

PLANNING AND ZONING BOARD
REGULAR MEETING
August 7, 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, present
Roger Conley, Vice-Chairman, present
Dan Graham, present
Charles Huntsman, present
Charles Nicholson, excused
Carl Saunders, absent
Fred Small, present
Vida Tomlinson, Chairman, excused

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 Executive Assistant, Tina Huntsman, present

No News Media present

Vice-Chairman Conley 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 July 24, 2003 and July 31, 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.

Vice-Chairman Conley explained Planning and Zoning Board's General Rules of Procedure.

Oath administered to all in attendance.

MOTION by Board Member Chancey, second by Board Member Graham to approve Minutes of Planning and Zoning Board July 10, 2003 Regular Meeting. Motion carried unanimously.

Agenda 03-45

Conley advised of a request from Thomas / Joyce Nadorozny for a Re-zone of the 78MOL-acre parcel Charlie Creek Mobile Home Estates Subdivision from A-1 (Agricultural) to R-2 (Two-Family Residential)

On or about SR64E and to include the properties located in the mobile home subdivision on roads unknown as Bluejay, Mockingbird, Morgan Grice, Sparrow, Quail, Cardinal and Wren, Hardee County.

Each Board Member and County Staff received a copy of Application for Rezone and Staff Report for review prior to the 07/10/03 meeting.

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

Upon recommendation from the County Attorney, and upon MOTION by Board Member Chancey, second by Board Member Barncord, the Planning and Zoning Board CONTINUED this request to the January 8, 2004 public hearing for the Planning and Zoning Board based on:

concerns from the County Attorney that a property owner can make application for a rezoning of parcels he/she does not own; research by the County Attorney to commence;
a good percentage of the approximately 117 property owners in Charlie Creek Mobile Home Estates / Subdivision are presently out of state and unable to attend a public hearing in August, 2003 but would be able to attend a public hearing in January, 2004.

Motion carried unanimously.

Although the action for continuance was taken, these property owners wanted to voice objections.

Janet Lowe, 1155 Blue Jay Lane, Zolfo Springs, Florida 33890 presented opinion of opposition to rezone.

Kenneth Gilbert, 1016 Mockingbird Road, Zolfo Springs, Florida 33890 presented opposition to rezone.

Vicky Richardson, 1041 Morgan Grice Road, Zolfo Springs, Florida 33890 presented opposition to rezone.

Rodney Lane, 1044 Sparrow Road, Zolfo Springs, Florida 33890 presented opposition to rezone.

Agenda 03-46, 03-47

Cassidy stated that due to action of the Board of County Commissioners all Exceptions to Policy L1.15 of the "comp plan" will be approved in office by the Building and Zoning Official and County Manager.

Agenda 03-50

Conley advised of a request from Virgil / Betty J.W. Cottongim for a Temporary Special Use Permit to allow the temporary location of a second single family dwelling to be located on the parcel for use by the daughter to care for her mother, 55MOL acre parcel; A-1 (Agriculture) on or about SR66 just East of Mineral Springs Road, Hardee County.

Virgil Cottongim was present as property owner.

Each Board Member and County Staff received a copy of Application for a Temporary Special Use Permit and Staff Report for review prior to the 08/07/03 meeting.

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

Conley called for public and Board input; none received.

MOTION by Barncord, second by Chancey to recommend approval to the Board of County Commissioners of the request for a Temporary Special Use Permit to allow the temporary location of a second single family dwelling on the parcel for use by the daughter to care for her mother, 55MOL acre parcel, A-1; based on staff's findings, conclusion and recommendation for approval and recommended conditions and based on the testimony received and the evidence presented at the public hearing. Motion carried unanimously.

Conley advised that BCC will receive a recommendation from the Planning/Zoning Board and will hold a public hearing on 08/21/03; 1:30 P.M. in the Hardee County Public Health Unit Conference Room, 115 K.D. Revell Road, Wauchula, FL.

Agenda 03-48

Conley advised of a request from Big Lake National Bank by and through its Authorized Representative Thomas Faust / Winford Harrell for a Major Special Exception to operate a pre-cast concrete plant on 10MOL acre parcel; A-1 (Agricultural) On or about SR66 East, Hardee County.

Each Board Member and County Staff received a copy of Application for a Major Special Exception and Staff Report for review prior to the 08/07/03 meeting.

Winford Harrell was present as authorized representative of Big Lake National Bank. NOTE: Commercial contract between Thomas Faust and Big Lake National Bank on file.

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.

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

Conley called for public and Board input; none received.

MOTION by Graham, second by Barncord to recommend approval to the Board of County Commissioners of the request for a Major Special Exception to construct a pre-cast concrete plant on 10MOL acre, zoned A-1 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.

Conley advised that BCC will receive a recommendation from the Planning/Zoning Board and will hold a public hearing on 08/21/03; 1:30 P.M. in the Hardee County Public Health Unit Conference Room, 115 K.D. Revell Road, Wauchula, FL.

Agenda 03-49

Conley advised of a request from SAS Group of Hardee, LLC for a Rezone of the 30MOL acre parcel from F-R (Farm-Residential) to R-3 (Multiple-Family Residential) On or about West side of Ohio Avenue and South side of Louisiana Street, Hardee County.

Each Board Member and County Staff received a copy of Application for a Rezone and Staff Report for review prior to the 08/07/03 meeting.

Benny Albritton and Vernon See present as property owners.

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.

Conley called for public and Board input.

John Maddox, 1333 Burton Street, Wauchula, Florida, presented opposition to Major Special Exception due to traffic.

Maxine Robinson, 328 Orange Avenue, Wauchula, Florida, presented opposition to Major Special Exception due to traffic.

MOTION by Chancey, second by Board Member Small to recommend approval to the Board of County Commissioners of the request for a Rezone of 30MOL acre from F-R to R-3 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.

Conley advised that BCC will receive a recommendation from the Planning/Zoning Board and will hold a public hearing on 08/21/03; 1:30 P.M. in the Hardee County Public Health Unit Conference Room, 115 K.D. Revell Road, Wauchula, FL.

MOTION by Board Member Huntsman second by Chancey to adjourn the regular meeting at 7:05 P.M. Motion carried unanimously.

Next regular Planning and Zoning Meeting scheduled for Thursday, September 11, 2003, 6:00 P.M.

Tina M. Huntsman
B/Z Executive Assistant
Recording Secretary