

PLANNING AND ZONING BOARD
REGULAR MEETING
September 11, 2003 – 6:00 P.M.
Hardee County Public Health Department Conference Room
115 K.D. Revell Road, Wauchula, Florida

MINUTES

Planning and Zoning Board

James Barncord, present
Don Chancey, present
Roger Conley, Vice-Chairman, present
Dan Graham, present
Charles Huntsman, present
Charles Nicholson, excused
Carl Saunders, present
Fred Small, present
Vida Tomlinson, Chairman, present

Staff

B/Z Director, T. Mike Cassidy, present
County Manager, Lex Albritton, absent
County Attorney, Ken Evers, absent
B/Z Office Manager, B.J. Haney, present
B/Z Executive Asst., Tina Huntsman, present

No News Media Present

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

Executive Assistant Huntsman advised the Public Notice for the Regular Meeting was published in The Herald-Advocate on August 21, 2003 and August 28, 2003; Affidavit of Publication on file.

Building/Zoning Director Cassidy advised courtesy notices were mailed to adjoining property owners.

Vice-Chairman Conley explained Planning and Zoning Board's General Rules of Procedure.

Oath administered to all whom wished to address the Board.

MOTION by Board Member Chancey, second by Board Member Barncord to approve Minutes of Planning and Zoning Board August 7, 2003 Regular Meeting. Motion carried unanimously.

Agenda 03-51

Tomlinson advised of a request from Suncoast Schools Federal Credit Union for a Site Development Plan Approval to allow construction/operation of a one-story financial institution structure on 2.29MOL acres, zoned C-2 (General Commercial), one entrance on or about North Florida Avenue, Hardee County, one entrance on or about Hwy. 17, Hardee County.

No property owner or representative was present.

Each Board Member and County Staff received a copy of Application for a Site Development Plan Approval and Staff Report for review prior to the 09/11/03 meeting.

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

Tomlinson called for input from the public and from the Board; none received.

MOTION by Chancey, second by Barncord to approve the request for a Site Development Plan to allow construction/operation of a one-story financial institution structure on 2.29MOL acres, zoned C-2 (General Commercial); based on staff's findings, conclusion and recommendation for approval and recommended conditions and based on the testimony received and the evidence presented at the public hearing. Motion carried unanimously.

Agenda 03-52 & 03-53

Tomlinson advised of a request from R. Dean Petty / D. Wayne Petty by and through its Authorized Representative Steve Paley for a Rezone of 9.36MOL acres from A-1 (Agricultural) to I-2 (Heavy Industrial) on or about Buell Lane, Hardee County, and a Major Special Exception for the development of a storage facility to be used exclusively for the storage of marine signal flares.

Steve Paley, Plastimo USA Inc., 7455 16th Street East, #107, Sarasota, Florida 34243, was present and sworn.

Each Board Member and County Staff received a copy of Application for a Rezone and Major Special Exception for review prior to the 09/11/03 meeting.

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

Tomlinson called for public input.

James Watson, 2614 Buell Lane, Wauchula, Florida 33873, presented opposition to Rezone and Major Special Exception.

James Martin, 6006 State Road 62, Bowling Green, Florida 33834, present opposition to Rezone and Major Special Exception.

MOTION by Board Member Saunders, second by Board Member Small to recommend approval to the Board of County Commissioners of the request for a Rezone of 9.36MOL acres from A-1 (Agricultural) to I-1 (Heavy Industrial) and for a Major Special Exception for the development of a storage facility to be used exclusively for the storage of marine signal flares 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. Motion carried unanimously.

Tomlinson advised that BCC will receive a recommendation from the Planning/Zoning Board and will hold a public hearing on 09/18/03; 1:30 P.M. in the Hardee County Health Unit Conference Room, 115 K.D. Revell Road, Wauchula, Florida.

Other Business

Board was advised the BCC wants to hold its first regular meeting of each month at 6:00 P.M., and BCC's regular meetings are scheduled for Thursday; the Planning/Zoning Board's regular monthly meetings are scheduled for the first Thursday of each month, 6:00 P.M. MOTION by Chancey, second by Barncord to advise the Board of County Commissioners the Planning/Zoning Board does not wish to change its regular meeting day. Motion carried unanimously.

MOTION by Conley, second by Chancey to adjourn the regular meeting at 6:35 P.M. Motion carried unanimously.

Next regular Planning/Zoning Meeting scheduled for Thursday, October 02, 2003, 6:00 P.M., Conference Room, Hardee County Public Health Unit.