

PLANNING AND ZONING BOARD
REGULAR MEETING
OCTOBER 4, 2001 - 6:00 P.M.
COUNTY COMMISSION CHAMBERS

MINUTES

Planning and Zoning Board

James Barncord, present
Don Chancey, Chairman, present
Roger Conley, present
Bill Craig, excused
Peggy Fraim, excused
Dan Graham, present
Charles Nicholson, present
Fred Small, present
Vida Tomlinson, Vice-Chairman, present

Staff

Building & Zoning Director, T. Mike Cassidy, present
Kris DeLaney, Director of Planning/Development, absent
County Manager, Gary Oden, present
County Attorney, Ken Evers, absent
Planner, B. J. Haney, present
B/Z Executive Secretary Virginia Stone, present

News Media not present

Chancey called the Regular Meeting to order at 6:00 P.M., roll taken, quorum present.

Stone advised the Public Notice for the Regular Meeting was published in The Herald-Advocate on September 20 and September 27, 2001. Affidavit of Publication is on file.

Cassidy advised courtesy notices were mailed to adjoining property owners, and all advertisements were properly posted.

Chancey explained Planning and Zoning Board's General Rules of Procedure and administered oath to witnesses who planned to offer testimony.

MOTION by Conley, second by Tomlinson to approve Minutes of 09/06/01 Regular Meeting. Motion carried unanimously.

Agenda No. 01-46

Chancey advised of a request from Claude Carl/Caroline M. Saunders for an Exception to Policy L1.15 of the "Comp Plan" to allow transfer of less than 5.0 ac to immediate family member (son) for primary place of residence, 152.65 ac, zoned A-1 (Agriculture), on or about Saunders Lane, Hardee County.

Each Board Member and County Staff received a copy of Application for an Exception to Policy L1.15 of the "Comp Plan" for review prior to the 10/04/01 meeting.

Cassidy highlighted the Staff Report including the conclusion, and recommendation for approval with recommended special conditions. Cassidy submitted the Staff Report to record as evidence; no objections presented.

Carl Saunders, 1150 Saunders Lane, Wauchula, FL 33873, was present and sworn.

Saunders stated that he was requesting 5.79 ac to be returned to the parent parcel and that 2.5 ac be transferred to the immediate family member (son) for his primary place of residence.

Tomlinson inquired whether the 5.79 ac would be deeded back to Saunders. It would be deeded back to the parent parcel.

Chancey called for public input.

Kathy Oberle, 7748 Brookside Way, Zolfo Springs, FL 33890, was present and sworn.

Oberle asked if you allow an Exception to Policy L1.15 of the Comp Plan could you put the 2.5 ac back into the parent parcel?

Haney explained that when Saunders deeds 2.5 ac to the children it does not have to go back to the parent

parcel. Just the 3.97 ac will go back to original parent parcel.

Tammy Saunders, 1002 Saunders Lane, Wauchula, FL 33873, was present and sworn.

Tammy Saunders stated that the reason for the request is that they want a parcel they can re-build on. Saunders stated that they were asking for what was available now.

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MOTION by Tomlinson, second by Nicholson to recommend to the Board of County Commissioners approval of the request for an Exception to Policy L1.15 of the "Comp Plan" to allow transfer of less than 5.0 ac to immediate family member (son) for primary place of residence, 152.65 ac, zoned A-1 (Agriculture), based on staff's findings, conclusion, recommendation for approval and recommended special conditions, and testimony received and evidence presented at the public hearing. Motion carried with six voting "yes" and Barncord voting "no".

Chancey advised BCC will receive a recommendation from the Planning/Zoning Board and will hold a public hearing on 10/25/01, 1:30 P.M.

Agenda No. 01-47

Chancey advised of a request from Emiliana Moreno for a Temporary Special Use Permit to temporarily locate a second dwelling to provide a place of residence for son to provide care for the mother on 2.67 ac, zoned A-1 (Agriculture), on or about Kelly Roberts Road, Hardee County.

Each Board Member and County Staff received a copy of Application for a Temporary Special Use Permit and Staff Report for review prior to the 10/04/01 meeting.

Cassidy highlighted the Staff Report including the conclusion and recommendation for approval. Cassidy submitted the report to record as evidence; no objections were presented.

Chancey asked if anyone was present to represent the Property Owner. No one present.

Haney reported that applicant wishes to build a single-family residence with understanding that mom's existing mobile home will leave when mom is gone.

Chancey called for public input, none was presented.

MOTION by Conley, second by Barncord to approve the request for a Temporary Special Use Permit as requested based on staff's findings, conclusion, and recommendation for approval and recommended conditions and based on the testimony received and evidence presented at the public hearing. Motion carried unanimously.

Chancey advised BCC will receive a recommendation from the Planning/Zoning Board and will hold a public hearing on 10/25/01, 1:30 P.M.

Agenda No. 01-48

Chancey advised of a request from Curt/Sharon Anderson for a Special Exception to locate a mobile home on 5.0MOL ac zoned F-R (Farm-Residential), on or about East side of Dixiana Drive, South of West Broward Street, Hardee County.

Each Board Member and County Staff received a copy of Application for a Special Exception and Staff Report for review prior to the 10/04/01 meeting.

Cassidy highlighted the Staff Report including the conclusion, recommendation for approval, recommended conditions, and time limits. Cassidy submitted the report to record as evidence, no objections were presented.

Chancey asked if anyone was present to represent the Property Owner. No one present.

Nicholson inquired whether the mobile home was in the area already.

Conley stated that there are several in the area.

Conley inquired whether the applicant understood about the one-year time limit? Haney stated they did.

Chancey called for public input, none received.

MOTION by Tomlinson, second by Nicholson to approve the request for a Special Exception as requested based on staff's findings, conclusion, and recommendation for approval, and recommended conditions and based on the testimony received and evidence presented at the public hearing. Motion carried unanimously.

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Chancey advised BCC will receive a recommendation from the Planning/Zoning Board and will hold a public hearing on 10/25/01, 1:30 P.M.

With no other items to come before the Board, MOTION by Conley, second by Barncord to adjourn meeting at 6:25 p.m. to advertised Workshop. With next Regular Meeting scheduled for Thursday, November 1, 2001, 6:00 P.M. Motion carried unanimously.

Ginny Stone, Executive Secretary

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