

PLANNING AND ZONING BOARD

REGULAR MEETING—OCTOBER 06, 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, Excused
Dan Graham
Charles C. Nicholson, Vice Chairman, Excused
Oscar Ortiz
Carl Saunders, Excused
Vida Tomlinson, Excused
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 October 06, 2005, Regular Meeting to order

B/Z Office Manager Roll Call

B/Z Office Manager Notice of Publication for Regular P/Z October 06, 2005 Meeting was published in **The Herald-Advocate** on 09/22 and 09/29/05
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 Three)

B/Z Office Manager/
Notary Public

Administration of oath to witnesses who wish to offer testimony
"Do you swear or affirm that the testimony you will present at this public hearing is the truth, the whole truth and nothing but the truth, so help you God?"

Chairman Approval---Minutes of September 01, 2005, Regular Meeting

FINAL SITE DEVELOPMENT PLAN

Agenda No.

05-30 Hardee County Industrial Development Authority, by and through its Authorized Representative requests **Final Site Development Plan** approval to construct and operate a tile distribution center and retail store on 4.29MOL acres (Lot 20--Hardee County Commerce Park), zoned C/IBC
On or about Commerce 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** to construct and operate a tile distribution center and retail store on 4.29MOL acres (Lot 20, Hardee county Commerce Park) zoned C/IBC based on staff's findings, conclusion, recommendation for approval, and recommended conditions 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** to construct and operate a tile distribution center and retail store on 4.29MOL acres (Lot 20, Hardee County Commerce Park) zoned C/IBC based on _____.

PLANNING AND ZONING BOARD
REGULAR MEETING—OCTOBER 04, 2005, 6:00 P.M.
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<i>FINAL SITE DEVELOPMENT PLAN</i>

Agenda No.

05-32 German Florida Citrus, LLC by and through its Authorized Representative requests **Final Site Development Plan** approval for **Phase I** (166MOL acres) of Vandolah Estates to locate 111-112 single-family dwellings on 1.0-acre-lots, zoned F-R (Farm-Residential) On or about Vandolah Rd, Hardee County

10 34 24 0000 02700 0000
11 34 24 0000 00060 0000
14 34 24 0000 00020 0000
15 34 24 0000 00020 0000

Board requested a suggested format for its MOTIONS

I make a MOTION to **CONTINUE** this request to the Planning/Zoning Board 11/03/05 meeting to allow time for the Applicant and the Hardee County Public Works/Engineering Dept. to confer and resolve some issues.

<i>REZONE</i>

Agenda No.

05-31 Sultana Razzaque by and through his Authorized Representative requests a **Rezone** of no-more-than-1.8-acres of the 6.81MOL-acre-parent-parcel from A-1 (Agriculture) to C-2 (General Commercial) for the construction/operation of a convenience store with fuel sales

On or about E Main St., E of Boyd Cowart Rd.
Hardee County

01 34 25 0000 07440 0000

Board requested a suggested format for its MOTIONS

I make a MOTION to recommend to the Board of County Commissioners to **APPROVE** the request for a **Rezone** of no-more-than-1.8-acres of the 6.81MOL-acre-parent-parcel from A-1 (Agriculture) to C-2 (General Commercial) for the construction/operation of a convenience store with fuel sales based on staff's findings, conclusion, and recommendation for approval, and based on the testimony received and the evidence presented at the public hearing;

I make a MOTION to recommend to the Board of County Commissioners to **DENY** the request for a **Rezone** of no-more-than-1.8-acres of the 6.81MOL-acre-parent-parcel from A-1 (Agriculture) to C-2 (General Commercial) for the construction/operation of a convenience store with fuel sales based on _____.

BCC to hold a public hearing and receive a recommendation from the Planning/Zoning Board on Thursday, October 20, 2005, 8:35 A.M.

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<i>OTHER BUSINESS</i>

Next Regular P/Z Meeting, November 03, 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

