivision on roads known as Bluejay, Mockingbird, Morgan Grice, Sparrow, Quail, Cardinal, and Wren, Hardee County
31 33 27 0860 AAAAA AAAA
(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 the 78MOL-ac--Charlie Creek Mobile Home Estates Subdivision from A-1 to R-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 the 78MOL-ac--Charlie Creek Mobile Home Estates Subdivision from A-1 to R-2** based on

BCC to hear 08/21/03, 1:30 P.M., Hardee County Public Health Unit, Conference Rm., Wauchula

<i>OTHER BUSINESS</i>

Next Regular P/Z Meeting, September 11, 2003, 6:00 P.M., Conference Rm., Hardee County Public Health Unit

Regular Meeting adjourned at _____ P.M.

<h3>GENERAL RULES OF PROCEDURE</h3>

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.

