

AGENDA
CITY OF BOWLING GREEN CITY COMMISSION
MEETING
October 12, 2021 6:30 p.m.

1. CALL TO ORDER

2. PRAYER/ FLAG SALUTE

3. OLD BUSINESS

A. APPROVAL OF MINUTES

- 1) Regular Meeting – September 14, 2021
- 2) Final Budget Hearing – September 20, 2021

B. ORDINANCE NO. 2021-12 – 2nd reading

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF BOWLING GREEN, FLORIDA, SPECIFICALLY AMENDING ONE (1) PARCEL OF LAND TOTALING .42 ACRES LOCATED SOUTHEAST OF THE INTERSECTION OF CHESTER AVE AND BANANA STREET EAST (PARCEL NUMBER: 04-33-25-0010-00035-0011), FROM THE ZONING OF R-1, SINGLE FAMILY RESIDENTIAL TO R-2, SINGLE AND TWO FAMILY RESIDENTIAL: PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

4. NEW BUSINESS

A. ORDINANCE NO. 2021-10 – 1st reading

AN ORDINANCE PROVIDING FOR ANNEXATION OF CERTAIN PROPERTY OWNED BY THE CITY, IDENTIFIED BY COUNTY STRAP NUMBER 05-33-25-0000-04770-0000, AND CONSISTING OF 13 ACRES; PROVIDING INTENT AND FINDINGS PURSUANT TO STATUTE; PROVIDING FOR PRE AND POST PASSAGE REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

B. ORDINANCE NO. 2021-11 – 1st reading

AN ORDINANCE PROVIDING FOR ANNEXATION OF CERTAIN PROPERTY OWNED BY THE CITY, IDENTIFIED BY COUNTY STRAP NUMBER 05-33-25-0000-03420-0000, AND CONSISTING OF 9.01 ACRES; PROVIDING INTENT AND FINDINGS PURSUANT TO STATUTE; PROVIDING FOR PRE AND POST PASSAGE REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

C. ORDINANCE NO. 2021-13 – 1st reading

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF BOWLING GREEN, FLORIDA, SPECIFICALLY AMENDING ONE (1) PARCEL OF LAND TOTALING .54 ACRES LOCATED NORTHEAST OF THE INTERSECTION OF CENTRAL AVENUE EAST AND BANANA STREET EAST (PARCEL NUMBER: 04-33-25-0010-00030-0018), FROM THE ZONING OF C-2, SERVICE COMMERCIAL TO R-1, SINGLE FAMILY RESIDENTIAL: PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

D. CDBG BID OPENING

E. EDA BOARD APPOINTMENT

F. ARPA FUNDS DISCUSSION

5. MAYOR

6. RECREATION COMMITTEE

7. COMMISSIONERS

8. CITY ATTORNEY

9. CITY MANAGER

10. POLICE CHIEF

11. CITY CLERK

12. PUBLIC

ADJOURN REGULAR MEETING

City of Bowling Green

Minutes of Meeting

September 14, 2021

Present: Commissioner Jones, Vice-Mayor Fite, Commissioner Durastanti, Commissioner Lunn, Mayor Gardner, Interim City Manager Day, Police Chief Scheel, City Clerk Silva, Attorney Buhr, and members of the audience.

Absent: None

1. **Call to order** – The meeting was called to order by Mayor Gardner.

2. **Prayer** – Commissioner Durastanti

Flag Salute

3. **Old Business**

A. **Approval of Minutes**

1) **Regular Meeting – August 10, 2021**

Commissioner Lunn made a motion to approve. Motion was seconded by Vice-Mayor Fite. Roll call vote, all in favor, motion carried.

B. **Ordinance No. 2021-09** – 2nd reading

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF BOWLING GREEN, FLORIDA, SPECIFICALLY AMENDING TWO (2) PARCELS OF LAND TOTALING 10.13 ACRES LOCATED AT 4315 CHESTER AVE AND SOUTHWEST OF THE INTERSECTION OF CHESTER AVE AND BANANA STREET EAST (PARCEL NUMBERS: 05-33-0000-09670-0000, 04-33-25-0010-00034-0001), FROM THE ZONING OF R-1, SINGLE FAMILY RESIDENTIAL TO PLANNED UNIT DEVELOPMENT TO ALLOW FOR 31 SINGLE FAMILY HOMES) AND TO RECOGNIZE AN EXISTING CHURCH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Attorney Buhr read Ordinance 2021-09. Vice-Mayor Fite made a motion to approve. Motion was seconded by Commissioner Jones. Brenda Torres of CFRPC commented that the conditions of the PUD do reflect the changes from last month's meeting. Roll call vote, all in favor, motion carried.

4. **New Business**

A. **Ordinance No. 2021-12** – 1st reading

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF BOWLING GREEN, FLORIDA, SPECIFICALLY AMENDING ONE (1) PARCEL OF LAND TOTALING .42 ACRES LOCATED SOUTHEAST OF THE INTERSECTION OF CHESTER AVE AND BANANA STREET EAST (PARCEL NUMBER: 04-33-25-0010-00035-0011), FROM THE ZONING OF R-1, SINGLE FAMILY RESIDENTIAL TO R-2, SINGLE AND TWO FAMILY RESIDENTIAL: PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Attorney Buhr read Ordinance 2021-12. Brenda Torres of the CFRPC stated that this a request for rezoning and that the future land use would not be changing. The applicant is Travis Maldonado. He has provided a concept plan for two single family homes. Commissioner Jones asked if they were going to construct two homes on the .42 acres.

Brenda responded that they are. Commissioner Jones asked if it was possible with the square footage. Brenda responded that it was the reason for the rezoning, to allow for the two homes on a smaller lot. Vice-Mayor Fite asked about the utilities. Ismael of Top Notch commented that he has been in contact with Wayne Prine, Supervisor of Public Works for the City, and that Mr. Prine confirmed that they would be able to connect to both City sewer and water but that they would have to place their entrances over on Banana Street, and that it would be okay to build in that location. Vice-Mayor Fite responded that his concern was whether or not the homes were going to be built over the City's lines. Interim City Manager Day spoke to Mr. Prine and stated that Mr. Prine had said the builder was good to build. Vice-Mayor Fite made a motion to approve. Mayor Gardner seconded the motion. Roll call vote, all in favor, motion carried.

B. Central Florida Regional Planning Council – Planning Services Agreement

Brenda Torres of CFRPC commented that this is their annual agreement. She stated that it has to be approved every year. She provided the Scope of Work. She mentioned that there is an increase of \$2,500.00. Motion to approve was made by Vice-Mayor Fite and was seconded by Commissioner Durastanti. Roll call vote, all in favor, motion carried.

C. Central Florida Regional Planning Council – 10-year Water Supply Plan Agreement

Vice-Mayor Fite made a motion to approve. Motion was seconded by Commissioner Durastanti. Brenda Torres of CFRPC mentioned that this is to update the City's 10-year Water Supply Plan. This is submitted to SWFWMD and DEO. Roll call vote, all in favor, motion carried.

D. CS&L, CPAs – Engagement Letter

Mr. Day stated that this is basically for another year with CS&L. Motion to approve was made by Vice-Mayor Fite which was seconded by Commissioner Jones. Roll call vote, all in favor, motion carried.

E. American Rescue Plan Allocation (\$722,983)

Mr. Day stated that the City received \$722,983 in ARPA funds from the Department of Emergency Management, Department of Treasury, on August 26th. He stated that he reviewed the contract and has been in contact with Ms. White at Emergency Management regarding the use of the funds to purchase a garbage truck. He stated that after a few days she asked him to contact the Department of Treasury for their opinion. He stated that there are elements that could possibly allow for this use based on economics. He stated that this is an option. He also mentioned that if they do not allow it, the Commission should look at the water lines on Highway 17. He mentioned that they received \$500,000 from the EDA but that they are still \$250,000 short. He stated that this project is shovel ready. He stated that the second part of the ARPA funds will be disbursed next August. He mentioned that broadband is also covered under these funds. He stated that it is important to take care of the water lines. Vice-Mayor Fite stated that there are two projects in Tallahassee right now in regard to the water. He also commented that he has been in contact with Spectrum and that they stated that the City of Bowling Green is on a federal broadband expansion program engineered to get a complete upgrade. The tentative completion date is early February to late March of next year. He stated that they received federal funding through the rural initiative. Commissioner Jones mentioned that to run broadband down every

street would cost from \$500,000 to \$1 million. He stated that this would open up to allow for commercial businesses.

5. Mayor Gardner

Mayor Gardner asked about the Main Street pavilion. Mr. Day replied that it should only take about two weeks. Mayor Gardner asked if there was a name for the park already. Mr. Day responded that it is referred to as the "Main Street Park." Mr. Day stated that they could name it whatever they want. Mayor Gardner commented that he was thinking something after Mrs. Shirley. Commissioner Durastanti stated that it was a good idea. Mr. Day asked Mr. Buhr if they needed a resolution to do that. Mr. Buhr responded that they did. Mayor Gardner stated that they have Feeding Tampa Bay again this month and that they are always in need of volunteers. He also suggested that the City get with the prison to see if they can get inmates to help with grounds maintenance.

6. Recreation Committee

Mayor Gardner commented that they fed 317 families with Feeding Tampa Bay last month. He also mentioned Trunk-or-Treat next month on October 30th from 4-6pm. Vice-Mayor Fite commented that it was the same day as Wauchula's event.

7. Commissioners

Commissioner Jones commented that the Drug-Free signs are up at all three City parks. He stated that they were in English and Spanish. He stated that he spoke to a gentleman about some basketball goals and he mentioned that the City could have two of them. Commissioner Jones also asked about the Special Events ordinance. Attorney Buhr commented that they were working on the application and permit form. Chief Scheel responded that they are very confused. Attorney Buhr stated that he would speak to Chief tomorrow. Commissioner Durastanti stated that he was glad that the last hurricane bypassed us but is sad that it hit anybody. Vice-Mayor Fite asked Mr. Day if he got a hold of Tommy Griffin. Mr. Day responded that he did not but will do that first thing tomorrow. Vice-Mayor Fite then asked how many applicants would be present or online tomorrow. Mr. Day responded that there will be four applicants. He stated that he did the reference checks already. City Clerk Silva also commented that the applicant from Lakeland would be present, the applicant from Tallahassee had stated that she might make the drive, and that both other applicants would be virtual.

8. City Attorney

Nothing to discuss.

9. City Manager

Mr. Day stated that he did not realize the funds were available for the Pyatt Park project. The sand volleyball surface is in and the equipment has been ordered. He had public works take care of the surface to save money for the basketball court. He stated that the volleyball poles will be removable. He commented that he had PRECO disconnect the lights from the poles at the park. He is waiting to hear back from the individual that will be doing the demo on the scoreboard building and removing the poles. Mayor Gardner asked if he was going to keep the wood on the poles. Mr. Day responded that he did not know. He stated that he could keep the fixtures but that the City would like to keep the poles to use in the parking lot. Vice-Mayor Fite commented that PRECO will be upgrading their network and might give the City the poles they have stacked up. Mr. Day then mentioned that they have ordered all of the equipment for the backflow at Avion Palms. He stated that the plan is to get it done before the end of September. Members of Avion Palms asked if they could get a heads up on when it will be. He mentioned that the IDA board is moving ahead with the

feasibility study on utilities. He stated that they had a meeting last week on it. He stated that the study is going to require a lot of the City's financial information and will take about 3 to 4 months. He stated that AAA paving has been paid. He commented that the issue will be the SCOP grant and other grants is that they want the City to pay and then they will reimburse you. He also commented that the RFPs for the CDBG project have been put out. He stated that FDOT did not approve the request for additional funds that Pennoni had mentioned. He stated that it may sound weird, but that City will not need any additional funds for the project. He stated that the City hired another employee for Public Works. He stated that 45% of Hardee County residents have been vaccinated. Commissioner Jones asked who was responsible for choosing the companies to do the work. Vice-Mayor Fite responded that the Commission reviews them and selects them.

10. Police Chief

Chief Scheel stated that they did a drug search warrant on the East side of town which ended with 3 arrests. He stated that one of his patrol vehicles was wrecked hitting a deer. He commented that the new officer has been hired, Dustin Smith, and that he lost an officer. He also stated that they had a shooting Labor Day weekend.

11. City Clerk

City Clerk Silva reminded the Commission that tomorrow interviews start at 6:00pm and that the Final Budget hearing is on Monday at 5:30pm.

12. Public

Jim Kelly commented that Bowling Green Small Engine will be closing by the end of the year. He asked them if they would have an interest in selling the property beside them to the City but that they prefer to keep the entire property intact. Mr. Day commented that he had a conversation with Fred Fox and that he mentioned that there are grant dollars available that are not USDA to renovate the old pool building to either a community center or City Hall. He stated that it could be done after the Main Street project closes out. Judy Placer of Avion Palms asked about the annexations. Mr. Day responded that it is City property. City Clerk Silva commented that the reason it did not come before the board tonight was because the local newspaper failed to advertise the second week, since it has to be advertised two consecutive weeks in order to be brought before the board. She stated that she now has to start the process all over again. Rito Melendez of Starke Avenue asked how the tree removal was coming along. Mr. Day responded that it is on the list.

Mayor Gardner adjourned the meeting.

Duane Gardner, Mayor

Maria Carmen Silva, City Clerk

City of Bowling Green

Minutes of Final Budget Hearing

September 20, 2021

Present: Mayor Gardner, Vice-Mayor Fite, Commissioner Jones, Commissioner Durastanti, Interim-City Manager Day, Accounts Specialist Gordillo, and members of the audience.

Absent: Commissioner Lunn

Call to order – The meeting was called to order by Mayor Gardner.

1. **Public Announcement of Taxing Authority** – Mayor Gardner went over the information. Taxing Authority is the City of Bowling Green, FL. Rolled Back Millage Rate is 6.9623 mills. Percentage Increase from Rolled Back Rate is 8.44%. Millage Rate to be Levied is 7.55 mills.
2. **Adoption of Minutes from Tentative Budget Hearing, 09/6/2021**
Motion to adopt was made by Commissioner Durastanti. Motion was seconded by Vice-Mayor Fite. Roll call vote, 4 in favor, 1 absent (Lunn), motion carried.
3. **Resolution 2021-06 – Setting a Millage Rate for the 2021-22 Taxing Year of 7.55 Mills or \$7.55 per \$1,000.00 of Taxable Property Value. The millage rate of 7.55 mills is 8.44% higher than the rolled back rate of 6.9623 mills** – Mayor Gardner read over Resolution 2021-06. Vice-Mayor Fite made a motion to adopt. Commissioner Durastanti seconded the motion. Roll Call Vote, 4 in favor, 1 absent (Lunn), motion carried. Time of adoption is 6:00pm.
4. **Resolution 2021-07 – Adopting a Budget of \$2,839,917 for the 2021-22 Taxing Year** – Mayor Gardner read over Resolution 2021-07. There was discussion among the Commissioners regarding their raise, office repairs and Recreation Salary. Vice-Mayor Fite made the motion to approve the final budget and recommended to freeze those three expenses until further discussion. Commissioner Jones seconded the motion. Roll call vote, 4 in favor, 1 absent (Lunn), motion carried. Time of adoption is 6:02pm.

Meeting Adjourned.

Duane Gardner, Mayor

Maria Carmen Silva, City Clerk



**CITY OF BOWLING GREEN
REZONING
OVERVIEW REPORT
October 12, 2021**

TO: Bowling Green City Commission

SUBJECT: **Ordinance 2021-12 - Rezoning:**
AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF BOWLING GREEN, FLORIDA, SPECIFICALLY AMENDING ONE (1) PARCEL OF LAND TOTALING .42 ACRES LOCATED SOUTHEAST OF THE INTERSECTION OF CHESTER AVE AND BANANA STREET EAST (PARCEL NUMBER: 04-33-25-0010-00035-0011), FROM THE ZONING OF R-1, SINGLE FAMILY RESIDENTIAL TO R-2, SINGLE and TWO FAMILY RESIDENTIAL

AGENDA DATES:

Tuesday, September 14, 2021, 6:30 PM: City Commission Meeting– First Reading
Tuesday, October 12, 2021, 6:30 PM: City Commission Meeting – Second Reading

CITY COMMISSION ACTIONS:

- On September 14, 2021, at first reading, the City Commission approved the rezoning (Ordinance 2021-12).

CITY COMMISSION MOTION OPTIONS:

1. Move to **approve** Ordinance 2021-12 on Second Reading.
2. Move to **approve with changes** Ordinance 2021-12 on Second Reading.
3. Move to **deny** Ordinance 2021-12 on Second Reading.

ATTACHMENTS:

- Overview
- Aerial Photo Map
- Future Land Use Map
- Current Zoning Map
- Proposed Zoning Map
- Proposed Development
- Application

OVERVIEW:

Applicant	Travis Maldonado
Property Owner	Higher Development, LLC.

Parcel ID	04-33-25-0010-00035-0011
Subject Area	0.42 acres
Existing Future Land Use	LDR, Low Density Residential
Existing Zoning	R-1 Single Family Residential
Proposed Zoning	R-2 -- Single and Two Family Residential
Previous Hearings	None

REASON FOR REQUEST:

Travis Maldonado ('applicant') is requesting a rezoning to change one (1) parcel of land totaling approximately 0.42 acres from zoning of R-1 Single Family Residential to R-2 – Single and Two Family Residential. The subject parcel is located southeast of the intersection of Chester Ave and Banana Street East. The property is currently vacant. The applicant is requesting the rezoning to be able to build two single family home and be able to meet the lot width and other development standards for R-2 zoning.

Table 2.04.01(A) from the City of Bowling Green Land Development Code is provided below. The R-2 zoning district is highlighted indicating permitted uses.

P = Permitted Use – Use is permitted by right subject to all other applicable standards

S = Special Exception - Use is permitted if it meets the conditions in Section 3.09.00, subject to all other applicable standards, and only after review and approval by the Planning Board and the City Commission.

D = Site Development Plan – Use is permitted if it meets standards in Section 3.08.00, and all other applicable standards.

Table 2.04.01(A), Table of Land Uses										
Category/Use	AG	R-1	R-2	R-3	C-1	C-2	I	PI	PR	C-P
Agriculture Use										
Agricultural Use and farm animals	P									
Field, row, and tree crops	P									
Nurseries & Greenhouses, wholesale & noncommercial	P									
Roadside stands for sale of ag products	P									
Forest and pasture land	P									
Farmworker Housing										
Farmworker Housing, Group Quarters	D									
Farmworker Housing, Resident	D									
Fannworker Housing, Migrant/II-2A	P			D		D				
Single Family Detached										
Mobile home park				D						
Existing Mobile Home Subdivision				D						
RV park				D						
Single family, std. construction and modular	P	P	P	P				SE	SE	
Manufactured home (mobile home) Only in MH Subd.										
Manufactured Home Subdivision (Ord. 2012-03)				D						
Multiple Family Residential										
Apartment Building				P	P	P				
Duplex			P	P						
Garage apartment	P	P	P	P						

Family Care Facility										
Adult Family Care Home	P	P	P	P						
Community Residential Home (up to 6 residents)	P	P	P	P						
Community Residential Home (7 to 14 residents)			S	S						
Family Day Care Home/Family Child Care Home	P	P	P	P	S	S				
Family Foster Home	P	P	P	P	S	S				

Consistency with the Comprehensive Plan:

Descriptions for both the Future Land Use and zoning designations are provided as follows. *The Future Land Use and proposed Zoning are consistent with the City’s Comprehensive Plan and Land Development Code.*

EXISTING – FUTURE LAND USE

Bowling Green Comprehensive Plan, Future Land Use Element, Policy 1.2:

The **Low Density Residential** designation shall meet Bowling Green's housing demands for this range of density, promote efficient use of infrastructure, and protect existing single family neighborhoods. Single and two family housing units are permissible to a maximum density of 6 units per gross acre. Compatible public land uses are permissible to a maximum intensity of 0.5 FAR.

EXISTING – ZONING

Bowling Green Land Development Code: Section 2.04.02.02 – R-1 Single Family Residential

The purpose of the district is to establish areas which are uniquely appropriate for low-density residential neighborhoods with ample open space and outdoor living areas; to designate appropriate uses and services within the district; and to establish development standards appropriate to ensure proper development and a low density residential environment.

PROPOSED – ZONING

Bowling Green Land Development Code: Section 2.04.02.03 R-2 Multiple Family Residential District.

The purpose of this district is to recognize existing small lot subdivisions of single family homes and duplexes and to provide for infill development on small lots within these subdivisions; along with the necessary and incidental accessory uses, and uses characteristic with, but not detrimental to, the principal use. In no case shall a density be permitted in the R-2 district that exceeds 4.1 dwelling units per net acre (4.1 du/ac) for single family homes and six dwelling units per net acre (6 du/ac) for duplexes.

LAND USE ANALYSIS

The subject parcel is located southeast of the intersection of Chester Ave and Banana Street East in Bowling Green. To the north and east of the subject property there are single family homes, to the west there is a church and vacant property and to the south there is a vacant land.

The *Land Use Matrix* below outlines the Future Land Use and zoning of the subject parcel, the Future Land Use and zoning of adjacent properties, and the existing land use of the subject and adjacent properties.

Land Use Matrix

Northwest	North	Northeast
Future Land Use: Low Density Residential Zoning: R-1 – Single Family Residential Existing Land Use: Single-family residential	Future Land Use: Low Density Residential Zoning: R-1 – Single Family Residential Existing Land Use: Single-family residential	Future Land Use: Low Density Residential Zoning: R-1 – Single Family Residential Existing Land Use: Single-family residential
West	Subject Parcel	East
Future Land Use: Medium Density Residential Zoning: R-1 – Single Family Residential Existing Land Use: Vacant land	Future Land Use: Low Density Residential Zoning: <u>Current: R-1 – Single Family Residential</u> <u>Proposed: R-2 – Single or Two Family Residential</u> Existing Land Use: <u>Vacant land</u>	Future Land Use: Low Density Residential Zoning: R-1 – Single Family Residential Existing Land Use: Single-family residential
Southwest	South	Southeast
Future Land Use: Low Density Residential Zoning: R-1 – Single Family Residential Existing Land Use: Church	Future Land Use: Commercial Zoning: R-1 – Single Family Residential Existing Land Use: Vacant property and utility tower	Future Land Use: Commercial Zoning: R-1 – Single Family Residential Existing Land Use: Single-family residential

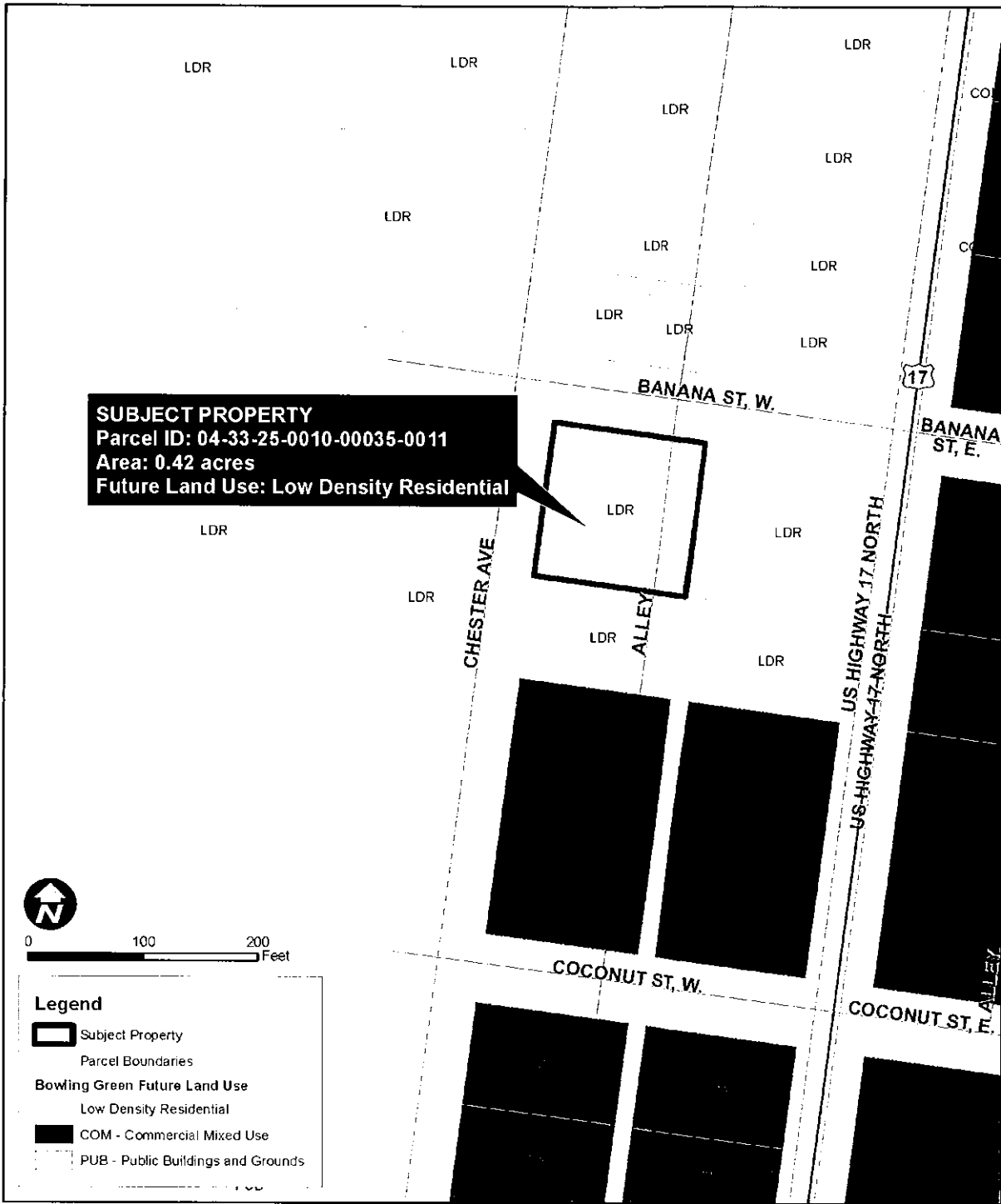
PUBLIC FACILITIES AND SERVICES ANALYSIS:

The proposed R-2, Single and Two Family residential zoning and proposed development intent of the property are not anticipated to have any negative impacts on the City’s public facilities and services.

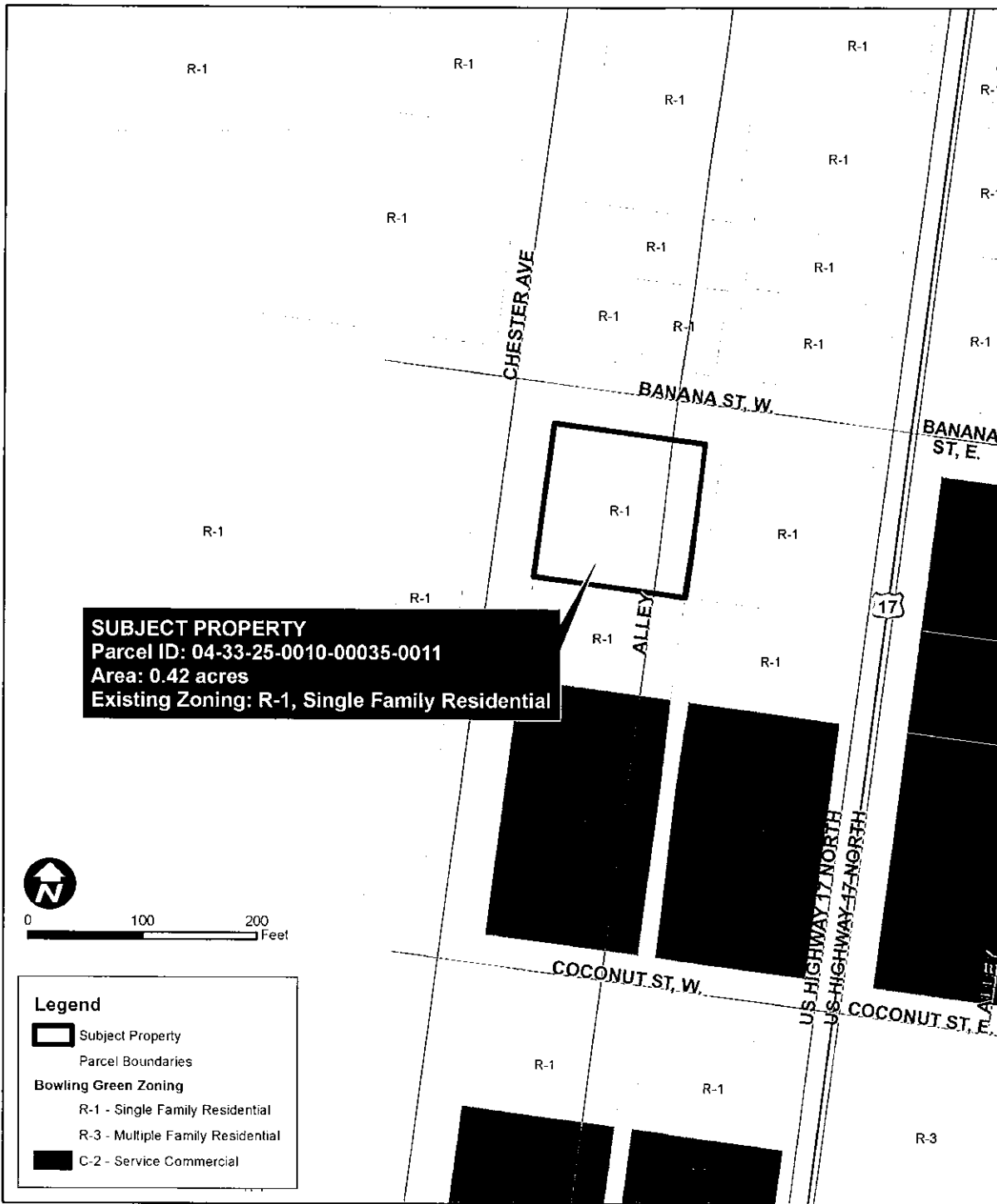
CITY OF BOWLING GREEN AERIAL PHOTO MAP



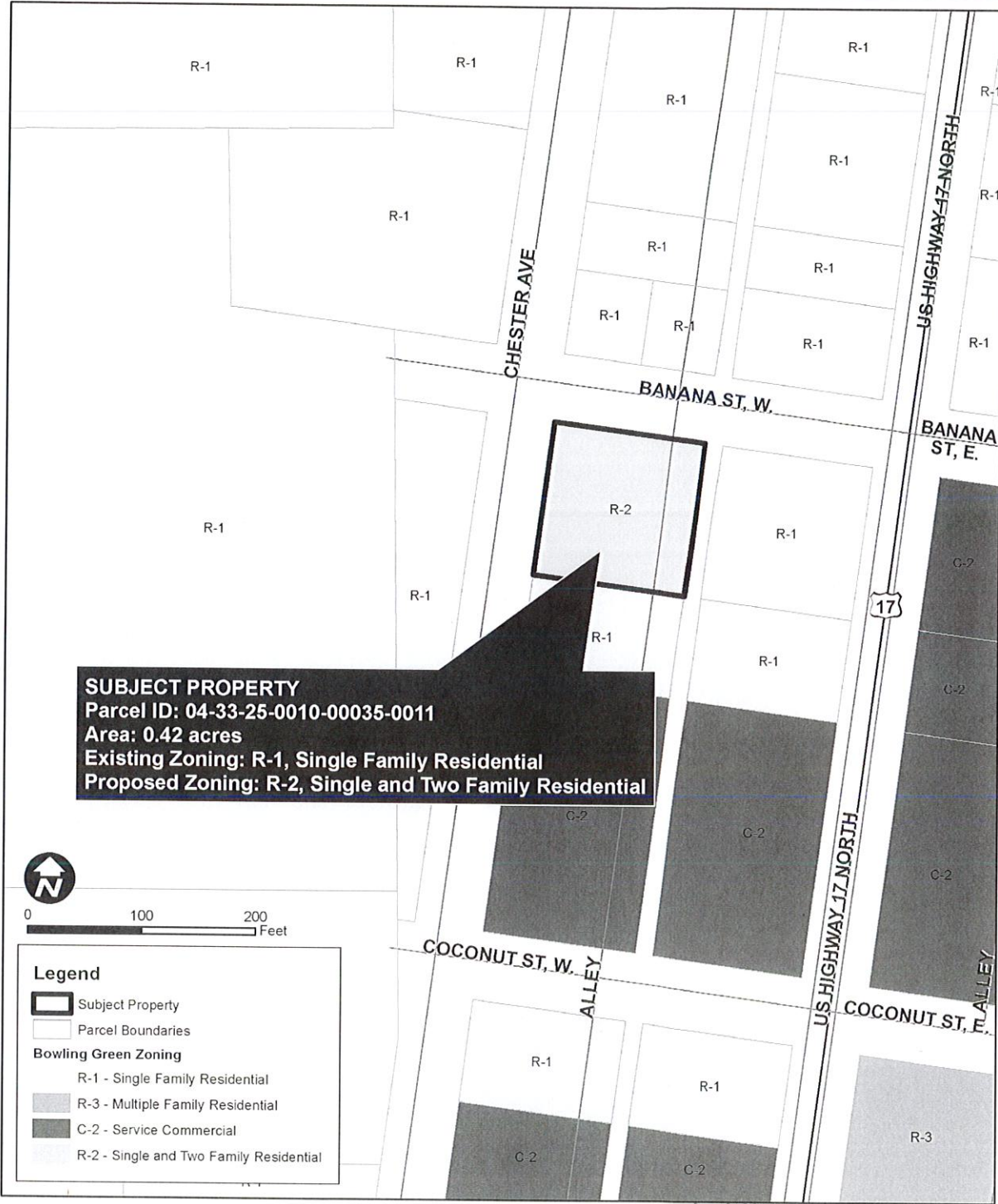
CITY OF BOWLING GREEN FUTURE LAND USE MAP

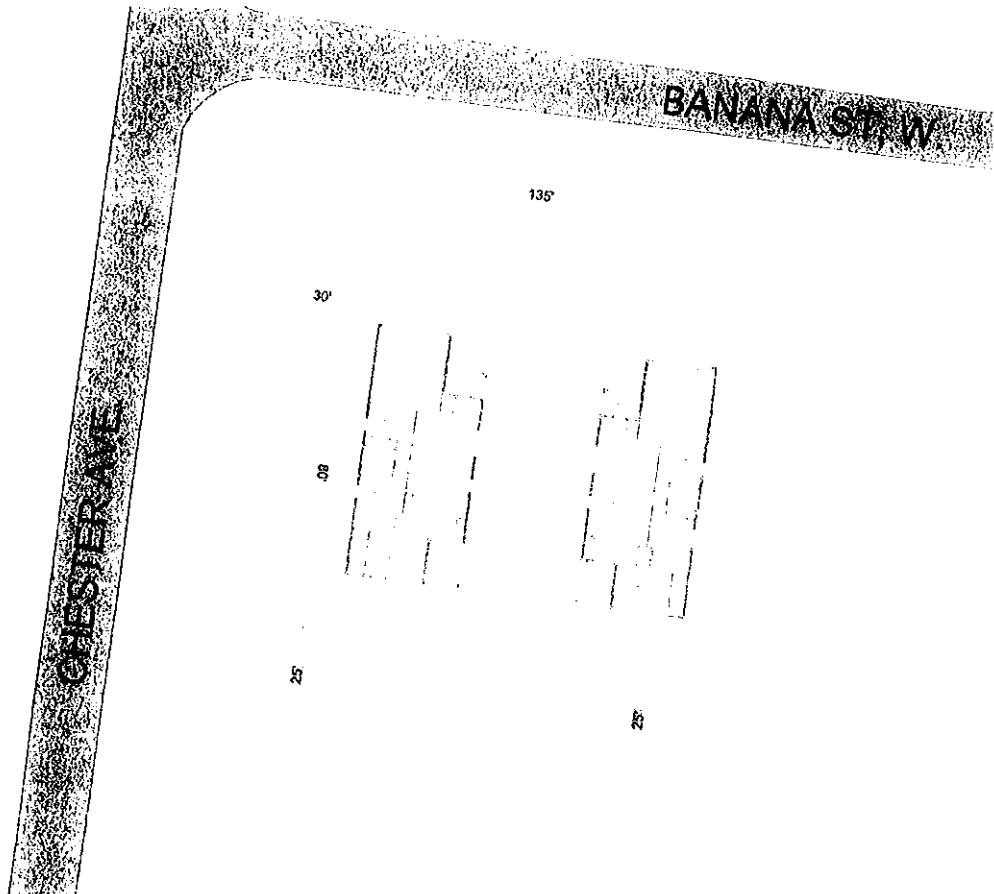


CITY OF BOWLING GREEN EXISTING ZONING MAP

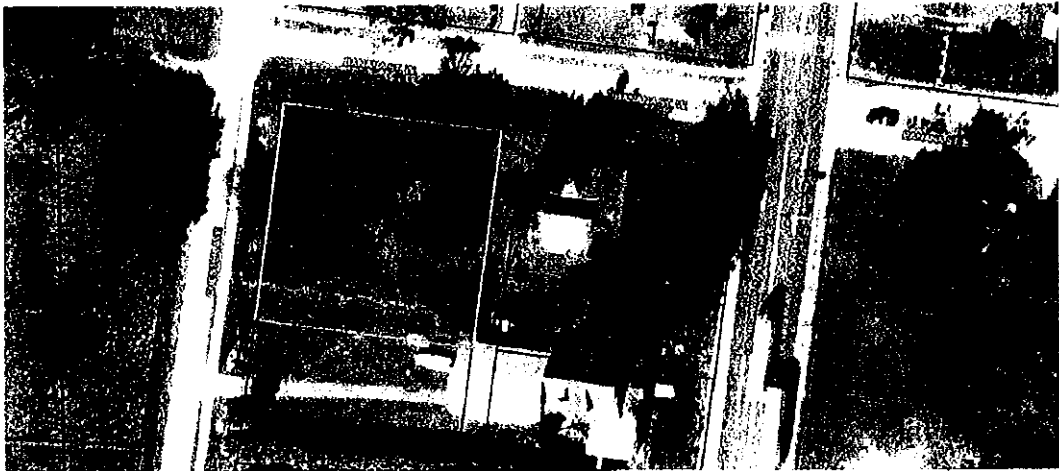


CITY OF BOWLING GREEN PROPOSED ZONING MAP





SITE PLAN
Scale: 1" = 1'0"



REVISIONS	SQUARE FEET
1	1,111
2	1,111
3	1,111
4	1,111
5	1,111

Aerial Resources, Inc.
3000 E. 10th St. #100
MODEL



SITE PLAN &
MAP IMAGE

SHEET
1 OF 1

CITY OF BOWLING GREEN
APPLICATION FOR
REZONING

Application No. _____
Deposit Required with
Application: \$500.00

DATE: 6/25/21

APPLICANT NAME(S): Travis Maldonado

OWNER NAME(S) Higher Development LLC

OWNER'S ADDRESS: P.O. Box 1899, Wauchula, FL 33893

PHONES: 863-773-9733

PROPERTY APPRAISER'S PARCEL ID NUMBER: D4-33-25-0010-00035-0011

PHYSICAL LOCATION (Plat Map must be attached with lot identified):

BOWLING GREEN CURRENT FUTURE LAND USE CLASSIFICATION: _____

BOWLING GREEN CURRENT ZONING CLASSIFICATION: R-1

BOWLING GREEN PROPOSED ZONING CLASSIFICATION: R-2

CURRENT USE OF PROPERTY: Vacant

PROPOSED USE OF PROPERTY: Development

USES SURROUNDING PROPERTY ON ALL FOUR SIDES:

North: Residential

East: Residential

South: Residential

West: Residential

ANY OTHER INFORMATION ABOUT THE PROPERTY THAT IS PERTINENT:

I HEREBY APPLY FOR REZONING OF THE REFERENCED PROPERTY AS INDICATED AND AGREE TO PAY ALL ASSOCIATED COSTS.

SIGNATURE OF APPLICANT

SIGNATURE OF APPLICANT

STAFF RECOMMENDATION YES () NO

STAFF COMMENTS AND RECOMMENDED CONDITIONS:

STAFF REVIEWER:

SIGNATURE

DATE

Hardee County Property Appraiser

Parcel Summary

AlternateID 17196
Parcel ID 04-33-25-0010-00035-0011
Location Address CHESTER
 BOWLING GREEN 33834
Brief Tax Description LOTS 11 12 & 13 INC BLK 35 BOLWING GREEN RR SURVEY 04 33S 25E 202025006502 202125000747(SPLIT FROM '10-35-1'LMP 3-3-2021)/0772-LEGL ERR?
 (Note: Not to be used on legal documents.)
Property Use Code VACANT (0000)
Sec/Twp/Rng 4-33-25
Tax District CITY OF BOWLING GREEN (901)
Millage Rate 22.6637
Acreage 0.418
Homeslead N

[View Map](#)

Owner Information

Primary Owner
 HIGHER DEVELOPMENT LLC
 PO BOX 1899
 WAUCHULA, FL 33873

Map



Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
0000 - VAC RES	18225	SF	135	135

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Instrument Number	Qualification	Reason	Vacant/Improved	Grantor	Grantee
N	2/12/2021	\$10,000	WD	0/0	202125000747	Qualified	QUAL/DEED EXAMINATION	Vacant	HIGHLANDS CITY PROPERTIES LLC	HIGHER DEVELOPMENT LLC

Sales Questionnaire Form

Would you like to submit a Sales Questionnaire?

No data available for the following modules: Property Values, Building Information, Extra Features, Trim Notices, Card View, Sketches.

<https://qpublic.schneidercorp.com/Application.aspx?AppID=813&LayerID=14471&PageTypeID=4&PageID=6254&Q=1666789732&KeyValue=04-33-25-0010-00035-0011> 1/2

Candice Torres

From: Brenda Torres <btorres@cfrpc.org>
Sent: Thursday, June 24, 2021 9:10 AM
To: Candice Torres
Cc: Jennifer Codo-Salisbury, Carmen Silva
Subject: RE: R1 Zone Question

Hi Candice,

He want to make this into two lots to build a single family home on each but cannot meet the lot width on one of the lots. The property is zoned R-1, he can Rezone to R-2 and show on the site plan that he meets the development standards. The new site plan should show the lot width for each lot, setbacks to all property lines and the homes dimensions for each lot.

He cannot ask for a lot width variance which can only be done if it is a nonconforming lot of record. This is not a nonconforming lot of record because he is recently splitting it. This will not require a FLU map amendment.

Thanks,

Brenda

Table 2.04.01(B), Table of Development Standards

Zoning Category	Type of Unit	Max. Density (units/acre)	Min. Lot Size (s.f.)	Min. Lot Width (feet)	Min. Floor Area (s.f.)	Setbacks			Max. Lot Covg. (%)	Max. Bldg. Height (feet)
						Front	Rear	Sides		
AG	Single Family	2.0 gross	20,000	150	1,200	30	30	15	35%	35
R-1	Single Family	4 gross	7,500	75	1,200	30	25	15	35%	35
R-2	Single Family Unit	6 gross	6,000	60	1,000	25	20	10	35%	35
	Duplex	8 gross	8,000	75	800 min each unit	25	20	10	35%	35
R-3	Single Family Unit	8 gross	6,000	50	720	20	20	10	35%	35
	Duplex	10 gross	7,000	75	720 min each unit	20	20	10	35%	35
	Multi Family	12 gross	9,000	75	150 min each unit	20	20	10	40%	35
MH's only in MH Parks	Mobile Home See 3.08.01.01	12 gross	11,000	30	500	20	15	7.5	40%	35
C-1			8,500	50	N/A	25	0	0	Dev. Plan	35
C-2			8,500	50	N/A	25	0	0	Dev. Plan	35
I			12,000	100	N/A	35	0	0	Dev. Plan	35
PI			7,000	50	N/A	25	20	10	Dev. Plan	35
PR			7,000	50	N/A	25	20	10	-	35
C-P				100	N/A	30	10	30	Dev. Plan	35

Community Planner
 Central Florida Regional Planning Council

555 East Church Street
Bartow, FL 33830-3931
(863) 534-7130 ext 109
btorres@cfrpc.org

From: Brenda Torres
Sent: Tuesday, May 11, 2021 11:33 AM
To: Candice Torres <ctorres@bowlinggreenfl.org>
Cc: Jennifer Codo-Salisbury <jcodosalisbury@cfrpc.org>
Subject: RE: R1 Zone Question

Hi Candice,

I will review and get back to you.

Thanks,

Brenda



Brenda Torres
Community Planner
Central Florida Regional Planning Council
555 East Church Street
Bartow, FL 33830-3931
(863) 534-7130 ext 109
btorres@cfrpc.org

From: Candice Torres <ctorres@bowlinggreenfl.org>
Sent: Tuesday, May 11, 2021 11:28 AM
To: Jennifer Codo-Salisbury <jcodosalisbury@cfrpc.org>
Cc: Brenda Torres <btorres@cfrpc.org>
Subject: RE: R1 Zone Question

Just want to touch base on this. Just to make sure, the customer WILL have to either split the property or rezone it, correct?

Candice Torres

Clerical Assistant
City of Bowling Green

From: Candice Torres
Sent: Wednesday, April 28, 2021 1:23 PM
To: 'Jennifer Codo-Salisbury' <jcodosalisbury@cfrpc.org>
Cc: 'Brenda Torres' <btorres@cfrpc.org>
Subject: R1 Zone Question

Good afternoon,

I have a customer who is interested in building 2 single family houses on a single R1 parcel. I know that they are going to have to do something to the parcel to allow the two houses, but I'm asking your advise on the most cost effective method for the customer. I have included the information given to us by the construction company on the proposed builds. Each house will meet an R1 zone min. floor area.

The parcel ID is 04-33-25-0010 00035-011

Please let me know if you need any other information.

Thank you,

Candice Torres

Clerical Assistant
City of Bowling Green
104 E. Main Street
Bowling Green, FL 33834
Ph: 863.375.2255
Fax: 863.375.3362
CTorres@bowlinggreenfl.org

ORDINANCE NO. 2021-12

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF BOWLING GREEN, FLORIDA, SPECIFICALLY AMENDING ONE (1) PARCEL OF LAND TOTALING .42 ACRES LOCATED SOUTHEAST OF THE INTERSECTION OF CHESTER AVE AND BANANA STREET EAST (PARCEL NUMBER: 04-33-25-0010-00035-0011), FROM THE ZONING OF R-1, SINGLE FAMILY RESIDENTIAL TO R-2, SINGLE AND TWO FAMILY RESIDENTIAL; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, there has been an applicant-initiated request to amend zoning for the property described below from the zoning of R-1 Single Family Residential to R-2 – Single and Two Family Residential; and

WHEREAS, the requested zoning is consistent with the Future Land Use Element of the Bowling Green Comprehensive Plan; and

WHEREAS, the City Commission of the City of Bowling Green held meetings and hearings regarding the parcels show on Exhibit “A”, with due public notice having been provided, to obtain public comment, and considered all written and oral comments received during public hearings, including supporting documents; and

WHEREAS, in exercise of its authority, the City Commission of the City of Bowling Green has determined it necessary to amend the Official Zoning Map to change the City zoning classification assigned to this property.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF BOWLING GREEN, FLORIDA (HEREINAFTER REFERRED TO AS THE “CITY”), AS FOLLOWS:

1. The parcel is described as located southeast of the intersection of Chester Ave and Banana Street East (Parcel Number 04-33-25-0010-00035-0011) as shown in Exhibit “A” attached hereto.
2. The parcel, as platted and described above, constitute less than five percent (5%) of the municipally-zoned area of the City; and
3. That any section, paragraph, or portion which may be deemed illegal or unconstitutional shall not affect any other section of this ordinance.
4. That all other ordinances or parts of ordinances in conflict herewith are hereby repealed.
5. An official, true, and correct copy of this Ordinance and the City’s Land Development Code, as adopted and amended from time to time, shall be maintained by the City Clerk.

The City Clerk shall make copies available to the public for a reasonable publication charge.

INTRODUCED AND PASSED on First Reading this ____ day of _____, 2021.

PASSED AND DULY ADOPTED, on Second Reading with a quorum present and voting, by the City Commission of Bowling Green, Florida, this ____ day of _____, 2021.

CITY OF BOWLING GREEN

Duane Gardner, Mayor

Attest:

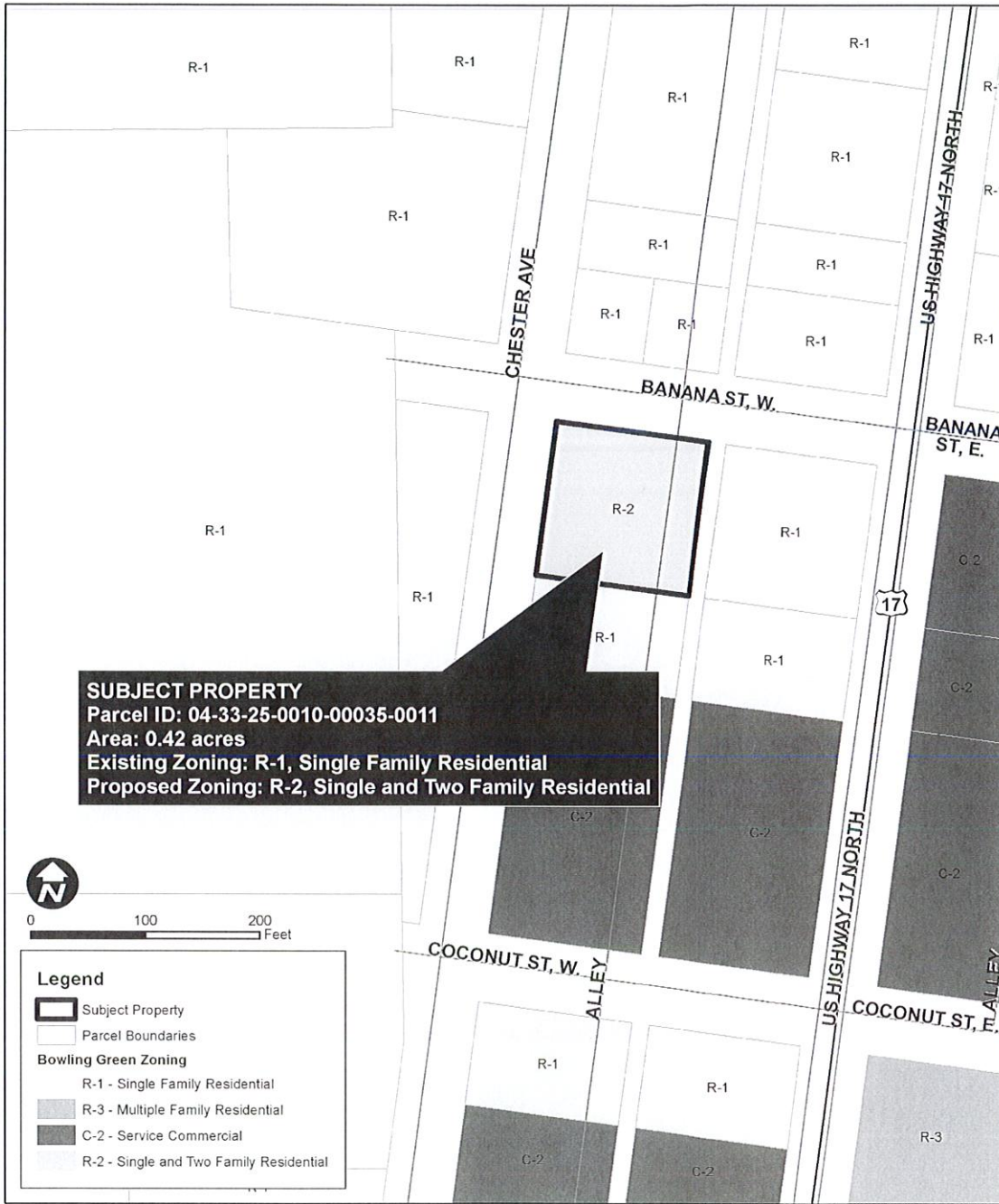
Maria Carmen Silva, City Clerk

Approved as to Form:

Gerald Buhr, City Attorney

ORDINANCE NO. 2021-12
EXHIBIT "A"

CITY OF BOWLING GREEN PROPOSED ZONING MAP



ORDINANCE NO. 2021-10

AN ORDINANCE PROVIDING FOR ANNEXATION OF CERTAIN PROPERTY OWNED BY THE CITY, IDENTIFIED BY COUNTY STRAP NUMBER 05-33-25-0000-04770-0000, AND CONSISTING OF 13 ACRES; PROVIDING INTENT AND FINDINGS PURSUANT TO STATUTE; PROVIDING FOR PRE AND POST PASSAGE REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

BE IT ENACTED BY THE CITY COMMISSION OF BOWLING GREEN, FLORIDA:

SECTION 1. Intent. The City seeks to voluntarily annex its own property into the city limits. The City hereby intends to annex that property as a voluntary annexation pursuant to section 171.044 of the Florida Statutes.

SECTION 2. Findings

- A. The City Commission finds that it is in the best interest of the citizens of Bowling Green to annex the parcel described as Parcel No. 05-33-25-0000-04770-0000, hereinafter "Property". Map and notice are shown in Exhibit "A" and full metes and bounds description is shown on Exhibit "B".
- B. The City Commission finds that the Property is contiguous to the existing City Limits as required by section 171.044 F.S.
- C. The City Commission finds that the Property is reasonably compact as required by section 171.044 F.S.
- D. The City Commission finds that the annexation of the Property will not create enclaves, as prohibited by section 171.044 F.S.
- E. As the owner of the Property, the City is voluntarily annexing its own property.

SECTION 4. Compliance with Prerequisites.

- A. The City Clerk certifies that at least 10 days prior to the posting and advertisement of the notice attached as Exhibit "A", the Notice (advertisement and maps), has been sent by certified mail to the Hardee County Board of County Commissioners, and that the returned receipt showing delivery to the notice to the County is attached as Exhibit "C".
- B. The Notice in Exhibit "A" has been properly published in the newspaper at least once a week for two consecutive weeks prior to passage at the first reading of this Ordinance.

SECTION 5. Annexation.

Pursuant to section 171.044 of the Florida Statutes, the City of Bowling Green hereby annexes the Property described herein and shown on Exhibit "A" into the Town Limits and redefines the City Limits to include the property described in Exhibit "B".

SECTION 6. Post-Passage Notice Requirements. Within seven (7) days of adoption of this Ordinance, the City Clerk shall properly:

- A. File the Ordinance with the Clerk of the Hardee County Circuit Court; and,
- B. File the Ordinance with the Hardee County Manager.
- C. File the Ordinance with the Florida Department of State.

SECTION 7. Effective Date.

This Ordinance shall become effective upon passage by the City Commission.

=====

This Ordinance was read for the first time at the Regular Meeting of the City Commission held on the _____ day of _____, 2021. The vote was as follows:

		Yes	No	Abstain	Absent
Commissioner/Mayor Gardner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Fite	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Lunn	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Jones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Durastanti	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The final reading was held on _____ day of _____, 20____, at a Regular Meeting of the City Commission, and this Ordinance was adopted , OR rejected . The vote was as follows:

	Yes	No	Abstain	Absent
Commissioner/Mayor Gardner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Fite	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Lunn	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Jones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Durastanti	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ATTEST:

CITY OF BOWLING GREEN, FLORIDA

Maria Carmen Silva, City Clerk

Duane Gardner, Mayor

APPROVED AS TO FORM:

Gerald T. Buhr, City Attorney

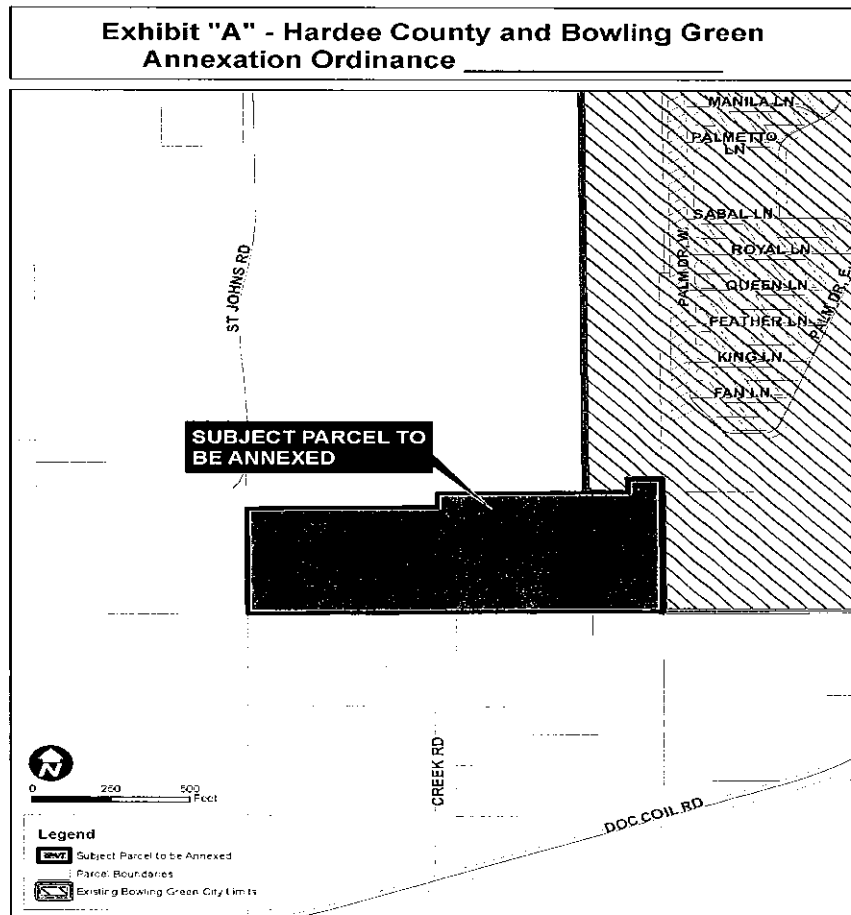
EXHIBIT "A"

NOTICE OF ANNEXATION CITY OF BOWLING GREEN, FLORIDA

Notice is given that the City of Bowling Green, Florida, will consider approval of an annexation of properties pursuant to Ordinance No. 2021-10 and Ordinance No. 2021-11 at the regular City Commission meeting scheduled for October 12, 2021 at the Bowling Green City Hall Commission Chambers, 104 East Main Street, Bowling Green, Florida, starting at 6:30 PM. The annexations include two properties, one (1) being 13 acres and one (1) being 9.01 acres. Both properties are owned by the City of Bowling Green and are located on the northwest side of the City. The complete metes and bounds descriptions and ordinances are available from the office of the city clerk. Ordinances and maps are shown below.

ORDINANCE No. 2021-10

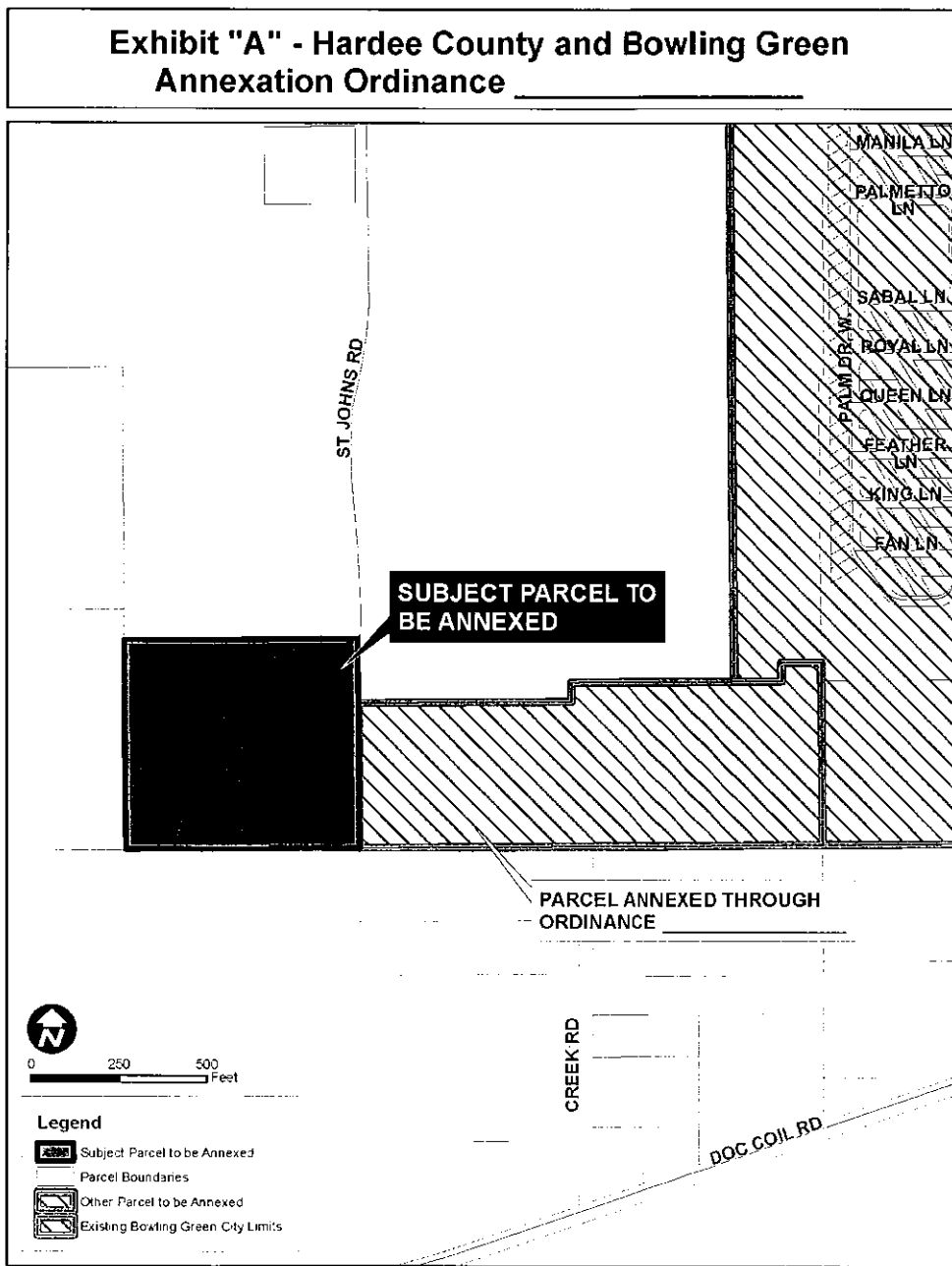
AN ORDINANCE PROVIDING FOR ANNEXATION OF CERTAIN PROPERTY OWNED BY THE CITY, IDENTIFIED BY COUNTY STRAP NUMBER 05-33-25-0000-04770-0000, AND CONSISTING OF 13 ACRES; PROVIDING INTENT AND FINDINGS PURSUANT TO STATUTE; PROVIDING FOR PRE AND POST PASSAGE REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.



AND

ORDINANCE NO. 2021-11

AN ORDINANCE PROVIDING FOR ANNEXATION OF CERTAIN PROPERTY OWNED BY THE CITY, IDENTIFIED BY COUNTY STRAP NUMBER 05-33-25-0000-03420-0000, AND CONSISTING OF 9.01 ACRES; PROVIDING INTENT AND FINDINGS PURSUANT TO STATUTE; PROVIDING FOR PRE AND POST PASSAGE REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.



Interested persons can appear and be heard on this Ordinance at the Commission Meeting by attending the meeting and signing the request form. Copies of background materials, the complete proposed ordinance, and a description of the property by metes and bounds may be reviewed or obtained at the office of the City Clerk, M-F, 8:00 AM to 5:00 PM.

If a person decides to appeal any decision made by the Board with respect to any matter discussed at any meeting or hearing, he will need a record of the proceedings for such purposes, he may need to ensure that a verbatim record of the proceedings is made, which record includes testimony and evidence upon which the appeal is based, per Florida Statute 286.0105. Verbatim transcripts are not furnished by the City. Any person with a disability requiring reasonable special accommodations to participate in this meeting should contact the City Clerk with the request at (863) 375-2255.

EXHIBIT "B"

PROPERTY DESCRIPTION:

SOUTHERN 2/5 OF THE SE1/4 OF SW1/4 OF SECTION 5, TOWNSHIP 33 SOUTH, RANGE 25 EAST, LESS THE FOLLOWING: BEGIN AT THE SW CORNER OF SE1/4 OF SW1/4 OF THE SAID SECTION 5 AND RUN NORTH 330.29 FEET ALONG THE WESTERLY BOUNDARY OF THE SAID SE1/4 OF SW1/4, THEN RUN EAST 500.32 FEET ALONG A LINE PARALLEL TO THE SOUTHERLY BOUNDARY OF THE SE1/4 OF SW1/4, THENCE RUN NORTH 92.20 FEET ALONG A LINE PARALLEL TO THE WESTERLY BOUNDARY OF THE SAID SE1/4 OF SW1/4, THENCE RUN EAST 110.00 FEET ALONG A LINE PARALLEL TO THE SOUTHERLY BOUNDARY OF THE SAID SE1/4 OF SW1/4, THENCE RUN NORTH 53.87 FEET ALONG A LINE PARALLEL TO THE WESTERLY BOUNDARY OF THE SAID SE1/4 OF SW1/4, THENCE RUN EAST 609.87 FEET ALONG A LINE PARALLEL TO THE SOUTHERLY BOUNDARY OF THE SAID SE1/4 OF SW1/4; THENCE RUN NORTH 52.00 FEET ALONG A LINE PARALLEL TO THE WESTERLY BOUNDARY OF THE SAID SE1/4 OF SW1/4, THENCE RUN EAST 114.00 FEET ALONG A LINE PARALLEL TO THE SOUTHERLY BOUNDARY OF THE SAID SE1/4 OF SW1/4 TO THE EASTERLY BOUNDARY OF THE SAID SE1/4 OF SW1/4, THENCE RUN SOUTH 527.40 FEET ALONG THE EASTERLY BOUNDARY OF THE SAID SE1/4 OF SW1/4 TO THE SE CORNER OF SE1/4 OF SW1/4, THENCE RUN WEST ALONG THE SOUTHERLY BOUNDARY OF THE SE1/4 OF THE SW1/4 TO THE POINT OF BEGINNING.

9189 8E01 T000 09T0 6T01

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
Wauchula, FL 33873	
Certified Mail Fee \$ 3.75	0906 05 Postmark Here 09/10/2021
Extra Services & Fees (check box, add fee as appropriate) <input type="checkbox"/> Return Receipt (hardcopy) \$ 0.00 <input type="checkbox"/> Return Receipt (electronic) \$ 0.00 <input type="checkbox"/> Certified Mail Restricted Delivery \$ 0.00 <input type="checkbox"/> Adult Signature Required \$ 0.00 <input type="checkbox"/> Adult Signature Restricted Delivery \$ 0.00	
Postage \$ 1.56	
Total Postage and Fees \$ 8.36	
Sent To Lawrence McNaul, Hardee County BOCC Street and Apt. No., or PO Box No. 412 W. Orange St., Room 103 City, State, ZIP+4® Wauchula, FL 33873	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below:</p>
<p>1. Article Addressed to: Lawrence McNaul, County Manager Hardee County BOCC 412 W. Orange Street, Rm. 103 Wauchula, FL 33873</p>	<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p>
<p>2. Article Number (transfer from service label)</p> <p>7019 0160 0001 1038 6818</p>	

Carmen Silva

From: Danielle DeLeon <danielle.deleon@hardeecounty.net>
Sent: Thursday, September 16, 2021 2:27 PM
To: Timothy Day; Carmen Silva
Subject: Board Approval

Hello,

Item(s) presented to the Board at this morning's BOCC meeting, was approved.

- Annexation of Parcel No. 05-33-25-0000-04770-0000 and Parcel No. 05-33-25-0000-03420-0000

Thank you,

Danielle DeLeon

BOCC Office Manager

412 W Orange St, Suite 103

Wauchula, FL 33873

P: 863.773.9430 ; Ext - 8417

F: 863.773.0958

E: danielle.deleon@hardeecounty.net

Be **Fearlessly Authentic!**

ORDINANCE NO. 2021-11

AN ORDINANCE PROVIDING FOR ANNEXATION OF CERTAIN PROPERTY OWNED BY THE CITY, IDENTIFIED BY COUNTY STRAP NUMBER 05-33-25-0000-03420-0000, AND CONSISTING OF 9.01 ACRES; PROVIDING INTENT AND FINDINGS PURSUANT TO STATUTE; PROVIDING FOR PRE AND POST PASSAGE REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

BE IT ENACTED BY THE CITY COMMISSION OF BOWLING GREEN, FLORIDA:

SECTION 1. Intent. The City seeks to voluntarily annex its own property into the city limits. The City hereby intends to annex that property as a voluntary annexation pursuant to section 171.044 of the Florida Statutes.

SECTION 2. Findings

- A. The City Commission finds that it is in the best interest of the citizens of Bowling Green to annex the parcel described as Parcel No. 05-33-25-0000-03420-0000, hereinafter "Property". Map and notice are shown in Exhibit "A" and full metes and bounds description is shown on Exhibit "B".
- B. The City Commission finds that the Property is contiguous to the existing City Limits as required by section 171.044 F.S.
- C. The City Commission finds that the Property is reasonably compact as required by section 171.044 F.S.
- D. The City Commission finds that the annexation of the Property will not create enclaves, as prohibited by section 171.044 F.S.
- E. As the owner of the Property, the City is voluntarily annexing its own property.

SECTION 4. Compliance with Prerequisites.

- A. The City Clerk certifies that at least 10 days prior to the posting and advertisement of the notice attached as Exhibit "A", the Notice (advertisement and maps), has been sent by certified mail to the Hardee County Board of County Commissioners, and that the returned receipt showing delivery to the notice to the County is attached as Exhibit "C".
- B. The Notice in Exhibit "A" has been properly published in the newspaper at least once a week for two consecutive weeks prior to passage at the first reading of this Ordinance.

SECTION 5. Annexation.

Pursuant to section 171.044 of the Florida Statutes, the City of Bowling Green hereby annexes the Property described herein and shown on Exhibit "A" into the Town Limits and redefines the City Limits to include the property described in Exhibit "B".

SECTION 6. Post-Passage Notice Requirements. Within seven (7) days of adoption of this Ordinance, the City Clerk shall properly:

- A. File the Ordinance with the Clerk of the Hardee County Circuit Court; and,
- B. File the Ordinance with the Hardee County Manager.
- C. File the Ordinance with the Florida Department of State.

SECTION 7. Effective Date.

This Ordinance shall become effective upon passage by the City Commission.

=====

This Ordinance was read for the first time at the Regular Meeting of the City Commission held on the _____ day of _____, 2021. The vote was as follows:

		Yes	No	Abstain	Absent
Commissioner/Mayor Gardner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Fite	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Lunn	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Jones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Durastanti	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The final reading was held on _____ day of _____, 20____, at a Regular Meeting of the City Commission, and this Ordinance was adopted , OR rejected . The vote was as follows:

	Yes	No	Abstain	Absent
Commissioner/Mayor Gardner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Fite	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Lunn	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Jones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Durastanti	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ATTEST:

CITY OF BOWLING GREEN, FLORIDA

Maria Carmen Silva, City Clerk

Duane Gardner, Mayor

APPROVED AS TO FORM:

Gerald T. Buhr, City Attorney

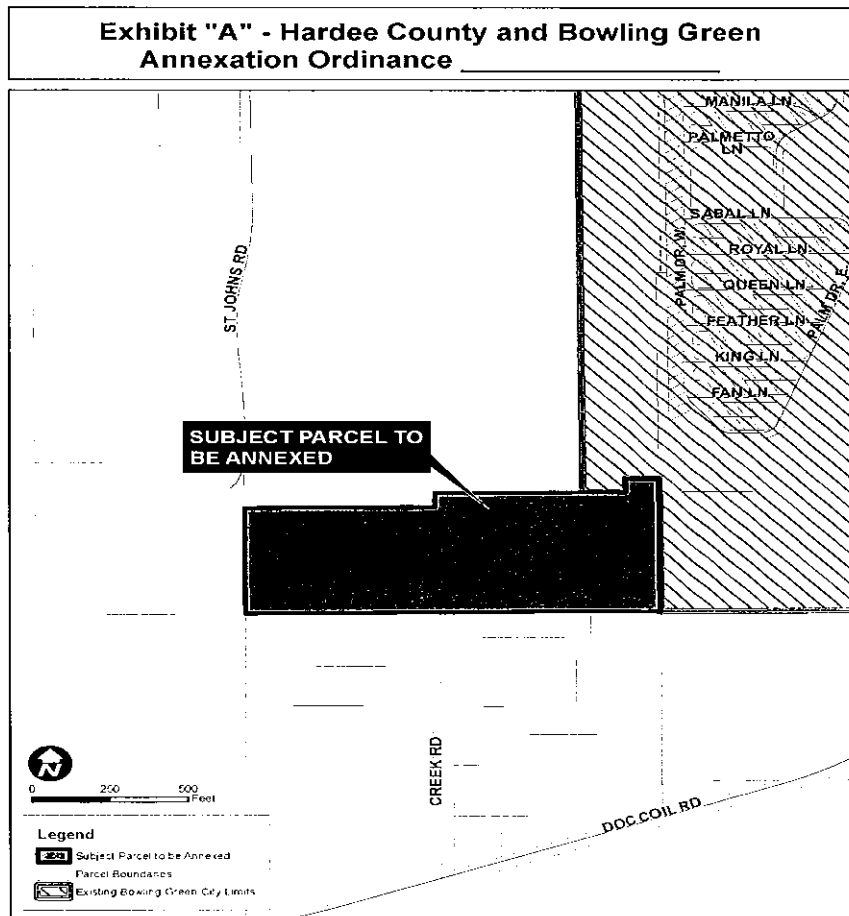
EXHIBIT "A"

NOTICE OF ANNEXATION CITY OF BOWLING GREEN, FLORIDA

Notice is given that the City of Bowling Green, Florida, will consider approval of an annexation of properties pursuant to Ordinance No. 2021-10 and Ordinance No. 2021-11 at the regular City Commission meeting scheduled for October 12, 2021 at the Bowling Green City Hall Commission Chambers, 104 East Main Street, Bowling Green, Florida, starting at 6:30 PM. The annexations include two properties, one (1) being 13 acres and one (1) being 9.01 acres. Both properties are owned by the City of Bowling Green and are located on the northwest side of the City. The complete metes and bounds descriptions and ordinances are available from the office of the city clerk. Ordinances and maps are shown below.

ORDINANCE No. 2021-10

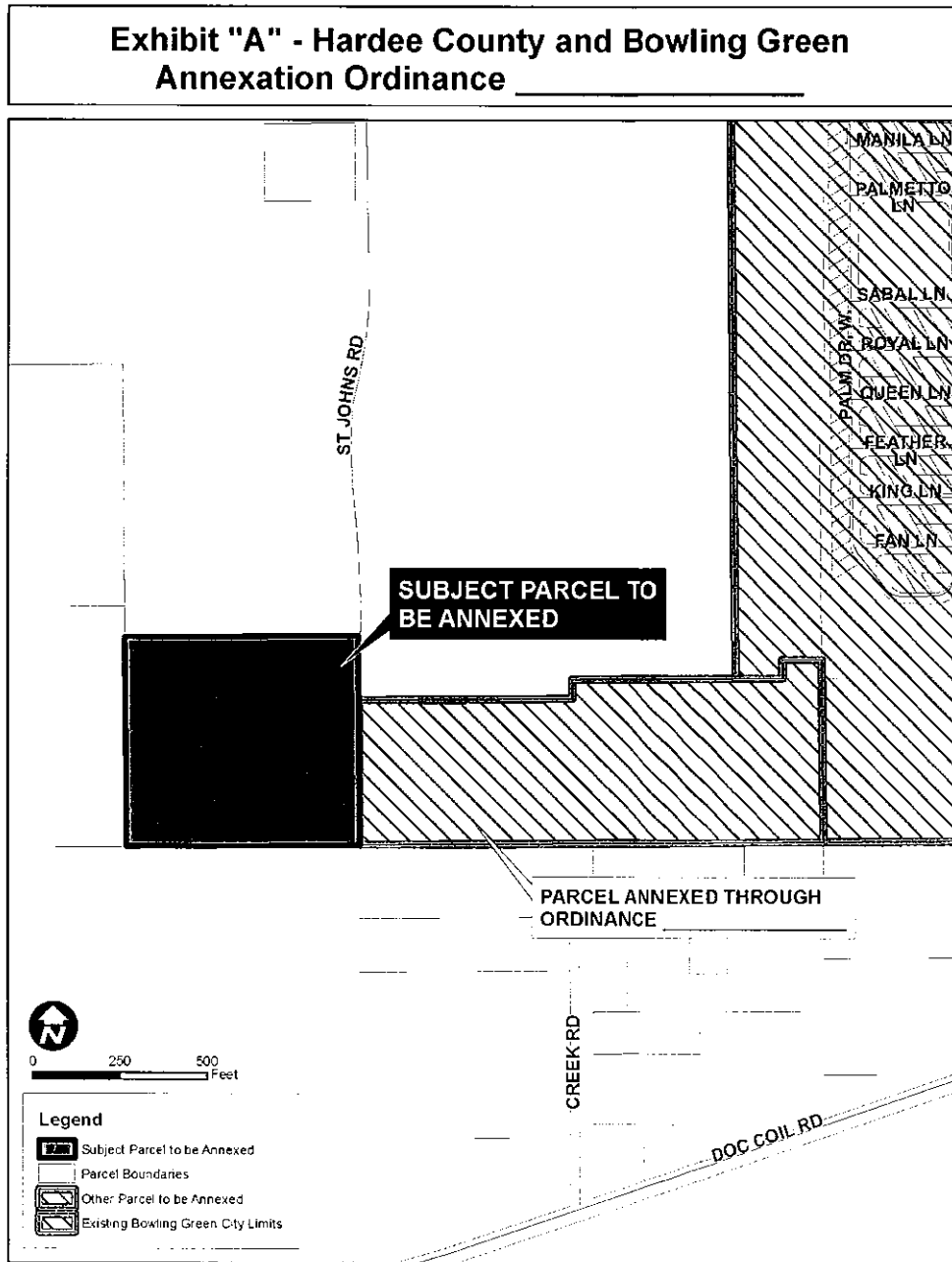
AN ORDINANCE PROVIDING FOR ANNEXATION OF CERTAIN PROPERTY OWNED BY THE CITY, IDENTIFIED BY COUNTY STRAP NUMBER 05-33-25-0000-04770-0000, AND CONSISTING OF 13 ACRES; PROVIDING INTENT AND FINDINGS PURSUANT TO STATUTE; PROVIDING FOR PRE AND POST PASSAGE REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.



AND

ORDINANCE NO. 2021-11

AN ORDINANCE PROVIDING FOR ANNEXATION OF CERTAIN PROPERTY OWNED BY THE CITY, IDENTIFIED BY COUNTY STRAP NUMBER 05-33-25-0000-03420-0000, AND CONSISTING OF 9.01 ACRES; PROVIDING INTENT AND FINDINGS PURSUANT TO STATUTE; PROVIDING FOR PRE AND POST PASSAGE REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.



Interested persons can appear and be heard on this Ordinance at the Commission Meeting by attending the meeting and signing the request form. Copies of background materials, the complete proposed ordinance, and a description of the property by metes and bounds may be reviewed or obtained at the office of the City Clerk, M-F, 8:00 AM to 5:00 PM.

If a person decides to appeal any decision made by the Board with respect to any matter discussed at any meeting or hearing, he will need a record of the proceedings for such purposes, he may need to ensure that a verbatim record of the proceedings is made, which record includes testimony and evidence upon which the appeal is based, per Florida Statute 286.0105. Verbatim transcripts are not furnished by the City. Any person with a disability requiring reasonable special accommodations to participate in this meeting should contact the City Clerk with the request at (863) 375-2255.

EXHIBIT "B"

PROPERTY DESCRIPTION:

THE EAST ½ OF THE FOLLOWING:

THE EAST 500.00 FEET OF THE EAST ½ OF THE SW ¼ OF SECTION 5, TOWNSHIP 33 SOUTH, RANGE 25 EAST, HARDEE COUNTY, FLORIDA; LESS BEGIN AT THE SE CORNER OF THE SW ¼ OF SAID SECTION 5 AND RUN WEST AND ALONG SOUTH LINE OF SAID SW ¼, 500.00 FEET; THENCE NORTH AND PARALLEL TO THE EAST LINE OF SAID SW ¼, 476.32 FEET; THENCE EAST 386.04 FEET; THENCE NORTH 52.00 FEET; THENCE EAST 114.00 FEET TO A POINT ON THE EAST LINE OF SAID SW ¼; THENCE SOUTH AND ALONG SAID EAST LINE, 527.48 FEET TO THE P.O.B. AND LESS ROAD RIGHT OF WAY.

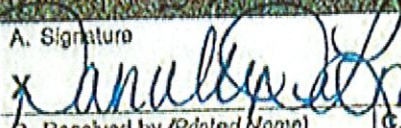
ALSO

THE WEST 15 FEET OF THE NW ¼ OF THE SE ¼ OF SECTION 5, TOWNSHIP 33 SOUTH, RANGE 25 EAST, HARDEE COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY.

EXHIBIT "C"

7019 0160 0001 1038 6818

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
Wauchula, FL 33873	
Certified Mail Fee \$ 3.75	0906 05 Postmark Here 09/10/2021
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$ 0.00	
<input type="checkbox"/> Return Receipt (electronic) \$ 0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery \$ 0.00	
<input type="checkbox"/> Adult Signature Required \$ 0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery \$ 0.00	
Postage \$ 1.56	
Total Postage and Fees \$ 3.36	
Sent To Lawrence McNaul, Hardee County BOCC <i>Street and Apt. No., or PO Box No.</i> 412 W. Orange St., Room 103 <i>City, State, ZIP+4®</i> Wauchula, FL 33873	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature  <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) Danielle DeLyon</p> <p>C. Date of Delivery</p>																
<p>1. Article Addressed to: Lawrence McNaul, County Manager Hardee County BOCC 412 W. Orange Street, Rm. 103 Wauchula, FL 33873</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input checked="" type="checkbox"/> No</p>																
<p>2. Article Number (Transfer from service label) 7019 0160 0001 1038 6818</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Insured Mail		<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	
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<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery																
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<input type="checkbox"/> Insured Mail																	
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)																	
<p>PS Form 3811, July 2015 PSN 7530-02-000-9053</p>	<p>Domestic Return Receipt</p>																

Carmen Silva

From: Danielle DeLeon <danielle.deleon@hardeecounty.net>
Sent: Thursday, September 16, 2021 2:27 PM
To: Timothy Day; Carmen Silva
Subject: Board Approval

Hello,

Item(s) presented to the Board at this morning's BOCC meeting, was approved.

- Annexation of Parcel No. 05-33-25-0000-04770-0000 and Parcel No. 05-33-25-0000-03420-0000

Thank you,

Danielle DeLeon

BOCC Office Manager

412 W Orange St, Suite 103

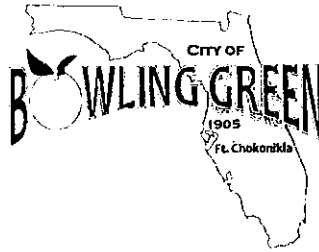
Wauchula, FL 33873

P: 863.773.9430 ; Ext - 8417

F: 863.773.0958

E: danielle.deleon@hardeecounty.net

Be Fearlessly Authentic!



**CITY OF BOWLING GREEN
REZONING
OVERVIEW REPORT
October 12, 2021**

TO: Bowling Green City Commission

SUBJECT: Ordinance 2021-13 - Rezoning:
AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF BOWLING GREEN, FLORIDA, SPECIFICALLY AMENDING ONE (1) PARCEL OF LAND TOTALING .54 ACRES LOCATED NORTHEAST OF THE INTERSECTION OF CENTRAL AVENUE EAST AND BANANA STREET EAST (PARCEL NUMBER: 04-33-25-0010-00030-0018), FROM THE ZONING OF C-2, SERVICE COMMERCIAL TO R-1, SINGLE FAMILY RESIDENTIAL.

AGENDA DATES:

Tuesday, October 12, 2021, 6:30 PM: City Commission Meeting – First Reading
Tuesday, November 9, 2021, 6:30 PM: City Commission Meeting – Second Reading

CITY COMMISSION MOTION OPTIONS:

1. Move to **approve** Ordinance 2021-13 on First Reading.
2. Move to **approve with changes** Ordinance 2021-13 on First Reading.
3. Move to **deny** Ordinance 2021-13 on First Reading.

ATTACHMENTS:

- Overview
- Aerial Photo Map
- Future Land Use Map
- Current Zoning Map
- Proposed Zoning Map
- Proposed Development
- Application

OVERVIEW:

Applicant	Daniel Cisneros
Property Owner	Timeless Horizon Investment Properties
Parcel ID	04-33-25-0010-00030-0018
Subject Area	0.54 acres
Existing Future Land Use	MDR, Medium Density Residential

Existing Zoning	C-2, Service Commercial
Proposed Zoning	R-1 Single Family Residential
Previous Hearings	None

REASON FOR REQUEST:

Daniel Cisneros (‘applicant’) is requesting a rezoning to change one (1) parcel of land totaling approximately 0.54 acres from zoning of C-2, Service Commercial to R-1 Single Family Residential. The subject parcel is located northeast of the intersection of Central Ave and Banana Street East. The property is currently vacant. The applicant is requesting the rezoning to be able to build two single family homes and be able to meet the lot width and other development standards for R-1 zoning.

Table 2.04.01(A) from the City of Bowling Green Land Development Code is provided below. The R-1 zoning district is highlighted indicating permitted uses.

- P = Permitted Use – Use is permitted by right subject to all other applicable standards
- S = Special Exception - Use is permitted if it meets the conditions in Section 3.09.00, subject to all other applicable standards, and only after review and approval by the Planning Board and the City Commission.
- D = Site Development Plan – Use is permitted if it meets standards in Section 3.08.00, and all other applicable standards.

Table 2.04.01(A), Table of Land Uses										
Category/Use	AG	R-1	R-2	R-3	C-1	C-2	I	PI	PR	C-P
Agriculture Use										
Agricultural Use and farm animals	P									
Field, row, and tree crops	P									
Nurseries & Greenhouses, wholesale & noncommercial	P									
Roadside stands for sale of ag products	P									
Forest and pasture land	P									
Farmworker Housing										
Farmworker Housing, Group Quarters	D									
Farmworker Housing, Resident	D									
Farmworker Housing, Migrant/H-2A	P			D		D				
Single Family Detached										
Mobile home park				D						
Existing Mobile Home Subdivision				D						
RV park				D						
Single family, std. construction and modular	P	P	P	P				SF	SF	
Manufactured home (mobile home) Only in MII Subd.										
Manufactured Home Subdivision (Ord. 2012-03)				D						
Multiple Family Residential										
Apartment Building				P	P	P				
Duplex			P	P						
Garage apartment	P	P	P	P						
Family Care Facility										
Adult Family Care Home	P	P	P	P						
Community Residential Home (up to 6 residents)	P	P	P	P						

Community Residential Home (7 to 14 residents)			S	S					
Family Day Care Home/Family Child Care Home	P	P	P	P	S	S			
Family Foster Home	P	P	P	P	S	S			

Consistency with the Comprehensive Plan:

Descriptions for both the Future Land Use and zoning designations are provided as follows. *The Future Land Use and proposed Zoning are consistent with the City’s Comprehensive Plan and Land Development Code.*

EXISTING – FUTURE LAND USE

Bowling Green Comprehensive Plan, Future Land Use Element, Policy 1.2:

The Medium Density Residential designation shall meet Bowling Green's housing demand for this range of density and promote efficient use of existing infrastructure. Maximum density for Medium Density Residential is 12 units per gross acre. Compatible public land uses are permissible to a maximum intensity of 0.5 FAR.

EXISTING – ZONING

Bowling Green Land Development Code: Section 2.04.02.02 – C-2 Service Commercial

The purpose of the district is to locate and establish areas within the City of Bowling Green which are deemed to be uniquely appropriate, by reason of location and vehicular accessibility, for the development and operation of general commercial service uses; to designate such uses as are appropriate for development within a service commercial area; and to set forth such development standards and provisions as are appropriate to ensure the proper development and functioning of uses within the district

PROPOSED – ZONING

Bowling Green Land Development Code: Section 2.04.02.02 – R-1 Single Family Residential

The purpose of the district is to establish areas which are uniquely appropriate for low-density residential neighborhoods with ample open space and outdoor living areas; to designate appropriate uses and services within the district; and to establish development standards appropriate to ensure proper development and a low-density residential environment. (6 du/ac) for duplexes.

LAND USE ANALYSIS

The subject parcel is located northeast of the intersection of Central Ave and Banana Street East in Bowling Green. To the north and east of the subject property there are single family homes, to the west there is a vacant property and to the south there are single family homes.

The *Land Use Matrix* below outlines the Future Land Use and zoning of the subject parcel, the Future Land Use and zoning of adjacent properties, and the existing land use of the subject and adjacent properties.

Land Use Matrix

Northwest	North	Northeast
Future Land Use: Public Buildings and Grounds Zoning: R-1 – Single Family Residential Existing Land Use: Vacant land	Future Land Use: Medium Density Residential Zoning: R-1 – Single Family Residential Existing Land Use: Single-family residential	Future Land Use: Medium Density Residential Zoning: R-1 – Single Family Residential Existing Land Use: Single-family residential
West	Subject Parcel	East
Future Land Use: Public Buildings and Grounds Zoning: R-1 – Single Family Residential Existing Land Use: Vacant land	Future Land Use: Medium Density Residential Zoning: <u>Current: C-2 -Service Commercial</u> <u>Proposed: R-1 – Single Family Residential</u> Existing Land Use: <u>Vacant land</u>	Future Land Use: Medium Density Residential Zoning: C-2 -Service Commercial Existing Land Use: Vacant land
Southwest	South	Southeast
Future Land Use: Public Buildings and Grounds Zoning: R-1 – Single Family Residential Existing Land Use: Vacant land	Future Land Use: Medium Density Residential Zoning: R-1 – Single Family Residential Existing Land Use: Single-family residential	Future Land Use: Medium Density Residential Zoning: R-1 – Single Family Residential Existing Land Use: Single-family residential

PUBLIC FACILITIES AND SERVICES ANALYSIS:

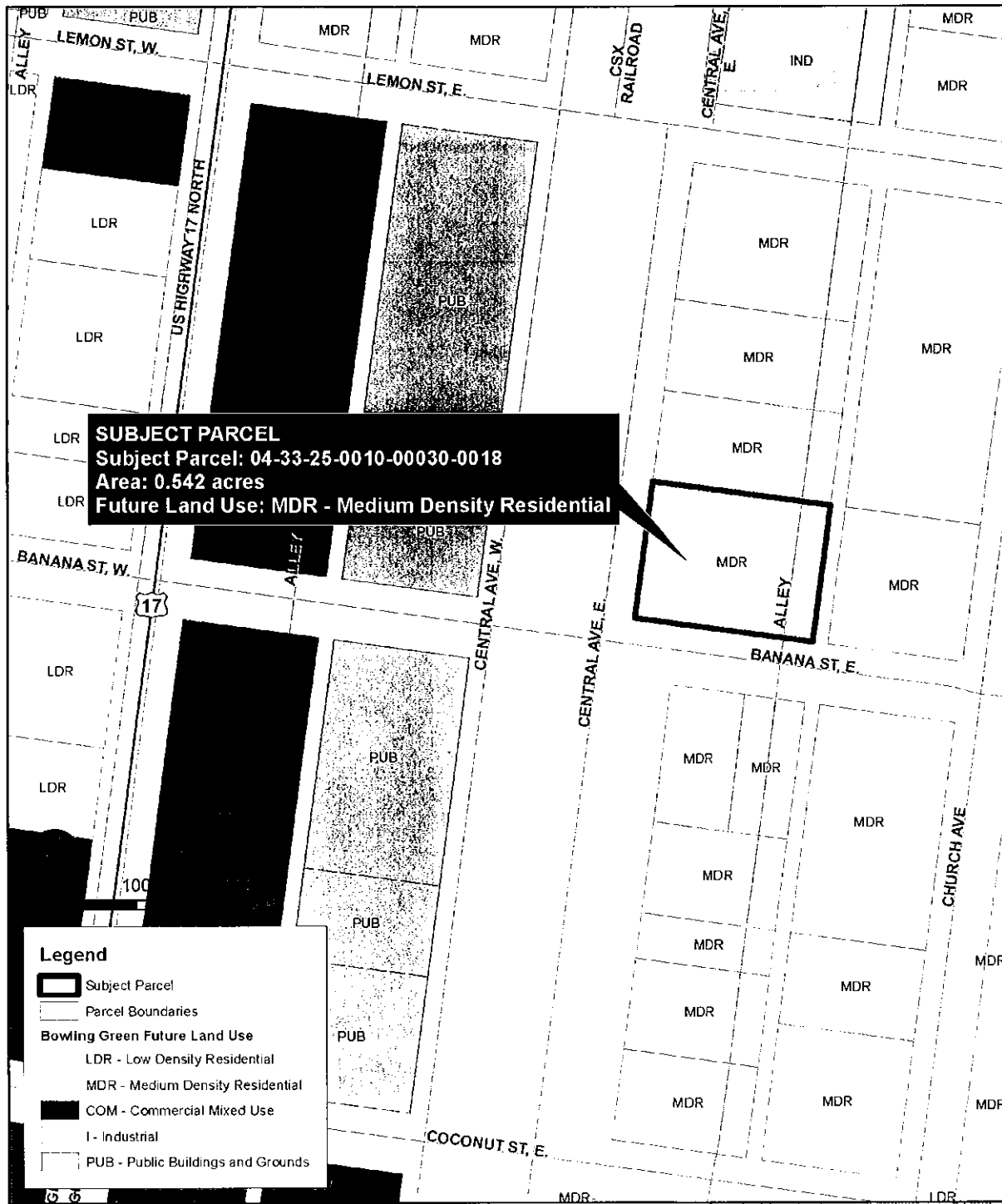
The proposed R-1 – Single Family Residential zoning and proposed development intent of the property are not anticipated to have any negative impacts on the City’s public facilities and services.

Public works has reviewed and confirmed that there are no issues with the alley or other utilities and no part of the structure will be in the alley.

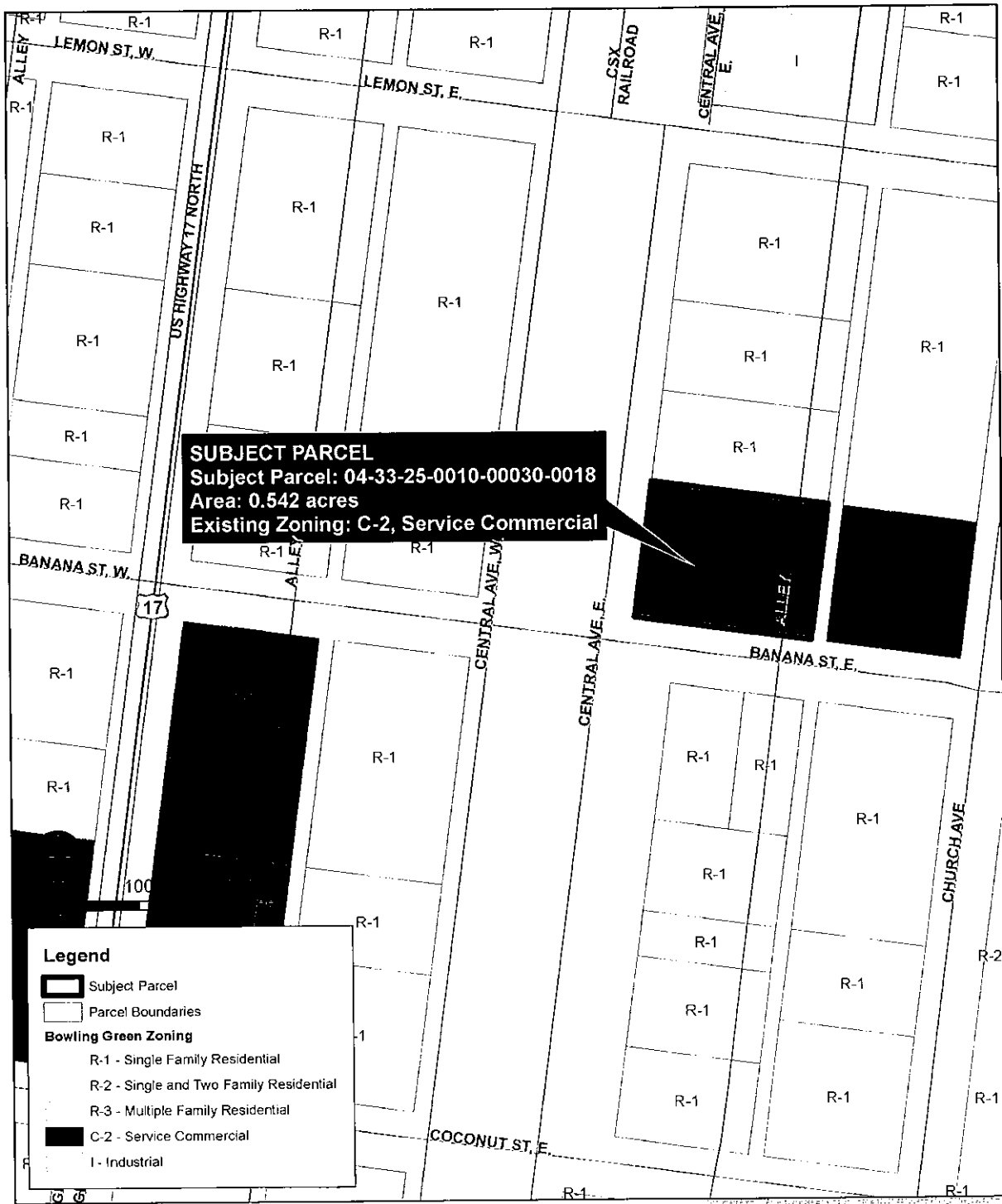
CITY OF BOWLING GREEN AERIAL PHOTO MAP



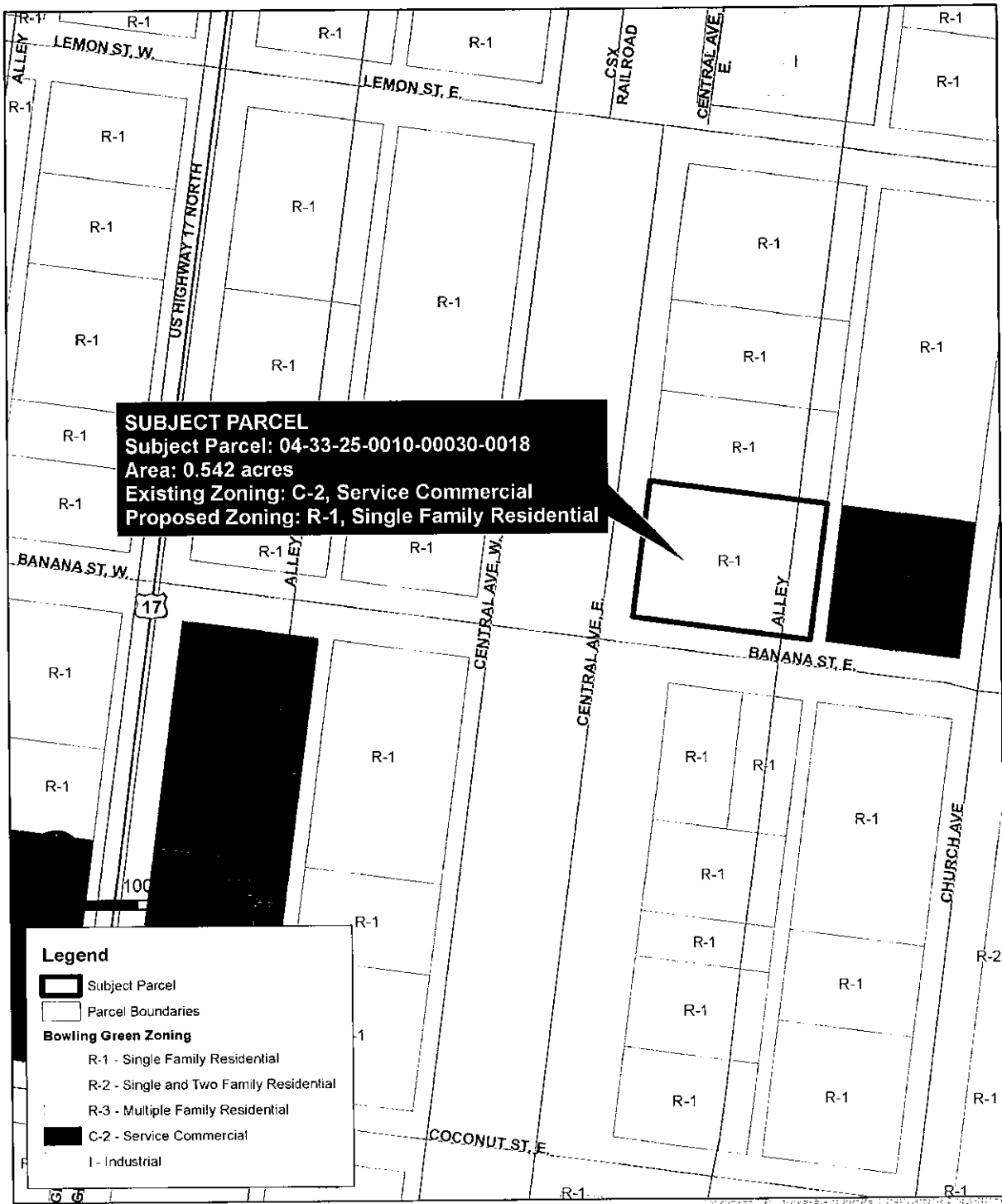
CITY OF BOWLING GREEN FUTURE LAND USE MAP

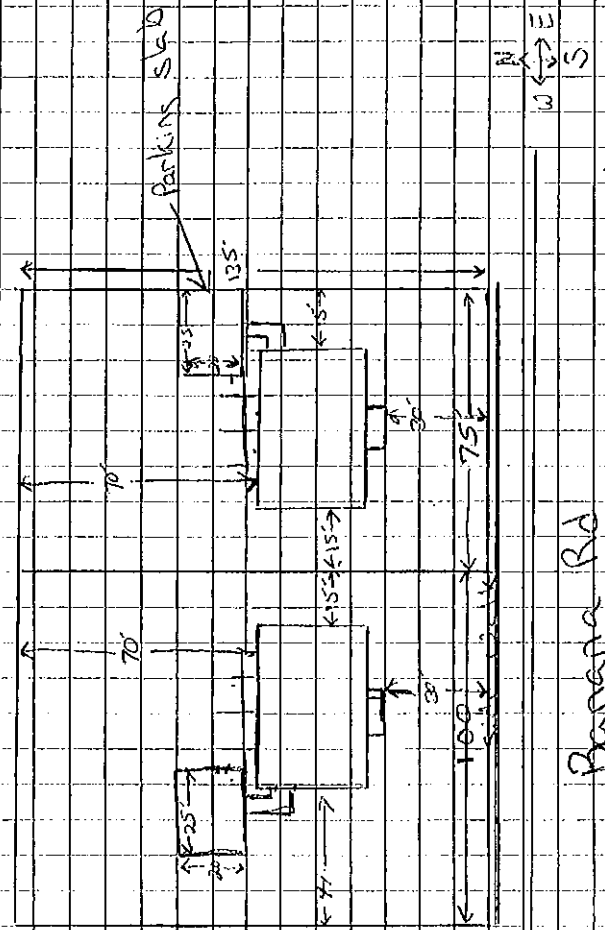


CITY OF BOWLING GREEN EXISTING ZONING MAP



CITY OF BOWLING GREEN PROPOSED ZONING MAP





Handwritten signature and date: *[Signature]*
8/17/2021

Banana Rd

CITY OF BOWLING GREEN
APPLICATION FOR
REZONING

Application No. _____
Deposit Required with
Application: \$500.00

DATE: 9/8/2021

APPLICANT NAME(S): Daniel Conners

OWNER NAME(S) Timeless Horizon Investment Properties

OWNER'S ADDRESS: 1025 East Summit St Wapakoneta OH 45387

PHONES: 863 281-2328

PROPERTY APPRAISER'S PARCEL ID NUMBER: 04-33-25-0010 00050-0018

PHYSICAL LOCATION (Plat Map must be attached with lot identified):

4410 Central Ave, Bowling Green OH 43403

BOWLING GREEN CURRENT FUTURE LAND USE CLASSIFICATION: Commercial mixed used.

BOWLING GREEN CURRENT ZONING CLASSIFICATION: C2

BOWLING GREEN PROPOSED ZONING CLASSIFICATION: R1

CURRENT USE OF PROPERTY: Vacant

PROPOSED USE OF PROPERTY: Single family

USFS SURROUNDING PROPERTY ON ALL FOUR SIDES:

North: Single Family

East: Vacant

South: Single Family

West: multi family

ANY OTHER INFORMATION ABOUT THE PROPERTY THAT IS PERTINENT:

ORDINANCE NO. 2021-13

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF BOWLING GREEN, FLORIDA, SPECIFICALLY AMENDING ONE (1) PARCEL OF LAND TOTALING .54 ACRES LOCATED NORTHEAST OF THE INTERSECTION OF CENTRAL AVENUE EAST AND BANANA STREET EAST (PARCEL NUMBER: 04-33-25-0010-00030-0018), FROM THE ZONING OF C-2, SERVICE COMMERCIAL TO R-1, SINGLE FAMILY RESIDENTIAL: PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, there has been an applicant-initiated request to amend zoning for the property described below from the zoning of C-2, Service Commercial to R-1 Single Family Residential; and

WHEREAS, the requested zoning is consistent with the Future Land Use Element of the Bowling Green Comprehensive Plan; and

WHEREAS, the City Commission of the City of Bowling Green held meetings and hearings regarding the parcels shown on Exhibit "A", with due public notice having been provided, to obtain public comment, and considered all written and oral comments received during public hearings, including supporting documents; and

WHEREAS, in exercise of its authority, the City Commission of the City of Bowling Green has determined it necessary to amend the Official Zoning Map to change the City zoning classification assigned to this property.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF BOWLING GREEN, FLORIDA (HEREINAFTER REFERRED TO AS THE "CITY"), AS FOLLOWS:

1. The parcel is described as located northeast of the intersection of Central Ave and Banana Street East (Parcel Number 04-33-25-0010-00030-0018) as shown in Exhibit "A" attached hereto.
2. The parcel, as platted and described above, constitute less than five percent (5%) of the municipally-zoned area of the City; and
3. That any section, paragraph, or portion which may be deemed illegal or unconstitutional shall not affect any other section of this ordinance.
4. That all other ordinances or parts of ordinances in conflict herewith are hereby repealed.
5. An official, true, and correct copy of this Ordinance and the City's Land Development Code, as adopted and amended from time to time, shall be maintained by the City Clerk.

The City Clerk shall make copies available to the public for a reasonable publication charge.

INTRODUCED AND PASSED on First Reading this ____ day of _____, 2021.

PASSED AND DULY ADOPTED, on Second Reading with a quorum present and voting, by the City Commission of Bowling Green, Florida, this ____ day of _____, 2021.

CITY OF BOWLING GREEN

Duane Gardner, Mayor

Attest:

Maria Carmen Silva, City Clerk

Approved as to Form:

Gerald Buhr, City Attorney

ORDINANCE NO. 2021-13
EXHIBIT "A"

CITY OF BOWLING GREEN
PROPOSED ZONING MAP

