

PLANNING AND ZONING BOARD  
REGULAR MEETING  
May 1, 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, excused  
Don Chancey, present  
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, absent  
B/Z Office Manager, B. J. Haney, present  
B/Z Executive 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.

Executive Assistant Huntsman advised the Public Notice for the Regular Meeting was published in The Herald-Advocate on April 17, 2003 and April 24, 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.

Board Member Conley explained Planning and Zoning Board's General Rules of Procedure.

Executive Assistant Huntsman administered oath to Rock Corriveau who planned to offer testimony.

MOTION by Board Member Nicholson, second by Board Member Saunders to approve Minutes of Planning and Zoning Board April 3, 2003 Regular Meeting. Motion carried unanimously.

**Agenda 03-23, 03-24, 03-25, 03-26 (cont. from 04/03/03 P&Z mtg)**

Tomlinson advised of a request from Rock C. Corriveau for an Exception to Policy L1.15 of the "Comp Plan" to allow transfer of a no less than 2.5MOL acre parcel from the 39.79MOL-ac-parent-parcel to immediate family members (grandson-Chad; grandson-Christopher; grandson-Rodney; grandson-Ryan) for primary place of residence, zoned A-1 (Agricultural) on or about Lily County Line Street, 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 05/01/03 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.

Rock C. Corriveau, P.O. Box 2587 Arcadia, Florida 34265, property owner was present.

Tomlinson called for public input and Board questions. No public input was received. Board discussed issues of ages of grandchildren and original division of parcel.

MOTION by Board Member Chancey, second by Conley 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 no less than 2.5MOL acre parcel from the 39.79MOL-acre parent-parcel to each immediate family member as named herein (grandson-Chad; grandson-Christopher; grandson-Rodney; grandson-Ryan) 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 05/15/03; 1:30 P.M. in the Hardee County Public Health Unit Conference Room, 115 K.D. Revell Road, Wauchula, FL.

**Agenda 03-31**

Tomlinson advised of a request from Juanita / Dan Wright for a Rezone of a 10MOL acre parcel from F-R (Farm Residential) to R-3 (Multiple-Family Residential) on or about Martin Luther King Jr., Hardee County.

Neither the Applicant nor a representative was present.

Board Member Chancey advised of a conflict of interest. Document Form8B Memorandum Of Voting Conflict For County, Municipal, and Other Local Public Officers was signed by Chancey and is on file with the original minutes.

Each Board Member and County Staff received a copy of Application for a Rezone and Staff Report for review prior to the 05/01/03 meeting.

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

Tomlinson called for public and Board input; none received.

MOTION by Board Member Conley, second by Board Member Graham to recommend approval to the Board of County Commissioners of the request for a Rezone of 10MOLacre parcel from F-R (Farm-Residential) to R-3 (Multiple-Family Residential) based on staff's findings, conclusion and recommendation for approval 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 05/15/03; 1:30 P.M. in the Hardee County Public Health Unit Conference Room, 115 K.D. Revell Road, Wauchula, FL.

**Agenda 03-32**

Tomlinson advised of a request from Charles H. Cannon, Sr. for a Rezone of .523MOL- acre parcel from A-1 (Agriculture) to C-2 (General Commercial) for the development of a hospital on or about Hwy. 17 North, Hardee County.

Rick Knight was present as representative to the property owner.

Each Board Member and County Staff received a copy of Application for a Rezone and Staff Report for review prior to the 05/01/03 meeting.

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

Tomlinson called for public and board input; none received.

MOTION by Board Member Saunders, second by Chancey to recommend approval to the Board of County Commissioners of the request for a Rezone of .523MOL acre parcel from A-1 (Agricultural) to C-2 (General Commercial) based on staff's findings, conclusion and recommendation 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 05/15/03; 1:30 P.M. in the Hardee County Public Health Unit Conference Room, 115 K.D. Revell Road, Wauchula, FL.

**Agenda 03-33**

Tomlinson advised of a request from Chapman LLC for a Rezone of a 17.5MOL acre in the southernmost portion of 109.37MOL acre parent parcel from A-1 (Agricultural) to C-2 (General Commercial) for the development of a hospital on or about Hwy. 17 North and Heard Bridge Road, Hardee County.

Rick Knight was present as representative to the property owner.

Each Board Member and County Staff received a copy of Application for a Rezone and Staff Report for review prior to the 05/01/03 meeting.

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

Tomlinson called for public and board input; none received.

MOTION by Chancey, second by Board Member Nicholson to recommend approval to the Board of County Commissioners of the request for a Rezone of a 17.5MOLacre in the southernmost portion of 109.67MOL acre parent parcel from A-1 (Agricultural) to C-2 (General Commercial) based on staff's findings, conclusion, recommendation 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 05/15/03; 1:30 P.M. in the Hardee County Public Health Unit Conference Room, 115 K.D. Revell Road, Wauchula, FL.

**Agenda 03-34**

Tomlinson advised of a request from Chapman LLC for a Special Exception to construct a structure higher than 40' on 17.5MOL acres in C-2 (General Commercial) zoned district for the development of a hospital, on or about Hwy. 17 North and Heard Bridge Road; Hardee County.

John Negley was present as representative to Florida Hospital.  
Rick Knight was present as representative to the property owner.

Each Board Member and County Staff received a copy of Application for a Special Exception and Staff Report for review prior to the 05/01/03 meeting.

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

Tomlinson called for public and board input. No public input was received. Board discussed issue regarding construction time extension.

MOTION by Nicholson, second by Small to recommend approval to the Board of County Commissioners of the request for a Special Exception to construct a structure higher than 40' on 17.5MOL acre parcel in the C-2 zoned district with the condition that the Special Exception permit time frame is 10 years 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 05/15/03; 1:30 P.M. in the Hardee County Public Health Unit Conference Room, 115 K.D. Revell Road, Wauchula, FL.

**Agenda 03-35**

Tomlinson advised of a request from Helveston Family Partnership Ltd. for a Special Exception to operate a chiropractic professional office in a single family dwelling, 4.75MOL acre, zoned F-R (Farm-Residential), on or about 1528 Altman Road; Hardee County.

Neither the Applicant nor a representative was present.

Each Board Member and County Staff received a copy of Application for a Special Exception and Staff Report for review prior to the 05/01/03 meeting.

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

Tomlinson called for public and Board input. No public input was received.

MOTION by Board Member Conley, second by Chancey to recommend approval to the Board of County Commissioners of the request for a Special Exception to operate a professional chiropractic office in a single family dwelling on 4.75MOL acre 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.

Tomlinson advised that BCC will receive a recommendation from the Planning/Zoning Board and will hold a public hearing on 05/15/03; 1:30 P.M. in the Hardee County Public Health Unit Conference Room, 115 K.D. Revell Road, Wauchula, FL.

**OTHER BUSINESS**

With no other business to come before the Board, MOTION by Chancey second by Conley to adjourn the regular meeting at 6:37 P.M. Motion carried unanimously.

Next regular Planning and Zoning Meeting scheduled for Thursday, June 5, 2003, 6:00 P.M.

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Tina M. Huntsman  
B/Z Executive Assistant  
Recording Secretary