PLANNING AND ZONING BOARD
REGULAR MEETING/PUBLIC HEARIN--JANUARY 08, 2015, 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, Vice Chairman, absent
Don Chancey, present
Roger Conley, Chairman, present
Drew Schock, absent
Nick Timmerman, present
Ann Wilson, present

Staff
Lex Albritton, County Manager, present
BJ Haney, present

News Media present

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

Attendees pledged allegiance to the American flag, Board Member Timmerman offered a prayer.

The Board was advised that the Public Notice for the 01/08/15 Regular Meeting/Public Hearing was published in The Herald-Advocate on 12/18/14 with Affidavit of Publication on file; and that advertisements/public notices were properly advertised pursuant to the provisions of the County's Unified Land Development Code (ULDC), and that notices to applicant, authorized representative and neighboring property owners for Agenda No. 15-06, were timely mailed from the Hardee County Planning/Development Office pursuant to the provisions of the County's ULDC.

With only four members present, Board determined to postpone election of Chairman and Vice Chairman for the ensuing year.

MOTION by Board Member Chancey, second by Board Member Wilson to approve Minutes of 12/04/14 Regular Meeting/Public Hearing as printed and mailed. Motion carried unanimously.

Haney asked . . . has any Planning and Zoning Board member received any oral or written communications regarding the land use item to be discussed? If so, please disclose substance of the communication and identify the person making communication. None received.

Chairman explained Planning and Zoning Board's General Rules of Procedure and Notary Public Haney administered Oath to those wishing to offer testimony.

Agenda No. SE 15-06

Chairman advised that:

- First National Bank of Wauchula by and through the Authorized Representative requests approval of a Site Development Plan to utilize the existing 26,462+/-sq-ft existing structures for Migrant/H2-A Housing on 4.97+/-acres zoned C-2 in the Town Center Future Land Use District;
- Parcel is situated on the East side of Hwy. 17 South and addressed as 157 Will Duke Rd., Hardee County;
- the purpose of this Public Hearing is to hear the request, and receive public input.

Board and County Staff were provided with a copy of the application, and a copy of the Staff Report prior to the public hearing.

The Applicant's Authorized Representative was present.

Ron Borchers, Senior Planner, Central Florida Regional Planning Council, 555 E. Church St., Bartow, FL being sworn and representing the County Planning/Development Dept stated:

- this is an applicant-initiated request to approve a Site Development Plan for the purpose of utilizing the existing 26,462-sq-ft of buildings at the abandoned Southern Oaks Assisted Living Facility as an H-2A housing facility for migrant farmworkers;
- the request only includes the conversion of the existing buildings for use as H-2A housing and does not include any additional structures and no changes in road access; with no additional impacts to public facilities and services being anticipated.

Borchers presented the Finings of Fact as contained in the Staff Report and advised that Staff has looked at the Standards of Review and concluded the approval of the Site Development Plan is in general compliance with the Hardee County Comprehensive Plan as well as the Unified Land Development Code (ULDC) and it is not contrary to the standards set forth in Section 6.01.02.01, ULDC (Standards of Review).

Borchers advised that Staff recommends approval of Agenda No. SDP-15-06 to the Hardee County Planning and Zoning Board with recommended conditions of:

01. Applicant/owner shall comply with all Hardee County Unified Land Development Code regulations or requirements that are applicable to the development of this property. Additionally, all other applicable state or federal permits be obtained before commencement of the development. Any such permits shall be submitted to the Building Department before commencement of the development.

02. Migrant/H2-A housing shall be required to obtain an annual operating permit from the County to ensure compliance with the adopted International Property Maintenance Code as minimum living standards.

Staff Report was entered into the record.

Rick Justice, First National Bank of Wauchula, (P.O. Box 966, Wauchula, FL 33873) was sworn and responded to the question that the bank owns the property and the buildings.

The question was asked was this project looking to be a commercial development and Borchers responded that it is a repurposing of existing buildings that is why the conditions say the development must comply with the regulations of agencies with jurisdiction.

There was discussion regarding the location of bus parking and location of the dumpster.

John Schneider, Civil Design Manager, Hunter Engineering, (213 E. Park Dr., Lake Wales, FL 33853) was sworn and advised the Board is looking at the Site Development Plan for the parcel; the location of bus parking, dumpster, stop sign and landscaping will be shown on the Site Construction Plan.

Borchers pointed out that the Site Construction Plan will get technical review by staff. Borchers further commented that the occupancy will be regulated by the Health Dept.

Board noted that the document should be titled Conceptual Site Development Plan.

Chairman called for public input; none received.

MOTION by Chancey, second by Timmerman to APPROVE Agenda No. 15-06 as a Conceptual Site Development Plan to utilize the existing 26,462+/-sq-ft existing structures for Migrant/H2-A Housing on 4.97+/-acres zoned C-2 in the Town Center Future Land Use District based on Staff's Report as presented, Staff's recommendation for approval, based on recommended conditions, and based on the testimony presented, and the evidence received in the public hearing. Motion carried unanimously.

Board was advised that the Planning/Development Dept. has no applications for a February, 2015 Planning/Zoning Board meeting.

With no further business the Board's Regular Meeting/Public Hearing adjourned at 6:44 P.M. Motion carried unanimously.

B.J. Haney, Acting Recording Secretary