

PLANNING AND ZONING BOARD
REGULAR MEETING/PUBLIC HEARING

May 21, 2009 6:00 P.M.

Hardee County Board of County Commissioners Board Room
412 W. Orange Street, Courthouse Annex, Room 102, Wauchula, FL

(This meeting followed the Joint Public Hearing with the BCC
regarding 2008-2009 CF Industries Annual Unit Review that began at 6:00 P.M.)

MINUTES

Planning and Zoning Board

Ralph Arce, present
James Barncord, present
Roger Conley, present
Gordon Norris, Vice Chairman, present
Oscar Ortiz, excused
Charles Parker, excused
Carl Saunders, excused
Mike Thompson, Chairman, present
Vida Tomlinson, present

Staff

Doug Knight, Project Manager, present
Machele Albritton, Exec. Assistant, present
BJ Haney, Planner II, excused

No News Media Identified

Chairman Thompson reconvened the Planning & Zoning Board and called the Regular Meeting to order at 7:10 P.M. A quorum was present.

Project Manager Knight advised the Public Notice for the Regular Meeting was published in The Herald-Advocate on May 07 and May 14, 2008 with Affidavit of Publication on file.

Knight advised that all advertisements/public notices were properly posted.

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

Notary Public Sandy Meeks administered Oath to those wishing to offer testimony.

MOTION by Board Member Norris, second by Board Member Conley to approve Minutes of April 02, 2009 Regular Meeting/Public Hearing as printed and mailed. Motion carried unanimously.

Knight explained the background of Comprehensive Plan Amendments (CPA) and the differences between small-scale and large-scale with relation to Department of Community Affairs approval requirements.

Agenda No. 09-11

Knight advised of the request from Alpha and Omega Freedom Ministries for approval of a **Small Scale Comprehensive Plan Future Land Use** to change the FLU designation of 5.0+/-acres from **Agriculture to Highway Mixed Use**

Board and County Staff were provided with a copy of the Application for **Small-Scale Comprehensive Plan Future Land Use** containing the Staff Report including Standards of Review and Findings of Fact prior to the 05/21/09 meeting.

Applicant Lorraine Gillespie of Alpha and Omega Freedom Ministries, P.O. Box 339, Wauchula, FL 33873, and Authorized Representative John C. Seitz, 519 Linden Street, Allentown, PA 18101 were sworn.

Knight read the Summary of Analysis from the Staff Report.

Knight read the "Request for Small Scale Comprehensive Plan Amendment and Zoning Change" submitted by the Applicant.

Knight entered the remainder of the Staff Report into the record as evidence; no objections were presented.

Knight stated that based on the data and analysis and compliance with all statutes and regulations and codes, staff recommends approval.

Chairman asked for questions from the Board.

Knight advised that the Applicant and the Authorized Representative were in the audience.

P/Z Member Arce: I have a question. You say it's for 68 people?

Applicant: Unintelligible.

Chairman: Requested Applicant step up to microphone.

Arce: Each unit can hold how many people?

Applicant: Well they have it up to four and if we have a large family we'll be able to open two of the units for the one family. But we don't, what we do is we put one family into a bedroom and they'll have a kitchen and bath in their facility of course but we don't want it to be a long term thing. What we do with people when they come outside of helping them to settle down in their emotions and everything they have to go through the things they have to handle because they're running away a lot of times from a serious situation. Now sometimes it could be somebody is put out on the street and doesn't have a place to stay also and no money to get an apartment. We try to help them get balanced in themselves and their lives first and then help them get whatever education they need to finish out so they'll be more qualified to get a job. We just help them in every area of their lives to get balanced. We have classes for victims and for parenting. The kids are usually a big mess too so we're trying to work with the whole family and if it is possible to get back with the husband, father whatever, we work towards that cause we also have classes up town for domestic violence and anger management classes.

Arce: What I was leading to was you say they're not owning their own vehicles, so...

Applicant: Most of them come with nothing.

Arce: Right, do those people that are there do they get visited by many people?

Applicant: They have to be approved by the staff.

Arce: So it's not a continuous swarm of cars pulling in.

Applicant: No, not like you'd see a park, in town.

Arce: I was just kind of basing it on your parking lot versus what you're setting up for...

Applicant: Well they said you had to have so many spots for apartments and I'm thinking probably be more staff than anybody and really and truly I'd rather they didn't have automobiles so we can handle what they're doing in the beginning and when they get where we think they can get a place of their own somewhere we'll help them do that too. But that's to help people get protection and get stabilized.

P/Z Member

Barncord: And in here it says you have four people per unit in a single bed?

Applicant: Oh no, there would be more than one bed in there.

Barncord: It says single bedroom.

Applicant: Yeah, but you can put double beds in there, twin, I mean bunk beds and such. One of the features of design of this type of facility is that where there are adjacent units there will be connections between the units so that if you had a large family that came here two one-bedroom units would be combined temporarily for that family and then essentially that functions as a three-bedroom unit because you have a living area a bedroom area on the second unit to add to the one bedroom that's in the first unit so basically you have a living area.

three areas that could serve as bedroom areas and could actually have two kitchens and two baths at that point. That would be temporary in the sense that when that family would be relocated or moved on to some other housing opportunity then that would be closed again and it would go back into two one-bedroom units. I can never envision where we would have 68 people in the building because if we had that many large families we would be combining units. More realistically you would probably have half that many people but we wanted to in the application portray the worst case scenario. We also wanted to portray for parking purposes the worst case scenario where everyone did come in with a car. Which is highly, highly unlikely, but we wanted your county staff to look at it from what we thought would be a worst case scenario as far as when they looked at it.

Applicant: In the last two years that we've operated Hannah House we've only had two people that had cars.

Chairman: How many people do you typically have in the existing house?

Applicant: Well, I have less right now than usual because our finances have been down and most of them come with no money or anything. Right now we have three women and three children. Now, one of the ladies has the three children. And the other two are adult women. But we've had as many as 10 and 12 in there at a time, and part of them women, part of them children. And most of them on the average are probably two or three to the family that's been so...

Chairman: I'm familiar with this piece of property, as a matter of fact own some land adjacent to it and I don't think I've ever seen more than two maybe three cars there at any time. I think one of those is yours. No, traffic there I don't think is an issue.

P/Z Member Norris: Lorraine (Gillespie), is this geared for Hardee County families?

Applicant: Well it is but it's not only.

Norris: Not only?

Applicant: Sometimes say if we have a real serious case that we're afraid somebody might be in real serious danger we'll send them to another county..

Norris: And vice versa...

Applicant: And vice versa, but otherwise it's for Hardee County. The woman with the three kids is Hardee County and the other two ladies were living with a relative here, they talked them into coming and living with them so they could help them because one of them is an elderly lady and anyway they put them out and they had no place to go and they found out about us and actually they've been a blessing to us so I'm glad that they were available to us to come and help.

P/Z Member

Tomlinson: Lorraine (Gillespie), did you say each of these units has its own little kitchen?

Applicant: Yes, and ...

Tomlinson: So you would have to provide, or someone would have to bring groceries to them.

Applicant: A lot of times they can get food stamps, everybody can't but some can. In the house there we're able to manage but they get into an apartment I'm not really sure how we're going to do that yet because I know that some cannot get food stamps. But they'll be a lot of things we'll have to deal with and find out how to get the help but we have learned through this experience and through the last two years how to get help for the women doctor visits, medicine just all kind of things that they may not could have had.

- Norris:** Would you be a tax exempt facility?
Applicant: Yes sir, I don't know if that's good or bad for us; but yes sir we are.
Barncord: What are you going to use for water? A well?
Applicant: Yes sir. There's a big well already even on the place and we're on high ground out there if you're not familiar with the property.
Auth Rep Seitz: Part of our funding comes from the Florida housing finance funding corporation and they require that there be a new commercial well drilled on the property so there will be a new well put on the property and it will have to meet commercial standards which as you know involves periodic testing and all kinds of other bells and whistles in that system. For sewer, again there's no public sewer that's there or extendable so we will have a self-contained treatment plant there that also will be designed in accordance with the Hardee County regulations and State regulations as well.
Barncord: On the five acres?
Auth Rep Seitz: Yes.
Barncord: For at least 34 people?
Auth Rep Seitz: Yeah, the engineers will determine the capacity of that system based on what they consider to be the water use, yes.
P/Z Member Conley: Doug (Knight), this first part doesn't really have anything to do with the building...only land use. We need to deal with that and get that... I understand that the southern part of Florida Avenue is already, we've already changed that to Highway Mixed Use? Looks like the rest of that back toward Wauchula is agriculture so I guess this is kinda the preliminary which may be a direction we're heading...
Knight: To be honest with you, I mean, I don't know why...
Chairman: I don't know why it's not.
Knight: Why we didn't do it when we did the southern portion of Florida Avenue.
Conley: Well, we... there must have been some reason, but we're dealing with it now.
Knight: So, yes, I think...
Conley: So we can probably, Mr. Chairman get this done and really when we get to the R-3 mess have a lot of questions about building-wise then. We've got to make two motions anyway so...
Chairman: Right. Any more questions on the comprehensive change? If not, do we hear a motion?

MOTION by Conley to recommend approval of the request to the Board of County Commissioners for a **Small Scale Comprehensive Plan Future Land Use amendment** to change the FLU designation of 5.0+/-acres from **Agriculture** to **Highway Mixed Use**; seconded by Norris. Motion carried unanimously.

Chairman advised that the BCC will hold a public hearing and receive a recommendation from the Planning/Zoning Board on Thursday, June 4, 2009, 8:35 A.M. or as soon thereafter.

Agenda No. 09-11

Knight advised of the request from Alpha and Omega Freedom Ministries by and through the Authorized Representative to approve a **Rezone** of 5.0+/-acres from A-1 (Agriculture) to R-3 (Multiple-Family Residential).

Board and County Staff were provided with a copy of the Application for **Rezone** containing the Staff Report including Standards of Review and Findings of Fact prior to the 5/21/09 meeting.

Knight read Staff's Summary of Analysis, Findings of Fact and Recommendation.

Knight entered the remainder of the Staff Report into the record as evidence; no objections were presented.

Chairman called for any questions from the Board.

Conley inquired as to the number of dwellings permitted in R-3.

Knight advised 60 units would be permitted and Applicant's request is for 18 units total; 17 new units plus the existing dwelling.

Chairman stated that the property is certainly large enough to accommodate the requested number of dwellings.

Norris inquired if building "behind the hall" was two-story.

Applicant stated it is a two story building being used for storage.

Chairman inquired if the BCC waived the application fee for the Rezone and the "Comp Plan" (Future Land Use Map) amendment.

Applicant confirmed fees were waived.

Chairman asked for any further questions.

Conley asked Applicant to confirm that there is a house across the street from Applicant's property and noted there were no neighbors present in audience.

Applicant confirmed that there is a neighbor but they "don't even know we're there, we're so quiet".

Chairman called for a motion if no further questions.

MOTION by Norris to recommend approval of the request to the Board of County Commissioners for a Rezone of 5.0+/-acres from A-1 (Agriculture) to R-3 (Multiple-Family Residential); second by Conley. Motion carried unanimously.

Chairman Thompson advised that the BCC will hold a public hearing and receive a recommendation from the Planning/Zoning Board on Thursday, June 4, 2009, 8:35 A.M. or as soon thereafter.

Chairman reminded Board of need to consider scheduling a Workshop to discuss changes to Section 7.07.02 – Minor Subdivisions of the Unified Land Development Code.

Knight stated this could be done in a Workshop or a Public Hearing and explained to Board the reason for the need to discuss proposed changes and the collaborative efforts made with Central Florida regional Planning Council (CFRPC) to date. Knight advised that staff would like to bring to the Board as a hearing. Knight also mentioned there may need to address setback issues in the future as well.

Chairman asked if any other business.

Knight advised next regular Planning and Zoning Board meeting is Thursday, July 9, 2009 at 6:00 PM.

MOTION by Conley, second by _____ to adjourn regular meeting/public hearing at 8:10 P.M. Motion carried unanimously.

Respectfully submitted,