

HARDEE COUNTY PLANNING AND ZONING BOARD

REGULAR MEETING/PUBLIC HEARING--JUNE 04, 2015, 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
Donnie Autry
Roger Conley, Chairman
Michael Scheipsmeier
Drew Schock
Nick Timmerman
Jo'Ann' Wilson

Staff

Todd Miller, Planning/Development Director
'BJ' Haney, Planning/Development Dept.
West Palmer, Mining Coordinator

- CHAIRMAN** Call June 04, 2015 Regular Meeting/Public Hearing to order
Please turn off all cell phones and pagers or silence 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 05/14/15 (Affidavit of Publication is on file)
 - Courtesy Letters to property owners within a 300 ft radius of the subject property for Agenda No. 15-11 and Agenda No. 15-12 were mailed from the Planning/Development Dept. citing the request, advising the date, time and location of the public hearings
- CHAIRMAN** Approval--Minutes of 01/08/15 Regular Meeting/Public Hearing as printed and mailed
- PLANNING/
DEVELOPMENT
HANEY** Has any Hardee County 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. 15-12

CHAIRMAN Mario SanJuan Mateo and Casimera Hernandez Lopez property owners/applicants request approval of a Special Exception to locate a single-family manufactured home on an F-R-zoned .60+/-acre-parcel in the Residential Mixed Use Future Land Use District

Parcel is situated on the West side of Mott Rd., North of Old Bradenton Rd., Hardee County

Parcel I.D. No. 29 33 25 0000 08010 0000

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

P/D DIRECTOR Presentation of Agenda No. 15-12

P/D STAFF RECOMMEND. Staff recommends the Board recommend approval to the Board of County Commissioners of the request for a Special Exception to locate a single-family manufactured home on an F-R-zoned .60+/-acre-parcel with conditions

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 an F-R-zoned .60+/-acre-parcel in the Residential Mixed Use Future Land Use District based on the Staff Report as presented, based on the recommended 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 of the request for approval of a Special Exception based on

CHAIRMAN **BoCC to hold a public hearing and receive a recommendation from the Planning/Zoning Board on Thursday, July 02, 2015, 8:35 A.M. or as soon thereafter in this room**

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SITE DEVELOPMENT PLAN

Agenda No. 15-11

CHAIRMAN Grady Johnson, Sr. and Patricia M. Johnson property owners/applicants by and through the Authorized Representative request approval of a Site Development Plan to operate a rescue center for cats and dogs on 5.0+/- acres of a 10.0+/-acre-A-1-zoned parcel in the Agriculture Future Land Use District

Parcel is situated on the West side of Merle Langford Rd.,
South of Steve Roberts Special, Hardee County

Parcel I.D. No. 30 34 26 0000 02460 0000

CHAIRMAN The purpose of this Public Hearing is to hear the request, and receive public input

P/D DIRECTOR Presentation of Agenda No. 15-11

P/D STAFF RECOMMEND. Staff recommends the Board approve the Site Development Plan to operate a rescue center for cats and dogs on 5.0+/-acres of a 10.0+/-acre-A-1-zoned parcel with recommended conditions

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 **APPROVE** the Site Development Plan to operate a rescue center for cats and dogs on 5.0+/-acres of a 10.0+/-acre-A-1-zoned parcel based on the Staff Report as presented, based on the recommended conditions, and based on the testimony presented, and the evidence received in the public hearing

I make a **MOTION** to **RECOMMEND DENIAL** of the request for a Site Development Plan to operate a rescue center for cats and dogs based on _____

SPECIAL EXCEPTION

Agenda No. 15-10

CHAIRMAN Lawrence J. Martell and Mary K. Martell, property owners/applicants by and through the Authorized Representative request a Variance to the setbacks of the Peace River for development of a single-family dwelling on a 5.0+/-acre-A-1-zoned parcel in the Agriculture Future Land Use District

Parcel is situated on the West side of Cross Creek Ln.,
West of Popash Rd., South of Griffin Rd.
addressed as 548 Cross Creek Ln., Hardee County

Parcel I.D. No. 11 34 25 0000 00100 0000

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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

P/D DIRECTOR Presentation of Agenda No. 15-10

P/D STAFF RECOMMEND. Staff recommends the Board recommend approval to the Board of County Commissioners of the request for a Variance to the setbacks of the Peace River for development of a single-family dwelling on a 5.0+/-acre-A-1-zoned parcel with conditions

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 Variance to the setbacks of the Peace River for development of a single-family dwelling on a 5.0+/-acre-A-1-zoned parcel in the Agriculture Future Land Use District based on the Staff Report as presented, based on the recommended 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 of the request for approval of a Variance to the setbacks of the Peace River for development of a single-family dwelling based on _____

CHAIRMAN **BoCC to hold a public hearing and receive a recommendation from the Planning/Zoning Board on Thursday, July 02, 2015, 8:35 A.M. or as soon thereafter in this room**

**AMENDMENT to SECTION 3.14.00 – Mining Regulations
HARDEE COUNTY UNIFIED LAND DEVELOPMENT CODE**

Agenda No. 15-07

CHAIRMAN Hardee County Board of County Commissioners by and through the Authorized Representative requests an Amendment to Section 3.14.00, *Mining Regulations*, Hardee County Unified Land Development Code to revise the Performance Standards for specific development types and to modify the regulations of Section 3.14.02 as **ORDINANCE NO. 2015-03**

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

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P/D DIRECTOR Presentation of Agenda No. 15-07

**P/D AND
MINING STAFF
RECOMMEND.**

Staff recommends the Board recommend approval to the Board of County Commissioners of the request for an Amendment to Section 3.14.00, *Mining Regulations*, Hardee County Unified Land Development Code to revise the Performance Standards for specific development types and to modify the regulations of Section 3.14.02 as **ORDINANCE NO. 2015-03**

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 an Amendment to Section 3.14.00, *Mining Regulations*, Hardee County Unified Land Development Code to revise the Performance Standards for specific development types and to modify the regulations of Section 3.14.02 as **ORDINANCE NO. 2015-03** based on the Staff Report as presented, 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 the request for an Amendment to Section 3.14.00, *Mining Regulations*, Hardee County Unified Land Development Code based on _____

CHAIRMAN BoCC to hold a **FIRST READING PUBLIC HEARING** for **ORDINANCE NO. 2015-03** and to receive a recommendation from the Planning/Zoning Board on **Thursday, July 02, 2015, 8:35 A.M.** or as soon thereafter in this room

BoCC to hold a **SECOND READING PUBLIC HEARING** for **ORDINANCE NO. 2015-03** on **Thursday, July 16, 2015, 6:05 P.M.** or as soon thereafter in this room

OTHER BUSINESS

Next REGULAR MEETING

Thursday, June 18, 2015, 6:00 P.M.

Consider Amendments to the Hardee County Unified Land Development Code being Sections 2.10.00, 2.29.02(B), 2.30.00(G), 3.02.03, 4.04.02, 7.13.07, 7.15.02, 8.03.00(B)(03), 7.12.06 and Article 09 as **ORDINANCE NO. 2015-06**

Next REGULAR P/Z MEETING/PUBLIC HEARING

Thursday, July 09, 2015, 6:00 P.M.