

PLANNING AND ZONING BOARD
REGULAR MEETING/PUBLIC HEARING--JANUARY 07, 2016, 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
Drew Schock, present
Nick Timmerman, present
Danielle Valentim, present
Ann Wilson, present

Staff

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

News Media; none identified

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 Autry offered a prayer.

The Board was advised that the Public Notice for the 01/07/16 Regular Meeting/Public Hearing was published in The Herald-Advocate on 12/17/15 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 Autry, second by Board Member Wilson to approve Minutes of 11/05/15 Regular Meeting/Public Hearing as printed and mailed. Motion carried unanimously.

Board was reminded there were no items for a December, 2015 regular meeting.

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. 16-02--ORDINANCE NO. 2016-01

Chairman advised that:

- Wauchula Groceries LLC, by and through the Authorized Representative requests a Rezoning of lots totaling 1.01+/-acres in the **Town of Ona S/D** from Farm-Residential to General Commercial in the Rural Center Future Land Use District for the improving of the existing retail store;
- the parcel is situated on or about the north side of SR64West, East of CR663North, west of Badger Loop;
- 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:

- two parcels located at the northeast corner of SR64West and CR663North, owned by Wauchula Groceries totaling 1.01+/-acres are asking for a rezoning;
- the rezoning will facilitate redevelopment of the service station to include paving the parking lot, improving the existing canopy and fueling stations, and adding a new canopy and pump stations (being two pump islands with two pumps each, totaling eight fueling stations);
- the current future land use is Rural Center for the subject and the adjacent properties;
- the current zoning to the north and west is F-R, and to the south and east is C-2;
- prior to the submission of the rezoning application, the applicant submitted an application for a Site Development Plan/Site Construction Plan to develop the on-site improvements;
- a review of the parcels revealed that the parcel on which the new fuel service was proposed was zoned F-R which does not permit service station uses;

- to accommodate the proposed use, the applicant was so advised and filed for a rezoning.

Miller advised that based upon review of the application and its sufficiency, Section 7.04.03 of the Hardee County Unified Land Development Code, and the Hardee County Comprehensive Plan, Staff recommends **APPROVAL** of Agenda No. SE16-02 to the Planning and Zoning Board for the rezoning of a 1.01+/-acre parcel of land described as Parcel I.D. No. 33 34 24 0830 00009 00001 and Parcel No. 33 34 24 0830 00009 0016 from F-R to C-2 as **ORDINANCE NO. 2016-01**.

Miller entered Staff Report and his testimony into the record.

The Board was advised that the retention pond shown on the SDP/SCP has been removed and a copy of the revised SDP/SCP without the pond has been provided to the Board for the public hearing, and that an exemption request has been made to Southwest Florida Water Management District.

There was question regarding recommending approval of the rezoning if a SWFWMD exemption has been issued.

Miller explained that the retention pond will be addressed by County staff in the SDP/SCP review.

Chairman called for public input; none received.

MOTION by Wilson, second by Board Member Schock to **RECOMMEND APPROVAL** to the Board of County Commissioners of the request for the rezoning of a 1.01+/-acre parcel of land described as Parcel I.D. No. 33 34 24 0830 00009 00001 and Parcel No. 33 34 24 0830 00009 0016 from F-R to C-2 in the Rural Center Future Land Use Category as **ORDINANCE NO. 2016-01** based on the Staff Report and based on the testimony presented and the evidence received in the public hearing. Motion carried unanimously.

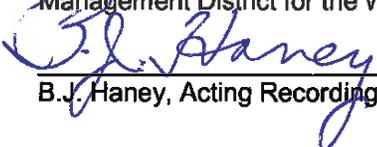
Chairman advised the Board of County Commissioners will hold a **FIRST PUBLIC HEARING** for **ORDINANCE NO. 2016-01** and receive a recommendation from the Planning/Zoning Board on Thursday, January 21, 2016, 6:05 P.M. or as soon thereafter in this room; and the Board of County Commissioners will hold a **SECOND PUBLIC HEARING** for **ORDINANCE NO. 2016-01** on Thursday, February 18, 2016, 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 Autry, second by Schock at 6:21 P.M. Motion carried unanimously.

The Board joined the Board of County Commissioners in a joint meeting to hear the Annual Reports from Mosaic Fertilizer LLC for:

- Fort Green Southern Reserves,
- Fort Green Payne Creek Extension,
- North Pasture,
- Fort Meade North Hardee Area Extension for the period July 01, 2014-June 30, 2015,
- South Pasture Mine--Hardee County for the period September 01, 2014-August 31, 2015,
- South Fort Meade--Hardee County for the period June 01, 2014-May 31, 2015 (Revised 09/2015).

Regarding the retention pond, at the preparation of these Minutes Boggs Engineering LLC provided to the Planning/Development Dept. a copy of the 01/08/16 exemption request to Southwest Florida Water Management District for the Wauchula Groceries property signed and sealed by Steven Boggs, Engineer.


B.J. Haney, Acting Recording Secretary