

PLANNING AND ZONING BOARD
PUBLIC HEARING

November 17, 2011, 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

Ralph Arce, absent
Roger Conley, present
Gordon Norris, present
Oscar Ortiz, excused
Charles Parker, present
Monica Reas, Vice Chairperson, absent
Mike S. Thompson, Chairperson, present
Vida Tomlinson, present

Staff

Kevin Denny, AICP, Planning/Develop. Director
excused
Joshua Cheney, AICP, Planner III, present
BJ Haney, present

No News Media identified

Chairman Thompson called the Regular Meeting to order at 6:00 P.M.; a quorum was present.

Those in attendance pledged allegiance to the American Flag followed with prayer by Board Member Conley.

The Board was advised the Public Notice for the Regular Meeting/Public Hearing for Agenda No. 12-03 was published in The Herald-Advocate on 10/27/11 with Affidavit of Publication on file, and that advertisements/public notices were properly posted.

Chairman read the Planning and Zoning Board's General Rules of Procedure located on Page Two of the Board's Agenda; Notary Public Haney administered Oath to those wishing to offer testimony.

Board was advised that Planning/Development Director Denny is excused; he is moderating the Visioning Hardee County Steering Committee meeting concurrently in the County Commissioners' Board Room.

Agenda No. 12-03

Board was advised of a request from End Time Cross Road Ministry, Inc. by and through the Authorized Representative for approval of a **Site Development Plan** for a church facility on 5.26+/-acres zoned **F-R (Farm-Residential)** in the **Town Center** Future Land Use District.

Planner Cheney presented the Staff Report and advised:

- This is an applicant-initiated request for Site Development Plan approval to construct a 6,521+/-sq-ft church building on 5.26+/-acres with frontage on Martin Luther King Jr. Ave.;
- The applicant is End Time Cross Road Ministry, Inc., and the authorized representative is Lavon Cobb (L. Cobb Construction Co.);
- The project is planned for location at the NW corner of the intersection of MLK Jr. Ave. and Honeysuckle St. and the parcel's Future Land Use designation is Town Center and its zoning is Farm-Residential;
- The surrounding Future Land Uses are:
 - North and NE: City of Wauchula Medium/Low Density Residential,
 - South and East: Town Center,
 - West: City of Wauchula, Medium Density Residential;
- The surrounding zoning is:
 - North and NE: City of Wauchula R-3 and R-2 (vacant residential),
 - South: R-3 (single-family residential),
 - East: F-R (single-family residential),
 - West: City of Wauchula R-3 (vacant residential).

Cheney cited the Summary of Analysis as contained in the Staff Report and noted there are no conditions for approval.

Cheney advised Staff's conclusion is that approval of the SDP is in compliance with the Hardee County Comprehensive Plan and is not contrary to the Hardee County Unified Land Development Code, and Staff recommends approval of the SDP.

Cheney entered into the record the Staff Report, no objections presented.

Board inquired and Mason Cobb, (Carl Cool Engineering, 203 W. Main St., Avon Park, FL 33825) advised new entrance and exit culverts will be installed.

Chairman called for public input.

Lavon Cobb, 1015 Briarwood Dr., Wauchula, FL addressed the Board and advised that the applicant has jumped through all the hoops and has followed are the steps, and after tonight all parties are very ready to get started.

MOTION by Board Member Norris, second by Board Member Parker to **APPROVE** the request for a Site Development Plan for a church facility on 5.26+/-acres zoned **F-R (Farm-Residential)** in the **Town Center** Future Land Use District based on staff's findings, conclusion, recommendation for approval and based on the testimony presented and the evidence received in the public hearing. Motion carried unanimously.

Board was reminded of a vacancy on the Planning/Zoning Board and encouraged the members to mention the vacancy to citizens and for those who are interested in applying, to stop by the County Manager's office and pick up a Biographical Survey, complete it and return it, or to call Planning/Development office for a copy of the Biographical Survey to be mailed.

There was an inquiry about the status of the bathrooms project at Resthaven, Staff advised the project has gone out for bids.

Board was advised the P/Z's next Public Hearing is scheduled for Thursday, December 01, 2011, to hear a request for recommendation for approval of a:

- Special Exception with Site Development Plan for operation of a recreational resort on 20.02+/-acres zoned A-1 (Agriculture);
and to hear a request for recommendation of approval of a
- Special Exception to situate a single-family mobile home dwelling on 9.0+/-acres zoned F-R (Farm-Residential).

Board was advised Thursday, December 15, 2011 has been tentatively scheduled for a joint public hearing with the BoCC to receive the 2011-2012 Annual Report for the South Pasture Mine from CF Industries, Inc. Board was requested to pick up individual copies of the Annual Report at the Planning/Development Department.

With no further business, Board adjourned at 6:15 P.M.

B.J. Haney, Acting Recording Secretary