

PLANNING AND ZONING BOARD

REGULAR MEETING/PUBLIC HEARING--JUNE 05, 2014, 6:00 P.M.

County Commissioners Board Room, 412 W. Orange St., Courthouse Annex, Rm. 102 , Wauchula, Florida

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

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Planning and Zoning Board

Ralph Arce, Vice Chairman
Don Chancey
Roger Conley, Chairman
Gordon Norris
Drew Schock
Nick Timmerman
Jo'Ann' Wilson

Staff

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

CHAIRMAN

Call June 05, 2014 Regular Meeting/Public Hearing to order
**Please turn off all cell phones and pagers
or set the unit to silent announcement**

CHAIRMAN

Pledge of Allegiance to the American flag; Call for prayer

HANEY

Pursuant to the provisions of the Hardee County Unified Land Development Code be advised that

- Courtesy Notices announcing the Public Hearing were mailed to adjoining property owners within a 300-ft radius of the subject parcel;
- Courtesy Notice announcing the Public Hearing was mailed to the Polk County Board of County Commissioners;
- The public notice for the public hearing was advertised in **The Herald-Advocate** on 05/15/14 (Affidavit of Publication is on file)

NOTARY PUBLIC

Administration of oath to those who wish to offer testimony

CHAIRMAN

Explain Planning and Zoning Board's General Rules of Procedure (Page Three)

CHAIRMAN

Approval--Minutes of 04/03/14 Regular Meeting/Public Hearing as printed and mailed

CHAIRMAN

Approval--Minutes of 05/01/14 Regular Meeting/Public Hearing as printed and mailed

HANEY

... has any Planning and Zoning Board member received any oral or written communication(s) regarding the land use item to be discussed? If so, please disclose substance of the communication and identify the person making communication.

VARIANCE

Agenda No. 14-11

05/20/14 Planning/Development Dept. received a written WITHDRAWAL of the application.

CHAIRMAN

Wauchula State Bank by and through the Authorized Representative requests a recommendation of approval of a Variance to the required minimum side yard setbacks for already-built construction purposes for an **R-1**-zoned parcel in the **Town Center** Future Land Use District; nearest the lot line of Lot 16 the request is to reduce the side setbacks for the front corner of the existing slab to 5.72 ft, the front corner of the existing garage to 6.06 ft and the rear corner of the existing garage to 14.96 ft.
Parcel situated on or about Magnolia Ln., N. of Aspen Ln.
as Lot 15, Blk A, **Knollwood S/D**, Hardee County
(09 34 25 0832 0000A 0015)

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**AMENDMENT TO HARDEE COUNTY COMPREHENSIVE PLAN FUTURE LAND USE MAP
ORDINANCE NO. 2014-03**

Agenda No. 14-12

CHAIRMAN

Shadowlawn LLC and Mooney Family LLC by and through the Authorized Representative requests a recommendation of approval of an Amendment to the Hardee County Comprehensive Plan Future Land Use Map to change 1,204+/-acres from Agriculture to Rural Village FLU and Conservation FLU as **ORDINANCE NO. 2014-13**

Parcels situated East of Pool Rd., South of Hardee County/Polk County Line Rd., North of CR 664A and West of City of Bowling Green

CHAIRMAN

The purpose of this Public Hearing is to hear the request, receive public input and offer a recommendation to the Board of County Commissioners for an Amendment to the 'Comp' Plan Future Land Use Map as requested

**PLANNING/
DEVELOPMENT
DIRECTOR DENNY**

Presentation of Agenda No. 14-12

P/D STAFF RECOM.

Staff recommends the Board recommend approval to the Board of County Commissioners for the Amendment to the Hardee County "Comp' Plan Future Land Use Map as requested including Conservation Future Land Use Map Category; enter Staff Report and his testimony into the record

CHAIRMAN

Questions/Comments from the Board

CHAIRMAN

Questions/Comments from the General Citizenry
Please come to the microphone and state your name and MAILING ADDRESS for the record

CHAIRMAN

Request a MOTION of recommendation to the BoCC for the Amendment to the 'Comp' Plan Future Land Use Map

Suggested format for Board's MOTIONS

I make a MOTION to **RECOMMEND APPROVAL** to the Board of County Commissioners of the requested Amendment to the Hardee County Comprehensive Plan Future Land Use Map to change 1,204+/-acres from Agriculture Future Land Use Category to Rural Village Future Land Use Category and Conservation Future Land Use Category based on the Staff Report, Staff's recommendation for approval, data and analysis, and based on the testimony presented and the evidence received in the public hearing.

I make a MOTION to **RECOMMEND DENIAL** of the Amendment to the Hardee County Comprehensive Plan to change 1,204+/-acres from Agriculture to Rural Village and Conservation FLU categories based on _____.

BoCC to hold a FIRST READING public hearing and receive a recommendation from the Planning/Zoning Board on Thursday, July 03, 2014, 8:35 A.M. or as soon thereafter.

BoCC to hold SECOND READING public hearing upon approval of the Ordinance by State of Florida, Department of Economic Opportunity (DEO)

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OTHER BUSINESS

Discussion regarding applications for Zoning Actions not coming before the P/Z Board and construction permits issued. At its 04/03/14 public hearing Board directed to put on 05/01/14 agenda and if the time gets late will move the item to June, 2014 for discussion. The item was not discussed at the Board's 05/01/14 public hearing.

Next REGULAR P/Z MEETING/PUBLIC HEARING
Thursday, July 10, 2014, 6:00 P.M.

PLANNING/ZONING BOARD 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.