

**HARDEE COUNTY
PLANNING AND ZONING BOARD**

REGULAR MEETING/PUBLIC HEARING--NOVEMBER 03, 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
Roger Conley, Chairman
Ralph Arce, Vice Chairman
Donnie Autry
Karen Gustinger
Drew Schock
JoAnn Wilson
Renee Wyatt

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

- CHAIRMAN** Call November 03, 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
- CHAIRMAN** Welcome new Board members: Renee Wyatt and Karen Gustinger
- 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 10/13/16 (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 09/08/16 Regular Meeting/Public Hearing as printed and mailed
- The 10/06/16 P/Z Meeting/Public Hearing was cancelled due to Hurricane Matthew
- 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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REZONING--ORDINANCE NO. 2017-01
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Agenda No. 17-01

CHAIRMAN Casie M. Draganov requests approval of a Rezoning of 2.86+/-acres from A-1 (Agriculture) to C-2 (General Commercial) upon approval of a minor subdivision entitled **Charlotte's Corner** by the Board of County Commissioners 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

**PLANNING/DEVELOP
DIRECTOR** Presentation of Agenda No. 17-01

P/D STAFF RECOM. Staff recommends the Board recommend approval to the Board of County Commissioners of **ORDINANCE NO. 2017-01** for the Rezoning of a 2.86+/-acre lot from A-1 to C-2 in the Agriculture Future Land Use District to be known as Parcel 1 of **Charlotte's Corner** upon approval of the minor subdivision entitled **Charlotte's Corner** by the BoCC based on the Staff Report as presented. Minor subdivision application to be reviewed for approval by the BoCC on 11/03/16, 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. 2017-01** for the request for a Rezoning of a 2.86+/-acre lot from A-1 to C-2 in the Agriculture Future Land Use District to be known as Parcel 1 of **Charlotte's Corner** upon approval of the minor subdivision entitled **Charlotte's Corner** by the BoCC 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 READING PUBLIC HEARING for ORDINANCE NO. 2017-01** and receive a recommendation from the Planning/Zoning Board on **Tuesday, November 22, 2016, 8:35 A.M. or as soon thereafter in this room**

BoCC to hold a SECOND READING for ORDINANCE NO. 2017-01 on Thursday, December 08, 2016, 8:35 A.M. or as soon thereafter in this room

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REZONING--ORDINANCE NO. 2017-02 and VARIANCE

Agenda No. 17-02

CHAIRMAN

Teodulo Estrado and Maria delCarmen Belmares represented by Authorized Representatives Damian and Angela Rodriguez request approval of a Rezoning of 1.32+/-acres from F-R (Farm-Residential) to R-2 (Two-Family Residential) and a Variance to reduce the front yard setbacks from 30 ft to 15 ft for an existing single-family dwelling. The parcel is located in the Residential Mixed Use Future Land Use Category and is situated on the North side of Old Bradenton Rd., East of Mott Rd, Hardee County 29 33 25 0000 09270 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. 17-02--Rezoning and Variance

P/D STAFF RECOM.

Staff recommends the Board recommend approval to the Board of County Commissioners of **ORDINANCE NO. 2017-02** for the Rezoning of a 1.32+/-acre parcel from F-R to R-2 in the Residential Mixed Use Future Land Use District and to recommend approval to the Board of County Commissioners for a Variance to reduce the front yard setbacks from 30 ft to 15 ft for an existing dwelling 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

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. 2017-02** for the request for a Rezoning of a 1.32+/-acre parcel from F-R to R-2 in the Residential Mixed Use Future Land Use District and to recommend approval to the Board of County Commissioners for a Variance to reduce the front yard setbacks from 30 ft to 15 ft for an existing dwelling 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 READING PUBLIC HEARING**

for **ORDINANCE NO. 2017-01** (Rezoning) and receive a recommendation from the Planning/Zoning Board on **Tuesday, November 22, 2016, 8:35 A.M.**

or as soon thereafter in this room

and the BoCC to hold the public hearing and receive a recommendation from the Planning/Zoning Board for the **Variance** at the same public hearing

BoCC to hold a **SECOND READING** for **ORDINANCE NO. 2017-01** on **Thursday, December 08, 2016, 8:35 A.M.** or as soon thereafter **in this room**

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OTHER BUSINESS

**PLANNING/DEVELOP
DIRECTOR**

Requests Board declare a vacancy and authorize Chairman to sign
Memorandum to the Board of County Commissioners

Regular Meeting/Public Hearing adjourned at _____

Next REGULAR MEETING/PUBLIC HEARING, Thursday, December 01, 2016, 6:00 P.M.