

PLANNING AND ZONING BOARD
REGULAR MEETING/PUBLIC HEARING—NOVEMBER 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
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 November 01, 2007, Regular Meeting/Public Hearing to order

HANEY Notice of Publication for Regular Meeting/Public Hearing
was published in **The Herald-Advocate** on 10/11 and 10/18/07
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 Five)

HANEY

NOTARY PUBLIC Administration of oath to witnesses who wish to offer testimony

CHAIRMAN Approval--Minutes of October 04, 2007 Regular Meeting

COMPREHENSIVE PLAN TEXT AMENDMENT

Agenda No.

07-56 Shadowlawn LLC by and through the Authorized Representative requests approval of a **Comprehensive Plan Text Amendment** creating the Rural Village Future Land Use Category in Hardee County as contained in **Ordinance No. 2008-01**.

Board requested a suggested format for its MOTIONS

I make a MOTION to recommend to the Board of County Commissioners to **APPROVE** the request for a **Comprehensive Plan Text Amendment** creating the Rural Village Future Land Use Category in Hardee County as contained in **Ordinance No. 2008-01** based on staff's findings, conclusion, recommendation for approval, 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 a recommendation from the Planning/Zoning Board on Thursday, December 13, 2007, 8:35 A.M. or as soon thereafter.

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COMPREHENSIVE PLAN TEXT AMENDMENT

Agenda No.

07-66 Hardee County Board of County Commissioners requests approval of a **Comprehensive Plan Text Amendment** creating the Residential Low Future Land Use Category in Hardee County as contained in **Ordinance No. 2008-04**.

Board requested a suggested format for its MOTIONS

I make a MOTION to recommend to the Board of County Commissioners to **APPROVE** the request for a **Comprehensive Plan Text Amendment** creating the Residential Low Future Land Use Category in Hardee County as contained in **Ordinance No. 2008-04** based on staff's findings, conclusion, recommendation for approval, 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 a recommendation from the Planning/Zoning Board on Thursday, December 13, 2007, 8:35 A.M. or as soon thereafter.

LARGE-SCALE COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT

Agenda No.

07-57 E.L. Davis, Jr. by and through the Authorized Representative requests approval of a **Large-Scale Comprehensive Plan Future Land Use Map Amendment** to change the designation of 609+/- acres zoned A-1 (Agriculture) from **Agriculture** Future Land Use District to **Rural Center** Future Land Use District as contained in **Ordinance No. 2008-02**.

On or about the North side of Vandolah Rd.
E and adjacent to CR 663, Hardee County

08 34 24 0000 05380 0000
09 34 24 0000 03780 0000
16 34 24 0000 07450 0000
17 34 24 0000 06590 0000

Board requested a suggested format for its MOTIONS

I make a MOTION to recommend to the Board of County Commissioners to **APPROVE** the request for a **Large-Scale Comprehensive Plan Future Land Use Map Amendment** to change the designation of 609+/- acres zoned A-1 (Agriculture) from **Agriculture** Future Land Use District to **Rural Center** Future Land Use District as contained in **Ordinance No. 2008-02** based on staff's findings, conclusion, recommendation for approval, 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 a recommendation from the Planning/Zoning Board on Thursday, December 13, 2007, 8:35 A.M. or as soon thereafter.

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LARGE-SCALE COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT

Agenda No.

07-61 Cypress Point LLC And FVP Florida Development LLC Jr. by and through the Authorized Representative requests approval of a **Large-Scale Comprehensive Plan Future Land Use Map Amendment** to change the designation of 96+/-acres from **Agriculture** Future Land Use District to **Rural Center** Future Land Use District as contained in **Ordinance No. 2008-03**.

On or about the North side of Vandolah Rd.
E and adjacent to CR 663, Hardee County

08 34 24 0000 05380 0000
09 34 24 0000 03780 0000
16 34 24 0000 07450 0000
17 34 24 0000 06590 0000

Board requested a suggested format for its MOTIONS

I make a MOTION to recommend to the Board of County Commissioners to **APPROVE** the request for a **Large-Scale Comprehensive Plan Future Land Use Map Amendment** to change the designation of 96+/-acres from **Agriculture** Future Land Use District to **Rural Center** Future Land Use District as contained in **Ordinance No. 2008-03** based on staff's findings, conclusion, recommendation for approval, 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 a recommendation from the Planning/Zoning Board on Thursday, December 13, 2007, 8:35 A.M. or as soon thereafter.

AMENDMENT TO UNIFIED LAND DEVELOPMENT CODE

07-65 Bouldin Holdings 2 Inc. by and through the Authorized Representative requests an **Amendment** to the **Hardee County Unified Land Development Code** to increase the maximum lot coverage from 50% to 80% for C-2-zoned districts as contained in **Ordinance No. 2008-06**.

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 an **Amendment** to the **Hardee County Unified Land Development Code** to increase the maximum lot coverage from 50% to 80% in C-2-zoned districts as contained in **Ordinance No. 2008-06** based on staff's findings, conclusion, 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 based on _____.

BCC to hold a Public Hearing and receive a recommendation from the Planning/Zoning Board on Thursday, November 29, 2007, 8:35 A.M. or as soon thereafter.

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REZONE

Agenda

07-69 David A. Ross, by and through the Authorized Representative requests recommendation for approval of a **Rezone** of 5.39+/-acres from F-R (Farm-Residential) to R-1 (Single-Family Residential) in the **Town Center** Future Land Use District for the development of single-family dwellings.

On or abt E si of Terrell Rd.
S of Kazen Rd,Hardee County

05 34 25 0000 05200 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 **Rezone** of 5.39+/-acres from F-R (Farm-Residential) to R-1 (Single-Family Residential) in the **Town Center** Future Land Use District for the development of single-family dwellings 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 based on _____.

BCC to hold a Public Hearing and receive a recommendation from the Planning/Zoning Board on Thursday, November 29, 2007, 8:35 A.M. or as soon thereafter.

SITE DEVELOPMENT PLAN

Agenda No.

07-67 Peace River Electric Cooperative Inc. by and through the Authorized Representative requests approval of a **Site Development Plan** to construct/operate PRECo's two-story corporate office complex on 55.82+/-acres, zoned C-2 in the **Town Center** Future Land Use District

On or abt W side of Florida Ave
N of Metheny Rd, S of Knight Rd

33 33 25 0000 01810 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 PRECo's two-story corporate office complex on 55.82+/-acres zoned C-2 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.

07-68 Wauchula Investments LLC by and through the Authorized Representative requests approval of a **Site Development Plan** to construct/operate Graybar Electric Distribution Center, on 20.41+/- acres in the Hardee County Commerce Park, zoned C/IBC in the **Highway Mixed Use** Future Land Use District

On or abt Commerce Ct

20 33 25 0500 00001 0015
20 33 25 0500 00001 0016
20 33 25 0500 00001 0017
20 33 25 0500 00001 0018
20 33 25 0500 00001 0019

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 distribution center for Graybar Electric on 20.41+/-acres zoned C/IBC in the Hardee County Commerce Park, 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 _____.

OTHER BUSINESS

Next REGULAR P/Z MEETING/PUBLIC HEARING
Thursday, December 06, 2007, 6:00 P.M.

Regular Meeting/Public Hearing 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.

