

**PLANNING / ZONING BOARD
REGULAR MEETING/PUBLIC HEARING
September 3, 2009**

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

Those in attendance pledged allegiance to the American Flag.

Board Member Roger Conley prayed for guidance.

Board was advised the Public Notice for the Regular Meeting/Public Hearing was published in The Herald-Advocate on August 20, 2009.

Interim Planning & Development Director Knight advised that all advertisements/public notices were properly posted.

Chairman read the Planning and Zoning Board's General Rules of Procedure located on Page three of the Board's Agenda.

Amalia Arista, Emergency Mgmt Coordinator, Notary Public, administered oath.

MOTION by Board Member Norris, second by Board Member Tomlinson to approve Minutes of July 9th, 2009 Joint Mtg., July 9th 2009 Regular Mtg, July 16th 2009 Joint Mtg., and July 16th 2009 Regular Mtg. as printed and made available to Board. Motion carried unanimously.

Agenda No. 09-15

Knight asked Board to find in their packets, Agenda No. 09-15 containing his letter to the BoCC Chairman Johnson and P & Z Chairman Thompson, Ordinance 2009-09 and Exhibit A. Knight explained that due to his discovery that we don't allow for Ag uses under any of our Commercial Zoning designations he is proposing changes to the Unified Land Development Code with regard to the Zoning and Land Use Table. Asked Board to find the proposed changes depicted in red within Exhibit A. He explained his reasoning regarding the proposed changes.

Board discussed with Knight the proposed changes. One issue visited was how these changes would affect the Property Appraiser's office with regard to granting Ag exemption on C-2 properties and how that would impact tax revenue for the county.

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Chairman Thompson stated that the Property Appraiser would grant or not grant the exemption, whether or not the Board approves the proposed changes, based on the use, not the zoning.

Board member Conley stated that the County has already set up the corridor with Commercial Zoning.

There was discussion about the need to encourage these zoning changes within the applicable areas and how / if these changes affect the permitting process.

Chairman Thompson asked for any further questions or public input regarding Agenda item 09-15. None presented.

Conley made motion to approve. Tomlinson seconded. Motion carried 5 to 1. Barncord opposed.

Other Business

Knight provided Board an excerpt from LDR 7.10.00 and Comprehensive Plan excerpt regarding L1.15. Asked Board to read and give their interpretation of the excerpts presented.

Chairman Thompson read aloud the sentence “No subdivision of land approved by exception shall result in less than two 2.5 acre parcels” with emphasis on the plural “parcels”. Stated that he reads this as if you have a 5 acre parcel, the only way to split it is into two 2.5 acre parcels.

Norris agreed with Thompson’s statement.

Knight stated that if the Board agreed with that interpretation then the next step would be to prepare a letter which would be signed by the chairman to convey that interpretation to the Board of County Commissioners and then get an interpretation from the Board of County Commissioners as well.

Conley asked if Knight was suggesting that we need to state what the minimum size of the originating parcel should be.

Knight stated that from his conversation with County Attorney Ken Evers, he (Knight) believes that if the Board interprets the wording to mean that the originating parcel can be 5 acres or greater then we leave the wording the way it is. If, however, that’s not what we mean then we need to correct the wording to clarify.

Further discussion about the wording and interpretation of wording.

Chairman Thompson asked for motion authorizing him to sign a letter to be presented to BoCC conveying the P & Z Board’s interpretation of wording of LDR 7.10.00 as provided for through L1.15 of Comprehensive Plan.

Motion made by Conley.

Motion seconded by Norris. Motion carried unanimously.

Chairman advised next regular meeting is Thursday, October 1, 2009 at 6pm.

Chairman asked for any other business.

Knight advised that there was talk of a joint workshop with BoCC on the EAR amendments.

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Chairman took a moment to “publicly and officially” thank Doug Knight, interim Planning and Development Director for his efforts and hard work.

Board Member Barncord asked for a moment of silence to recognize BJ Haney and her sorrow on the passing of her husband Steve.

Conley made motion for adjournment.

Tomlinson seconded.

Meeting adjourned.

Respectfully submitted

Machele Albritton