

PLANNING AND ZONING BOARD
REGULAR MEETING
May 04, 2006 – 6:00 P.M.
Hardee County Board of County Commissioners Board Room
412 W. Orange Street, Courthouse Annex, Room 102, Wauchula, FL 33873

MINUTES

Planning and Zoning Board

James Barncord, present
Don Chancey, present
Roger Conley, Chairman, present
Charles Nicholson, Vice Chairman, present
Oscar Ortiz, present
Carl Saunders, present
Vida Tomlinson, excused
Max Ullrich, absent
Tommie Underwood, 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
Jill Sconyers, present

No News Media Identified

Chairman Conley called the Regular Meeting to order at 6:00 P.M. A quorum was present.

B/Z Office Manager Haney advised the Public Notice for the Regular Meeting was published in The Herald-Advocate on April 13 and 20, 2006; Affidavit of Publication will be on file when received from the newspaper office.

B/Z Director Cassidy advised courtesy notices were mailed to adjoining property owners and all advertisements/public notices were properly posted.

Chairman read the Planning and Zoning Board's General Rules of Procedure.

Haney as Notary Public administered oath to those wishing to offer testimony.

MOTION by Board Member Saunders, second by Board Member Chancey to approve Minutes of Planning and Zoning Board April 06, 2006 Regular Meeting with the correction that Board Member Saunders was present. Motion carried unanimously.

Board was advised the 03/14/06 Minutes of the Joint Meeting with the BCC to receive the 2004-2005 and 2005-2006 Annual Reports from CF Industries, Inc. are not ready for approval.

Agenda No. 06-29

Chairman advised of a request from Robert C./Robin E. Abbott for a **Rezone** of 148.16MOL acres from A-1 (Agriculture) to F-R (Farm-Residential). The parcels are located on or about private roadways known as Abendhoff Dr., Flint Dr., and Bagwell Dr. and county-maintained Parnell Rd.

Each Board Member and County Staff received a copy of Application for **Rezone** containing the Staff Report for review prior to the 05/04/06 meeting.

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

Board was given a copy of a comments letter from Hardee County Engineering.

Board reviewed the **Rezone** request.

The Applicants nor an Authorized Representative were present.

There was discussion regarding the proposed project and Board was advised that the Applicant are aware of the 80% open space requirement in Agriculture Future Land Use areas.

Chairman reminded the Board of the requirements for rezoning as contained in the Hardee County Unified Land Development code.

Chairman called for public input; none received.

MOTION by Saunders second by Board Member Nicholson to recommend approval to the Board of County Commissioners of the request for **Rezone** of 148.16MOL acres from A-1 (Agriculture) to F-R (Farm-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 with Conley and Board Member Barncord voting NO.

BCC will hold a public hearing and receive a recommendation from the Planning/Zoning Board on Thursday, May 18, 2006, 8:35 A.M.

Agenda 06-30

Chairman advised of a request from Edward S. Schontag, Jr. for a **Rezone** of 25MOL acres from A-1 (Agriculture) to F-R (Farm-Residential). This parcel is located on or about a private roadway known as Bagwell Dr.

Each Board Member and County Staff received a copy of Application for **Rezone** containing the Staff Report for review prior to the 05/04/06 meeting.

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

Board was given a copy of a comments letter from Hardee County Engineering.

Board reviewed **Rezone** request.

The Applicant nor an Authorized Representative were present.

Chairman called for public input; none received.

MOTION by Nicholson second by Board Member Ortiz to recommend to the Board of County Commissioners approval of the request for a **Rezone** of 25MOL acres from A-1 (Agriculture) to F-R (Farm-Residential) based on staff's findings, conclusion, recommendation for approval, and based on the testimony received and the evidence presented at the public hearing. Motion carried with Conley and Barncord voting NO.

BCC will hold a public hearing and receive a recommendation from the Planning/Zoning Board on Thursday, May 18, 2006, 8:35 A.M.

Agenda 06-31

Chairman advised of a request from Schontag Parnell Ltd for the **Rezone** of 80MOL acres from A-1 (Agriculture) to F-R (Farm-Residential). The parcel is on or about a private roadway known as Bagwell Dr., Hardee County.

Each Board Member and County Staff received a copy of Application for **Rezone** containing the Staff Report for review prior to the 05/04/06 meeting.

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

Board was given a copy of a comments letter from Hardee County Engineering.

Board reviewed the **Rezone** request.

The Applicant nor an Authorized Representative was present.

Chairman called for public input; none received.

MOTION by Nicholson, second by Saunders to recommend to the Board of County Commissioners approval of the **Rezone** of 80MOL acres from A-1 (Agriculture) to F-R (Farm-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 with Conley and Barncord voting NO.

BCC will hold a public hearing and receive a recommendation from the Planning/Zoning Board on Thursday, May 18, 2006, 8:35 A.M.

Agenda No. 06-32

Chairman advised of a request from Dewey M./Judith A. Terrell for a **Rezone** of 18.54MOL acres from F-R (Farm-Residential) to R-3 (Multiple-Family Residential) for the development of up to 12 units/acre with single-family, two-family or multi-family residential dwellings. The parcel is located on or about North side of Old Bradenton Rd. North of Lost Acres Dr.

Each Board Member and County Staff received a copy of Application for **Rezone** containing the Staff Report for review prior to the 05/04/06 meeting.

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

Board reviewed the **Rezone** request.

The Applicants were not present. Lawrence A. Roberts, 228 North Sixth Avenue, Wauchula, FL 33873 was present and sworn; Roberts advised he was present to represent the Applicants.

Board inquired and Roberts advised that plans are to locate dwellings.

Chairman called for public input; none received.

MOTION by Chancey, second by Nicholson to recommend to the Board of County Commissioners approval of the request for **Rezone** of 18.54MOL acres from F-R (Farm-Residential) to R-3 (Multiple-Family Residential) for the development of up to 12 units/acre with single-family, two-family or multi-family residential dwellings and 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.

BCC will hold a public hearing and receive a recommendation from the Planning/Zoning Board on Thursday, April 20, 2006, 8:35 A.M.

Agenda No. 06-33

Chairman advised of a request from Carol Butt Waller Sanders for approval of a **Final Site Development Plan** for farmworker housing, 320MOL acres, zoned A-1. The parcel is located on or about Old Town Creek Rd.

Each Board Member and County Staff received a copy of Application for **FSDP** containing the Staff Report for review prior to the 05/04/06 meeting.

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

Board reviewed the **FSDP** request.

The Applicant nor an Authorized Representative was present.

Chairman called for public input; none received.

MOTION by Nicholson, second by Underwood to approve the **Final Site Development Plan** for farmworker housing for a total of four dwellings on 320MOL acres, zoned A-1 based on staff's findings, and recommendation for approval and recommended conditions, and based on the testimony received and the evidence presented at the public hearing, Motion carried with Barncord voting NO.

Haney requested the Board approve the P/Z's regular meeting for July, 2006 to be Thursday, July 13, 2006 instead of Thursday, July 06, 2006. MOTION by Chancey, second by Nicholson to change the P/Z July, 2006 meeting date from July 06, 2006 to July 13, 2006. Motion carried unanimously.

With no further business to come before the Board and upon MOTION by Nicholson, second by Chancey the meeting was adjourned at 6:40 P.M. Motion carried unanimously.

Next regular Planning/Zoning Meeting is scheduled for Thursday, June 01, 2006, 6:00 P.M. Hardee County Board of County Commissioners Board Room, 412 W. Orange Street, Court-house Annex, Room 102, Wauchula, Florida 33873.

B.J. Haney
B/Z Office Manager, Acting Recording Secretary