

**HARDEE COUNTY
PLANNING AND ZONING BOARD**

REGULAR MEETING/PUBLIC HEARING--OCTOBER 05, 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, Planning/Development Dept.

- CHAIRMAN** Call October 05, 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 09/14/17 (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 09/07/17 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. 2018-01
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Agenda No. 17-19

CHAIRMAN

Rafa Junior Holding LLC requests a Rezoning of 10.0+/-acres from F-R (Farm-Residential) to R-2 (Two-Family Residential) in the Highway Mixed Use Future Land Use Category The parcel is situated on the North side of Broward St. West, East of Dixiana Dr., Hardee County--**ORDINANCE NO. 2018-01**

08 33 25 0000 06380 0000

Rafa Junior Holding LLC requests a Rezoning of 4.0+/-acres from F-R (Farm-Residential) to R-2 (Two-Family Residential) in the Highway Mixed Use FLU Category. The parcel is situated on or about the North side of Broward St. West., West of U.S. Hwy. 17, Hardee County--**ORDINANCE NO. 2018-01**

08 33 25 0000 06700 0000

Rafa Junior Holding LLC requests a Rezoning of 2.98+/-acres from F-R (Farm-Residential) to R-2 (Two-Family Residential) in the Highway Mixed use FLU Category. The parcel is situated on or about the East side of Dixiana Dr., South of Glades St., West of Campbell Dr., Hardee County--**ORDINANCE NO. 2018-01**

08 33 25 0000 06390 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. 17-19

P/D STAFF RECOM.

Staff recommends approval to the Planning/Zoning Board of the requests for Rezoning and **RECOMMENDS APPROVAL** to the Board of County Commissioners for the request for a Rezoning of the three parcels as identified from F-R to R-2 for the development of residential duplexes

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. 2018-01** to the Board of County Commissioners for the request of a rezoning of three parcels identified as:

08 33 25 0000 06380 0000 being 10.00+/-acres,
08 33 25 0000 06700 0000 being 04.00+/-acres, and
08 33 25 0000 06390 0000 being 02.98+/-acres

from F-R (Farm-Residential) to R-2 (Two-Family Residential) for the development of residential duplexes 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

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I make a MOTION to **RECOMMEND DENIAL** of **ORDINANCE NO. 2018-01** to the Board of County Commissioners for the request for a rezoning of three parcels Identified as:

08 33 25 0000 06380 0000 being 10.00+/-acres,

08 33 25 0000 06700 0000 being 04.00+/-acres, and

08 33 25 0000 06390 0000 being 02.98+/-acres

from F-R (Farm-Residential) to R-2 (Two-Family Residential) for the development of residential duplexes in the Highway Mixed Use Future Land use category based on _____

CHAIRMAN

BoCC to hold a FIRST READING public hearing and receive a recommendation from the Planning/Zoning Board on Thursday, October 19, 2017, 6:05 P.M. or as soon thereafter in this room

BOCC to hold a SECOND READING public hearing on Thursday, November 02, 2017, 8:35 A.M. or as soon thereafter in this room

SITE DEVELOPMENT PLAN

Agenda No. 17-18

CHAIRMAN

Justin Howell Duncan and William Russel Duncan request approval of a Site Development Plan and Site Construction Plan for a one-story 3,000+/-sq-ft retail ranch and feed store with a 500-sq-ft covered porch on 1.97+/-acres of a 20.05+/-acres parcel zoned A-1 (Agriculture) in the Agriculture Future Land Use Category

The parcel is situated on the North side of St Rd 64, S of Hutchison Rd.

Hardee County

27 33 27 0000 06500 0000

CHAIRMAN

The purpose of this Public Hearing is to hear the request and to receive public input

**PLANNING/DEVELOP
DIRECTOR**

Presentation of Agenda No. 17-18

P/D STAFF RECOM.

Staff recommends approval to the Planning/Zoning Board of the request for approval of a Site Development Plan and Site Construction Plan for a one-story 3,000+/-sq-ft retail ranch and feed store with a 500-sq-ft covered porch on 1.97+/-acres of a 20.05+/-acres parcel zoned A-1 (Agriculture) in the Agriculture Future Land Use Category

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

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CHAIRMAN Requests a MOTION

Suggested format for Board's MOTIONS

I make a MOTION to **APPROVE** the request for approval of a Site Development Plan and Site Construction Plan for a one-story 3,000+/-sq-ft retail ranch and feed store with a 500-sq-ft covered porch on 1.97+/-acres of a 20.05+/-acres parcel zoned A-1 (Agriculture) in the Agriculture Future Land Use Category based on the Staff Report with conditions as presented, the testimony presented and the evidence received in the public hearing

I make a MOTION to **DENY** the request for approval of a Site Development Plan and Site Construction Plan for a one-story 3,000+/-sq-ft retail ranch and feed store with a 500-sq-ft covered porch on 1.97+/-acres of a 20.05+/-acres parcel zoned A-1 (Agriculture) in the Agriculture Future Land Use Category based on _____

Next REGULAR MEETING/PUBLIC HEARING, Thursday, November 02, 2017, 6:00 P.M.