

PLANNING AND ZONING BOARD
REGULAR MEETING
December 4, 2003 – 6:00 P.M.
Hardee County Public Health Department Conference Room
115 K.D. Revell Road, Wauchula, Florida

MINUTES

Planning and Zoning Board

James Barncord, present
Don Chancey, present
Roger Conley, Vice-Chairman, present
Dan Graham, present
Charles Huntsman, excused
Charles Nicholson, present
Carl Saunders, absent
Fred Small, present
Vida Tomlinson, Chairman, present

Staff

B/Z Director, T. Mike Cassidy, present
County Manager, Lex Albritton, absent
County Attorney, Ken Evers, absent
B/Z Office Manager, B.J. Haney, present
B/Z Executive Asst., Tina Huntsman, present

No News Media Present

Chairman Tomlinson called the Regular Meeting to order at 6:00 P.M., roll taken, quorum present.

Executive Assistant Huntsman advised the Public Notice for the Regular Meeting was published in The Herald-Advocate on November 20 2003 and November 27, 2003; Affidavit of Publication on file.

Building/Zoning Director Cassidy advised courtesy notices were mailed to adjoining property owners.

Vice-Chairman Conley explained Planning and Zoning Board's General Rules of Procedure.

Oath administered to all whom wished to give testimony.

MOTION by Board Member Chancey, second by Board Member Barncord to approve Minutes of Planning and Zoning Board October 02, 2003 Regular Meeting. Motion carried unanimously. NOTE: No items for a November 2003 meeting.

Agenda 04.01

Tomlinson advised of a request from Sharon Elise Johnson and Sharon E./Clyde H. Johnson for a Special Exception to locate a single family mobile home dwelling on .64MOL acres in size by combining Parcel No. 03.36.24.0850.00025.0001 and Parcel No. 03.36.24.0850.00025.0003, on or about Central Avenue and Lawrence Street, Limestone, Hardee County.

No property owner or representative was present.

Each Board Member and County Staff received a copy of Application for a Special Exception and Staff Report for review prior to the 12/04/03 meeting.

Cassidy highlighted the Staff Report including the conclusion and recommendation for approval, and recommended conditions. Cassidy submitted the Staff Report to record as evidence, no objections were presented.

Tomlinson called for input from the public and from the Board; none received.

MOTION by Chancey, second by Board Member Nicholson to recommend approval to the BCC for the request for a Special Exception to locate a single family mobile home dwelling on .64MOL acres in size comprised by combining Parcel No. 03.34.26.0850.00025.0001 and Parcel No. 03.34.26.0850.00025.0003, based on staff's findings, conclusion and recommendation for approval and recommended conditions and based on the testimony received and the evidence presented at the public hearing. Motion carried unanimously.

Tomlinson advised that BCC will receive a recommendation from the Planning/Zoning Board and will hold a public hearing on 12/18/03; 2:05 P.M.; BCC Chambers, 412 West Orange Street, Courthouse Annex Room A-102, Wauchula, Florida.

Agenda 04.02

Tomlinson advised of a request from German Florida Citrus, LLC by and through its Authorized Representative Klaus Kunkel for a Rezone of 582.33MOL acres from A-1 (Agriculture) to F-R (Family Residential) for future residential development of a Planned Unit Development (PUD) on or about Vandolah Road, Hardee County.

10.34.24.0000.02700.0000	297.21 MOL ac.
11.34.24.0000.00060.0000	043.20 MOL ac.
14.34.24.0000.00020.0000	062.95 MOL ac.
15.34.24.0000.00020.0000	178.97 MOL ac.

Klaus Kunkel, 1682 SR 64 West, Wauchula, Florida 33873, was present as Authorized Representative and sworn in.

Each Board Member and County Staff received a copy of Application for a Rezone and Staff Report for review prior to the 12/04/03 meeting.

Cassidy highlighted the Staff Report including the conclusion and recommendation for approval. Cassidy submitted the Staff Report to record as evidence, no objections were presented.

Tomlinson called for input from the public.

Gary Oden, 1688 Oden Road, Wauchula, Florida 33873, was present and sworn in. Oden presented concerns regarding drainage issues and who in the future will be held accountable for future problems regarding drainage as well as future maintenance of drainage structures and swales, ditches and culverts.

Brian Lambert, 1842 Oden Road, Wauchula, Florida 33873, was present and sworn in. Lambert presented concerns regarding drainage issues.

Board advised that developers or the homeowners association would most likely be responsible for any drainage issues as well as maintaining strict compliance from SWFWMD.

Kunkel stated that this development will be family-oriented, a quiet neighborhood and main objective would be to keep heavy traffic out. Felt that it would be of great benefit to citizens interesting in building on said parcel due to the sewer treatment plant and power plant already in place in the vicinity. Kunkel stated that the first 100 acres would be considered Phase I and developer would wait a while before beginning Phase II. Kunkel also stated that single- family residences would be permitted, but that mobile homes or manufactured homes would not.

MOTION by Board Member Graham, second by Board Member Small to recommend approval to the BCC for the request for a Rezone of 582.33 MOL acres from A-1 (Agriculture) to F-R (Farm Residential for future residential development of a Planned Unit Development (PUD), based on staff's findings, conclusion and recommendation for approval and based on the testimony received and the evidence presented a the public hearing. Motion carried unanimously.

Other Business

Reminder as to the Joint Meeting with Board of County Commissioners and Planning & Zoning Board on Thursday, December 18, 2003, 6:00 P.M. to receive 2002-03 Annual Report from CF Industries, Inc.

Haney advised of receipt of invitation from CF Industries Inc. for the Planning and Zoning Board to attend the Community Christmas Party scheduled for December 15, 2003. Haney requested Board to RSVP to the Building and Zoning Office by December 9, 2003.

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Motion by Barncord; second by Conley to request the Board of County Commissioners invite to the Planning and Zoning Board to attend the Board of County Commissioners Christmas Party. Motion carried unanimously.

MOTION by Board Member Conley, second by Small to adjourn the regular meeting at 6:36 P.M. Motion carried unanimously.

Next regular Planning/Zoning Meeting scheduled for Thursday, January 8, 2003, 6:00 P.M., Conference Room, Hardee County Public Health Unit.

Tina M. Huntsman
B/Z Executive Assistant, Recording Secretary
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