

**PLANNING / ZONING BOARD
REGULAR MEETING/PUBLIC HEARING**

July 16, 2009

(Continued from July 9, 2009)

FOLLOWING JOINT MTG W/BoCC that began at 6pm

Hardee County Board of County Commissioners Board Room
412 W. Orange Street, Courthouse Annex, Room 102, Wauchula, FL 33873

MINUTES

PLANNING AND ZONING BOARD

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

STAFF

Doug Knight, Interim P&D Director, present
BJ Haney, Planner II, **excused**
Machele Albritton, Exec. Assistant, present

P/Z Chairman Thompson called the Planning/Zoning Board to order. A quorum was present.

Sandy Meeks, Office Manager for County Manager, administered oath.

Doug Knight, Interim Planning and Development Director, advised Planning and Zoning Board that no applications were filed for this meeting and that this meeting is a continuance of one item from the July 9th regular meeting. Knight stated that no re-advertisement was required and that all public notices were properly posted. Said that the reason for the continuance of the item was that P & Z Board members may have had comments or questions regarding particular wording of proposed **Amendment** from 7/9/09 meeting seeking to amend Section 7.07.02 and Section 7.07.03.03 – *Minor Subdivisions* of the Hardee County Unified Land Development Code (Land Development Regulations) as contained in **Ordinance No. 2009**.

Knight stated that the request was made by staff that any further wording changes or questions be presented to his office.

Knight said that there was one additional question from a board member, which was “What is an access management roadway corridor?” Knight referred to page 3 of strikethrough/underline version, number 10. Knight answered that an access management roadway corridor refers to Federal and State roads.

Knight stated that P & Z Board had requested a map showing the FR zoned properties in the county. Knight showed map to Board indicating a total of 1952 FR zoned parcels, 899 of which are vacant. Stated that 458 of the 1952 are less than 5 acres and of those, 280 are vacant.

Board spent some time looking at map, discussed FR areas.

Chairman Thompson respectfully reminded Board that FR and 2.5 acre parcels are not the focus of this meeting.

Knight asked for any questions.

Chairman Thompson stated that the only thing he would like to see changed is wording on page 5 of 7.07.02.02. Specifically to change the word “**impose**” to “**propose**” and change “**require**” to “**recommend**”.

Board Member Gordon Norris asked about the compliance review fee.

Knight explained that the fee was not a new fee. The previous Minor Subdivision of the Land Development Code did not discuss the fee so wording was added to include it, but the fee was not a new fee.

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There was discussion from Board member Roger Conley if he was reading correctly that the minor subdivision requests would only go to the BoCC and not the Planning and Zoning Board.

Knight stated that the way staff will interpret this is that if there's going to be something proposed by the County Manager, the County Manager will *propose* that to the company or individual that is requesting the minor subdivision. Then the property owner can elect to do what is proposed by the County Manager or elect not to do it. In a situation where the property owner elects not to do what is proposed by the County Manager, the proposal and the rejection of the proposal would be reflected in the information presented to the Board for their consideration of approval of the application.

Conley stated that he wanted to make certain that what the P & Z Board is recommending here tonight actually gets done. Said that in 2006 the P & Z Board tried to get this done and what was voted on by the P & Z Board was not what was actually approved by the BoCC.

Knight said he would have the agreed upon changes in wording completed and make available a copy for the P & Z board members to stop by the Planning Department to look at and verify it was correct before going before the BoCC on July 30th, 2009.

Knight then read the changes as follows:

"In recommending approval the County Manager/designee may propose such conditions, safeguards and requirements as deemed necessary to implement the intent and purpose of this section and this code. In the alternative the County Manager/designee may recommend any division or combination of previously platted property to comply with the complete platting process as set forth in this section where warranted."

Knight confirmed with the P & Z Board members present that the two words that are changing are "impose" to "propose" and "require" to "recommend".

Chairman asked why Minor Subdivisions do not come before the Planning and Zoning Board.

Knight said, from a Planning and Development standpoint, he had no idea. Further stated that his guess is that perhaps since Hardee County has an abundance of Ag land, the thought was to take some of the steps out of the process.

Knight stated that the compliance review fee asked about earlier was \$500.00.

Norris asked who the current Planning & Development Director was.

Knight explained that he was acting as the interim Director.

Norris asked if the position of Planning & Development Director was currently being advertised.

Knight stated that to his knowledge it was not. It is his understanding that the position was not funded for the 2009-2010 fiscal year.

Chairman asked board if any other changes or comments regarding the item before the board.

Chairman asked for questions from the board or the public. None presented.

Conley made motion for approval with changes agreed upon on page 5, changing "impose" to "propose" and "required" to "recommend".

Norris seconded.

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Motion carried unanimously.

Chairman Thompson recognized Gary Delatorre, 702 South 6th Avenue, Wauchula, FL 33873, in the audience and indicated he was aware Mr. Delatorre had something to present.

Gary Delatorre presented board with a letter from the Hardee County Builder's Association regarding subdivision requirements and asked for a "time frame" for changes requested in letter.

Knight referred question to Jennifer Codo-Salisbury, CFRPC Planning Director, who explained that it would be an EAR based amendment to the Comprehensive Plan. Stated that they would be looking at updating the Comprehensive Plan based on the EAR, and that workshops would be scheduled in the fall, winter and early spring that would include the BoCC and P & Z board.

Chairman asked for any further questions.

None presented.

Conley made motion to adjourn

Motion seconded.

Meeting adjourned

Respectfully submitted

A handwritten signature in cursive script that reads "Machele Albritton". The signature is written in black ink and is positioned above a horizontal line.

Machele Albritton