

PLANNING AND ZONING BOARD

REGULAR MEETING—DECEMBER 01, 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
Oscar Ortiz
Carl Saunders
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
B/Z Executive Assistant Dee Shackelford

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

- Chairman Call December 01, 2005, Regular Meeting to order
- B/Z Office Manager Roll Call
- B/Z Office Manager Notice of Publication for Regular P/Z December 01, 2005 Meeting was published in **The Herald-Advocate** on 11/17 and 11/24/05 Affidavit of Publication on file
- B/Z 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 Four)
- B/Z Office Manager/
Notary Public Administration of oath to witnesses who wish to offer testimony
"Do you swear or affirm that the testimony you will present at this public hearing is the truth, the whole truth and nothing but the truth, so help you God?"
- Chairman Approval---Minutes of November 03, 2005 Regular Meeting
Approval--Minutes of November 08, 2005 Joint Workshop with BCC

SPECIAL EXCEPTION

Agenda No.

- 06-06 Hardee County Board of County Commissioners requests a **Special Exception** to locate a 350 ft communication tower on a .23MOL-acre-segment of a 70MOL-acre-parcel zoned A-1 (Agriculture).
On or about Doyle Carlton/Altman Rds
Hardee County 08 34 25 0000 03760 0000

Board requested a suggested format for its MOTIONS

I make a MOTION to recommend to the Board of County Commissioners to **APPROVE** the request for a **Special Exception** to locate a 350 ft communication tower on a .23MOL-acre-segment of a 70MOL-acre-parcel zoned A-1 Z(Agriculture) 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 to the Board of County Commissioners to **DENY** the request for a **Special Exception** to locate a 350 ft communication tower on a .23MOL-acre-segment of a 70MOL-acre-parcel zoned A-1 (Agriculture) based on _____.

BCC to hold a public hearing and receive a recommendation from the Planning/Zoning Board on Thursday, December 08 2005, 8:35 A.M.

PLANNING AND ZONING BOARD
REGULAR MEETING—DECEMBER 01, 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 :-:

Page Two

<i>TEMPORARY SPECIAL USE PERMIT</i>

Agenda No.

06-07 Elizabeth A. Brown requests a Temporary Special Use Permit to temporarily locate a second single-family dwelling on this parcel in the form of a MH for care for the mother on 5.04MOL acres zoned A-1.

On or about Peebles Ln, Hardee County

29 33 26 0000 08000 0000

Board requested a suggested format for its MOTIONS

I make a MOTION to recommend **APPROVAL** to the Board of County Commissioners for the request for a **Temporary Special Use Permit** to temporarily locate a second single-family dwelling in the form of a MH on this 5.04MOL-acre-parcel zoned A-1 for the care of the mother based on staff's findings, conclusion, and 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 for the request for a **Temporary Special Use Permit** to temporarily locate a second single-family dwelling inn the form of a MH on this 5.02MOL-acre-parcel zoned A-1 for the care of the mother based on _____.

BCC to hold a public hearing and receive a recommendation from the Planning/Zoning Board on Thursday, December 08 2005, 8:35 A.M.

<i>REZONE</i>

Agenda No.

06-08 Fidel M. Hernandez by and through his Authorized Representative requests a **Rezone** of .55MOL acres from R-2 (Two-Family Residential) to R-3 Multiple-Family Residential) to eliminate a nonconforming parcel.

On or about Harris Rd, Hardee County

29 33 25 0820 00024 0019

Board requested a suggested format for its MOTIONS

I make a MOTION to recommend **APPROVAL** to the Board of County Commissioners for the request for a **Rezone** of .55MOL acres from R-2 to R-3 to eliminate a nonconforming parcel to allow eligibility to apply for development permits to upgrade the existing structures as needed, and to connect the existing structures with an owner storage room, and a laundry room to result in a triplex unit 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 for the request for a **Rezone** of .55MOL acres from R-2 to R-3 to eliminate a nonconforming parcel to allow eligibility to apply for development permits to upgrade the existing structures as needed, and to connect the existing structures with an owner storage room, and a laundry room to result in a triplex unit based on _____.

BCC to hold a public hearing and receive a recommendation from the Planning/Zoning Board on Thursday, December 08 2005, 8:35 A.M.

PLANNING AND ZONING BOARD
REGULAR MEETING—DECEMBER 01, 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 :-:

Page Three

<i>REZONE</i>

Agenda No.

06-09 Todd/Elizabeth Morey request a **Rezone** of 1.81MOL acres from C-2 (General Commercial) to F-R (Farm-Residential) to return this parcel to its former zoning of F-R to allow development permits to be issued for a single-family dwelling.

On or about Stenstrom Rd/S Florida Ave
Hardee County

09 34 25 0000 04220 0000

Board requested a suggested format for its MOTIONS

I make a MOTION to recommend **APPROVAL** to the Board of County Commissioners for the request for **Rezone** of 1.81MOL acres from C-2 to F-R to return this parcel to its former zoning of F-R to allow development permits to be issued for a single-family dwelling 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 for the request for a **Rezone** of 1.81MOL acres from C-2 to F-R to return this parcel to its former zoning of F-R to allow development permits to be issued for a single-family dwelling based on to construct and operate a tile distribution center and retail store on 4.29MOL acres (Lot 20, Hardee County Commerce Park) zoned C/IBC based on _____.

BCC to hold a public hearing and receive a recommendation from the Planning/Zoning Board on Thursday, December 08 2005, 8:35 A.M.

<i>REZONE</i>

Agenda No.

06-10 Alfredo/Maria V. Cardona request a **Rezone** of 6.13MOL acres from A-1 (Agriculture) to C-2 (General Commercial) to allow operation of retail vehicles sales.

On or about Hwy 17 North/Helen Rd
Hardee County

28 33 25 0000 07670 0000

Board requested a suggested format for its MOTIONS

I make a MOTION to recommend **APPROVAL** to the Board of County Commissioners for the request for **Rezone** of 6.31MOL acres from A-1 to C-2 to allow operation of retail vehicles sales 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 for the request for a **Rezone** of 6.31MOL acres from A-1 to C-2 to allow operation of retail vehicles sales based on _____.

BCC to hold a public hearing and receive a recommendation from the Planning/Zoning Board on Thursday, December 08 2005, 8:35 A.M.

PLANNING AND ZONING BOARD
REGULAR MEETING—DECEMBER 01, 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 :-:

Page Four

REZONE

Agenda No.

06-11 Hardee Land/Cattle Co., Inc., et al by and through its Authorized Representative requests a **Rezone** of 29.85MOL acres from A-1 (Agriculture) to R-3 (Multiple-Family Residential) for the development of a Planned Unit Development for single-family residential dwellings at a density of up to 12 units/acre.

On or about Torrey Rd, Hardee County

16 33 25 0000 00120 0000

Board requested a suggested format for its MOTIONS

I make a MOTION to recommend **APPROVAL** to the Board of County Commissioners for the request for a **Rezone** of 29.85MOL acres from A-1 to R-3 for the development of a Planned Unit Development for single-family residential dwellings at a density of up to 12 units/acre based on staff's findings, conclusion, and 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 for the request for a **Rezone** of 29.85MOL acres from A-1 to R-3 for the development of a Planned Unit Development for single-family residential dwellings at a density of up to 12 units/acre based on_____.

OTHER BUSINESS

Joint Meeting with BCC--Thursday, December 15, 2005, _____ P.M.
to hear a Notice of Proposed Change from CF Industries, Inc.
that the addition of 52 acres not be considered a substantial deviation
to Hardee Phosphate Complex Development of Regional Impact

Next Regular P/Z Meeting, January 05, 2006, 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

