

PLANNING AND ZONING BOARD

REGULAR MEETING—JANUARY 06, 2005, 6:00 P.M.

Hardee County Board of County Commissioners Board Room
412 W. Orange Street, Courthouse Annex, Room 102, Wauchula, Florida

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

Planning and Zoning Board

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

Staff

Building/Zoning Director, T. Mike Cassidy
Lex Albritton, County Manager
Kenneth S. Evers, County Attorney
B/Z Office Manager B.J. Haney
Executive Assistant Donna Black

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

Chairman Call January 06, 2005, Regular Meeting to order

B/Z Office Manager Roll Call

B/Z Office Manager Notice of Publication for Regular P/Z January 06, 2005 Meeting was published in
The Herald-Advocate on 12/23 and 12/30/04--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 Explain Planning and Zoning Board's General Rules of Procedure (Page Three)

B/Z Office Manager Administration of oath to witnesses who wish to offer testimony

Chairman Approval---Minutes of December 02, 2004, Regular Meeting

Elect Chairman and Vice Chairman for 2005

REZONE

Agenda No.

05-04 Joseph F./Ellen E. Smith 11 33 24 0000 01820 0000; and
William A./Sandra Abernathy 11 33 24 0000 01810 0000; and
Cohen J./Margaret C. Herron 11 33 24 0000 01860 0000; and
Geren C./Mary Jane Moegerle 11 33 24 0000 01840 0000
request a **Rezone** of a total of 7.16MOL ac from A-1 (Agriculture) to F-R (Farm-Residential) to correct an error in the Official Zoning Map adopted 02/15/96

On or about CR664 and Olive Branch Rd., Hardee County

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 a total of 7.16MOL ac from A-1 (Agriculture) to F-R (Farm-Residential) as identified by the parcel i.d nos. enumerated above to correct an error in the Official Zoning Map adopted 02/15/96 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 a total of 7.16MOL ac from A-1 (Agriculture) to F-R (Farm-Residential) as identified by the parcel i.d nos. enumerated above to correct an error in the Official Zoning Map adopted 02/15/96 based on _____.

**BCC to hear Thursday, January 20, 2005, 8:35 A.M., 412 W. Orange St., Courthouse Annex
Room 102**

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SPECIAL EXCEPTION

Agenda No.

05-05 Victor/Anna Villa request a **Special Exception** to locate replace a s/f dwelling with a s/f MH dwelling on two platted lots totaling 9800 sq ft in the Town of Limestone zoned F-R (Farm-Residential)

On or about Washington St, Hardee County

03 36 24 0850 00060 0007

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 replace a single-family dwelling with a single-family MH dwelling on two platted lots totaling 9800 sq ft zoned F-R (Farm-Residential) in the Town of Limestone 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 replace a single-family dwelling wit a single-family MH dwelling on two platted lots totaling 9800 sq ft zoned F-R (Farm-Residential) in the Town of Limestone based on _____.

BCC to hear Thursday, January 20, 2005, 8:35 A.M., 412 W. Orange St., Courthouse Annex Room 102

Agenda No.

05-06 McCarlton Partners, Ltd. requests a **Special Exception** to initially construct/operate a 12-bed Adult Congregate Living Facility/Transitional Living Facility on 5.0MOL ac, zoned F-R (Farm-Residential) under Phase One, and construct/operate one four-bed ACLF/TLF under Phase Two and construct/operate one four-bed ACLF/TLF under Phase Three development

On or about South Florida Ave

apprx. 300' S of Carlton St, Hardee County

09 34 25 0000 04020 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 **Special Exception** to initially construct/operate a 12-bed Adult Congregate Living Facility/Transitional Living Facility on 5.0MOL ac zoned F-R (Farm-Residential) under Phase One, and construct/operate one four-bed ACLF/TLF under Phase Two and construct/operate one four-bed ACLF/TLF under Phase Three development 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 initially construct/operate a 12-bed Adult Congregate Living Facility/Transitional Living Facility on 5.0MOL ac zoned F-R (Farm-Residential) under Phase One, and construct/operate two four-bed-each ACLF/TLF under Phase Two based on _____.

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PRELIMINARY SUBDIVISION PLAT

Agenda No.

05-07 The Hardee County Industrial Development Authority, by and through its Authorized Representative requests approval of a **Preliminary Subdivision Plat** for the Hardee County Industrial Park, 160MOL ac, zoned C/IBC (Commercial/Industrial Business Center)

Located on or about SR 62, approx. 1/4 of a mi W of Hwy. 17

20 33 25 0000 09940 0000

29 33 25 0000 07420 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 approval of a **Preliminary Subdivision Plat** for the Hardee County Industrial Park, 160MOL ac, zoned C/IBC 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 approval of a **Preliminary Subdivision Plat** for the Hardee County Industrial Park, 160MOL ac, zoned C/IBC based on _____.

BCC to hear Thursday, January 20, 2005, 8:35 A.M., 412 W. Orange St., Courthouse Annex Room 102

OTHER BUSINESS

AS INFORMATION

CF ANNUAL TOUR

Tuesday, January 25, 2005

RSVP to the Hardee County Mining Dept. 773 0136, as soon as possible

Next Regular P/Z Meeting, February 03, 2005, 6:00 P.M.

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 and raise your right hand