

# PLANNING AND ZONING BOARD

REGULAR MEETING—FEBRUARY 03, 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 <u>February 03, 2005</u> , Regular Meeting to order  |
| B/Z Office Manager       | Roll Call   |
| B/Z Office Manager       | Notice of Publication for Regular P/Z <u>February 03, 2005</u> Meeting was published in <b>The Herald-Advocate</b> on <u>01/20</u> and <u>01/27/05</u> --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 ( <u>Page Three</u> )  |
| B/Z Office Manager       | Administration of oath to witnesses who wish to offer testimony   |
| Chairman                 | Approval---Minutes of <u>January 06, 2005</u> , Regular Meeting   |

## REZONE

Agenda No.

05-07 W. Reynolds Allen, Trustee, by and through his Authorized Representative, requests a **Rezone** of 32.44MOL acres from F-R (Farm-Residential) to R-3 (Multiple-Family Residential) for the development of single-family dwellings at the rate of no more than 3 dwellings per acre

On or about Thompson Dr near Altman Rd, Hardee County

17 34 25 0000 05020 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 **Rezone** of 32.44MOL acres from F-R (Farm-Residential) to R-3 (Multiple-Family Residential) for the development of single-family dwellings at the rate of no-more-than 3/acre 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 32.44MOL acres from F-R (Farm-Residential) to R-3 (Multiple-Family Residential) for the development of single-family dwellings at the rate of no-more-than-3/ac based on \_\_\_\_\_.

**BCC to hear Thursday, February 17, 2005, 8:35 A.M., 412 W. Orange St., Courthouse Annex Room 102**

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### REZONE

Agenda No.

05-09 Chapman LLC by and through his Authorized Representative requests a **Rezone** of 10MOL ac from A-1 (Agricultural) to R-3 (Multiple-Family Residential) for the development of townhouses

On or about Heard Bridge Rd, S of REA Rd, Hardee County

33 33 25 0000 05320 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 **Rezone** of 10MOL acres from A-1 (Agricultural) to R-3 (Multiple-Family Residential) for the development of townhouses 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 10MOL acres from A-1 (Agricultural) to R-3 (Multiple-Family Residential) for the development of townhouses based on \_\_\_\_\_.

**BCC to hear Thursday, February 17, 2005, 8:35 A.M., 412 W. Orange St., Courthouse Annex Room 102**

### TEMPORARY SPECIAL USE PERMIT

Agenda No.

05-08 Stephen J./Leslie B. Cantu request a **Temporary Special Use Permit** to temporarily locate a second single-family dwelling in the form of a mobile home for use by the mother to enable the children to care for the mother, 5.76MOL ac, zoned A-1

On or about Steve Roberts Special,  
E of Merle Langford Rd, Hardee County

26 34 25 0000 05380 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 **Temporary Special Use Permit** to temporarily locate a second single-family dwelling in the form of a mobile home on the property for the mother to enable the children to care for the mother on 5.76MOL acres, zoned A-1 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 **Temporary Special Use Permit** to temporarily locate a second single-family dwelling in the form of a mobile home for use by the mother to enable the children to care for the mother, 5.76MOL acres, zoned A-1 based on \_\_\_\_\_.

**BCC to hear Thursday, February 17, 2005, 8:35 A.M., 412 W. Orange St., Courthouse Annex Room 102**

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### TEMPORARY SPECIAL USE PERMIT

Agenda No.

05-10 Eddie J. Powell and Melissa Pryor Stone request a **Temporary Special Use Permit** to temporarily locate a second single-family dwelling in the form of a mobile home for use by the parents to enable the children to care for the parents, 4.0MOL ac, zoned A-1

On or about Heard Bridge Rd,  
near Dr. Banks Rd, Hardee County

26 33 25 0000 05400 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 **Temporary Special Use Permit** to temporarily locate a second single-family dwelling in the form of a mobile home on the property for the parents to enable the children to care for the parents on 4.0MOL acres, zoned A-1 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 **Temporary Special Use Permit** to temporarily locate a second single-family dwelling in the form of a mobile home for use by the mother to enable the children to care for the mother, on 4.0MOL acres, zoned A-1 based on \_\_\_\_\_.

**BCC to hear Thursday, February 17, 2005, 8:35 A.M., 412 W. Orange St., Courthouse Annex Room 102**

### OTHER BUSINESS

**Next Regular P/Z Meeting, March 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