

# PLANNING AND ZONING BOARD

REGULAR MEETING—JANUARY 04, 2007, 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  
Machele Albritton, Executive Assistant

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

- Chairman Call January 04, 2007, Regular Meeting to order
- Haney Notice of Publication for Regular Meeting was published in  
**The Herald-Advocate** on 12/21 and 12/28/06 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 December 07, 2006 Regular Meeting
- Chairman Elect Chairman and Vice Chairman

### ***SITE DEVELOPMENT PLAN--CONTINUED FROM 12/07/06***

#### Agenda

07-10 Florida Sales/Rental, Inc. by and through the Authorized Representative was **CONTINUED FROM 12/07/06**. This request is for 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 item is not ready for public hearing. Please take action to continue to 02/01/07 Regular Meeting.**

**PLANNING AND ZONING BOARD**  
**REGULAR MEETING—JANUARY 04, 2007, 6:00 P.M.**  
**:-: A G E N D A :-:**

Page Two

**REZONE--CONTINUED FROM 12/07/06**

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.**

**SPECIAL EXCEPTION**

Agenda

07-16 FING II requests approval of a **Special Exception** on a 1.05+/-acres zoned A-1 (Agriculture) in the Agriculture Future Land Use District for the continued operation of an Assisted Living Facility for 12-15 beds in an existing dwelling.

On or abt West side of West Main St.						
S of Alton Carlton Rd., Hardee County			24	34	24	0000 03120 0000

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 1.05+/-acres zoned A-1 in the Agriculture Future Land Use District for the continued operation of an Assisted Living Facility for 12-15 beds in an existing 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 1.05+/-acres zoned A-1 in the Agriculture Future Land Use District for the continued operation of an Assisted Living Facility for 12-15 beds in an existing 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.

**PLANNING AND ZONING BOARD**  
REGULAR MEETING—JANUARY 04, 2007, 6:00 P.M.  
:-: A G E N D A :-:

Page Three

**SPECIAL EXCEPTION**

Agenda

07-14 Aretha Denise Faulk requests approval of a **Special Exception** on 1.0+/-acres zoned F-R (Farm-Residential) in the Town Center Future Land Use District for location and setup of a single-family mobile home dwelling

On or abt North side of Honeysuckle St.  
E of Martin Luther King Jr. Ave., Hardee County 10 34 25 0500 00001 0006

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 1.0+/-acres zoned F-R in the town Center 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 1.0+/-acres zoned F-R in the Town Center 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.**

**SITE DEVELOPMENT PLAN**

Agenda No.

07-17 Rojan Inc./Florida Engineered Citrus, Inc./Roy Brown by and through the Authorized Representative requests approval of a **Site Development Plan** to be known as **Horseshoe Acres** for a project in the Agriculture Future Land Use District of 1,400-sq-ft-single-family dwellings with two-car garages totaling 106.40+/-acres with 88.40+/-acres zoned F-R (Farm-Residential) and 18.0+/-acres zoned A-1 (Agriculture)

On or abt E side of Post Plant Rd, 24 35 23 0000 06970 0000--10.00+/-ac  
North of Goose Pond Rd. 24 35 23 0000 06980 0000--20.00+/-ac  
Hardee County 24 35 23 0000 09330 0000--28.40+/-ac  
24 35 23 0000 05450 0000--30.00+/-ac  
24 35 23 0000 09940 0000--18.00+/-ac

Board requested a suggested format for its MOTIONS

I make a MOTION to APPROVE the request for a **Site Development Plan** to be known as **Horseshoe Acres** for a project of 1,400-sq-ft-single-family dwellings with two-car garages totaling 106.40+/-acres with 88.40+/-acres zoned F-R (Farm-Residential) and 18.0+/-acres zoned A-1 (Agriculture) in the Agriculture 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;

**PLANNING AND ZONING BOARD**  
**REGULAR MEETING—JANUARY 04, 2007, 6:00 P.M.**  
**::: A G E N D A :::**

Page Four

I make a MOTION to **DENY** the request for approval of a **Site Development Plan** to be known as **Horseshoe Acres** for a project of 1,400-sq-ft-single-family dwellings with two-car garages totaling 106.40+/-acres with 88.40+/-acres zoned F-R (Farm-Residential) and 18.0+/-acres zoned A-1 (Agriculture) in the Agriculture Future Land Use District based on staff's findings, conclusion, and recommendation for approval, and based on \_\_\_\_\_.

**SITE DEVELOPMENT PLAN**

Agenda No.

07-15 Wilt Family Ltd Partnership by and through the Authorized Representative requests approval of a **Site Development Plan** on 4.29+/-acres zoned C/IBC(Commercial/Industrial Business Center) in the Highway Mixed Use Future Land Use District for the construction and operation of a 12,000-sq-ft complex for Milano Tile

On or abt Lot 20

Hardee County Commerce Park

20 33 25 0500 00001 0020

I make a MOTION to **APPROVE** the **Site Development Plan** for 4.29+/-acres zoned C/IBC in the Highway Mixed Use Future Land Use District for the construction and operation of a 12,000-sq-ft complex for Milano Tile based on 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 approval of a **Site Development Plan** for 4.29+/-acres zoned C/IBC in the Highway Mixed Use Future Land Use District for the construction and operation of Milano Tile based on \_\_\_\_\_.

**OTHER BUSINESS**

**Next Regular P/Z Meeting, Thursday, February 01, 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.