

PLANNING AND ZONING BOARD

REGULAR MEETING—MAY 05, 2005, 6:00 P.M.
Hardee County Board of County Commissioners Board Room
412 W. Orange Street, Courthouse Annex, Room 102, Wauchula, Florida

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

Planning and Zoning Board

James Barncord
Don Chancey
Roger Conley, Chairman
Dan Graham
Charles C. Nicholson, Vice Chairman
Carl Saunders
Fred Small
Vida Tomlinson
Max Ullrich

Staff

Building/Zoning Director, T. Mike Cassidy
Lex Albritton, County Manager
Kenneth S. Evers, County Attorney
B/Z Office Manager B.J. Haney
Executive Assistant Donna Black

**TURN OFF ALL CELL PHONES AND PAGERS
OR SET THE UNIT TO SILENT ANNOUNCEMENT**

Chairman Call May 05, 2005, Regular Meeting to order

B/Z Office Manager Roll Call

B/Z Office Manager Notice of Publication for Regular P/Z May 05, 2005 Meeting was published in **The Herald-Advocate** on 04/21 and 04/28/05--Affidavit of Publication on file

Building/Zoning Director Courtesy Notices were mailed to adjoining property owners, and all advertisements/public notices were properly posted

Chairman Explain Planning and Zoning Board's General Rules of Procedure (Page Four)

B/Z Office Manager Administration of oath to witnesses who wish to offer testimony

Chairman Approval---Minutes of April 07, 2005, Regular Meeting

FINAL SITE DEVELOPMENT PLAN

Agenda No.

05-18 Center for Orangutan/Chimpanzee Conservation by and through its authorized representative requests approval of a **Final Site Development Plan** to continue the non-profit sanctuary on 65MOL acres zoned A-1 (Agriculture)

On or about Maude Rd and Van Simmons Rd., Hardee County 25 33 26 0000 02520 0000
25 33 26 0000 00620 0000
25 33 26 0000 00630 0000
26 33 25 0000 09020 0000

Board requested a suggested format for its MOTIONS

I make a MOTION to **APPROVE** the **Final Site Development Plan** to continue the non-profit sanctuary on 65MOL acres zoned A-1 based on staff's findings, conclusion, recommendation for approval, and recommended conditions, and based on the testimony received and the evidence presented at the public hearing;

I make a MOTION to **DENY** approval of the **Final Site Development Plan** to continue the non-profit sanctuary on 65MOL acres zoned A-1 based on _____.

PLANNING AND ZONING BOARD

REGULAR MEETING—MAY 05, 2005, 6:00 P.M.
Hardee County Board of County Commissioners Board Room
412 W. Orange Street, Courthouse Annex, Room 102, Wauchula, Florida

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

Page Two

<i>FINAL SITE DEVELOPMENT PLAN</i>

Agenda No.

- 05-19 George Patterson by and through his authorized representative requests approval of a **Final Site Development Plan** to operate a community center in the existing structures on an .84MOL acre-parcel zoned R-3 (Multiple-Family Residential)

On or about Mowatt St., Hardee County

15 34 25 0830 00020 0022

Board requested a suggested format for its MOTIONS

I make a MOTION to **APPROVE** the **Final Site Development Plan** to operate a community center in the existing structures on .84MOL-acre parcel zoned R-3 (Multiple-Family Residential) based on staff's findings, conclusion, recommendation for approval, and recommended conditions, and based on the testimony received and the evidence presented at the public hearing;

I make a MOTION to **DENY** approval of the **Final Site Development Plan** to operate a community center in the existing structures on .84MOL-acre parcel zoned R-3 (Multiple-Family Residential) based on

_____.

Agenda No.

- 05-21 Hardee County Industrial Development Authority by and through its Authorized Representative requests approval of the **Final Site Development Plan** for Organix South (Autumn Bloom) on the S 215' of Lot 21 of Hardee County Commerce Park, zoned C/IBC (Commercial/Industrial Business Center) for the processing of raw materials of the Neem tree into compounds for human and animal use

On or about St Rd 62 and 2514Commerce Ct, Hardee County

20 33 25 0000 09940 0000

Board requested a suggested format for its MOTIONS

I make a MOTION to **APPROVE** the request for a **Final Site Development Plan** for Organix South (Autumn Bloom) for the construction/operation of a processing of raw materials from the Neem tree into compounds for animal and human use based on staff's findings, conclusion, recommendation for approval, and recommended conditions, and based on the testimony received and the evidence presented at the public hearing;

I make a MOTION to **DENY** the request for a **Final Site Development Plan** for Organix South (Autumn Bloom) for the construction/operation of a processing of raw materials from the Neem tree into compounds for animal and human use based on _____.

PLANNING AND ZONING BOARD

REGULAR MEETING—MAY 05, 2005, 6:00 P.M.
Hardee County Board of County Commissioners Board Room
412 W. Orange Street, Courthouse Annex, Room 102, Wauchula, Florida

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

Page Three

SPECIAL EXCEPTION

Agenda No.

05-20 Aaron Realty Plus, Inc. requests a **Special Exception** to operate a child daycare center in existing structures on .18MOL-acre parcel zoned R-3 (Multiple-Family Residential)

On or about Sally Pl, Hardee County

10 34 25 0837 00001 0074

Board requested a suggested format for its MOTIONS

I make a MOTION to recommend **APPROVAL** to the BCC of the request for a **Special Exception** to operate a child daycare center on .18MOL-acre parcel zoned R-3 (Multiple-Family Residential) based on staff's findings, conclusion, recommendation for approval, and recommended conditions, and based on the testimony received and the evidence presented at the public hearing;

I make a MOTION to recommend **DENIAL** to the BCC of the request for a **Special Exception** to operate a child daycare center on .18MOL-acre parcel zoned R-3 (Multiple-Family Residential) based on _____.

BCC to hear Thursday, May 19, 2005, 8:35 A.M., 412 W. Orange St., Courthouse Annex, Rm 102

REZONE

Agenda No.

05-22 Elihoreph, Ltd by and through its Authorized Representative requests a **Rezone** of 96.07MOL acres from A-1 (Agriculture) to R-3 (Multiple-Family Residential) for the development of single-family dwellings in a planned unit development

On or about S Florida Ave, Hardee County

21 34 25 0000 09330 0000

21 34 25 0000 09320 0000

28 34 25 0000 06300 0000

[As information County Staff is presently reviewing the Preliminary Site Development Plan for this project that includes a clubhouse approximately 5,000 sq ft in size, one resort with a maximum capacity of 20 rooms; one recreation area, one dock and 170 building lots approximately .25 to .50-acre in size.](#)

Board requested a suggested format for its MOTIONS

I make a MOTION to recommend **APPROVAL** to the BCC of the request for a **Rezone** of 96.07MOL acres from A-1 (Agriculture) to R-3 (Multiple-Family Residential) for the development of single-family dwellings in a planned unit development based on staff's findings, conclusion, recommendation for approval, and based on the testimony received and the evidence presented at the public hearing;

I make a MOTION to recommend **DENIAL** to the BCC of the request for a **Rezone** of 96.07MOL acres from A-1 (Agriculture) to R-3 (Multiple-Family Residential) for the development of single-family dwellings in a planned unit development based on _____.

BCC to hear Thursday, May 19, 2005, 8:35 A.M., 412 W. Orange St., Courthouse Annex, Rm 102

PLANNING AND ZONING BOARD

REGULAR MEETING—MAY 05, 2005, 6:00 P.M.

Hardee County Board of County Commissioners Board Room
412 W. Orange Street, Courthouse Annex, Room 102, Wauchula, Florida

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

Page Four

OTHER BUSINESS

Next Regular P/Z Meeting, June 02, 2005, 6:00 P.M.

Regular Meeting adjourned at _____ P.M.

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