

PLANNING AND ZONING BOARD

REGULAR MEETING/PUBLIC HEARING--DECEMBER 04, 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

Lex Albritton, County Manager
'BJ' Haney, Planning/Development Dept.

CHAIRMAN

Call December 04, 2014 Regular Meeting/Public Hearing to order
Please turn off or silence all cell phones and pagers

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

- The public notice for this public hearing was advertised in **The Herald-Advocate** on 11/13/14 (Affidavit of Publication is on file)
- Courtesy Letters to property owners within a 300 ft radius of the subject properties were mailed from the Planning/Development Dept. citing the request, advising the date, time and location of the public hearings

CHAIRMAN

Approval--Minutes of 10/02/14 Regular Meeting/Public Hearing as printed and mailed.

NOTE: There were no items for a November, 2014 Regular Meeting/Public Hearing

PLANNING/DEVELOPMENT

HANEY

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

CHAIRMAN

Explain Planning and Zoning Board's 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.

NOTARY PUBLIC

Administration of oath to those who wish to offer testimony

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SPECIAL EXCEPTION

Agenda No. 15-04

CHAIRMAN

Norman E. and Linda Chaudoin requests approval of a Special Exception to locate a single-family manufactured home on .449+/-acres on an F-R-zoned parcel in the Rural Center Future Land Use Category

Parcel is situated on the E side of Keystone Ave. N of Lawrence St., Limestone community, Hardee County 03 36 24 0850 00008 0013

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

PLANNING/DEVELOPMENT

HANEY

Presentation of Agenda No. 15-04

P/D STAFF RECOM.

Staff recommends the Board recommend to the Board of County Commissioners approval of the Special Exception with conditions to locate a single-family manufactured home on .449+/-acres on an F-R-zoned parcel based on the staff report as presented

Enter Staff Report and staff 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

Requests a MOTION

Suggested format for Board's MOTIONS

I make a MOTION to **RECOMMEND APPROVAL** to the Board of County Commissioners of the request for a Special Exception to locate a single-family manufactured home on .449+/- acres on an F-R-zoned parcel in the Rural Center Future Land Use Category based on Staff's recommendation for approval, based on the conditions, and based on the testimony presented and the evidence received in the public hearing.

I make a MOTION to **DENY** the request for approval to the Board of County Commissioners of a Special Exception to locate a single-family manufactured home on .449+/-acres on an F-R-zoned parcel in the Rural Center Future Land Use Category based on _____.

CHAIRMAN

BoCC to hold a public hearing and receive a recommendation from the Planning/Zoning Board on Thursday, December 11, 2014, 8:35 A.M. or as soon thereafter.

SITE DEVELOPMENT PLAN w/a Modification to an Approved w/Conditions SPECIAL EXCEPTION

Agenda No. 15-03

CHAIRMAN

Wal-Mart Stores East LP by and through the Authorized Representative requests approval of a Site Development Plan with a Modification to an Approved with Conditions Special Exception to construct/operate a free-standing Walmart Liquor Box on 14.32+/-acres zoned C-1 (Neighborhood Commercial) in the Highway Mixed Use Future Land Use District.

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Parcel is situated on the East side of Hwy. 17 North,
South of REA Rd East, Hardee County 33 33 25 0200 00001 0001

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

CFRPC BORCHERS Presentation of Agenda No. 15-03

P/D STAFF RECOM. Staff recommends the Board recommend to the Board of County Commissioners approval of the Site Development Plan with a Modification to an Approved with Conditions Special Exception to construct/operate a free-standing Walmart Liquor Box on 14.32+/-acres zoned C-1 (Neighborhood Commercial) in the Highway Mixed Use Future Land Use District based on the staff report as presented;

Enter Staff Report and staff 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 Requests a MOTION

Suggested format for Board's MOTIONS

I make a MOTION to **RECOMMEND APPROVAL** to the Board of County Commissioners of the request for a Site Development Plan with a Modification to an Approved with Conditions Special Exception to construct/operate a freestanding Walmart Liquor Box on 14.32+/-acres zoned C-1 (Neighborhood Commercial) in the Highway Mixed Use Future Land Use District based on the Staff's Report as presented, Staff's recommendation for approval, based on the conditions, and based on the testimony presented and the evidence received in the public hearing.

I make a MOTION to **DENY** the request for approval to the Board of County Commissioners of the request for a Site Development Plan with a Modification to an Approved with Conditions Special Exception to construct/operate a free-standing Walmart Liquor Box on 14.32+/-acres zoned C-1 (Neighborhood Commercial) in the Highway Mixed Use Future Land Use District based on _____.

CHAIRMAN **BoCC to hold a public hearing and receive a recommendation from the Planning/Zoning Board on Thursday, December 11, 2014, 8:35 A.M. or as soon thereafter.**

VARIANCE

Agenda No. 15-05

CHAIRMAN

Carrol E./Lucy V. Moye request approval of a Variance to the 50-ft access and frontage at a public or private road requirement of the Exception to Policy L1.22 of Hardee County Comprehensive Plan and the Exception to the Minimum Lot in A-1-Zoned Lands process to allow the use of a 25-ft access and frontage at the public or private road specifically for applications for 'Exceptions' for the Moye children

PLANNING AND ZONING BOARD

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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

CFRPC BORCHERS Presentation of Agenda No. 15-05

P/D STAFF RECOM. Staff recommends the Board recommend to the Board of County Commissioners approval of the request approval of a Variance to the 50-ft access and frontage at a public or private road requirement of the Exception to Policy L1.22 of Hardee County Comprehensive Plan and the Exception to the Minimum Lot in A-1-Zoned Lands process to allow the use of a 25-ft access and frontage at the public or private road specifically for applications for 'Exceptions' for the Moye children based on the Staff Report as presented, based on the conditions, and based on the testimony presented and the evidence received in the public hearing.

Enter Staff Report and staff 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 Requests a MOTION

Suggested format for Board's MOTIONS

ft I make a MOTION to **RECOMMEND APPROVAL** to the Board of County Commissioners to **APPROVE** the request for approval of a Variance to the 50-ft access and frontage at a public or private road requirement of the Exception to Policy L1.22 of Hardee County Comprehensive Plan and the Exception to the Minimum Lot in A-1-Zoned Lands process to allow the use of a 25-ft access and frontage at the public or private road specifically for applications for 'Exceptions' for the Moye children based on the Staff Report as presented, based on the conditions, 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 to **DENY** the request for approval of Variance to the 50-ft access and frontage at a public or private road requirement of the Exception to Policy L1.22 of Hardee County Comprehensive Plan and the Exception to the Minimum Lot in A-1-Zoned Lands process to allow the use of a 25-ft access and frontage at the public or private road specifically for applications for 'Exceptions' for the Moye children based on _____.

OTHER BUSINESS

Next **REGULAR P/Z MEETING/PUBLIC HEARING**
Thursday, January 08, 2015, 6:00 P.M.

PLANNING AND ZONING BOARD

REGULAR MEETING/PUBLIC HEARING—NOVEMBER 06, 2014, 6:00 P.M.

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

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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

Lex Albritton, County Manager

'BJ' Haney, Planning/Development Dept.

NO ITEMS FOR AN AGENDA

Next REGULAR P/Z MEETING/PUBLIC HEARING

Thursday, December 04, 2014, 6:00 P.M.

PLANNING AND ZONING BOARD

REGULAR MEETING/PUBLIC HEARING--OCTOBER 02, 2014, 6:00 P.M.

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

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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

Lex Albritton, County Manager
'BJ' Haney, Planning/Development Dept.

- CHAIRMAN** Call October 02, 2014 Regular Meeting/Public Hearing to order
Please turn off all cell phones and pagers or set 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
- The public notice for this public hearing was advertised in **The Herald-Advocate** on 09/11/14 (Affidavit of Publication is on file)
- NOTARY PUBLIC** Administration of oath to those who wish to offer testimony
- CHAIRMAN** Approval--Minutes of 08/07/14 Regular Meeting/Public Hearing as printed and mailed
- NOTE: There were no items for a September, 2014 Regular Meeting/Public Hearing

AMENDMENT TO HARDEE COUNTY UNIFIED LAND DEVELOPMENT CODE ORDINANCE NO. 2015-01

Agenda No. 15-01

- CHAIRMAN** Hardee County Board of County Commissioners by and through the Authorized Representative requests approval of an Amendment to the Hardee County Unified Land Development Code, as amended modifying FARMWORKER HOUSING MIGRANT in Table 2.29.02(B), ULDC providing for Site Development Plan (SDP) approval in *R-3, C-1, C-2-zoning districts;
modifying Section 3.16.01.01.03, ULDC to allow FARMWORKER HOUSING H2-A/MIGRANT apartments or dormitories with SDP approval in R-3, C-1, C-2-zoning districts;
providing for severability, repeal of conflicting ordinances, and for an effective date as **ORDINANCE NO. 2015-01**
- 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
- COUNTY MANAGER** Presentation of Agenda No. 15-01
- P/D STAFF RECOM.** Staff recommends the Board approve the request for an Amendment to the Hardee County ULDC as presented;
enter Staff Report and staff testimony into the record

*Zoning Districts

R-3--Multiple-Family; C-1--Neighborhood Commercial, C-2--General Commercial

PLANNING AND ZONING BOARD

REGULAR MEETING/PUBLIC HEARING--OCTOBER 02, 2014, 6:00 P.M.

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- 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** Requests a MOTION

Suggested format for Board's MOTIONS

I make a MOTION to **RECOMMEND APPROVAL** of the request for an Amendment to the Hardee County Unified Land Development Code, as amended modifying FARMWORKER HOUSING MIGRANT in Table 2.29.02(B), ULDC providing for Site Development Plan (SDP) approval in R-3, C-1, C-2-zoning districts; modifying Section 3.16.01.01.03, ULDC to allow FARMWORKER HOUSING H2-A/MIGRANT apartments or dormitories with SDP approval in R-3, C-1, C-2-zoning districts; providing for severability, repeal of conflicting ordinances and for an effective date as **ORDINANCE NO. 2015-01** based on Staff's recommendation for approval, and based on the testimony presented and the evidence received in the public hearing.

I make a MOTION to **DENY** the request for an Amendment to the Hardee County Unified Land Development Code, as amended modifying FARMWORKER HOUSING MIGRANT in Table 2.29.02(B), ULDC providing for Site Development Plan (SDP) approval in *R-3, C-1, C-2-zoning districts; modifying Section 3.16.01.01.03, ULDC to allow FARMWORKER HOUSING H2-A/MIGRANT apartments or dormitories with SDP approval in R-3, C-1, C-2-zoning districts based on _____.

- CHAIRMAN** **BoCC to hold a FIRST READING public hearing and receive a recommendation from the Planning/Zoning Board on Thursday, October 30, 2014, 6:05 P.M. or as soon thereafter.**

BoCC to hold SECOND READING public hearing on Thursday, November 06, 2014, 8:35 A.M.

AMENDMENT TO HARDEE COUNTY UNIFIED LAND DEVELOPMENT CODE ORDINANCE NO. 2015-02

Agenda No. 15-02

- CHAIRMAN** Hardee County Board of County Commissioners by and through the Authorized Representative requests approval of an Amendment to the Hardee County Unified Land Development Code, as amended amending Table 2.29.02(B), ULDC adding INDOOR GUN RANGE; amending Section 3.16.00--*Development Standards for Uses Requiring a Site Development Plan* to provide for INDOOR GUN RANGE use in **C-1, C-2, I-1 and I-2-zoning districts; changing Table 2.29.02(B), ULDC--RIFLE/ARCHERY RANGE to RIFLE/ARCHERY RANGE, OUTDOOR; amending Article 09, ULDC --Definitions adding a definition for INDOOR GUN RANGE; providing for severability, repeal of conflicting ordinances and for an effective date as **ORDINANCE NO. 2015-02**

**Zoning Districts

C-1--Neighborhood Commercial, C-2--General Commercial, I-1--Light Industrial, I-2--Heavy Industrial

PLANNING AND ZONING BOARD

REGULAR MEETING/PUBLIC HEARING--OCTOBER 02, 2014, 6:00 P.M.

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

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- 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
- COUNTY MANAGER** Presentation of Agenda No. 15-02
- P/D STAFF RECOM.** Staff recommends the Board approve the request for an Amendment to the Hardee County ULDC as presented;
enter Staff Report and staff 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** Requests a MOTION

Suggested format for Board's MOTIONS

I make a MOTION to **RECOMMEND APPROVAL** of the request for an Amendment to the Hardee County Unified Land Development Code, as amended amending Table 2.29.09.02(B), ULDC adding INDOOR GUN RANGE; amending Section 3.16.00--*Development Standards for Uses Requiring a Site Development Plan* to provide for INDOOR GUN RANGE use in C-1, C-2, I-1 and I-2-zoning districts; changing Table 2.29.02(B), ULDC--RIFLE/ARCHERY RANGE to RIFLE/ARCHERY RANGE, OUTDOOR; amending Article 09, ULDC--Definitions adding a definition for INDOOR GUN RANGE; providing for severability, repeal of conflicting ordinances and for an effective date as **ORDINANCE NO. 2015-02**

I make a MOTION to **DENY** the request for an Amendment to the Hardee County Unified Land Development Code, as amended amending Table 2.29.02(B), ULDC adding INDOOR GUN RANGE; amending Section 3.16.00--*Development Standards for Uses Requiring a Site Development Plan* to provide for INDOOR GUN RANGE use in C-1, C-2, I-1 and I-2-zoning districts; changing Table 2.29.02(B), ULDC--RIFLE/ARCHERY RANGE to RIFLE/ARCHERY RANGE, OUTDOOR; amending Article 09, ULDC--Definitions adding a definition for INDOOR GUN RANGE; based on _____.

- CHAIRMAN** **BoCC to hold a FIRST READING public hearing and receive a recommendation from the Planning/Zoning Board on Thursday, October 30, 2014, 6:05 P.M. or as soon thereafter.**
-
- BoCC to hold SECOND READING public hearing on Thursday, November 06, 2014, 8:35 A.M.**

OTHER BUSINESS

Next REGULAR P/Z MEETING/PUBLIC HEARING
Thursday, November 06, 2014, 6:00 P.M.

PLANNING AND ZONING BOARD

REGULAR MEETING/PUBLIC HEARING—SEPTEMBER 11, 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 :::

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.

**NO ITEMS
FOR AN AGENDA**

Next REGULAR P/Z MEETING/PUBLIC HEARING

Thursday, October 02, 2014, 6:00 P.M.