

PLANNING AND ZONING BOARD

REGULAR MEETING—MARCH 01, 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, Excused
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 March 01, 2007, Regular Meeting to order

Haney Notice of Publication for Regular Meeting was published in
The Herald-Advocate on 02/15 and 02/22/07 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 February 01, 2007 Regular Meeting
Correction: Page 07, Paragraph 03 should read: NOTE: Although the Board did
not state approval of the Stipulation in the motion for approval of the Rezone and
MDP, it is Staff's belief that it was the Board's intention to approve.

MAJOR SPECIAL EXCEPTION

Agenda

07-23 Rojan Inc/Florida Engineered Citrus Inc/Roy Brown by and through the Authorized
Representative request recommendation for approval of a **Major Special Exception** to
develop a private airstrip for small airplanes in an executive airstrip s/d known as
Horseshoe Acres S/D, 88.40+/-acres zoned F-R (Farm-Residential), 18.00+/-acres zoned
A-1 (Agriculture) in the Agriculture Future Land Use District.

On or abt E side of Post Plant Rd 24 35 23 0000 06970 0000--10.00+/-ac
N of Goosepond Rd, Hardee County 24 35 23 0000 09330 0000--28.40+/-ac
24 35 23 0000 06980 0000--20.00+/-ac
24 35 23 0000 05450 0000--30.00+/-ac
24 35 23 0000 09440 0000--18.00+/-ac

I make a MOTION to recommend to the Board of County Commissioners **APPROVAL** of the
Major Special Exception for 88.40+/-acres zoned F-R, and for 18.00+/-acres zoned A-1 in
the Agriculture Future Land Use District to develop a private airstrip for small airplanes in an
executive airstrip s/d known as **Horseshoe Acres** 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 to the Board of County Commissioners **DENIAL** of the
request based on _____.

**BCC to hold a public hearing and receive recommendations from the Planning/
Zoning Board on Thursday, March 15, 2007, 8:35 A.M. or as soon thereafter.**

PLANNING AND ZONING BOARD

REGULAR MEETING—MARCH 01, 2007, 6:00 P.M.

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

Page Two

SITE DEVELOPMENT PLAN

Agenda No.

07-24 Pacer Marine Engineering Inc by and through the Authorized Representative requests approval of a **Site Development Plan** for the construction of a structure for the light assemblage of light-weight equipment wholesale only to OEMs (Original Equipment Manufacturers) on 8.13+/-acres, zoned C/IBC (Commercial/Industrial Business Center) in the Highway Mixed Use Future Land Use District

On or abt W side of Commerce Ct
(Hardee County Commerce Park)
E of Gebhart Rd, Hardee County

20 33 25 0500 00001 0003
20 33 25 0500 00001 0004

Board requested a suggested format for its MOTIONS

I make a MOTION to **APPROVE** the request for a **Site Development Plan** for the construction of a structure for the light assemblage of light-weight equipment wholesale only to OEMs (Original Equipment Manufacturers) on 8.13+/-acres zoned C/IBC (Commercial/Industrial Business Center) in the Highway Mixed Use Future Land Use District 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 based on _____.

Agenda No.

07-25 FINR II Inc by and through the Authorized Representative requests approval of a **Site Development Plan** on a subject area of .27+/-acres of a 329MOL-acre-parcel on the FINR complex to install an interior shell road from a paved road to a county-owned sewer lift station, as a condition of a previously-approved Site Development Plan on property zoned A-1 (Agriculture) in the Agriculture Future Land Use District

On or abt N side of Vandolah Rd.
E of CR 663, Hardee County

09 34 24 0000 03790 0000

Board requested a suggested format for its MOTIONS

I make a MOTION to **APPROVE** the request for a **Site Development Plan** on a subject area of .27+/-acres of a 329MOL-acre-parcel on the FINR complex to install an interior shell road from a paved road to a county-owned sewer lift station, as a condition of a previously-approved Site Development Plan on property zoned A-1 (Agriculture) in the Agriculture Future Land Use District 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 based on _____.

PLANNING AND ZONING BOARD

REGULAR MEETING—MARCH 01, 2007, 6:00 P.M.

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

Page Three

SITE DEVELOPMENT PLAN

Agenda No.

07-28 First Christian Church by and through the Authorized Representative requests approval of a **Site Development Plan** for the construction of a 3,600+/-sq-ft building on 6.85+/- acres, zoned F-R (Farm-Residential) in the Town Center Future Land Use District

On or abt S side of Louisiana St.
E of Georgetown Loop, Hardee County

05 34 25 0000 08850 0000

Board requested a suggested format for its MOTIONS

I make a MOTION to **APPROVE** the request for a **Site Development Plan** for the construction of a 3,500+/-sq-ft building on 6.85+/-acres zoned F-R (Farm-Residential) in the Town Center Future Land Use District 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 based on _____.

VARIANCE

Agenda

07-26 Ben/Glenda Jean Dunlap request approval of a **Variance** to allow the subdividing of a 120+/- acre-parcel into lots less than 20 acres in size zoned A-1 (Agriculture) in the Agriculture Future Land Use District

On or abt Redge Rainey Rd, N of Lily County Line St.,
E of Pine Level Rd, Hardee County

13 36 23 0000 09940 0000

Board requested a suggested format for its MOTIONS

I make a MOTION to recommend **APPROVAL** to the Board of County Commissioners of the request for a **Variance** to allow the subdividing of a 120+/-acre-parcel into lots less than 20 acres in size zoned A-1 (Agriculture) in the Agriculture Future Land Use District based on _____.

I make a MOTION to recommend **DENIAL** to the Board of County Commissioners for the request based on staff's findings, conclusion, recommendation for denial, and based on the testimony received and the evidence presented at the public hearing.

BCC to hold a public hearing and receive a recommendation from the Planning/Zoning Board on Thursday, March 15, 2007, 8:35 A.M. or as soon thereafter.

PLANNING AND ZONING BOARD

REGULAR MEETING—MARCH 01, 2007, 6:00 P.M.

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

Page Four

VARIANCE

Agenda

07-29 Jonathan Mark/Stephanie S. Parker request approval of a **Variance** to properly line setbacks in the R-2-zoned district to construct a single-family dwelling on a 12,639+/-sq-ft-lot in **Torrey Oaks Villas S/D** in the Residential Mixed Use Future Land Use District

On or abt Fairway Ln
Hardee County

17 33 25 0100 00001 0004

Board requested a suggested format for its MOTIONS

I make a MOTION to recommend **APPROVAL** to the Board of County Commissioners of the request for a **Variance** to property line setbacks in the R-2-zoned district to construct a single-family dwelling on a 12,639+/-sq-ft-lot in **Torrey Oaks Villas S/D** in the Residential Mixed Use Future Land Use District 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 Board of County Commissioners for the request on _____.

BCC to hold a public hearing and receive a recommendation from the Planning/Zoning Board on Thursday, March 15, 2007, 8:35 A.M. or as soon thereafter.

OTHER BUSINESS

**REMINDER--SPECIAL CALLED MEETING
Friday, March 09, 2007, 5:30 P.M.**

Next Regular P/Z Meeting, Thursday, April 05, 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.