

PLANNING AND ZONING BOARD

REGULAR MEETING—JANUARY 08, 2004, 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
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

Chairman	Call 01/08/04 Regular Meeting to order
Executive Asst.	Roll Call
Executive Asst.	Notice of Publication for Regular P/Z 01/08/04 Meeting was published in The Herald-Advocate 12/18 AND 12/25/03--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 Three)
County Attorney	Administration of oath to witnesses who wish to offer testimony
Chairman	Approval--Minutes of December 04, 2003 Regular Meeting

ELECTION OF CHAIRMAN AND VICE CHAIRMAN

REZONE---CONTINUED FROM AUGUST 07, 2003
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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 **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 the County Attorney's opinion that a person or persons cannot seek a rezoning of property he/she/they do not own.

BCC to hear 01/22/04, 8:35 A.M., Hardee County Public Health Unit, Conference Rm., Wauchula

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SPECIAL EXCEPTION

Agenda No.

- 04-03 Michael/Veronica Barker request a **Special Exception** to operate a child daycare center for approximately 15-30 children on property zoned R-3
On or about 804 Chamberlain Blvd., Hardee County 15 34 25 0836 00001 0044

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 child daycare center for approximately 15-30 children in an existing s/f dwelling on a parcel of land .14MOL ac in size based on staff's findings, conclusion, recommendation for approval 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 child daycare center for approximately 15-30 in an existing s/f dwelling on a parcel of land. 14MOL ac in size based on _____.

BCC to hear 01/22/04, 8:35 A.M., BCC Chambers, 412 W. Orange St., Courthouse Annex Room A-102, Wauchula, FL

MODIFICATION TO MAJOR SPECIAL EXCEPTION

Agenda No.

- 04-04 William L. Manfull by and through his Authorized Representative requests a modification to the **Major Special Exception** granted on 03/20/03 to allow for the construction of two 80' silos and to allow hours of operation to be 5:00 A.M. to 5:00 P.M. six days a week 23 33 23 0000 01270 0000
On or abt SR 62 and Buell Ln, Hardee County 23 33 23 0000 01290 0000
23 33 23 0000 01300 0000

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 modification to a **Major Special Exception** to construct and operate a one-story 12'x40' concrete batch plant and one-story 40'x40' shop, and construct a 50' silo at the concrete batch plant; to construct and operate a one-story 100'x200' concrete block plant; and to operate a one-story recycling plant for building materials using existing structures from 7:00 A.M. to 5:00 P.M. five days a week granted by the Board of County Commissioners on 03/20/03, and for the **Major Special Exception** to be modified to allow the construction/operation of two 80' silos and to change the hours of operation to 5:00 A.M. to 5:00 P.M. six days a week, based on staff's findings, conclusion, recommendation for approval 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 modification to a **Major Special Exception** to construct and operate a one-story 12'x40' concrete batch plant and one-story 40'x40' shop, and construct a 50' silo at the concrete batch plant; to construct and operate a one-story 100'x200' concrete block plant; and to operate a one-story recycling plant for building materials using existing structures from 7:00 A.M. to 5:00 P.M. five days a week granted by the Board of County Commissioners on 03/20/03, and for the **Major Special Exception** to be modified to allow the construction/operation of two 80' silos and to change the hours of operation to 5:00 A.M. to 5:00 P.M. six days a week, based on staff's findings, conclusion, recommendation for approval and recommended conditions, and based on _____.

BCC to hear 01/22/04, 8:35 A.M., BCC Chambers, 412 W. Orange St., Courthouse Annex Room A-102, Wauchula, FL

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REZONE

Agenda No.

- 04-05 Edward S./Connie J. Schontag, by and through their Authorized Representative James V. See, Jr. request a **Rezone** of 89.24MOL ac from A-1 (Agriculture) to F-R (Farm-Residential) for the development of conventionally-built s/f dwellings
- 16 34 25 0000 01840 0000---10.00MOL ac
16 34 25 0000 03580 0000---0.250MOL ac
16 34 25 0000 03570 0000---0.250MOL ac
16 34 25 0000 02010 0000---05.15MOL ac
16 34 25 0000 01900 0000---05.00MOL ac
16 34 25 0000 01820 0000---05.15MOL ac
16 34 25 0000 01850 0000---58.94MOL ac

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 89.24MOL ac from A-1 (Agriculture) to F-R (Farm-Residential) for the development of conventionally-built s/f dwellings based on staff's findings, conclusion, recommendation for approval 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 89.24MOL ac from A-1 (Agriculture) to F-R (Farm-Residential) for the development of conventionally-built s/f dwellings based on _____.

BCC to hear 01/22/04, 8:35 A.M., BCC Chambers, 412 W. Orange St., Courthouse Annex, Room A-102, Wauchula, FL

OTHER BUSINESS

Next Regular P/Z Meeting, February 05, 2004, 6:00 P.M., Conference Rm., Hardee County Public Health Unit

Regular 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.