

# PLANNING AND ZONING BOARD

REGULAR MEETING—MAY 03, 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 May 03, 2007, Regular Meeting to order

Haney Notice of Publication for Regular Meeting was published in  
**The Herald-Advocate** on 04/19 and 04/26/07 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 April 05, 2007 Regular Meeting  
Approval--Minutes of April 05, 2007 EAR Workshop  
Approval--Minutes of April 26, 2007 EAR Workshop

## SITE DEVELOPMENT PLAN

Agenda No.

07-40 Allyndeb Tile by and through the Authorized Representative requests approval of a **Site Development Plan** for the construction and operation of a manufacturing plant for wholesale roof tile distribution on 4.31MOL acres, zoned C/IBC (Commercial/Industrial Business Center) in the Highway Mixed Use Future Land Use District

On or abt Commerce Ct and Commerce Ln, Hardee County

Board requested a suggested format for its MOTIONS

I make a MOTION to **APPROVE** the request for a **Site Development Plan** for the construction and operation of a manufacturing plant for wholesale roof tile distribution on 4.31MOL acres zoned C/IBC in the Highway Mixed Use FLU 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 \_\_\_\_\_.

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## *Amendment to an approved SITE DEVELOPMENT PLAN*

Agenda No.

07-41 George H./Norma M. McNary, by and through the Authorized Representative requests an Amendment to an approved **Site Development Plan** with conditions on 19.55MOL acres, zoned F-R(Farm-Residential) in the Highway Mixed Use Future Land Use District

On or abt N side of Bostick Rd., W of Hwy. 17, Hardee County

Board requested a suggested format for its MOTIONS

I make a MOTION to **APPROVE** the request for an **Amendment** to an approved **Site Development Plan** with conditions----to angle the lots and to change the name of the **Site Development Plan** to **Torrey Oaks Golf Course S/D** on 19.55MOL acres, zoned F-R (Farm-Residential) 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 \_\_\_\_\_.

## *Large-Scale Comp Plan FLU Map Amendment*

Agenda No.

07-32 Mosaic Fertilizer LLC by and through the Authorized Representative requests approval of a **Large-Scale "Comp Plan" Future Land Use Map Amendment** to the Generalized Mining Overlay Map--Map 2 to correct scrivener's mapping inaccuracies encompassing approximately 521 acres

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 a **Large-Scale Comprehensive Plan Future Land Use Map Amendment** to the Generalized Mining Overlay Map--Map 2 to correct scrivener's mapping inaccuracies encompassing approximately 521 acres 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 \_\_\_\_\_.

**BCC to hold a public hearing and receive recommendations from the Planning/ Zoning Board on Thursday, June 21, 2007, 8:35 A.M. or as soon thereafter.**

## *Large-Scale Comp Plan FLU Map Amendment*

Agenda No.

07-33 RMD Properties LLC and Walter S./Carol M. Farr by and through the Authorized Representative requests approval of a **Large-Scale "Comp Plan" Future Land Use Map Amendment** to change the Future Land Use designation of 331.60+/-acres zoned A-1 (Agriculture) from Agriculture Future Land Use District to Highway Mixed Use Future Land Use District

Board requested a suggested format for its MOTIONS

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I make a MOTION to recommend **APPROVAL** to the Board of County Commissioners for the request for a **Large-Scale Comprehensive Plan Future Land Use Map Amendment** to change the Future Land Use designation of 331.60+/-acres zoned A-1 (Agriculture) from Agriculture FLU District to Highway Mixed Use FLU 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 \_\_\_\_\_.

**BCC to hold a public hearing and receive recommendations from the Planning/ Zoning Board on Thursday, June 21, 2007, 8:35 A.M. or as soon thereafter.**

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**Large-Scale Comp Plan FLU Map Amendment**

Agenda No.

07-34 FINR II Inc by and through the Authorized Representative requests approval of a **Large-Scale “Comp Plan” Future Land Use Map Amendment** to change the Future Land Use designation of 872+/-acres zoned A-1 (Agriculture) from Agriculture Future Land Use and Public Institutional Future Land Use District to Rural Center Future land Use District

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 a **Large-Scale Comprehensive Plan Future Land Use Map Amendment** change the Future Land Use designation of 872+/-acres zoned A-1 (Agriculture) from Agriculture FLU District and Public Institutional FLU District to Rural Center FLU 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 \_\_\_\_\_.

**BCC to hold a public hearing and receive recommendations from the Planning/ Zoning Board on Thursday, June 21, 2007, 8:35 A.M. or as soon thereafter.**

**OTHER BUSINESS**

**REMINDER**

**P/Z Public Workshop for LDRs--Thursday, May 10, 2007, 6:00 P.M.**

**AS INFORMATION**

**BCC Public Workshop for LDRs--Friday, May 11, 2007, 8:30 A.M.**

**BCC Public Hearing--Thursday, May 17, 2006, 9:30 A.M.  
to receive P/Z’s recommendations re: “EAR” Scoping Issues**

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**Next REGULAR P/Z MEETING, Thursday, June 07, 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.

