

PLANNING AND ZONING BOARD
REGULAR MEETING/PUBLIC HEARING--AUGUST 06, 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, present
Donnie Autry, excused
Roger Conley, Chairman, present
Michael Scheipsmeier, excused
Drew Schock, present
Nick Timmerman, excused
Ann Wilson, present

Staff

Todd Miller, Planning Director, present
Annie Barnes, Planner II, present
BJ Haney, Planning Dept., present

News Media; none 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 Conley offered a prayer.

The Board was advised that the Public Notice for the 08/06/15 Regular Meeting/Public Hearing was published in The Herald-Advocate on 07/16/15 with Affidavit of Publication on file; and that advertisements/public notices and courtesy letters to neighboring property owners were properly advertised pursuant to the provisions of the County's Unified Land Development Code (ULDC).

Board was advised that the 07/23/15 Minutes are not ready for approval.

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.

Planning/Development Director Miller introduced and the Board welcomed Annie Barnes, County Planner II.

Agenda No. 15-

Chairman advised that:

- Septem Land Development LLC by and through the Authorized Representative requests approval of a Variance to height limitations for the development of a single-family dwelling on 110.0+/-acres zoned A-1 (Agriculture) in the Agriculture Future Land Use Category;
- the parcel is situated about the South side of State Road 66, South of Clifton Bryan Rd., West of Charlie Creek;
- the purpose of this Public Hearing is to hear the request, receive public input and offer a recommendation to the Board of County Commissioners.

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

Todd Miller, Hardee County Planning/Development Director advised:

- the applicant contacted the Planning and Development Dept. via the authorized agent, Sweet-Sparkman Architects and described the proposed project;
- Staff advised that a variance to the height standard must be approved by the County Commissioners;
- the Variance application is from September Land Development LLC to increase the maximum building height permitted in the A-1-zoning district as described in Table 2.29.02(C) of the Hardee County Unified Land Development Code from 40 ft to 67 ft;
- the applicant would like to develop a home on the property taking advantage of the view of the southern live oak trees, Charlie Creek and the natural surroundings on the property;
- in order to provide the view of the creek from the second building rising through the tree canopy, the building would need to be approximately 67 feet in height;

- the zoning for the 110+/-acre-subject parcel and all adjacent properties is A-1, and the Future Land Use Category for the subject parcel and all adjacent properties is Agriculture;
- per Section 7.13.04 of the Hardee County ULDC, Variance applications require review and approval of the Planning Board and the Board of County Commissioners;
- Staff has review the application according to the criteria established in Section 7.13.04.01(A)-(G); and found the request meets all the criteria;
- Staff recommends approval of Agenda No. 15-16 to the Planning Board.

Miller entered Staff Report and his testimony into the record.

Gwen Kelly, AIA of Sweet-Sparkman Architects, (2168 Main Street, Sarasota, FL 34237) was sworn and stated that she is representing the applicant/property owner. Kelly described the property and noted that neither the trees nor the roots will be touched; owner will probably seek the services of a professional arborist to ensure protection of the trees.

Kelly noted that the highest level of the structure will be four stories, and Kelly provided a brief summary of the plans for the dwelling pointing out there may be a helicopter pad on site.

Kelly exhibited a model of the planned dwelling.

The Board was advised that the model is shown for exhibit only and is not entered into evidence.

There was discussion regarding the 40-ft height requirement and Miller explained the requirement speaks to the compatibility with surrounding uses

Chairman called for public input; none received.

MOTION by Board Member Wilson, second by Board Member Arce to **RECOMMEND APPROVAL** to the Board of County Commissioners of the request for a Variance to increase the maximum height permitted for buildings within the A-1-zoning district from 40 ft to 67 ft for the development of a single-family dwelling on 110.0+/-acres zoned A-1 (Agriculture) in the Agriculture Future Land Use Category based on the Staff Report and based on the testimony presented and the evidence received in the public hearing. Motion carried unanimously.

Chairman advised the Board of County Commissioners will hold a public hearing and receive a recommendation from the Planning/Zoning Board on Thursday, August 20, 2015 at 8:35 A.M. or as soon thereafter in this room.

With no further business the Board's Regular Meeting/Public Hearing adjourned upon **MOTION** by Arce, second by Wilson at 6:25 P.M. Motion carried unanimously.

B.J. Haney, Acting Recording Secretary