

# PLANNING AND ZONING BOARD

REGULAR MEETING/PUBLIC HEARING—JULY 10, 2008, 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  
Charles Parker  
Carl Saunders, excused  
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 July 10, 2008, Regular Meeting/Public Hearing to order

**HANEY** Notice of Publication for Regular Meeting/Public Hearing  
was published in **The Herald-Advocate** on 06/19 and 06/26/08  
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 Three)

### **HANEY**

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

**CHAIRMAN** Approval--Minutes of June 05, 2008 Regular Meeting/Public Hearing

## **SITE DEVELOPMENT PLAN**

Agenda No.

08-26 WL-1 LLC and Amelia Smith by and through the Authorized Representative requests approval of a **Site Development Plan** to develop **Torrey Groves** on parcels totaling 105.08MOL acres to include 164—3,000-sq-ft duplexes, 283—4,000-sq-ft single-family dwellings and 87—5,000-sq-ft- single-family dwellings on parcels zoned PUD (Planned unit Development) in the **Highway Mixed Use** Future Land Use District with an 80 ft right-of-way being proposed along the South property line of South Florida Community College (16 33 25 0000 03400 0000) from US Hwy 17 to the East to the WL-1 LLC and Smith parcels proposing to be an extension of Bostick Rd.

On or abt E of US Hwy 17, S of Sauls Rd	WL-1 LLC	21 33 25 0000 06230 0000
	WL-1 LLC	21 33 25 0000 06220 0000
	Smith	16 33 25 0000 03410 0000

Board requested a suggested format for its MOTIONS

I make a MOTION to **APPROVE** the **Site Development Plan** to develop **Torrey Groves** on parcels totaling 105.08MOL acres to include 164--3,000-sq-ft duplexes, 277--4,000-sq-ft single-family dwellings and 85--5,000-sq-ft- single-family dwellings on parcels zoned PUD (Planned Unit Development) in the **Highway Mixed Use** Future Land Use District with an 80 ft right-of-way being proposed along the South property line of South Florida Community College (16 33 25 0000 03400 0000) from US Hwy 17 to the East to the WL-1 LLC and Smith parcels proposing to be an extension of Bostick Rd. 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;

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I make a MOTION to **DENY** the request based on \_\_\_\_\_.

*AMENDMENT TO HARDEE COUNTY UNIFIED LAND DEVELOPMENT CODE*  
—Ordinance No. 2008-16—**CONTINUED FROM 05/01/08**

Agenda No.

08-23 Hardee County Board of County Commissioners by and through the Authorized Representative requests an Amendment to Table 2.29.02(B)—**Table of Land Uses** of the **Hardee County Unified Land Development Code** to permit all Commercial/Industrial Business Center-zoned land uses either by right or by approval of a Site Development Plan to be permitted by right.

Board requested a suggested format for its MOTIONS

I make a MOTION to recommend to the Board of County Commissioners **APPROVAL** of the request for an Amendment to Table 2.29.02(B)—**Table of Land Uses** of the **Hardee County Unified Land Development Code** as contained in **Ordinance No. 2008-16** to permit all C/IBC-zoned land uses either by right or by approval of a Site Development Plan to be permitted by right 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 Amendment to Table 2.29.02(B)—**Table of Land Uses** of the **Hardee County Unified Land Development Code** as contained in **Ordinance No. 2008-16** based on \_\_\_\_\_.

**BCC to hold a public hearing and receive a recommendation from the Planning/Zoning Board on Thursday, July 17, 2008, 8:35 A.M. or as soon thereafter.**

*AMENDMENT TO HARDEE COUNTY UNIFIED LAND DEVELOPMENT CODE*  
—Ordinance No. 2008-20

Agenda No.

08-27 Hardee County Board of County Commissioners by and through the Authorized Representative requests an Amendment to the **Hardee County Unified Land Development Code**

**Amending**

Table 2.29.02(B)--Table of Land Uses;

**Amending**

Section 3.16.00--Development Standards for Uses Requiring a Site Development Plan;

**Amending**

Section 3.16.01--Single-Family Housing to read

Section 3.16.01--Farmworker Housing

**Deleting**

Section 3.16.01.01;

**Amending**

Section 7.06.03--Site Development Plans adding Farmworker Housing;

**Amending**

Article 9--Definitions--redefining *Farmworker Housing*

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Board requested a suggested format for its MOTIONS

I make a MOTION to recommend to the Board of County Commissioners **APPROVAL** of the request for an Amendment to the **Hardee County Unified Land Development Code**

**Amending**

Table 2.29.02(B)--Table of Land Uses;  
Section 3.16.00--Development Standards for Uses Requiring a Site Development Plan;

**Amending**

Section 3.16.01--Single-Family Housing to read  
Section 3.16.01--Farmworker Housing;

**Deleting**

Section 3.16.01.01;

**Amending**

Section 7.06.03—Site Development Plans adding Farmworker Housing; and

**Amending**

Article 9—Definitions to redefine *Farmworker Housing* as contained in **Ordinance No. 2008-20** based on the testimony received and the evidence presented at the public hearing.

I make a MOTION to **DENY** the Amendment to the **Hardee County Unified Land Development Code** as contained in **Ordinance No. 2008-20** based on \_\_\_\_\_.

**BCC to hold a public hearing and receive a recommendation from the Planning/Zoning Board on Thursday, July 17, 2008, 8:35 A.M. or as soon thereafter.**

**OTHER BUSINESS**

**Next REGULAR P/Z MEETING/PUBLIC HEARING**  
**Thursday, August 07, 2008, 6:00 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.

