

PLANNING AND ZONING BOARD  
REGULAR MEETING  
May 2, 2002 – 7:30 P.M.  
PARK PLACE – 221 West Main Street - Wauchula

*MINUTES*

**Planning and Zoning Board**

James Barncord, absent  
Don Chancey, absent  
Roger Conley, present  
Bill Craig, present  
Peggy Fraim, present  
Dan Graham, Vice-Chairman, present  
Charles Nicholson, present  
Fred Small, present  
Vida Tomlinson, Chairman, present

**Staff**

Building & Zoning Director, T. Mike Cassidy, present  
Kris DeLaney, Director of Planning/Development, absent  
Interim County Manager, Lex Albriton, present  
County Attorney, Ken Evers, absent  
Planner, B. J. Haney, present  
P/Z Executive Secretary Virginia Stone, present

News Media not present

Chairman Tomlinson called the Regular Meeting to order at 6:00 P.M., roll taken, quorum present.

Stone advised the Public Notice for the Regular Meeting was published in The Herald-Advocate on April 18 and April 25, 2002. Affidavit of Publication is on file.

Cassidy advised courtesy notices were mailed to adjoining property owners, and all advertisements were properly posted.

Tomlinson explained Planning and Zoning Board's General Rules of Procedure and administered oath to witnesses who planned to offer testimony.

MOTION by Nicholson, second by Conley to approve Minutes of 04/04/02 Joint meeting with BCC to receive 2001-2002 Annual Report from Cargill Fertilizer, Inc. Motion carried unanimously. MOTION by Conley, second by Craig to approve Minutes of 04/04/02 Regular Meeting. Motion carried unanimously.

**Agenda 02-22**

Tomlinson advised of a request from Arthur/Gloria Jean Neel for a Special Exception to construct/operate a fabricating shop for agricultural-related products on 5.53MOL ac zoned A-1 (Agriculture), on or about Colin Poucher Road and SR 64, (Hardee County).

Each Board Member and County Staff received a copy of Application for a Special Exception and Staff Report for review prior to the 05/02/02 meeting.

Cassidy highlighted the Staff Report including the conclusion, recommendation for approval, and recommended conditions. Cassidy submitted the report to record as evidence, no objections were presented.

Tomlinson called for Public Input; none was received.

Tomlinson called for Board Questions.

Conley inquired whether the fabricating shop would be placed in the center of the property.

Neel advised the Board that he would meet required setbacks.

MOTION by Craig, second by Graham to recommend approval to the Board of County Commissioners of the request for a Special Exception to construct/operate a fabricating shop for agricultural-related products on 5.53MOL ac zoned A-1 (Agriculture) based on staff's findings, conclusion, recommendation and recommended conditions, and based on the testimony received and the evidence presented at the public hearing. Motion carried unanimously.

Tomlinson advised that BCC will receive a recommendation from the Planning/Zoning Board and will hold a public hearing on 05/23/02; 1:30 P.M. at Park Place, 221 W. Main Street, Wauchula.

**Agenda 02-23**

Tomlinson advised of a request from 3-D Partnership – Charles D. Yeomans by and through his Authorized Representative KCI Technologies, Inc. for a request to construct/operate a 195' guyed communications tower on 9.99MOL ac of 65MOL ac-parent-parcel, zoned A-1 (Agriculture), on or about Alderman Road, (Hardee County).

Each Board Member and County Staff received a copy of Application for a Special Exception and Staff Report for review prior to the 05/02/02 meeting.

Cassidy highlighted the Staff Report including the conclusion, recommendation for approval, and recommended conditions. Cassidy submitted the report to record as evidence, no objections were presented.

No representative for Property Owner present.

Tomlinson called for Public Input; none was received.

Tomlinson called for Board Questions; none received

MOTION by Nicholson, second by Craig to recommend approval to the Board of County Commissioners of the request for a Special Exception to construct/operate a 195' guyed communications tower on 9.99MOL ac of 65MOL ac parent parcel zoned A-1 (Agriculture) based on staff's findings, conclusion, recommendation and recommended conditions, and based on the testimony received and the evidence presented at the public hearing. Motion carried unanimously.

Tomlinson advised that BCC will receive a recommendation from the Planning/Zoning Board and will hold a public hearing on 05/23/02; 1:30 P.M. at Park Place, 221 W. Main Street, Wauchula.

**Agenda 02-24**

Tomlinson advised of a request from the Board of County Commissioners by and through its Authorized Representative for a Rezone of 39.68MOL ac from F-R (Farm-Residential) to P-I (Public Institutional) for the proposed construction/operation of a wastewater treatment plant on or about State Road 62, (Hardee County).

Each Board Member and County Staff received a copy of Application for a Rezone and Staff Report for review prior to the 05/02/02 meeting.

Cassidy highlighted the Staff Report including the conclusion, and recommendation for approval. Cassidy submitted the report to record as evidence; no objections were presented.

Tomlinson called for Public Input; none was received.

Tomlinson called for Board Questions; none received

MOTION by Conley, second by Fraim to recommend approval to the Board of County Commissioners of the request for a Rezone of 39.68MOL ac from F-R (Farm-Residential) to P-I (Public Institutional) based on staff's findings, conclusion, recommendation, and based on the testimony received and the evidence presented at the public hearing. Motion carried unanimously.

Tomlinson advised that BCC will receive a recommendation from the Planning/Zoning Board and will hold a

public hearing on 05/09/02; 9:30 A.M. at Park Place, 221 W. Main Street, Wauchula.

**Agenda 02-25**

Tomlinson advised of a request from the Board of County Commissioners/IDA (Industrial Development Authority) by and through its Authorized Representative for a Rezone of 10.32MOL ac from F-R (Farm-Residential) to R-3 (Multi Family Residential) for the proposed construction/operation of a multiple-family residential affordable housing complex on or about State Road 62, (Hardee County).

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Each Board Member and County Staff received a copy of Application for a Rezone and Staff Report for review prior to the 05/02/02 meeting.

Cassidy highlighted the Staff Report including the conclusion, and recommendation for approval. Cassidy submitted the report to record as evidence; no objections were presented.

Tomlinson called for Public Input.

Marge Garvin, PO Box 26, Wauchula, FL 33873 was present and sworn.

Garvin advised that she was an adjacent Property Owner and inquired whether this would be a low-income project.

Interim County Manager Albritton advised that an approximately 85% of occupants would be in a higher income bracket.

Tomlinson called for Board Questions.

Craig inquired as to how many units would be constructed.

Cassidy advised that there would be 120 units.

Tomlinson asked for other questions; none received.

MOTION by Craig, second by Fraim to recommend approval to the Board of County Commissioners of the request for a Rezone of 10.32MOL ac from F-R (Farm-Residential) to R-3 (Multiple Family Residential) based on staff's findings, conclusion, recommendation, and based on the testimony received and the evidence presented at the public hearing. Motion carried unanimously.

Tomlinson advised that BCC will receive a recommendation from the Planning/Zoning Board and will hold a public hearing on 05/09/02; 9:30 A.M. at Park Place, 221 W. Main Street, Wauchula.

**Agenda 02-26**

Tomlinson advised of a request from J. W., Jr./Deanna Armstrong for an Exception to Policy L1.15 of the "Comp Plan" to allow transfer of a no-less-than-2.5 ac parcel from the 8.36MOL ac parent parcel zoned A-1 (Agriculture) to an immediate family member (grandson) for primary place of residence, on or about Friendship Lane, (Hardee County).

Each Board Member and County Staff received a copy of Application for an Exception to Policy L1.15 of the "Comp Plan" and Staff Report for review prior to the 05/02/02 meeting.

Cassidy highlighted the Staff Report including the conclusion, recommendation for approval, and recommended conditions. Cassidy submitted the report to record as evidence, no objections were presented.

Property Owner Deanna Armstrong was present and sworn.

Tomlinson called for Public Input; none was received.

Tomlinson called for Board Questions; none received

MOTION by Graham, second by Craig to recommend approval to the Board of County Commissioners of the request for an Exception to Policy L1.15 to the "Comp Plan" to allow transfer of a no-less-than-2.5-ac-parcel from a 8.36MOL ac parent parcel to an immediate family member (grandson) for primary place of residence in A-1 (Agriculture) zoned district based on staff's findings, conclusion, recommendation and recommended conditions, and based on the testimony received and evidence presented at the public hearing. Motion carried unanimously.

Tomlinson advised that BCC will receive a recommendation from the Planning/Zoning Board and will hold a public hearing on 05/23/02; 1:30 P.M. at Park Place, 221 W. Main Street, Wauchula.

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#### OTHER BUSINESS

Haney advised the Board that the July meeting date falls on the Fourth of July holiday and inquired whether the Board wishes to change to July Regular Meeting date to July 11, 2002. All in agreement the July Regular Meeting will be advertized for July 11, 2002 at 6:00 P.M.

The Planning/Zoning Regular Meeting was adjourned at 6:23 P.M.

Next Regular Planning/Zoning Meeting, Thursday, June 6, 2002, 6:00 P.M.

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Ginny Stone, Executive Secretary

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