

**HARDEE COUNTY
PLANNING AND ZONING BOARD**

REGULAR MEETING/PUBLIC HEARING--NOVEMBER 02, 2017, 6:00 P.M.

County Commissioners Board Room, 412 W. Orange St., Courthouse Annex, Rm. 102, Wauchula, Florida

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Planning and Zoning Board
Roger Conley, Chairman
Ralph Arce, Vice Chairman
Donnie Autry
Karen Gustinger
JoAnn Wilson
Renee Wyatt

Staff
Todd Miller, Planning/Development Director
'BJ' Haney, Planner II
Hazel Hastwell, Planning Technician

CHAIRMAN Call November 02, 2017 Regular Meeting/Public Hearing to order
Please turn off all cell phones and pagers or silence announcement

CHAIRMAN Pledge of Allegiance to the American flag; Call for prayer

HANEY Pursuant to the provisions of the Hardee County Unified Land Development Code be advised that:

- the public notice for this public hearing was advertised in **The Herald-Advocate** on 10/12/17 (Affidavit of Publication is on file)
- Courtesy Letters were timely mailed from the Planning/Development Dept. to properties within a 300-ft radius of the subject parcel and the parcels were posted pursuant to the provisions of the Hardee County Unified Land Development Code

CHAIRMAN Approval--Minutes of 10/05/17 Regular Meeting/Public Hearing as printed and mailed

HANEY . . . has any Hardee County Planning and Zoning Board member received any oral or written communication(s) regarding the land use items to be discussed? If so, please disclose substance of the communication and identify the person making the communication.

CHAIRMAN Explain Planning and Zoning Board's General Rules of Procedure

Ladies and Gentlemen,

This is a quasi-judicial proceeding and any decision of the Board must be supported by substantial and competent evidence. In rendering its decision the Board shall rely solely upon that testimony which is relevant and material and any testimony given in the form of an opinion will not be relied upon unless given by a qualified witness.

You shall have the right to give testimony, and to present evidence and witnesses. The applicant, the Board and any interested persons shall be given an opportunity to ask questions of any witness.

Any persons who wish to testify shall be administered an oath to swear or affirm to tell the truth. At this time, if there is anyone who wishes to speak before the Board, please rise for the administration of Oath and raise your right hand.

NOTARY PUBLIC Administration of oath to those who wish to offer testimony

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REZONING--ORDINANCE NO. 2018-02
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Agenda No. 18-01

CHAIRMAN Steven E. McAllister, et al requests a Rezoning of the balance of a 2.0+/-acre parcel from C-2 (General Commercial) to 10.0+/-acres F-R (Farm-Residential) in the Highway Mixed Use Future Land Use category to facilitate the continued use of the single-family dwelling. The parcel is situated on the West side of Hwy. 17 N, at the southern terminus of Murray Rd., **ORDINANCE NO. 2018-02**
08 33 25 0000 09030 0000

CHAIRMAN The purpose of this Public Hearing is to hear the request, to receive public input and offer a recommendation to the Board of County Commissioners

**PLANNING/DEVELOP
DIRECTOR** Presentation of Agenda No. 18-01

P/D STAFF RECOM. Staff recommends approval to the Planning/Zoning Board of the request for Rezoning and **RECOMMENDS APPROVAL** to the Board of County Commissioners for the request for a Rezoning of the balance of a 2.0+/-acre parcel from C-2 to F-R to facilitate the continued use of the single-family dwelling

Enter Staff Report and staff testimony into the record

CHAIRMAN Questions/Comments from the Board

CHAIRMAN Questions/Comments from the General Citizenry
Please come to the microphone and state your name and MAILING ADDRESS for the record

CHAIRMAN Requests a MOTION

Suggested format for Board's MOTIONS

I make a MOTION to **RECOMMEND APPROVAL** of **ORDINANCE NO. 2018-02** to the Board of County Commissioners for the request of a Rezoning of the balance of a 2.0+/-acre parcel from C-2 to F-R to facilitate the continued use of the single-family dwelling in the Highway Mixed Use Future Land Use category based on the Staff Report as presented, the testimony presented and the evidence received in the public hearing

I make a MOTION to **RECOMMEND DENIAL** of **ORDINANCE NO. 2018-02** to the Board of County Commissioners for the request of a Rezoning of the balance of a 2.0+/-acre parcel from C-2 to F-R to facilitate the continued use of the single-family dwelling based on _____

CHAIRMAN **BoCC to hold a FIRST READING public hearing for ORDINANCE NO. 2018-02, and receive a recommendation from the Planning/Zoning Board on Thursday, December 07, 2017, 6:05 P.M. or as soon thereafter in this room**

BOCC to hold a SECOND READING public hearing For ORDINANCE NO> 2018-02 on Thursday, January 04, 2018, 8:35 A.M. or as soon thereafter in this room

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TEMPORARY SPECIAL USE PERMIT

Agenda No. 18-02

CHAIRMAN Tonda G. Manley Armstrong requests approval of a Temporary Special Use Permit to temporarily locate a second dwelling on the referenced parcel in the form of a single-family manufactured home dwelling so her niece Rachel Manley can care for the Property Owner and her children. The referenced F-R-zoned parcel is a 7.68+/-acre-lot of record in the Town Center Future Land Use Category. The parcel is situated on or about the parcel addressed as 359 Kazen Rd., Hardee County
05 34 25 0400 00001 0001

CHAIRMAN The purpose of this Public Hearing is to hear the request, to receive public input and offer a recommendation to the Board of County Commissioners

**PLANNING/DEVELOP
DIRECTOR** Presentation of Agenda No. 18-02

P/D STAFF RECOM. Staff recommends the Board **RECOMMEND APPROVAL** to the Board of County Commissioners for the request for a Temporary Special Use Permit with conditions to temporarily locate a second dwelling on the referenced parcel in the form of a single-family manufactured home dwelling so the niece can care for the Property Owner and her children based on the Staff Report as presented

Enter Staff Report and staff testimony into the record

CHAIRMAN Questions/Comments from the Board

CHAIRMAN Questions/Comments from the General Citizenry
Please come to the microphone and state your name and MAILING ADDRESS for the record

CHAIRMAN Requests a MOTION

Suggested format for Board's MOTIONS

I make a MOTION to **RECOMMEND APPROVAL** to the Board of County Commissioners for the request for a Temporary Special Use Permit with conditions to temporarily locate a second dwelling on the F-R-zoned referenced parcel in the form of a single-family manufactured home dwelling so the niece Rachel Manley can care for the Property owner and her children based on the Staff Report as presented, the testimony presented and the evidence received in the public hearing.

I make a MOTION to **RECOMMEND DENIAL** to the Board of County Commissioners for the request for a Temporary Special Use Permit with conditions to temporarily locate a second dwelling on the F-R-zoned referenced parcel in the form of a single-family manufactured home dwelling so the niece Rachel Manley can care for the Property Owner and her children based on _____.

CHAIRMAN **BoCC to hold a public hearing and receive a recommendation from the Planning/Zoning Board on Thursday, December 07, 2017, 8:35 A.M. or as soon thereafter in this room**

Next REGULAR MEETING/PUBLIC HEARING, Thursday, December 07, 2017, 6:00 P.M.