

PLANNING AND ZONING BOARD
REGULAR MEETING/PUBLIC HEARING--FEBRUARY 04, 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, absent
Donnie Autry, present
Roger Conley, Chairman, present
Drew Schock, absent
Nick Timmerman, present
Danielle Valentim, present
Ann Wilson, excused

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 Conley 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 01/14/16 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 Autry, second by Board Member Timmerman to approve Minutes of 01/07/16 Regular Meeting/Public Hearing as printed and mailed. Motion carried unanimously.

Board was advised that the 01/07/16 Joint BoCC and P/Z Public Hearing for Mosaic Fertilizer LLC Annual Reports are not ready.

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. 16-03

Chairman advised that:

- Edgar Lawrence Davis, Jr. by and through the Authorized Representative North American Tower requests a Special Exception with Concept Development Plan for a 240-ft self-supporting communication tower on 10,000-sq-ft of a 151.40+/-acre parcel in the A-1 (Agriculture) zoning district and in the Rural Center Future Land Use District;
- the parcel is situated on or about the north side of Vandolah Rd. approximately 1581 ft. east of County Rd 663 North;
- 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:

- this is a request for Special Exception to construct and operate a 240-ft self-supporting communication tower with a 50% setback and to situate an equipment area at the base of the tower on 10,000-sq-ft of lease area within a 151.49+/-acre A-1-zoned parcel;
- the tower site will be situated on the north side of Vandolah Rd. adjacent to Vandolah Utilities;
- the parcel is zoned A-1 (Agriculture) and situated in the Rural Center Future Land Use Category;
- all surrounding properties are zoned A-1;
- the site and properties to the north are in the Rural Center FLU category;
- the properties south, east and west of the referenced site are in the Agriculture FLU category;

- staff reviewed the request pursuant to County regulations and the request met all criteria;
- staff recommends approval of Agenda No. SE 16-03 with conditions to the Planning and Zoning Board, and further recommends the Planning and Zoning Board recommend approval of Agenda No. SE 16-03 with conditions to the Board of County Commissioners.

- (Conditions:
1. Upon application for development permits, the proposed project shall submit a written sign-off for approval from the FAA, FCC, FDOT, SWFWMD or any Federal, State or local agency with jurisdiction;
 2. Applicant shall provide a Type A landscape buffer along the south fence line of the leased area, and a Type C landscape buffer along the west fence line of the leased area, in accordance with Section 3.15 of the Hardee County ULDC.)

Miller entered Staff Report and his testimony into the record.

Cynthia Dennis, 2346 Falmouth Rd., Maitland, FL was sworn and advised she is representing American Towers and the proposed tower is a monopole tower; no guy wires; required lighting will be on the tower.

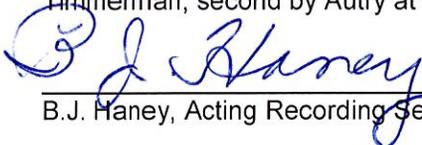
Board inquired and Miller responded that the Hardee County Comprehensive Plan does not provide for a Tower Farm.

Chairman called for public input; none received.

MOTION by Timmerman, second by Board Member Autry to **RECOMMEND APPROVAL** to the Board of County Commissioners of the request for a Special Exception with Concept Development Plan for a 240-ft self-supporting communication tower on 10,000-sq-ft of a 151.40+/-acre parcel in the A-1 (Agriculture) zoning district and in the Rural Center Future Land Use Category based on the Staff Report with conditions 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 on Thursday, February 18, 2016, 8:35 A.M. in this room.

With no further business the Board's Regular Meeting/Public Hearing adjourned upon MOTION by Timmerman, second by Autry at 6:13 P.M. Motion carried unanimously.


B.J. Haney, Acting Recording Secretary