

PLANNING AND ZONING BOARD
CALLED MEETING/PUBLIC HEARING

December 12, 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, present
Roger Conley, present
Gordon Norris, present
Oscar Ortiz, absent
Charles Parker, present
Monica Reas, Vice Chairperson, absent
Mike S. Thompson, Chairperson, present
Vida Tomlinson, present

Staff

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

No News Media identified

Chairman Thompson called the Called 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.

NOTE: Agenda No. 12-02 was properly advertised in a newspaper of general circulation for public hearing by the P/Z Board on November 03, 2011. On November 03, 2011 the Board continued Agenda No. 12-02 to December 01, 2011, and at the Board's December 01, 2011 public hearing Agenda No. 12-02 was continued to December 12, 2011 . . . being continued to a date certain no the Public Notice in a newspaper of general circulation was required.

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.

Agenda No. 12-02

Board was advised of a request from Sherry White Ministries, Inc. by and through the Authorized Representative for a recommendation for approval of a Special Exception and approval of a Site Development Plan for a Recreational Resort on 20.01+/-acres zoned A-1 (Agriculture) in the Agriculture Future Land Use District.

Planning Director Denny advised that this type of use was created to give the opportunity to build boy scout camps, etc. Denny explained the type of buffering and noted by meeting the property line setbacks for A-1-zoned lands that the buffer will not extend around the entire project.

Referring to the staff report:

- the Hardee County Unified Land Development Code Sections 2.29.02(B) and 3.23.00 establish Recreational Resort as an allowed use through Special Exception the in the AG Land Use and A-1 zoning. This application seeks establishment of a Recreational Resort at the SE corner of Alton Carlton Road and Vandolah Road. The Recreational Resort use is designed to accommodate recreational vehicles, tents and primitive cabins in a campground setting on a temporary basis,
- the applicant has complied with Section 3.23.00 ULDC that specifies the development guidelines for Residential Resorts. Additionally, as part of the SE process, the applicant is providing additional buffers to screen this use from adjacent properties. The most intensive uses have been centralized on the site, reducing the possibility of negative externalities,
- the property is primarily single-family residential, agricultural, and open space, similar to adjacent properties.

- the project only impacts one public facility as water and sewerage will be provided on-site. Transportation facilities have adequate capacity to serve this use.
- the proposed project will not result in adverse impacts under this criterion.
- Staff, through the Development Review Committee (DRC), has reviewed and found this project consistent with all applicable codes.

Denny pointed out that the proposed change in land use will not adversely affect the drainage of the property and applicant has been through the permitting process with Southwest Florida Water Management District (SWFWMD).

Denny advised that staff recommends approval of the Special Exception with conditions. Denny noted that the conditions in the staff report have been amended and he distributed a list of the conditions as modified for the Board's consideration.

Those conditions are:

- (01)** Recreational Resort uses are governed by ULDC Section 3.23.00, and the provisions of this Special Exception and the Master Site Plan. If an issue or condition is not specifically addressed by the Master Site Plan, then the provisions of Section 3.23.00 apply,
- (02)** A maximum of four RVs, four primitive cabins, one single-family mobile home (existing) for owner, a chapel and a store are for exhibit proposes only. No general retail allowed,
- (03)** No off-site signage,
- (04)** Existing access along Alton Carlton Road as marked on Master Site Plan to remain open for Emergency Medical Services (EMS) and residential access. NOTE: residential access subject to approval by County Engineer,
- (05)** Any use or development of property owner's 0.99-acre-portion and 0.95-acre-portion of the 20+/-acre-parcel that is located North of Vandolah Road subject to Special Exception modification requirements.

There was discussion about the maximum number of RVs and Denny pointed out the Department of Health regulations dictate that more than five units would be classified as a gathering of units and would trigger different criteria for the sanitary facilities.

Board was advised that the FDOH's enforcer is the State Administrative Code and state statutes.

Chairman called for public input.

Sherry White, (770 Alton Carlton Rd., Hardee County) was sworn and advised that the whole reason for this project is because of the Lydia's House program.

White pointed out:

- some of the ladies in the Lydia's House program have come from destructive lifestyles and in the program are actively working on improving themselves, and are in need of an overnight facility that will provide an opportunity to bond with their children and presently we have no such place;
- a facility such as Pioneer Village allows these ladies and children to begin the healing process that includes individual responsibilities at the village such as vegetable gardening;
- the primitive cabins (no electricity and plumbing) will not be used for fulltime occupancy they are for camping.

Denny advised of the need to add an additional condition to the 'distributed list of replacement conditions' to-wit:

- (06) Planting and survivability criteria of buffer/landscape materials to be worked out by staff and applicant.

MOTION by Board Member Norris, second by Board Member Arce to recommend APPROVAL of the Special Exception to the Board of County Commissioners to allow construction/operation of a Recreational Resort (known as Pioneer Village) on 20.01+/-acres zoned A-1 (Agriculture) in the Agriculture Future Land Use District based on staff's findings, conclusion, recommendation for approval, recommended conditions as enumerated in the public hearing, and based on the testimony presented and the evidence received in the public hearing. Motion carried unanimously.

The BoCC will hold a public hearing and receive a recommendation from the Planning/Zoning Board on Thursday, December 15, 2011, 6:05 P.M. or as soon thereafter.

MOTION by Conley, second by Board Member Tomlinson to approve the Site Development Plan of the special Exception based on the staff report, staff's recommendation for approval and based on the testimony presented and the evidence received in the public hearing contingent upon approval of the Special Exception by the BoCC. Motion carried unanimously.

Board was advised:

- of a Hardee Visioning Steering Committee meeting on Tuesday, December 13, 2011,
- of the Thursday, December 15, 2011, 6:00 P.M. joint public hearing with the BoCC to receive the 2011-2012 Annual Report for the South Pasture Mine from CF Industries'
- of a redistricting discussion before the BoCC on 12/15/11.
- there are no items for a Thursday, January 05, 2012, 6:00 P.M. P/Z public hearing.

Board's next regular meeting is scheduled for Thursday, February 02, 2012, 6:00 P.M.

With no further business, Board adjourned at 6: 25 P.M.

B.J. Haney, Acting Recording Secretary