

PLANNING AND ZONING BOARD

REGULAR MEETING/PUBLIC HEARING—DECEMBER 01, 2011, 6:00 P.M.

Hardee County Board of County Commissioners Board Room--412 W. Orange Street, Wauchula, Florida

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

Planning and Zoning Board

Ralph Arce
Roger Conley
Gordon Norris
Oscar Ortiz
Charles Parker
Monica Reas, Vice Chairman
Mike S. Thompson, Chairman
Vida Tomlinson

Staff

Kevin Denny, AICP, Planning/Development Director
Joshua Cheney, AICP, Planner III
'BJ' Haney, Planning/Development Dept.

- CHAIRMAN THOMPSON** Call December 01, 2011, Regular Meeting/Public Hearing to order
- CHAIRMAN** Pledge of Allegiance to the American flag; Call for prayer
- CHAIRMAN** Please turn off all cell phones and pagers or set the unit to silent announcement
- PLANNER HANEY** Notice of Publication for Agenda No. 12-04--Alberts 12/01/11 Regular Meeting/Public Hearing was published in **The Herald-Advocate** on 11/10/11-----*(Affidavit of Publication is on file)*
- CHAIRMAN** Explain Planning and Zoning Board's General Rules of Procedure (Page Three)
- NOTARY PUBLIC** Administration of oath to those who wish to offer testimony
- CHAIRMAN** Approval—Minutes of 11/03/11 P/Z Regular Meeting/Public Hearing
Approval—Minutes of 11/17/11 P/Z Public Hearing

CONTINUED FROM 11/03/11

SPECIAL EXCEPTION w/SITE DEVELOPMENT PLAN

CHAIRMAN

Agenda No.
12-02

Sherry White Ministries, Inc. by and through the Authorized Representative requests a recommendation of approval of a **Special Exception** and approval of a **Site Development Plan** for a Recreational Resort on 20.01+/-acre parcel zoned **A-1 (Agriculture)** in the **Agriculture** Future Land Use District

On or about Alton Carlton Rd,
S of Vandolah Rd, Hardee County 13 34 24 0000 01240 0000

CHAIRMAN

The purpose of this Public Hearing is to offer a recommendation for **Special Exception** to the Board of County Commissioners and approve a **Site Development Plan** contingent upon approval of the **Special Exception** for the Recreational Resort project

PLANNING/ DEVELOPMENT DIRECTOR

Presentation of Agenda No. 12-02

P/D DIRECTOR STAFF RECOM.

Staff recommends the Board recommend approval of the **Special Exception** to the Board of County Commissioners and approve the **Site Development Plan** as contained in the Staff Report and in the presentation

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- CHAIRMAN** Questions/Comments from the Board
- CHAIRMAN** Questions/Comments from the General Citizenry
- CHAIRMAN** Request a MOTION of recommendation for the **Special Exception** to the BoCC

Suggested format for Board's MOTIONS

I make a MOTION to **RECOMMEND APPROVAL** to the Board of County Commissioners of the **Special Exception** for a Recreational Resort on 20.01+/-acre parcel zoned **A-1 (Agriculture)** in the **Agriculture** Future Land Use District based on the Staff Report, Staff's recommendation for approval and conditions, and based on the testimony presented and the evidence received in the public hearing.

I make a MOTION to **RECOMMEND DENIAL** of the **Special Exception** based on _____.

BoCC to hold a public hearing and receive a recommendation from the Planning/Zoning Board for the **Special Exception on Thursday, December 15, 2011, 6:05.M. or as soon thereafter.**

Suggested format for Board's MOTIONS

I make a MOTION to **APPROVE** the **Site Development Plan** of the **Special Exception** based on the Staff Report, Staff's recommendation for approval and based on the testimony presented, and the evidence received in the public hearing contingent upon approval of the **Special Exception** by the BoCC.

I make a MOTION to **DENY** the **Site Development Plan** based on _____.

SPECIAL EXCEPTION

CHAIRMAN

Agenda No.

12-04

Frederick L./Sharon K. Alberts request a recommendation of approval of a **Special Exception** to locate/situate a single-family mobile home dwelling on 9.02+/-acres zoned **F-R (Farm-Residential)** in the **Residential Mixed Use** Future Land Use District

On or about W side of Polk Rd.

N of Metheny Rd, Hardee County

32 33 25 0000 00780 0000

CHAIRMAN

The purpose of this Public Hearing is to offer a recommendation for the **Special Exception** request to the Board of County Commissioners

**PLANNING/
DEVELOPMENT
DIRECTOR**

Presentation of Agenda No. 12-04

**P/D DIRECTOR
STAFF RECOM.**

Staff recommends the Board recommend approval of the **Special Exception** to the Board of County Commissioners as contained in the Staff Report and in the presentation

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- CHAIRMAN** Questions/Comments from the Board
- CHAIRMAN** Questions/Comments from the General Citizenry
- CHAIRMAN** Request a MOTION of recommendation for the **Special Exception** to the BoCC

Suggested format for Board's MOTIONS

I make a MOTION to **RECOMMEND APPROVAL** to the Board of County Commissioners of the **Special Exception** for the location/situation of a single-family mobile home dwelling on 9.02+/-acres zoned **F-R (Farm-Residential)** in the **Residential Mixed Use** Future Land Use District based on the Staff Report, Staff's recommendation for approval and conditions, and based on the testimony presented and the evidence received in the public hearing.

I make a MOTION to **RECOMMEND DENIAL** of the **Special Exception** based on _____.

BoCC to hold a public hearing and receive a recommendation from the Planning/Zoning Board for the **Special Exception on Thursday, December 15, 2011, 6:05.M. or as soon thereafter.**

OTHER BUSINESS

At Board's discretion continue discussions of Article 02 of the Unified Land Development Code (ULDC) [Land Development Regulations]

At Board's discretion begin discussions of Article 03 of the ULDC

REMINDER:

**Joint Meeting w/BoCC on Thursday, December 15, 2011, 6:00 P.M.
to receive 2011-2012 Annual Review from CF Industries Inc.**

Next REGULAR P/Z MEETING/PUBLIC HEARING

Thursday, January 05, 2012, 6:00 P.M.

**NOTE: At the January, 2012 meeting the Board will
elect a Chairman and Vice Chairman**

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.