

PLANNING AND ZONING BOARD

REGULAR MEETING—DECEMBER 07, 2006, 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
Charles C. Nicholson, Vice Chairman
Oscar Ortiz
Carl Saunders
Vida Tomlinson
Max Ullrich
Tommie Underwood

Staff

Nicholas Staszko, Planning/Development Director
Lex Albritton, County Manager
Kenneth B. Evers, County Attorney
B.J. Haney, Planner II

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

Chairman Call December 07, 2006, Regular Meeting to order

Haney Notice of Publication for Regular Meeting was published in
The Herald-Advocate on 11/23 and 11/30/06 Affidavit of Publication on file

Planning Director
Staszko 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)

Haney
Notary Public Administration of oath to witnesses who wish to offer testimony

Chairman Approval--Minutes of October 05, 2006 Joint Meeting with BCC
for NOPC--CF Industries, Inc.
Approval--Minutes of November 02, 2006 Regular Meeting

SPECIAL EXCEPTION

Agenda

07-08 James L./Barbara Staton/Cynthia L. Smith by and through the Authorized Representative requests approval of a **Special Exception** on a 1.0MOL-acre zoned F-R (Farm-Residential) in the Residential Mixed Use Future Land Use District for location and setup of a single-family mobile home dwelling

On or abt E side of McDonald Rd.,
S of Old Bradenton Rd., Hardee County 32 33 25 0400 00001 0003

Board requested a suggested format for its MOTIONS

I make a MOTION to recommend **APPROVAL** to the Board of County Commissioners for the request for approval of a **Special Exception** on 1.0MOL acres zoned F-R in the Residential Mixed Use Future Land Use District for the location and setup of a single-family mobile home dwelling 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.

I make a MOTION to recommend **DENIAL** to the Board of County Commissioners for the request for approval of a **Special Exception** on .1.0MOL acres zoned F-R in the Residential Mixed Use Future Land Use District for the location and setup of a single-family mobile home dwelling based on _____.

BCC to hold a public hearing and receive a recommendation from the Planning/Zoning Board on Thursday, January 18, 2007, 8:35 A.M. or as soon thereafter.

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SUBDIVISION REPLAT

Agenda No.

07-12 New Smyrna Beach Acquisitions LLC requests approval of a **Subdivision Replat** to be known as **Wauchula Square Subdivision Replat** for a parcel totaling 4.079MOL acres zoned C-2 in the Highway Mixed Use Future Land Use District

On or abt E side of Hwy 17 N
South of E REA RD
Hardee County

Board requested a suggested format for its MOTIONS

I make a MOTION to recommend **APPROVAL** to the Board of County Commissioners for the request for approval of a **Subdivision Replat** to be known as **Wauchula Square subdivision Replat** for a parcel totaling 4.079MOL acres zoned C-2 in the Highway Mixed Use Future Land use District 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 **DENIAL** to the Board of County Commissioners for the request for approval of a **Subdivision Replat** to be known as **Wauchula Square Subdivision Replat** for a parcel totaling 4.079MOL acres zoned C-2 in the Agriculture Future Land Use District based on _____.

BCC to hold a public hearing and receive a recommendation from the Planning/Zoning Board on Thursday, January 18, 2007, 8:35 A.M.

SITE DEVELOPMENT PLAN

Agenda

07-09 New Smyrna Beach Acquisitions LLC by and through the Authorized Representative requests approval of a **Site Development Plan** on 1.141MOL-acres zoned C-2 (General Commercial) in the Highway Mixed Use Future Land Use District for location/operation of retail sales to be known as Aaron Rents

On or abt E side of Hwy 17 N
S of E REA Rd., Hardee County

Lot 03, Blk 01, Wauchula Square S/D Replat
S33, T33S, R25E

Board requested a suggested format for its MOTIONS

Pending the BCC's determination for approval of the **Subdivision Replat**, I make a MOTION to **APPROVE** the request for a **Site Development Plan** on 1.141MOL acres zoned C-2 in the Highway Mixed Use Future Land Use District for the location/operation of retail sales to be known as Aaron Rents 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.

Pending the BCC's determination for denial of the **Subdivision Replat** I make a MOTION to **DENY** the request for approval of a **Site Development Plan** on 1.141MOL acres zoned C-2 in the Highway Mixed Use Future Land Use District for the location/operation of retail sales to be known as Aaron Rents based on _____.

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<i>SITE DEVELOPMENT PLAN</i>

Agenda

07-10 Florida Sales/Rental, Inc. by and through the Authorized Representative requests approval of a **Site Development Plan** on 1.89MOL-acres zoned C-2 (General Commercial) in the Highway Mixed Use Future Land Use District for construction/operation of retail rental store with outside storage

On or abt W side of Hwy 17 N
N of St Rd 62, Hardee County

21 33 25 0200 00001 00A2

This was advertised for public hearing; staff; presentation is not ready for this meeting. Please make a MOTION to CONTINUE Agenda No. 07-10 to Thursday, January 04, 2007.

Agenda

07-11 Veg King of Florida, Inc. by and through the Authorized Representative requests approval of a **Site Development Plan** for 11.10+/-acres zoned A-1 (Agriculture) in the Agriculture Future Land Use District for construction/operation of a produce storing/shipping/distributing complex

On or abt S side of Steve Roberts Special
E of Bailes Rd
Hardee County

29 34 26 0000 01580 0000

Board requested a suggested format for its MOTIONS

I make a MOTION to **APPROVE** the request for approval of a **Site Development Plan** on 11.10+/-acres zoned A-1 in the Agriculture Future Land Use District for the construction and operation of a produce storing/shipping/distributing complex 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.

I make a MOTION to **DENY** the request for a **Site Development Plan** on 11.10+/-acres zoned A-1 in the Agriculture Future Land Use District for the construction and operation of a produce storing/shipping/distributing complex based on _____.

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REZONE

Agenda

07-13 WL-1, LLC and Betty Ann Eason by and through the Authorized Representative requests approval of a **Rezone** for 97.36+/-acres zoned A-1 and 7.36+/-acres zoned P-I to Planned Unit Development (PUD) in the Highway Mixed Use Future Land Use District for the development of single-family/duplex/townhomes/condominium dwelling units in sub-neighborhoods

		Acres			
On or abt E side of Hwy 17 N	WL-1 LLC	80.00	21	33	25 0000 06220 0000
along the S portion of Sauls Rd	WL-1 LLC	10.00	21	33	25 0000 06230 0000
Hardee County	Eason	14.72	16	33	25 0000 03410 0000

Board requested a suggested format for its MOTIONS

I make a MOTION to recommend **APPROVAL** to the BCC for the request for a **Rezone** of 97.36+/-acres zoned A-1 and 7.36+/-acres zoned P-I to Planned Unit Development (PUD) in the Highway Mixed Use Future Land Use District for the development of single-family/duplex/townhomes/condominium dwelling units in sub-neighborhoods based on staff's findings, conclusion, and recommendation for approval, based on the testimony received and the evidence presented at the public hearing.

I make a MOTION to recommend **DENIAL** to the BCC for the request for a **Rezone** of 97.36+/-acres zoned A-1 and 7.36+/-acres zoned P-I to Planned Unit Development (PUD) in the Highway Mixed use Future Land Use District for the development of single-family/duplex/townhomes/condominium dwelling units in sub-neighborhoods based on

BCC to hold a public hearing and receive a recommendation from the Planning/Zoning Board on Thursday, January 18, 2007, 8:35 A.M. or as soon thereafter.

OTHER BUSINESS

Next Regular P/Z Meeting, Thursday, January 04, 2007, 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.

