

# PLANNING AND ZONING BOARD

REGULAR MEETING/PUBLIC HEARING—MARCH 01, 2012, 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, Vice Chairman  
John Deer  
Shawna Lambert  
Gordon Norris  
Oscar Ortiz  
Charles Parker  
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 March 01, 2012, 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
- CHAIRMAN** Welcome new Board Member John Deer
- PLANNER HANEY** Notice of Publication for 03/01/12 Regular Meeting/Public Hearing was published in **The Herald-Advocate** on 02/09/12  
-----(Affidavit of Publication is on file)
- CHAIRMAN** Explain Planning and Zoning Board's General Rules of Procedure (Page Four)
- NOTARY PUBLIC** Administration of oath to those who wish to offer testimony
- CHAIRMAN** Approval—Minutes of 12/15/11 Joint Meeting w/BoCC (2011-2012 CF Annual Report)  
Approval—Minutes of 02/02/12 P/Z Regular Meeting/Public Hearing

## VARIANCE

Agenda No.  
12-07

Ronnie L./Peggy Starnes by and through the Authorized Representative requests a recommendation of approval of a **Variance** to the required minimum side yard setbacks and authorize the use of 10-ft side yard setbacks for a replacement single-family dwelling on a .50+/-acre parcel zoned **A-1 (Agriculture)** in the **Agriculture** Future Land Use District

On or about Eagle Dr, E of Heard Bridge Rd  
Hardee County 27 33 25 0000 06830 0000

- CHAIRMAN** The purpose of this Public Hearing is to offer a recommendation for a **Variance** to the Board of County Commissioners to the required minimum side yard property line setbacks for a replacement single-family dwelling
- PLANNING/  
DEVELOPMENT  
DIRECTOR DENNY** Presentation of Agenda No. 12-07
- P/D STAFF RECOM.** Staff recommends the Board recommend to the Board of County Commissioners approval of the **Variance** as requested, and authorize the use of 10-ft side yard property line setbacks for the replacement single-family dwelling as contained in the Staff Report and in the presentation

# PLANNING AND ZONING BOARD

REGULAR MEETING/PUBLIC HEARING—MARCH 02, 2012, 6:00 P.M.

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

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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 **Variance** to the BoCC

Suggested format for Board's MOTIONS

I make a MOTION to **RECOMMEND APPROVAL** to the Board of County Commissioners of the requested **Variance** to the required minimum side yard property line setbacks and authorize the use of 10 ft side yard property line setbacks for the replacement dwelling on a .50+/-acre parcel zoned **A-1 (Agriculture)** in the **Agriculture** Future Land Use District based on the Staff Report, Staff's recommendation for approval, and based on the testimony presented and the evidence received in the public hearing.

I make a MOTION to **RECOMMEND DENIAL** of the **Variance** based on \_\_\_\_\_.

**BoCC to hold a public hearing and receive a recommendation from the Planning/Zoning Board for the **Variance** on Thursday, March 15, 2012, 6:05.M. or as soon thereafter.**

<p><b><i>Amendment to Unified Land Development Code, as amended</i></b> <b>ORDINANCE NO. 2012-05</b></p>
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Agenda No.  
12-08

Hardee County Board of County Commissioners by and through the Authorized Representative requests an amendment to the Hardee County Unified Land Development Code, as amended providing for an Amendment to Article 02, Article 03 and Article 07 of the ULDC creating Site Development Plan Minor and Site Development Plan Major Review as contained in **ORDINANCE NO. 2012-05**

**CHAIRMAN** The purpose of this Public Hearing is to offer a recommendation for the amendment to the ULDC to the Board of County Commissioners

**PLANNING/  
DEVELOPMENT  
DIRECTOR DENNY**

Presentation of Agenda No. 12-08

**P/D STAFF RECOM.**

Staff recommends the Board recommend approval to the Board of County Commissioners of Agenda No. 12-08 as contained in **ORDINANCE NO. 2012-05** as shown in the Staff report and in the presentation

**CHAIRMAN** Questions/Comments from the Board

**CHAIRMAN** Questions/Comments from the General Citizenry

# PLANNING AND ZONING BOARD

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**CHAIRMAN** Request a MOTION of recommendation to the BoCC

Suggested format for Board's MOTIONS

I make a MOTION to **RECOMMEND APPROVAL** to the Board of County Commissioners of Agenda No. 12-08 as contained in **ORDINANCE NO. 2012-05** to amend the Hardee County Unified Land Development Code, as amended providing for an Amendment to Article 02, Article 03 and Article 07 of the ULDC creating Site Development Plan Minor and Site Development Plan Major Review based on the Staff Report, Staff's recommendation for approval and based on the testimony presented, and the evidence received in the public hearing

I make a **MOTION to RECOMMEND DENIAL** to the Board of County Commissioners of Agenda No. 12-08 as contained in **ORDINANCE NO. 2012-05** based on \_\_\_\_\_

**BoCC to hold a public hearing and receive a recommendation from the Planning/Zoning Board for Agenda No. 12-08 as contained in ORDINANCE NO. 2012-05 on Thursday, March 15, 2012, 6:05 P.M. or as soon thereafter.**

<p><b><i>Amendment to Unified Land Development Code, as amended ORDINANCE NO. 2012-06</i></b></p>
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Agenda No.  
12-09

Hardee County Board of County Commissioners by and through the Authorized Representative requests an amendment to the Hardee County Unified Land Development Code, as amended  
Contained in **ORDINANCE NO. 2012-06** updating Article 02, to-wit:  
Table 2.29.02(A)--ULDC Development Districts;  
Table 2.29.02(B)--Category/Use (Table of Land Uses)  
Table 2.29.02(C)--Table of Development Standards  
and updating the Future Land Use Map (FLUM) Designations of Article 02, to-wit:  
Sections 2.29.02.01 through Section 2.29.02.05  
Sections 2.29.02.07 through Section 2.29.02.09 and Section 2.29.02.13  
to correspond with the Future Land Use categories added to the Hardee County Comprehensive Plan in October, 2010

**CHAIRMAN** The purpose of this Public Hearing is to offer a recommendation for the amendment to the ULDC to the Board of County Commissioners

**PLANNER CHENEY** Presentation of Agenda No. 12-09

**P/D STAFF RECOM.** Staff recommends the Board recommend approval to the Board of County Commissioners of Agenda No. 12-09 as contained in **ORDINANCE NO. 2012-06** as shown in the Staff report and in the presentation

**CHAIRMAN** Questions/Comments from the Board

**CHAIRMAN** Questions/Comments from the General Citizenry

# PLANNING AND ZONING BOARD

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**CHAIRMAN** Request a MOTION of recommendation to the BoCC

Suggested format for Board's MOTIONS

I make a MOTION to **RECOMMEND APPROVAL** to the Board of County Commissioners of Agenda No. 12-09 as contained in **ORDINANCE NO. 2012-06** to amend the Hardee County Unified Land Development Code, as amended providing for an Amendment to update Article 02, to-wit:

Table 2.29.02(A)--ULDC Development Districts;  
Table 2.29.02(B)--Category/Use (Table of Land Uses)  
Table 2.29.02(C)--Table of Development Standards

and update the Future Land Use Map (FLUM) Designations of Article 02, to-wit:

Sections 2.29.02.01 through Section 2.29.02.05  
Sections 2.29.02.07 through Section 2.29.02.09 and Section 2.29.02.13  
to correspond with the Future Land Use categories added to the Hardee County Comprehensive Plan in October, 2010

based on the Staff Report, Staff's recommendation for approval and based on the testimony presented, and the evidence received in the public hearing

I make a **MOTION to RECOMMEND DENIAL** to the Board of County Commissioners of Agenda No. 12-09 as contained in **ORDINANCE NO. 2012-06** based on \_\_\_\_\_

**BoCC to hold a public hearing and receive a recommendation from the Planning/Zoning Board for Agenda No. 12-09 as contained in ORDINANCE NO. 2012-06 on Thursday, March 15, 2012, 6:05 P.M. or as soon thereafter.**

### OTHER BUSINESS

At Board's discretion . . . . continue discussions of Article 03 of the ULDC

**Next REGULAR P/Z MEETING/PUBLIC HEARING**  
**Thursday, April 05, 2012, 6:00 P.M.**

#### GENERAL RULES OF PROCEDURE

Ladies and Gentlemen,

Pertaining to Agenda No. 12-07 . . . . 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.