

PLANNING AND ZONING BOARD
REGULAR MEETING
August 05, 2004 – 6:00 P.M.
Hardee County Board of County Commissioners Board Room
412 W. Orange Street, Courthouse Annex, Room 102, Wauchula, FL 33873

MINUTES

Planning and Zoning Board

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

Staff

B/Z Director, T. Mike Cassidy, present
County Manager, Lex Albritton, absent
Plan./Develop. Director, Kris DeLaney, present
County Attorney, Ken Evers, present
B/Z Office Manager, B.J. Haney, present

No News Media identified

Chairman Conley called the Regular Meeting to order at 6:00 P.M.; quorum present.

B/Z Office Manager Haney advised the Public Notice for the Regular Meeting was published in The Herald-Advocate on July 22 and July 29, 2004; Affidavit of Publication is on file.

Building/Zoning Director Cassidy advised courtesy notices were mailed to adjoining property owners and all advertisements/public notices were properly posted.

Conley explained the Planning and Zoning Board's General Rules of Procedure.

Haney, as a Notary Public, State of Florida at Large administered the oath to those wishing to offer testimony.

MOTION by Board Member Tomlinson second by Board Member Chancey to approve Minutes of Planning and Zoning Board July 01, 2004 Regular Meeting. Motion carried unanimously.

Board welcomed Max Ullrich, appointed by the BCC to fill the unexpired term of Charles Huntsman.

Agenda 04-15

Conley advised of a request from Hardee County School Board, by and through its Authorized Representative for a Rezone of a 60MOL-acre-parcel from the 75MOL-ac-parent-parcel from F-R (Farm-Residential) to P-I (Public Institutional) to construct/operate a kindergarten through eighth grade public school, on or about Keeton Rd and U.S. Hwy. 17, Hardee County.

Authorized Representative Rocky Kitchens, P.O. Box 1678, Wauchula, FL 33873 was present and sworn.

Each Board Member and County Staff received a copy of Application for a Rezone and Staff Report for review prior to the 08/05/04 meeting, and each Board Member and Staff received a copy of the Application for Site Development Plan approval and Staff Report for review prior to the 08/05/04 meeting.

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

Cassidy highlighted the Site Development Plan approval Staff Report including the conclusion, recommendation for approval, and recommended conditions. Prior to calling the meeting to order, the Board was given an Environmental Mitigation sheet (numbered 1.-7.) from Planning/Development Director DeLaney. Cassidy submitted the Staff Report to record as evidence, no objections were presented. DeLaney's Environmental Mitigation sheet was submitted to record as evidence and made a part of the Staff Report; no objections were presented.

Cassidy advised that on 06/30/04 a copy of the Rezone application and a copy of the Site Development Plan application were transmitted to the Hardee County Engineering Department, Hardee County Planning/Development Department; Hardee County Fire/Rescue Department, Hardee County Public Works Department, and Park Winter, Water/Sewer Services requesting review and comments. The Building/Zoning Department received comments:

on 07/07/04 from Steve Speer, Hardee County Fire/Rescue Department advising "NO COMMENTS";

on 07/12/04 from Kris DeLaney, Hardee County Planning/Development Department;

on 07/19/04 from Park Winter.

Cassidy pointed out that a copy of DeLaney's comments and Winter's comments were attached to the B/Z Staff Report and made a part thereof. Cassidy reported no comments were received from the remaining noticed departments.

Conley called for input from the public.

Kitchens addressed the Board and highlighted the Site Development Plan sketch that was submitted with the Applicant's application. Kitchens pointed out some proposed changes to the location of the ball fields directing the Board's attention to Planning/Development Department's Modified Sketch of the proposed school site identified as Exhibit A. (Exhibit A is on file with the 08/05/04 Regular P/Z Board Meeting original Minutes).

Kitchens enthusiastically advised this is a \$34.5 million grant-funded project to be proud of.

Board inquired and Kitchens advised the actual site is approximately 450 ft W of U.S. Highway 17; and has a proposed median and turnaround at the entrance of the site from Highway 17.

Kitchens identified the location of the elementary grades, and the location of the secondary grades pointing out the grades will be bussed separately. Kitchen explained that the media center and cafeteria would separate the elementary and secondary classrooms. Kitchens noted this Site Plan has received the National School Design Safety Award. Kitchens stated there are plans for the public school to have a 2,000+seat gymnasium and a 750-seat auditorium that can be used by the community.

Kitchens noted:

walking students will enter the school grounds from Keeton Rd.;

a major traffic study is underway that will possibly show the need for a deceleration lane on Keeton Rd., and possibly a traffic signal at Keeton Rd. and Hwy. 17;

the Hwy. 17 entrance is planned mainly for staff and visitors;

the students and parents entrance is planned mainly for Keeton Rd.

Lee M. Walton, Senior Ecologist, Biological Research Associates, Inc., 3910 U.S. Hwy. 301 South, Tampa, FL 33619, was present and sworn.

Walton referred to Exhibit A and identified the Turkey Oak habitat and Xeric Oak habitat. Walton also identified the mitigation areas.

Walton enumerated the seven items on the Environmental Mitigation sheet.

Donald Samuels, 4795 Ollie Roberts Rd., Bowling Green, FL 33834 addressed the Board and expressed concerns about the safety of school children along the orange groves, streets and wooded areas in Wauchula Hills. Samuels noted he was a resident of Wauchula Hills for 35-some years, having just recently relocated to Ollie Roberts Rd. Samuels pointed out there are numerous lots and areas that are overgrown with vegetation and undergrowth. Samuels pointed out that less than a year ago, a little girl was violated in the neighborhood.

Kitchens pointed out that the Applicant has collected data from the Hardee County Sheriff's Office that indicates the crime problems have gone down in the Wauchula Hills area with the installment of a full-time Deputy Sheriff in the Wauchula Hills neighborhoods. Kitchens pointed out that additionally a school

security officer will be on the school grounds during school session and security cameras will also be operational on the school grounds.

Board Member Saunders arrived at the meeting.

Dennis, Jones, Hardee County Schools Superintendent, 100 Inglis Way, Wauchula, FL 33873 was present and sworn.

Jones addressed the Board and noted the need for the public school in the Wauchula Hills area. Jones stated that the safety of the students is a very important issue and has been studied extensively. Jones advised that additionally a Neighborhood Watch program is being implemented. Jones advised of receipt of some data from Detective Arnold Lanier of the H.C. Sheriff's Office showing the number of crime incidents has decreased in the last few years.

Kitchens advised that the Applicant would like to see a sidewalk project installed along Keeton Rd.

MOTION by Chancey, second by Tomlinson to recommend approval to the BCC for the request for a Rezone of 60MOL acres from F-R (Farm-Residential) to P-I (Public Institutional) to allow for the development of a kindergarten through eighth grade public school based on staff's findings, conclusion and recommendation for approval and based on the testimony received and the evidence presented at the public hearing. Motion carried unanimously.

Conley advised that BCC will receive a recommendation from the Planning/Zoning Board and will hold a public hearing on 08/26/04; 8:35 A.M.; BCC Chambers, 412 West Orange Street, Courthouse Annex Room 102, Wauchula, Florida.

MOTION by Chancey, second by Board Member Small to approve the request for Site Development Plan as shown in Exhibit A, presented at this hearing, for the development of a kindergarten through eighth grade public school on 60MOL acres zoned P-I based on staff's findings, conclusion, recommendation for approval and recommended conditions including the conditions contained on the Environmental Mitigation Sheet, and based on the testimony received and the evidence presented at the public hearing. Motion carried with Ullrich voting NO.

Conley advised of receipt of a memorandum dated 07/16/04 from BCC Chairman Lambert requesting the P/Z review Table 2.04.01(A) of the Hardee County Unified Land Development Code pertaining to permitted uses in Commercial and Industrial-zoned districts; and review Article 04 of the ULDC pertaining to sign regulations.

Each Board Member was given a copy of the memo at tonight's meeting.

Board determined to review the Memorandum, Table 2.04.01(A) and Article 04 of the ULDC and discuss at the next regular meeting.

MOTION by Chancey, second by Tomlinson to adjourn the regular meeting at 6:41 P.M. Motion carried unanimously.

Next regular Planning/Zoning Meeting scheduled for Thursday, September 02, 2004, 6:00 P.M. Hardee County Board of County Commissioners Board Room, 412 W. Orange Street, Courthouse Annex, Room 102, Wauchula, Florida 33873.

B.J. Haney
B/Z Office Manager
Acting Recording Secretary