

PLANNING AND ZONING BOARD
REGULAR MEETING/PUBLIC HEARING--SEPTEMBER 03, 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, present
Roger Conley, Chairman, present
Michael Scheipsmeier, present
Drew Schock, present
Nick Timmerman, excused
Ann Wilson, excused

Staff

Todd Miller, Planning Director, present
Annie Barnes, Planner II, excused
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 09/03/15 Regular Meeting/Public Hearing was published in The Herald-Advocate on 08/13/15 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).

MOTION by Board Member Arce, second by Board Member Autry to approve Minutes of 07/23/15 Regular Meeting/Public Hearing with correction on Page 04

"Codo-Salisbury, Senior Planner should read Codo-Salisbury--Planning Director".

Motion carried unanimously.

MOTION by Autry, second by Arce to approve Minutes of 08/06/15 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. 15-17

Chairman advised that:

- William D., Sr. and Patricia Helen Wilkerson by and through the Authorized Representative request a Special Exception to continue a lawn/agriculture equipment repair shop; sales of new and used lawn equipment; sales, rentals, service of golf carts on 2.0+/- acres zoned F-R in the Agriculture Future Land Use Category;
- the parcel is situated on or about the south side of Bostick Rd., East of Hobb Rd.;
- 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:

- subject 2.0+/-acre-parcel, and adjacent properties are zoned F-R in the Agriculture Future Land Use category;
- per Section 2.29.01 of the Hardee County Unified Land Development Code (ULDC), uses not specifically listed may be permitted by Special Exception upon a determination made by the Planning and Development Director;
- the P/D Director has determined that the existing uses are not specifically listed and may be permitted by Special Exception pursuant to Article 7, Section 7.13.00, ULDC, therefore the applicant has presented the Special Exception application;

- staff has reviewed the application for Special Exception based on the provisions of Section 7.13.03 and found the request meets the criteria; and recommends approval of 15-17 (to the Planning/Zoning Board).

Miller provided some background and advised that:

- the use has been established at the subject property for many years without significant impact to the surrounding properties;
- response to a complaint initiated an investigation of the property and use revealing three residences present, and the small engine use that was not specifically permitted in the F-R-zoning district;
- an approved minor subdivision has remedied the multiple dwellings on one parcel.

Miller entered Staff Report and his testimony into the record.

Board inquired and Miller explained that the plans are to make no changes to the present use.

There was discussion regarding landscaping/buffering and Miller advised that the property owners have added landscaping on the north and east sides (of the subject parcel) to mitigate visual impacts from the right-of-way (of Bostick Rd.).

Opal Wilkerson, 829 Bostick Rd., Bowling Green, FL 33834, was sworn and advised she is representing property owners William D. and Patricia Helen Wilkerson.

Wilkerson gave an overview of the added landscaping consisting of gardenia and boxwood shrubs being planted in accordance with the County's landscaping regulations.

Board inquired and Miller advised that the site plan is accurate, and that (if the Special Exception is approved) the adding of additional structures would be reviewed as a modification to the Special Exception by the Planning/Development Dept. and the Building Dept.

Wilkerson pointed out that the business is greatly needed in the County and it participates in much charity work; the owner is committed to the County and dedicated to the business.

Board inquired about the addition of impervious surface and Miller explained that whether a permit from or review by Southwest Florida Water Management District (SWFWMD) would depend on what is being proposed.

Chairman called for public input; none received.

MOTION by Board Member Scheipsmeier, second by Board Member Schock to **RECOMMEND APPROVAL** to the Board of County Commissioners of the request for a Special Exception to continue a lawn/agriculture equipment repair shop; sales of new and used lawn equipment; sales, rentals, service of golf carts on 2.0+/-acres zoned F-R 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, October 01, 2015 at 8:35 A.M. or as soon thereafter in this room.

Haney distributed information to the Board pertaining to the Planning Commissioners Training class scheduled for Friday, October 23, 2015, 8:30 a.m. to 12:30 p.m. at the City of Bartow Public Library, '2nd Floor Meeting Room', 2150 S. Broadway Ave., Bartow, FL advising there is no cost for the training.

Miller explained the training is provided for planning commissioners; and the Board is invited to attend; please let the Planning/Development Dept. know if you plan to attend.

Haney distributed information to the Board pertaining to a class for the Elimination of Harassment Training offered to County employees, explaining that advisory boards are invited to attend; class is scheduled for Thursday, September 17, 2015 in the County Commissioners' Board Room; the times available are 10:30 a.m., 1:00 p.m. and 2:30 p.m. For those interested in attending Haney advised to contact the Hardee County Human Resources office at 773 2161 to make an appointment.

Board directed to schedule a P/Z Board Workshop to view the Sunshine Law video and invites anyone; suggested October 01, 2015, 6:00 p.m.

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

B.J. Haney, Acting Recording Secretary