

PLANNING AND ZONING BOARD
REGULAR MEETING
February 13, 2003 – 6:00 P.M.
Hardee County Public Health Department Conference Room
115 K.D. Revell Road, Wauchula, FL

MINUTES

Planning and Zoning Board

James Barncord, present
Don Chancey, excused
Roger Conley, Vice-Chairman, present
Dan Graham, present
Charles Huntsman, present
Charles Nicholson, present
Carl Saunders, present
Fred Small, present
Vida Tomlinson, Chairman, present

Staff

B/Z Director, T. Mike Cassidy, present
County Manager, Lex Albritton, absent
County Attorney, Ken Evers, present
B/Z Office Manager, B. J. Haney, present
B/Z Administrative Assistant, Tina Huntsman, present

No News Media present

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

Secretary Huntsman advised the Public Notice for the Regular Meeting agenda items 03-16, 03-17, 03-18 was published in The Herald-Advocate on January 30, 2003 and February 6, 2003 and Affidavit of Publication has not been received by the Building & Zoning office. There is knowledge that the Public Notice was advertised. Huntsman also advised that the Public Notice for the Regular Meeting agenda item 03-13 was advertised in the Herald Advocate on November 28, December 12 & 26, 2002 and January 2, 2003, Affidavit of Publication is on file.

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

County Attorney Evers explained Planning and Zoning Board's General Rules of Procedure and administered oath to witnesses who planned to offer testimony. Oath administered to Cassidy.

MOTION by Board Member Conley, second by Board Member Saunders to approve Minutes of P/Z Board January 9, 2002 Regular Meeting. Motion carried unanimously.

Tomlinson welcomed newest Planning & Zoning member, Charles Huntsman.

Agenda 03-16

Tomlinson advised of a request from Deborah Hart Boehm for an Exception to Policy L1.15 of the "Comp Plan" to allow transfer of a parcel from the 10.50MOL-ac-parent-parcel to immediate family member (sister) for primary place of residence, zoned A-1 (Agricultural) on or about Griffin Road, 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 02/13/03 meeting.

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

Tomlinson called for public input and Board questions; none were received.

MOTION by Nicholson with the condition that the transfer will be no less than 2.5 acres, second by Graham to recommend approval to the Board of County Commissioners of the request for an Exception to Policy L1.15 of the "Comp Plan" to allow transfer of a parcel from the 10.50MOL-ac-

parent-parcel to immediate family member (sister) for primary place of residence based on staff's findings, conclusion, recommendation, and recommended condition, 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 02/20/03; 1:30 P.M. in the Hardee County Public Health Unit Conference Room, 115 K.D. Revell Road, Wauchula, FL.

Agenda 03-17

Tomlinson advised of a request from Earl O./Glenda Bolin for a Temporary Special Use Permit to temporarily locate a second s/f dwelling on this parcel to provide care of the children by the mother, zoned F-R (Farm-Residential) on or about Louisiana Street, Hardee County.

Each Board Member and County Staff received a copy of Applications for a Temporary Special Use Permit and Staff Report for review prior to the 02/13/03 meeting.

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

Tomlinson called for public input and Board questions; none were received.

MOTION by Conley, second by Barncord to recommend approval to the Board of County Commissioners for a Temporary Special Use Permit to locate a second s/f dwelling on this parcel to provide care of the children by the mother, based on staff's findings, conclusion, recommendation, and recommended condition, 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 02/20/03; 1:30 P.M. in the Hardee County Public Health Unit Conference Room, 115 K.D. Revell Road, Wauchula, FL.

Agenda 03-18

Tomlinson advised of a request from Octaviano R., Jr. / Oralia D. Flores for a Special Exception to locate a s/f MH dwelling on 1.66MOL acres, zoned F-R (Farm-Residential) on or about Old Bradenton Road, Hardee County.

Tomlinson called for public input and Board questions; none were received.

MOTION by Conley, second by Small to recommend approval to the Board of County Commissioners for a Special Exception to locate a s/f MH on this parcel, based on staff's findings, conclusion, recommendation, and recommended condition, and based on the testimony received and the evidence presented at the public hearing. Motion carried unanimously.

Agenda 03-13

Tomlinson advised of a request from IMC Phosphates Co., Valeria Roberts, Mary Linda Owens and James Allen McLeod, by and through their Authorized Representative for:
Rezoning; Major Special Exception; Variances
Approval of DRI Development Order;
Approval of a Master Mining Plan;

Approval of an Notice of Proposed Change;
Approval for Initial Annual Unit Review.

Tomlinson advised that IMC has requested Agenda 03-13 to be rescheduled.
MOTION by Nicholson, second by Saunders to accept CFRPC's notification dated 02/03/03 stating that IMC Phosphates Co. has requested a postponement of its hearings with CFRPC, Hardee County Planning/Zoning Board scheduled for 02/13/03 and Hardee County Board of County Commissioners scheduled for 02/20/03 and for Planning and Zoning to re-advertise its public hearing when a date and time has been selected. Motion carried unanimously.

With no other business to come before the Board, MOTON by Conley second by Graham to adjourn the Regular Meeting at 6:15 P.M. Motion carried unanimously.

Tina M. Huntsman
B/Z Administrative Assistant
Recording Secretary