

# PLANNING AND ZONING BOARD

REGULAR MEETING/PUBLIC HEARING—NOVEMBER 03, 2011, 6:00 P.M.

Hardee County Board of County Commissioners Board Room--412 W. Orange Street, Wauchula, Florida

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

### *Planning and Zoning Board*

Ralph Arce  
Roger Conley  
Gordon Norris  
Oscar Ortiz  
Charles Parker  
Monica Reas, Vice Chairman  
Mike S. Thompson, Chairman  
Vida Tomlinson

### *Staff*

Kevin Denny, AICP, Planning/Development Director  
Joshua Cheney, AICP, Planner III  
'BJ' Haney, Planning/Development Dept.

- CHAIRMAN THOMPSON** Call November 03, 2011, Regular Meeting/Public Hearing to order
- CHAIRMAN** Pledge of Allegiance to the American flag; Call for prayer
- CHAIRMAN** Please turn off all cell phones and pagers or set the unit to silent announcement
- PLANNER HANEY** Notice of Publication for 11/03/11 Regular Meeting/Public Hearing for Agenda No. 12-01 was published in **The Herald-Advocate** on 10/06/11-----*(Affidavit of Publication is on file)*  
Notice of Publication for 11/03/11 Regular Meeting/Public Hearing for Agenda No. 12-02 was published in **The Herald-Advocate** on 10/13/11-----*(Affidavit of Publication is on file)*
- CHAIRMAN** Explain Planning and Zoning Board's General Rules of Procedure (Page Four)
- NOTARY PUBLIC** Administration of oath to those who wish to offer testimony
- CHAIRMAN** Approval—Minutes of 10/0611 P/Z Regular Meeting/Public Hearing

## **MAJOR SPECIAL EXCEPTION w/SITE DEVELOPMENT PLAN**

**CHAIRMAN**  
Agenda No.  
12-01

Holly Hill Fruit Products Co., Inc. as property owner and National Solar Power Partners LLC as applicant by and through the Authorized Representative request a recommendation of approval of a **Major Special Exception** and approval of a **Site Development Plan** to construct in phases and operate a SOLAR FARM including structures and equipment on 1317.93+/-acres zoned **A-1 (Agriculture)** in the **Agriculture** Future Land Use District

On or about S side of St Rd 64 E,  
E of Jersey Ln.,  
W of Hardee-Highlands County Line

The SOLAR FARM will utilize all or portions of parcels in S24, 25, 26, 35, and 36 T33S, R27E

24 33 27 0000 03120 0000  
24 33 27 0000 09770 0000  
24 33 27 0000 08120 0000  
25 33 27 0000 08120 0000  
25 33 27 0000 08720 0000  
25 33 27 0000 09470 0000  
25 33 27 0000 06220 0000  
25 33 27 0000 05320 0000  
25 33 27 0000 04020 0000  
25 33 27 0000 02450 0000

25 33 27 0000 01220 0000  
25 33 27 0000 08130 0000  
26 33 27 0000 08750 0000  
35 33 27 0000 07500 0000  
36 33 27 0000 02450 0000  
36 33 27 0000 07820 0000  
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36 33 27 0000 06220 0000

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**CHAIRMAN**

The purpose of this Public Hearing is to offer a recommendation for **Major Special Exception** to the Board of County Commissioners and approve a **Site Development Plan** contingent upon approval of the **Major Special Exception** for the Solar Farm project

**PLANNING/  
DEVELOPMENT  
DIRECTOR**

Presentation of Agenda No. 12-01

**PLANNING/  
DEVELOPMENT  
DIRECTOR  
STAFF RECOM.**

Staff recommends the Board recommend approval of the **Major Special Exception** to the Board of County Commissioners and approve the **Site Development Plan** as contained in the Staff Report and in the presentation

**CHAIRMAN**

Questions/Comments from the Board

**CHAIRMAN**

Questions/Comments from the General Citizenry

**CHAIRMAN**

Request a MOTION of recommendation for the **Major Special Exception** to the BoCC

Suggested format for Board's MOTIONS

I make a MOTION to **RECOMMEND APPROVAL** to the Board of County Commissioners of the **Major Special Exception** to construct in phases and operate a SOLAR FARM including structures and equipment on 1317.93+/-acres zoned **A-1 (Agriculture)** in the **Agriculture** Future Land Use District based on the Staff Report, Staff's recommendation for approval and conditions, and based on the testimony presented and the evidence received in the public hearing.

I make a MOTION to **RECOMMEND DENIAL** of the **Major Special Exception** based on \_\_\_\_\_.

**BoCC to hold a public hearing and receive a recommendation from the Planning/Zoning Board for the **Major Special Exception** on Thursday, November 10, 2011, 8:35 A.M. or as soon thereafter**

Suggested format for Board's MOTIONS

I make a MOTION to **APPROVE** the **Site Development Plan** of the **Major Special Exception** based on the Staff Report, Staff's recommendation for approval and conditions and based on the testimony presented, and the evidence received in the public hearing contingent upon approval of the **Major Special Exception** by the BoCC.

I make a MOTION to **DENY** the **Site Development Plan** based on \_\_\_\_\_.

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## SPECIAL EXCEPTION w/SITE DEVELOPMENT PLAN

### CHAIRMAN

Agenda No.

12-02

Sherry White Ministries, Inc. by and through the Authorized Representative requests a recommendation of approval of a **Special Exception** and approval of a **Site Development Plan** for a Recreational Resort on 20.01+/-acre parcel zoned **A-1 (Agriculture)** in the **Agriculture** Future Land Use District

On or about Alton Carlton Rd,

W of Vandolah Rd, Hardee County

13 34 24 0000 01240 0000

### CHAIRMAN

The purpose of this Public Hearing is to offer a recommendation for **Special Exception** to the Board of County Commissioners and approve a **Site Development Plan** contingent upon approval of the **Special Exception** for the Recreational Resort project

### PLANNING/ DEVELOPMENT DIRECTOR

Presentation of Agenda No. 12-02

### PLANNING/ DEVELOPMENT DIRECTOR STAFF RECOM.

Staff recommends the Board recommend approval of the **Special Exception** to the Board of County Commissioners and approve the **Site Development Plan** as contained in the Staff Report and in the presentation

### CHAIRMAN

Questions/Comments from the Board

### CHAIRMAN

Questions/Comments from the General Citizenry

### CHAIRMAN

Request a MOTION of recommendation for the **Special Exception** to the BoCC

### Suggested format for Board's MOTIONS

I make a MOTION to **RECOMMEND APPROVAL** to the Board of County Commissioners of the **Special Exception** for a Recreational Resort on 20.01+/-acre parcel zoned **A-1 (Agriculture)** in the **Agriculture** Future Land Use District based on the Staff Report, Staff's recommendation for approval and conditions, and based on the testimony presented and the evidence received in the public hearing.

I make a MOTION to **RECOMMEND DENIAL** of the **Special Exception** based on \_\_\_\_\_.

**BoCC to hold a public hearing and receive a recommendation from the Planning/Zoning Board for the **Special Exception** on Thursday, December 15, 2011, 6:05.M. or as soon thereafter.**

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Suggested format for Board's MOTIONS

I make a MOTION to **APPROVE** the **Site Development Plan** of the **Special Exception** based on the Staff Report, Staff's recommendation for approval and based on the testimony presented, and the evidence received in the public hearing contingent upon approval of the **Special Exception** by the BoCC.

I make a MOTION to **DENY** the **Site Development Plan** based on \_\_\_\_\_.

### OTHER BUSINESS

At Board's discretion . . . . continue discussions of Article 02 of the Unified Land Development Code (ULDC) [Land Development Regulations]

Board members, please pick up your copy of Article 03, ULDC at the Planning/Development Dept. for discussion at the 12/01/11 P/Z regular meeting

**Next REGULAR P/Z MEETING/PUBLIC HEARING, Thursday, November 17, 2011, 6:00 P.M.**

Application for approval of a **Site Development Plan** from  
End Time Cross Road Ministry Inc. for a church facility,  
5.26+/-acres, W side of Martin Luther King Jr. Ave, N of Honeysuckle Ln

#### 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.