

PLANNING AND ZONING BOARD

REGULAR MEETING—MARCH 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 March 03, 2005, Regular Meeting to order

B/Z Office Manager Roll Call

B/Z Office Manager Notice of Publication for Regular P/Z March 03, 2005 Meeting was published in **The Herald-Advocate** on 02/17 and 02/24/05--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 February 03, 2005, Regular Meeting

TEMPORARY SPECIAL USE PERMIT

Agenda No.

05-11 Lillie Mae Branning requests a **Temporary Special Use Permit** to temporarily locate a second single-family dwelling in the form of a mobile home for use by the granddaughter to enable the granddaughter to care for the property owner/grandmother, 20MOL ac, zoned A-1

On or about St Rd 64 E and Kelly Roberts Rd, Hardee County 01 34 26 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 **Temporary Special Use Permit** to temporarily locate a second single-family dwelling in the form of a mobile home on the property for the granddaughter to enable the granddaughter to care for the property owner/grandmother on 20MOL 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 granddaughter to enable the granddaughter to care for the property owner/grandmother, 20MOL acres, zoned A-1 based on _____.

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

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REZONE

Agenda No.

05-12 Metheny Groves, Inc. by and through its Authorized Representative requests a **Rezone** of **55.82MOL ac** from F-R (Farm-Residential) to R-3 (Multiple-Family Residential) for the development of a 48-bed ACLF, nursing home and hospice, adult and child day care center and family dwellings in phases

On or about NW corn of Metheny Rd
and Florida Ave, Hardee County

33 33 25 0000 01810 0000

Board requested a suggested format for its MOTIONS

I make a MOTION to recommend **APPROVAL** of the request to **Rezone 55.82MOL ac** from F-R (Farm-Residential) to R-3 (Multiple-Family Residential) for the development of a 48-bed ACLF, nursing home and hospice, adult and child day care center and family dwellings in phases 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** of the request to **Rezone 55.82MOL ac** from F-R (Farm-Residential) to R-3 (Multiple-Family Residential) for the development of 48-bed ACLF, nursing home and hospice, adult and child day care center and family dwellings in phases based on _____

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

Agenda No.

05-13 Joe L. and Patricia M. Davis Trust, by and through its Authorized Representative requests a **Rezone** of **40MOL ac** from F-R (Farm-Residential) to R-3 (Multiple-Family Residential) for the development of active adult homesites in phases

On or about SW corn of Metheny Rd
and Florida Ave, Hardee County

33 33 25 0000 03720 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 **40MOL ac** from F-R (Farm-Residential) to R-3 (Multiple-Family Residential) for the development of active adult homesites in phases 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 **40MOL ac** from F-R (Farm-Residential) to R-3 (Multiple-Family Residential) for the development of active adult homesites in phases based on _____.

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

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REZONE

Agenda No.

05-14 Joe L. Davis, Sr. and J.L. Davis, Jr. by and through their Authorized Representative requests a **Rezone** of **17.63MOL ac** from F-R (Farm-Residential) to R-3 (Multiple-Family Residential) for the development of active adult homesites in phases

On or about NW corn of Grimes Rd
and Florida Ave, Hardee County

33 33 25 0000 04340 0000

Board requested a suggested format for its MOTIONS

I make a MOTION to recommend **APPROVAL** of the request to **Rezone 17.63MOL ac** from F-R (Farm-Residential) to R-3 (Multiple-Family Residential) for the development of active adult homesites in phases 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** of the request to **Rezone 17.63MOL ac** from F-R (Farm-Residential) to R-3 (Multiple-Family Residential) for the development of active adult homesites in phases based on _____

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

OTHER BUSINESS

Next Regular P/Z Meeting, April 07, 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