

PLANNING AND ZONING BOARD
PUBLIC WORKSHOP
MAY 10, 2007, 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, excused
Charles Nicholson, Vice Chairman, excused
Oscar Ortiz, ABSENT
Carl Saunders, present
Vida Tomlinson, present
Max Ullrich, present
Tommie Underwood, present

Staff

County Manager, Lex Albritton, present
County Attorney, Ken Evers, ABSENT
County Planning/Development Director
Nicholas Staszko, present
BJ Haney, Planner II, present

No News Media Identified

In the absence of the Chairman and Vice Chairman the Board selected Board Member Chancey as Acting Chairman.

Acting Chairman Chancey called the Public Workshop to order at 6:00 P.M. A quorum was present.

Planner Haney advised the Public Notice for the Public Workshop was published in The Herald-Advocate on April 26, and May 03, 2007; Affidavit of Publication is on file.

Planning Director Staszko advised that the purpose of this Public workshop is to discuss the proposed changes to the Hardee County Land Development Regulations (LDRs) containing items such as but not limited to the discussion of zoning districts, property line setbacks, definitions, performance standards, table of allowed land uses, criteria for the use of unopened streets in old platted subdivisions, etc.

Board was reminded an LDRs Public Workshop was held on Thursday, 04/12/07, and some of the discussions for this workshop came out of that meeting.

Board referred to a memo dated 04/23/07 from Staszko highlighting the strike-through and underlined language for the selected sections to review.

Section 2.03--Accessory Dwelling Units, determined a maximum of one ADU per parcel in R-1-, F-R-, A-1-zoned districts only, must be attached to principal dwelling, no separate ADU structures.

Section 2.08.01--Road Frontage, ok as shown.

Section 2.15--Noise, ok as shown.

Section 2.27--Junked/Abandoned Vehicles, determined ag equipment is exempt from the provisions of Junked/Abandoned Vehicles; include a stricter definition for motor vehicles.

Section 2.30(G)--Accessory Structure Setbacks--ok as shown, use 5 ft as setbacks from cool deck to the property line, screened enclosure a minimum of 5 ft from property line.

Section 3.04.03--Street Schedule/Platted Unopened Streets, ok as shown.

Section 3.07--Street Lighting, ok as shown.

Section 3.08(A)--Sidewalks, 5 ft sidewalks are preferred.

Section 3.16.01.01--Farmworker Housing, ok as shown.

Section 7.01--Development Review Committee (DRC), ok as shown.

Section 7.03.02--Filing Dates for Large-Scale "Comp Plan" amendments; ok as shown.

Section 7.04.02--Contents of Zoning Application, ok as shown.

Section 7.04.07--Timetable for Action on "Comp Plan/Zoning Amendments", ok as shown.

Section 7.06, et al--Development Plans, ok as shown.
Section 7.07.02--Minor Subdivision, ok as shown.
Section 7.07.02.01(3)--L1.15; ok as shown, except ensure in compliance with "Comp Plan".
Section 7.08.02--Replats, ok as shown.
Section 8.01.02--Administration of Building Code; ok as shown.
Section 8.10--Code Enforcement, ok as shown.
Article 9--Definitions--ok as shown.

Board was reminded of the BCC LDRs Public Workshop scheduled for Friday, May 11, 2007, 8:30 A.M.

Board was advised Staff will advertise a Public Notice for the P/Z Board to hold an LDRs Public Hearing on Thursday, June 07, 2007, 6:00 P.M. or as soon thereafter to offer a recommendation to the BCC to adopt Ordinance No. 2007-11, Hardee County Unified Land Development Code providing for severability, providing for repeal of conflicting ordinances and providing for an effective date.

Board was reminded of the next regular Planning/Zoning Meeting scheduled for Thursday, June 07, 2007, 6:00 P.M. Hardee County Board of County Commissioners Board Room, 412 W. Orange Street, Courthouse Annex, Room 102, Wauchula, Florida 33873.

With no further business to come before by Board, upon MOTION by Chancey, second by Board Member Tomlinson the Public Workshop was adjourned at 9:50 P.M. Motion carried unanimously.

B.J. Haney, Acting Recording Secretary