

**HARDEE COUNTY  
PLANNING AND ZONING BOARD**

**REGULAR MEETING/PUBLIC HEARING--DECEMBER 07, 2017, 6:00 P.M.**

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

**::: A G E N D A :::**

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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 December 07, 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 11/16/17 (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 pursuant to the provisions of the Hardee County Unified Land Development Code

**CHAIRMAN** Approval--Minutes of 11/02/17 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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<b>TEMPORARY SPECIAL USE PERMIT</b>
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Agenda No. 18-03

**CHAIRMAN**

Norma Virginia Rehberg 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 property owner can care for her daughter Debra Driver. The referenced A-1-zoned parcel is a 4.95+/-acre-lot of record in the Agriculture Future Land Use Category. The parcel is situated on or about the parcel addressed as 3749 Penny Dr., Hardee County  
34 34 26 0000 02590 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. 18-03

**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 property owner can care for her daughter 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 A-1-zoned referenced parcel in the form of a single-family manufactured home dwelling so the property owner can care for her daughter Debra Driver 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 A-1-zoned referenced parcel in the form of a single-family manufactured home dwelling so the property owner can care for her daughter Debra Driver based on \_\_\_\_\_.

**CHAIRMAN**

**BoCC to hold a public hearing and receive a recommendation from the Planning/Zoning Board on Thursday, January 18, 2018, 6:05 P.M. or as soon thereafter in this room**

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**SITE DEVELOPMENT PLAN-SITE CONSTRUCTION PLAN**

Agenda No. 18-04

**CHAIRMAN**

Donald R. Kyzer requests approval of a Site Development Plan-Site Construction Plan to develop a 10,000-sq-ft welding shop with a 780-sq-ft second floor residence on the 8.83+/-acre C-2-zoned parcel in the Highway Mixed Use Future Land Use Category. The parcel is situated on or about the parcel addressed as 2217 U S Hwy 17 S, Hardee County 15 34 25 0000 03160 0000

**PLANNING/DEVELOP  
DIRECTOR**

On 11/16/17 Planning/Development Dept. received a written request from Property Owner's engineer to set aside all activities for this application

**Next REGULAR MEETING/PUBLIC HEARING, Thursday, January 04, 2018, 6:00 P.M.**