

**HARDEE COUNTY
PLANNING AND ZONING BOARD**

REGULAR MEETING/PUBLIC HEARING--AUGUST 04, 2016, 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
Drew Schock
Nick Timmerman
Danielle Valentim
JoAnn Wilson

Staff
Todd Miller, Planning/Development Director
Annie Barnes, Planner II
'BJ' Haney, Planning/Development Dept.

- CHAIRMAN** Call August 04, 2016 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 07/14/16 (Affidavit of Publication is on file)
 - Courtesy Letters were timely mailed from the Planning/Development Dept. to properties within a 300-ft radius of the subject parcels
- CHAIRMAN** Approval--Minutes of 07/07/16 Regular Meeting/Public Hearing as printed and mailed
- 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. 16-12

CHAIRMAN South Fort Meade Partnership LP requests a Special Exception to erect a 115-ft communication monopole on the Southernmost portion being 36-sq-ft of a 167.06+/-acre parcel zoned A-1 in the Agriculture Future Land Use Category and located on or about the North side of Jack Jones Rd., East of Boyd Cowart Rd, Hardee County 30 33 26 0000 00020 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. 16-12

P/D STAFF RECOM. Staff recommends approval with conditions of the request to the Planning and Zoning Board and recommends the Planning/Zoning Board recommend approval with conditions to the Board of County Commissioners of the request for a Special Exception to erect a 115-ft communication monopole on the Southernmost portion being 36-sq-ft of a 167.06+/-acre parcel zoned A-1 in the Agriculture Future Land Use Category

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 erect a 115-ft communication monopole on the Southernmost portion being 36-sq-ft of a 167.06+/-acre parcel zoned A-1 in the Agriculture Future Land Use Category based on the Staff Report as presented, based on Staff's recommendation for approval with conditions and based on the testimony presented and the evidence received in the public hearing

I make a MOTION to **DENY** the request for a Special Exception for a 115-ft communication monopole on the Southernmost portion being 36-sq-ft of a 167.06+/-acre parcel zoned A-1 in the Agriculture 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 18, 2016, 6:05 P.M. or as soon thereafter in this room**

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SITE DEVELOPMENT PLAN

Agenda No. 16-13

CHAIRMAN Wauchula Groceries LLC requests approval of a Site Development Plan-Major on 1.71+/- acres zoned C-2 (General Commercial) in the Rural Center Future Land Use District to add fueling station improvements and parking to the existing convenience store

Parcels are situated on the North side of SR64West, East of CR663North and West of Badger Loop in the Ona Community, Hardee County

33 34 24 0830 00009 0001
33 34 24 0830 00009 0007
33 34 24 0830 00009 0016

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

P/D DIRECTOR Presentation of Agenda No. 16-13

P/D STAFF RECOMMEND. Staff recommends the Board approve the Site Development Plan-Major to add fueling station improvements and parking to the existing convenience store 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-Major to add fueling station improvements and parking to the existing convenience store on 1.71+/-acre-C-2-zoned parcels 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-Major to add fueling station improvements and parking to the existing convenience store based on _____

REZONING--ORDINANCE NO. 2016-06

Agenda No. 16-14

CHAIRMAN Casie M. Draganov requests approval of a Rezoning of 2.86+/-acres from A-1 (Agriculture) to C-2 (General Commercial) so the continuing commercial operation will be situated on a parcel that is conforming in size and use. The parcel is located in the Agriculture Future Land Use Category and is situated on the corner of Hightower Ln. and St Rd 64W, Hardee County

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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**PLANNING/DEVELOP
DIRECTOR**

Presentation of Agenda No. 16-14

P/D STAFF RECOM.

Staff recommends the Board recommend approval to the Board of County Commissioners of **ORDINANCE NO. 2016-06** for the Rezoning from A-1 to C-2 of a 2.86+/-acre lot to be known as Parcel 1 of **Charlotte's Corner S/D** upon approval of the minor subdivision that is located in the Agriculture Future Land Use Category based on the Staff Report as presented. Minor subdivision application being presented to the BoCC on 09/01/16, 8:35 A.M.

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 **ORDINANCE NO. 2016-06** for the request for a Rezoning from A-1 to C-2 of a 2.86+/-acre lot to be known as Parcel 1 of **Charlotte's Corner S/D** upon approval of the minor subdivision by the BoCC on 09/01/16; lot being located in the Agriculture Future Land Use Category based on the Staff report as presented, 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 of a request for a Rezoning based on _____.

CHAIRMAN

BoCC to hold a FIRST PUBLIC HEARING for ORDINANCE NO. 2016-06 and receive a recommendation from the Planning/Zoning Board on Thursday, August 18, 2016, 6:05 P.M. or as soon thereafter in this room

BoCC to hold a SECOND PUBLIC HEARING for ORDINANCE NO. 2016-06 on Thursday, September 01, 2016, 8:35 A.M. or as soon thereafter in this room

OTHER BUSINESS

Regular Meeting/Public Hearing adjourned at _____

Next REGULAR MEETING, Thursday, September 01, 2016, 6:00 P.M.