

PLANNING AND ZONING BOARD

REGULAR MEETING—SEPTEMBER 04, 2007, 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
Charles C. Nicholson
Oscar Ortiz
Carl Saunders
Vida Tomlinson
Max Ullrich, Vice Chairman

Staff

Nicholas Staszko, Planning/Development Director
Lex Albritton, County Manager
Kenneth B. Evers, County Attorney
B.J. Haney, Planner II

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

CHAIRMAN Call September 04, 2007, Regular Meeting to order

HANEY Notice of Publication for Regular Meeting was published in **The Herald-Advocate** on 08/16 and 08/23/07 Affidavit of Publication on file

PLANNING DIRECTOR

STASZKO 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 Five)

HANEY

NOTARY PUBLIC Administration of oath to witnesses who wish to offer testimony

CHAIRMAN

Approval--Minutes of August 02, 2007 Regular Meeting
Approval--Minutes of August 02, 2007 Public Hearing, **Ordinance No. 2007-19**
Approval--Minutes of August 02, 2007 Public Hearing, **Ordinance No. 2007-11**

TEMPORARY SPECIAL USE PERMIT

Agenda No.

07-55 Alfredo/Maria Servin request approval of a **Temporary Special Use Permit** for the permission to temporarily allow the existing MH to remain on the parcel, so when the son's house, under construction is completed the son will be near to care for the Applicant/father on 1.17MOL acres zoned A-1 (Agriculture) in the Agriculture Future Land Use District

On or abt Lake Branch Rd., SE of the City of Bowling Green 09 33 25 0000 07140 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** for permission to temporarily allow the existing MH to remain on the parcel, so when the son's house presently under construction is completed the son will be near to care for the applicant/father on 1.17MOL acres zoned A-1 (Agriculture) in the Agriculture Future Land Use District 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 for the request based on _____.

BCC to hold a public hearing and receive a recommendation from the Planning/Zoning Board on Thursday, September 20, 2007, 8:35 A.M. or as soon thereafter.

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VARIANCE

Agenda

07-52 James D. Hill requests a recommendation for approval of a **Variance** to reduce the property line setbacks for corner lots in R-2-zoned districts on a .14MOL acre-corner-lot-of-record in the Highway Mixed Use Future Land Use District

On or abt E si of Petteway Ave, S of Hancock Rd
Hardee County

28 33 25 0820 00008 0002

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 **Variance** to reduce the property line setbacks for a .14MOL-acre-corner-lot-of-record zoned R-2 (Two-Family Residential) in the Highway Mixed Use Future Land Use District determining that the setbacks shall be: Front: 14'; Rear: 13'; Sides: 07' 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 for the request based _____.

BCC to hold a public hearing and receive a recommendation from the Planning/Zoning Board on Thursday, September 20, 2007, 8:35 A.M. or as soon thereafter.

Agenda

07-58 Nicholson Supply Co., Inc. by and through the Authorized Representative requests a recommendation for approval of a **Variance** to the property line setbacks to reduce the front from 30 ft to 20 ft, and to reduce the rear from 20 ft to 15 ft in R-1-zoned districts in the Residential Mixed Use Future Land Use District

On or abt Oaks Bend (Torrey Oaks Golf Course S/D)
Hardee County

17 33 25 0815 00001 0007

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 **Variance** to the property line setbacks to reduce the front from 30 ft to 20 ft and to reduce the rear from 20 ft to 15 ft in R-1-zoned districts in the Residential Mixed Use Future Land District 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 for the request based _____.

BCC to hold a public hearing and receive a recommendation from the Planning/Zoning Board on Thursday, September 20, 2007, 8:35 A.M. or as soon thereafter.

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VARIANCE

Agenda

07-59 FING III, Inc. by and through the Authorized Representative requests a recommendation for approval of a **Variance** to the required minimum lot width in P-I-zoned districts requesting the reduction of the lot width from 70 ft to 60 ft

On or abt Johns Rd., S of Altman Rd., W of Florida Ave
Hardee County

16 34 25 0000 01830 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 **Variance** to reduce the required lot width for P-I-zoned lands from 70 ft to 60 ft 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 for the request based _____.

BCC to hold a public hearing and receive a recommendation from the Planning/Zoning Board on Thursday, September 20, 2007, 8:35 A.M. or as soon thereafter.

CONTINUED FROM 08/02/07

SMALL-SCALE "COMP PLAN" FUTURE LAND USE MAP AMENDMENT

Agenda

07-49 FING III Inc by and through the Authorized Representative requests recommendation for approval of a **Small-Scale "Comp Plan" Future Land Use Map Amendment** to change the Future Land Use designation of 10.3MOL acres from Agriculture to Public Institutional

On or abt Johns Rd, S of Altman Rd, W of Florida Ave
Hardee County

16 34 25 0000 01830 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 **Small-Scale "Comp Plan" Future Land Use Map Amendment** to change the designation of 10.3MOL acres from Agriculture to Public Institutional 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 **Small-Scale "Comp Plan" Future Land Use Map Amendment** request based on _____.

BCC to hold a public hearing and receive a recommendation from the Planning/Zoning Board on Thursday, September 20, 2007, 8:35 A.M. or as soon thereafter.

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REZONE

Agenda

07-50 FING III Inc by and through the Authorized Representative requests a recommendation of approval for a **Rezone** of 10.3MOL acres from A-1 (Agriculture) to P-I (Public Institutional) for the expansion of the WINNR Ranch

On or abt Johns Rd, S of Altman Rd, W of Florida Ave

16 34 25 0000 01830 0000

Board requested a suggested format for its MOTIONS

I make a MOTION to recommend **APPROVAL** to the Board of County Commissioners of the **Rezone** of 10.3MOL acres from A-1 (Agriculture) to P-I (Public Institutional) for the expansion of the WINNR Ranch 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 based on _____.

BCC to hold a public hearing and receive recommendations from the Planning/Zoning Board on Thursday, September 20, 2007, 8:35 A.M. or as soon thereafter.

CONTINUED FROM 08/02/07

SITE DEVELOPMENT PLAN

Agenda No.

07-51 FING III Inc by and through the Authorized Representative requests approval of a **Site Develop- ment Plan** for the expansion of the WINNR Ranch on 10.3MOL acres, zoned P-I (Public Institutional)

On or abt Johns Rd, S of Altman Rd, W of Florida Ave

16 34 25 0000 01830 0000

Board requested a suggested format for its MOTIONS

I make a MOTION to **APPROVE** the request for a **Site Development Plan** for the expansion of the WINNR Ranch on 10.3MOL acres upon the successful rezoning of the parcel from A-1 (Agriculture) to P-I (Public Institutional) 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 **DENY** the request based on _____.

OTHER BUSINESS

Next REGULAR P/Z MEETING, **Thursday, October 04, 2007, 6:00 P.M.**

Regular Meeting adjourned at _____ P.M.

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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.

