

PLANNING AND ZONING BOARD
REGULAR MEETING
July 10, 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, absent
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 June 19, 2003 and June 26, 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.

No oath administered.

MOTION by Board Member Nicholson, second by Board Member Saunders to approve Minutes of Planning and Zoning Board June 5, 2003 Regular Meeting. Motion carried unanimously.

Agenda 03-43

Tomlinson advised of a request from Doyle E. III / Debra H. Carlton for an Exception to Policy L1.15 of the "Comp Plan" to allow transfer of a no less than 2.50 acre parcel from the 205.84MOL-ac-parent-parcel to immediate family member (son-Dale) for primary place of residence, zoned A-1 (Agricultural) on or about Dansby 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 07/10/03 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.

Dale Carlton, PO Box 144, Wauchula, Florida 33873, was present as representative to the property owner.

Tomlinson called for public and Board input; none received.

MOTION by Saunders, second by Board Member Chancey 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 2.50MOL acre parcel from the 205.84MOL-acre parent-parcel to immediate family member (son-Dale) 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 07/24/03; 1:30 P.M. in the Hardee County Public Health Unit Conference Room, 115 K.D. Revell Road, Wauchula, FL.

Agenda 03-41

Tomlinson advised of a request from Rex A./Ann H. Wyckoff for an Exception to Policy L1.15 of the "Comp Plan" to allow transfer of a no less than 2.50 acre parcel from the 19.50MOL-ac-parent-parcel to immediate family member (daughter) for primary place of residence, zoned A-1 (Agricultural) on or about Kazen Road, Hardee County.

Neither the Applicants nor a representative was present.

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 07/10/03 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 and Board input; none received.

MOTION by Chancey, second by Board Member 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 no less than 2.50MOL acre parcel from the 19.50MOL-acre parent-parcel to immediate family member (daughter) 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 07/24/03; 1:30 P.M. in the Hardee County Public Health Unit Conference Room, 115 K.D. Revell Road, Wauchula, FL.

Agenda 03-42

Tomlinson advised of a request from Bar U Ranch, Inc.(Rex Wyckoff and Mary W. Rollins) for an Exception to Policy L1.15 of the "Comp Plan" to allow transfer of a no-less-than 2.50 acre parcel from the 141.0MOL acre parent parcel to immediate family member (son-nephew) for primary place of residence; A-1 (Agriculture) on or about Polk Road, Hardee County.

Neither the Applicants nor a representative was present.

Each Board Member and County Staff received a copy of Application for an Exception to Policy and Staff Report for review prior to the 07/10/03 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 Nicholson, second by Chancey 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 2.50 acre parcel from the 141.0MOL acre parent parcel to immediate family member (son-nephew) for primary place of residence 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 07/24/03; 1:30 P.M. in the Hardee County Public Health Unit Conference Room, 115 K.D. Revell Road, Wauchula, FL.

Agenda 03-44

Tomlinson advised of a request from Octaviano R. Jr / Oralia D. Flores for a Special Exception to locate a single family mobile home dwelling on 1.88MOL acre; FR (Farm-Residential) On or about Old

Neither the Applicants 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 07/10/03 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 Graham 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 1.88MOL acre parcel zoned FR (Farm-Residential) 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 07/24/03; 1:30 P.M. in the Hardee County Public Health Unit Conference Room, 115 K.D. Revell Road, Wauchula, FL.

Upon motion by Nicholson, second by Saunders the Planning and Zoning Board requested the Board of County Commissioners revisit the requirement that "Exceptions" must be heard in public hearing by the Planning and Zoning Board, and in public hearing by the Board of County Commissioners, and to allow "Exceptions" to be handled by Administrative Decision of the Building/Zoning Official providing the Applicant's request meets the applicable provisions of the Hardee County Comprehensive Plan and meets the applicable provisions of the Hardee County Unified Land Development Code. The Motion carried unanimously.

MOTION by Nicholson second by Chancey to adjourn the regular meeting at 6:25 P.M. Motion carried unanimously.

Next regular Planning and Zoning Meeting scheduled for Thursday, August 7, 2003, 6:00 P.M.

Tina M. Huntsman
B/Z Executive Assistant
Recording Secretary