

HARDEE COUNTY PLANNING AND ZONING BOARD

REGULAR MEETING/PUBLIC HEARING--JULY 23, 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.

- CHAIRMAN** Call July 23, 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 07/02/15 (Affidavit of Publication is on file)
- CHAIRMAN** Approval--Minutes of 06/18/15 Regular Meeting/Public Hearing as printed and mailed
- CHAIRMAN** Election of Chairman and Vice Chairman for the ensuing year
Call for nominations for Chairman
Call for nominations for Vice Chairman
(On 06/18/15 Board postponed this action until a full Board present)
- 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. 15-14

CHAIRMAN

Charles D. Edwards requests approval of a Special Exception to locate a single-family manufactured home on 1.20+/-acres on an F-R-zoned parcel in the Rural Center Future Land Use Category

Parcel is situated on or about East side of Edwards Peace Dr.
South of St Rd 64 West, Hardee County 29 34 25 0000 07370 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

**PLANNING/DEVELOP.
DIRECTOR**

Presentation of Agenda No. 15-14

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 1.20+/-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 1.20+/- 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 based on _____.

CHAIRMAN

BoCC to hold a public hearing and receive a recommendation from the Planning/Zoning Board on Thursday, July 16, 2015, 6:05 P.M. or as soon thereafter in this room

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VARIANCE

Agenda No. 15-15

CHAIRMAN

Robert L. and Terri L. Mushrush request approval of a Variance to the height limitation and the side corner yard setback requirements of Section 2.10.00 of the Hardee County Unified Land Development Code on 1.0+/-acres zoned F-R in the Residential Mixed Use Future Land Use Category

Parcel is situated on or about the SW corner of Old Dixie Highway and Himrod Rd., Hardee County 17 33 25 0000 06260 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

PLANNING/DEVELOPMENT

DIRECTOR

Presentation of Agenda No. 15-15

P/D STAFF RECOM.

Staff recommends the Board recommend to the Board of County Commissioners approval of the Variance to the height limitation and the side corner yard setback requirements of Section 2.10.00 of the Hardee County Unified Land Development Code on 1.0+/-acres zoned F-R in the Residential Mixed Use Future Land Use Category based on the Staff Report containing a condition 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 Variance to the height limitation and the side corner yard setback requirements of Section 2.10.00 of the Hardee County Unified Land Development Code on 1.0+/-acres zoned F-R in the Residential Mixed Use Future Land Use Category based on the based on Staff's recommendation for approval, based on the recommended condition, 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 Variance to the height limitation and the side corner yard setback requirements of Section 2.10.00 of the Hardee County Unified Land Development Code on 1.0+/-acres zoned F-R in the Residential Mixed Use Future Land Use Category based on _____.

CHAIRMAN

BoCC to hold a public hearing and receive a recommendation from the Planning/Zoning Board on Thursday, August 06, 2015, 8:35 A.M. or as soon thereafter in this room

PLANNING AND ZONING BOARD

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AMENDMENT TO THE HARDEE COUNTY ULDC--ORDINANCE NO. 2015-04

Agenda No. 15-08

CHAIRMAN

Hardee County Board of County Commissioners by and through the Authorized Representative request an Amendment to the Hardee County Unified Land Development Code to create a Planned Unit Development (PUD) zoning district and to modify the Planned Unit Development regulations as **ORDINANCE NO. 2015-04**

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

DIRECTOR/CFRPC STAFF Presentation of Agenda No. 15-08

P/D STAFF RECOM.

Staff recommends the Board recommend to the Board of County Commissioners approval of the proposed Amendments as **ORDINANCE NO. 2015-04** 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 an Amendment to the Hardee County Unified Land Development Code to create a Planned Unit Development (PUD) zoning district and to modify the Planned Unit Development regulations as **ORDINANCE NO. 2015-04** 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 approval to the Board of County Commissioners for an Amendment to the Hardee County Unified Land Development Code based on _____.

CHAIRMAN

BoCC to hold a FIRST READING public hearing and receive a recommendation from the Planning/Zoning Board on Thursday, August 06, 2015, 8:35 A.M. or as soon thereafter in this room

BoCC to hold a SECOND READING public hearing and receive a recommendation from the Planning/Zoning Board on Thursday, August 20, 2015, 6:05 P.M. or as soon thereafter in this room

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AMENDMENT TO THE HARDEE COUNTY ULDC--ORDINANCE NO. 2015-05

Agenda No. 15-09

CHAIRMAN

Hardee County Board of County Commissioners by and through the Authorized Representative request an Amendment to Articles 02, 03, 07 and 09 of the Hardee County Unified Land Development Code to revise regulations specific to the Transportation Concurrency Management System and to provide for consistency with the Hardee County Comprehensive Plan as **ORDINANCE NO. 2015-05**

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

DIRECTOR/CFRPC STAFF Presentation of Agenda No. 15-09

P/D STAFF RECOM.

Staff recommends the Board recommend to the Board of County Commissioners approval of the proposed Amendments as **ORDINANCE NO. 2015-05** 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 an Amendment to Articles 02, 03, 07 and 09 of the Hardee County Unified Land Development Code to revise regulations specific to the Transportation Concurrency Management System and to provide for consistency with the Hardee County Comprehensive Plan as **ORDINANCE NO. 2015-05** 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 approval to the Board of County Commissioners for an Amendment to Articles 02, 03, 07 and 09 of the Hardee County Unified Land Development Code to revise regulations specific to the Transportation Concurrency Management System and to provide for consistency with the Hardee County Comprehensive Plan as **ORDINANCE NO. 2015-05** based on _____.

CHAIRMAN

BoCC to hold a FIRST READING public hearing and receive a recommendation from the Planning/Zoning Board on Thursday, August 06, 2015, 8:35 A.M. or as soon thereafter in this room

BoCC to hold a SECOND READING public hearing and receive a recommendation from the Planning/Zoning Board on Thursday, August 20, 2015, 6:05 P.M. or as soon thereafter in this room

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OTHER BUSINESS

Next REGULAR MEETING

Thursday, August 06, 2015, 6:00 P.M.