

PLANNING AND ZONING BOARD
REGULAR MEETING
April 4, 2002 – 7:30 P.M.
PARK PLACE – 221 West Main Street - Wauchula

MINUTES

Planning and Zoning Board

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

Staff

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

News Media not present

Chairman Tomlinson called the Regular Meeting to order at 7:30 P.M., roll taken, quorum present.

Stone advised the Public Notice for the Regular Meeting was published in The Herald-Advocate on March 21 and March 28, 2002. Affidavit of Publication is on file.

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

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

MOTION by Nicholson, second by Conley to approve Minutes of 03/07/02 Regular Meeting. Motion carried unanimously.

Agenda 02-18

Tomlinson advised of a request from Eston T. & Jewel Burdette Revell, as Trustees by and through their Authorized Representative William Grimsley for an Exception to Policy L1.15 of the "Comp Plan" to allow transfer of a no-less-than-2.5-ac parcel to an immediate family member (daughter) for primary place of residence, 70MOL-ac, zoned A-1 (Agriculture), on or about State Road 62, (Hardee County).

Each Board Member and County Staff received a copy of Application for an Exception to Policy L1.15 of the "Comp Plan" and Staff Report for review prior to the 04/04/02 meeting.

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

No one was present to represent Property Owner.

Tomlinson called for Public Input; none was received.

Tomlinson called for Board questions.

Tomlinson inquired whether there was a home located on this parcel.

Cassidy advised that there was.

MOTION by Conley, second by Graham to recommend approval to the Board of County Commissioners of the request for an Exception to Policy L1.15 to the "Comp Plan" to allow transfer of a no-less-than-2.5-ac parcel from a 70MOL-ac parent parcel to an immediate family member (daughter) for primary place of residence in A-1 (Agriculture) zoned district based on staff's findings, conclusion, recommendation and recommended conditions, and based on the testimony received and evidence presented at the public hearing. Motion carried with Barncord voting "No".

Tomlinson advised that BCC will receive a recommendation from the Planning/Zoning Board and will hold a public hearing on 04/28/02; 1:30 P.M. at Park Place, 221 W. Main Street, Wauchula.

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Agenda 02-19

Tomlinson advised of a request from Eston T./Jewell B. Revell, Trustees, by and through their Authorized Representative William Grimsley request an Exception to Policy L1.15 of the "Comp Plan" to allow transfer of a no-less-than-2.5-ac parcel from 10MOL-ac parent parcel to an immediate family member (grandchildren) for primary place of residence, A-1 (Agriculture), on or about State Road 62, (Hardee County).

Each Board Member and County Staff received a copy of Application for an Exception to Policy L1.15 of the "Comp Plan" and Staff Report for review prior to the 04/04/02 meeting.

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

No one was present to represent Property Owner.

Tomlinson called for public input; none was received.

Tomlinson called for Board questions; none was received.

MOTION by Graham, second by Nicholson to recommend approval to the Board of County Commissioners of the request for an Exception to Policy L1.15 to the "Comp Plan" to allow transfer of a no-less-than-2.5-ac-parcel from a 10MOL-ac parent parcel to an immediate family member (grandchildren) for primary place of residence in A-1 (Agriculture) zoned district based on staff's findings, conclusion, recommendation and recommended conditions, and based on the testimony received and evidence presented at the public hearing. Motion carried with Barncord voting "No".

Tomlinson advised that BCC will receive a recommendation from the Planning/Zoning Board and will hold a public hearing on 04/28/02; 1:30 P.M. at Park Place, 221 W. Main Street, Wauchula.

Agenda 02-20

Tomlinson advised of a request from Anna M. Juarez by and through her Authorized Representative Rafael Rivero for an Exception to Policy L1.15 of the "Comp Plan" to allow transfer of a no-less-than-2.5-ac parcel from 10MOL-ac parent parcel to an immediate family member (daughter) for primary place of residence, A-1 (Agriculture), on or about Kerlew Drive, (Hardee County).

Each Board Member and County Staff received a copy of Application for an Exception to Policy L1.15 of the "Comp Plan" and Staff Report for review prior to the 04/04/02 meeting.

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

Rafael Rivero, Authorized Representative, 1701 Sunrise Drive, Sebring, FL 33872, was present and sworn.

Tomlinson called for public input; none was received.

Tomlinson called for Board questions.

Tomlinson inquired whether this parcel was part of a platted subdivision.

Cassidy advised that it was.

MOTION by Nicholson, second by Fraim to recommend approval to the Board of County Commissioners of the request for an Exception to Policy L1.15 to the "Comp Plan" to allow transfer of a no-less-than-2.5-ac parcel from a 10MOL-ac parent parcel to an immediate family member (Daughter) for primary place of residence in A-1 (Agriculture) zoned district based on staff's findings, conclusion, recommendation and recommended conditions, and based on the testimony received and evidence presented at the public hearing. Motion carried with Barncord voting "No".

Tomlinson advised that BCC will receive a recommendation from the Planning/Zoning Board and will hold a public hearing on 04/28/02; 1:30 P.M. at Park Place, 221 W. Main Street, Wauchula.

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Agenda 02-21

Tomlinson advised of a request from Betty Ann Eason/South Florida Community College, by and through their authorized Representative, for a Rezone of 47.28MOL ac from A-1 (Agriculture to P-I (Public Institutional) for the proposed development of a community college, on or about Hwy. 17 North/Sauls Road, Hardee County.

Each Board Member and County Staff received a copy of Application for a Rezone and Staff Report for review prior to the 04/04/02 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.

Authorized Representative Ron Cauthan, Chastain-Skillman, Inc., 363 US 27 South, Sebring, FL 33872, was present and sworn.

Glenn Little, Authorized Representative for South Florida Community College, 600 College Drive, Avon Park, FL 33825, was present and sworn.

Cauthan informed the Board that Chastain-Skillman has surveyed the property and that SFCC is now the Property Owner.

Cauthan advised that the Board of the following:
Plans would be sent to the architect next Tuesday;
They are currently working with SWFWMD;
Working on road improvements;
County to run water and sewer to site;
Construction expected to begin June 2002;
Completion expected by June 2003;
Open for Fall 2003 classes.

Tomlinson called for public input; none was received.

Tomlinson called for Board questions; none was received.

MOTION by Nicholson, second by Barncord to recommend approval to the Board of County Commissioners of the request to for a Rezone from A-1 (Agriculture) to P-I (Public Institutional) as requested based on staff's findings, conclusion, and recommendation for approval, and based on testimony received and evidence presented at the public hearing. Motion carried unanimously.

Tomlinson advised BCC will receive a recommendation from the Planning/Zoning Board and will hold a public hearing on 04/28/02, 1:30 P.M. at Park Place, 221 W. Main Street, Wauchula.

OTHER BUSINESS

None.

MOTION by Nicholson, second by Conley to adjourn the Planning/Zoning Regular Meeting at 7:50 P.M.

Next Regular Planning/Zoning Meeting, Thursday, May 2, 2002, 6:00 P.M.

Ginny Stone, Executive Secretary

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