

PLANNING AND ZONING BOARD
REGULAR MEETING
July 11, 2002 – 6:30 P.M.
Hardee County Public Health Unit – Conference Room
115 K.D. Revell Road, Wauchula, Florida

MINUTES

Planning and Zoning Board

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

News Media not present

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

Huntsman advised the Public Notice for the Regular Meeting was published in The Herald-Advocate on June 27 and July 4, 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 Chancey, second by Nicholson to approve Minutes of 06/06/02 Regular Meeting, Motion carried unanimously and 06/06/02 Public Hearing MOTION by Chancey, second by Nicholson. Motion carried unanimously.

Agenda 02-32

Tomlinson advised of a request from Horace/Betty Graham for a Exception to Policy L1.15 of the Comp Plan to transfer a no-less-than 2.5 acre parcel from the 43.16MOL acre parent parcel to immediate family member (brother) for primary place of residence, A-1 (Agricultural) on or about Van Simmons Road, Hardee County.

Each Board Member and County Staff received a copy of Application for an Exception to Policy L1.15 and Staff Report for review prior to the 07/11/02 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.

Tomlinson called for Public Input; none was received.

Neither applicant nor representatives were present.

Tomlinson called for Board Questions, none was received.

MOTION by Conley, second by Chancey to recommend approval to the Board of County Commissioners of the request for a Exception to Policy L1.15 to allow transfer of a no less-than-2.5 acre parcel from the 43.16MOL acre parent parcel to immediate family member (brother) for primary place of residence based on staff's findings, conclusion, recommendation, and recommended conditions, and based on the testimony received and the evidence presented at the public hearing. Motion carried unanimously with Barncord voting no.

Tomlinson advised that BCC will receive a recommendation from the Planning/Zoning Board and will hold a

public hearing on 07/25/02; 1:30 P.M. at Hardee County Health Unit – Conference Room, Wauchula, Florida

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Agenda 02-34

Tomlinson advised of a request from Cynthia Nancy Rangel requests a Special Exception to locate a single family mobile home dwelling on 1.67 acres, zoned F-R, on or about Martin Luther King Jr. Blvd., 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 07/11/02 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.

Property Owner Rangel, P.O. Box 333, Wauchula, Florida was present and sworn in.

Tomlinson called for Public Input; none was received.

Tomlinson called for Board Questions.

Barncord inquired as to how the property owner was to receive water and sewer services. Property Owner explained that city water was being provided but that they would be utilizing a septic system.

MOTION by Nicholson, second by Chancey to recommend approval to the Board of County Commissioners of the request for a Special Exception to locate a single family mobile home dwelling on 1.67 acres, zoned FR, On or about Martin Luther King Jr. Blvd., based on staff's findings, conclusion, recommendation and recommended conditions, and based on the testimony received and the evidence presented at the public hearing. Motion carried unanimously.

Tomlinson advised that BCC will receive a recommendation from the Planning/Zoning Board and will hold a public hearing on 07/25/02; 1:30 P.M. at Hardee County Public Health Unit – Conference Room, Wauchula, Florida

Agenda 02-33

Tomlinson advised of a request from Jesus Barajas / Juan Delatorre of Del-Bar LLC, for a Preliminary Site Development Plan for the construction/operation of a mini-warehouse complex and a professional office complex. The application is for approval of a Preliminary Site Plan and although the mini-warehouse complex is a proposed project, the professional office complex segment is proposed but may be modified to construct/operate a land use category allowed in C-2 zoned districts, 4.50 acres, on or about North Florida Avenue / Knight Road, Hardee County.

Chancey declared a conflict of interest and signed a memorandum of Voting Conflict (on file with original minutes).

Each Board Member and County Staff received a copy of Request for Preliminary Site Development Plan and Staff Report for review prior to the 07/11/02 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.

Chancey informed Board and public that the proposed 3 phase mini-warehouse would comply with all terms and conditions that Hardee County set forth. The Design Build To Use warehouse would meet all county conditions. Chancey also advised that all dwellings that existed on the said property have already been removed and that a buffer/privacy fence would be installed prior to any permitting.

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Tomlinson called for Public Input.

Sworn In:

Opal Knight, 264 Knight Road, Wauchula, Florida 33873

stated she had no problem with the storage buildings but asked if other buildings would be constructed and if they were, would the property owners have to come back before the Planning & Zoning Board. Knight stated she live nearby and would like to know what the buildings will be used for.

Chancey explained that if the use is permitted by the county then the applicant would not have to go back before the Board. If the use is required to go before the Board then they would. Chancey stated that the property owners have had no one wanting to sign leases at this time.

Sworn In:

Genevieve Perin

1573 North Florida Avenue

Wauchula, Florida 33873

inquired as to whether there would be commercial offices going into the shell building. Perin also inquired as to whether there would be a dance hall going into the shell building. Perin stated she was trying to sell her house and wanted to know the plans for the shell build to suit building.

Chancey explained that no leases were signed as of this date. The building is being built as a shell only and will be built to suit.

Tomlinson called for Board Questions.

Nicholson inquired if the proposed use could possibly be for a nightclub.

Chancey explained that there was no intention at this time for that to be a proposed use.

MOTION by Graham, second by Barncord approve Preliminary Site Development Plan for the construction/operation of a mini-warehouse complex and the Board recognizes the preliminary plan to construct a 10,000 square foot design to suit one story structure for C-2 zoning land uses and a 6,000 square foot design to suit one story structure for C-2 zoning land uses, based on staff's findings conclusion, recommendation for approval and recommended conditions, and based on the testimony received and the evidence presented at the public hearing. Motion carried unanimously.

OTHER BUSINESS

None for 07/11/02 meeting.

Upon MOTION by Conley, second by Nicholson, the Planning/Zoning Regular Meeting was adjourned at 6:55 P.M. Motion carried unanimously.

Next Regular Planning/Zoning Meeting, Thursday, August 1, 2002, 6:00 P.M.

Tina Huntsman, Executive Secretary

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