

# PLANNING AND ZONING BOARD

REGULAR MEETING—OCTOBER 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  
Oscar Ortiz  
Carl Saunders  
Mike S. Thompson  
Vida Tomlinson  
Max Ullrich, Vice Chairman

### *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 October 04, 2007, Regular Meeting to order

**HANEY** Notice of Publication for Regular Meeting was published in **The Herald-Advocate** on 09/13 and 09/20/07 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 September 04, 2007 Regular Meeting

**CHAIRMAN** Welcome Mike Thompson to the Board

## **SITE DEVELOPMENT PLAN**

Agenda No.

07-60 Doyle E. III/Debra H. Carlton by and through the Authorized Representative requests approval of a **Site Development Plan** to develop a recreation complex to be known as *Hardee Park Baseball/Softball Complex* on 61.14+/-acres zoned A-1 in the Town Center Future Land Use District

On or abt S side of Doyle Carlton Rd, West of Rodeo Dr

08 34 25 0000 03750 0000

Board requested a suggested format for its MOTIONS

I make a MOTION to **APPROVE** the request for a **Site Development Plan** to develop a recreation complex to be known as *Hardee Park Baseball/Softball Complex* on 61.14+/-acres zoned A-1 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 \_\_\_\_\_.

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**SITE DEVELOPMENT PLAN**

Agenda No.

07-62 FINR II Inc by and through the Authorized Representative requests approval of a **Site Development Plan** to construct/operate three ALFs identified as ALF-03, ALF-04 and ALF-05 on 5.0+/-acres of the 242.73+/-acre-parcels

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

04 34 24 0000 10010 0000  
09 34 24 0000 03770 0000

Board requested a suggested format for its MOTIONS

I make a MOTION to **APPROVE** the request for a **Site Development Plan** to construct/operate three ALFs identified as ALF-03, ALF-04, ALF-05 on 5.0+/-acres of the 242.73+/-acre-parcels 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.

07-63 FINR II Inc by and through the Authorized Representative requests approval of a **Site Development Plan** to construct/operate a Laundry/Maintenance Facility on 8.0+/-acres of the 242.73+/-acre-parcels

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

04 34 24 0000 10010 0000  
09 34 24 0000 03770 0000

Board requested a suggested format for its MOTIONS

I make a MOTION to **APPROVE** the request for a **Site Development Plan** to construct/operate a Laundry/Maintenance Facility on 8.0+/-acres of the 242.73+/-acre-parcels 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 \_\_\_\_\_.

**REZONE**

Agenda

07-31 German Florida Citrus LLC by and through the Authorized Representative requests a recommendation for approval of a **Rezone** of a total of 384+/-acres from

F-R to R-2 (Two-Family Residential) 216+/-acres and  
F-R to R-3 (Three-Family Residential) 168+/-acres

noting that of the four parcels totaling 582.33+/-acres, the development will retain the F-R zoning for 198.33+/-acres to be developed as phase 1, with the development of **Vandolah Estates** proposing 107 estate lots, 350 suburban lots, 230 paired villas, 256 townhomes/flats and 306 garden apartments for a total of 1,249 dwelling units in the Rural Center Future Land Use District

On or abt N si of Vandolah Rd., E of CR 663  
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



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**OTHER BUSINESS**

**Next REGULAR P/Z MEETING, Thursday, November 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.