

PLANNING AND ZONING BOARD
REGULAR MEETING/PUBLIC HEARING
OCTOBER 04, 2007, 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
Charles Nicholson, present
Oscar Ortiz, excused
Carl Saunders, present
Mike S. Thompson, present
Vida Tomlinson, present
Max Ullrich, Vice Chairman, present

Staff

County Planning/Development Director
Nicholas Staszko, present
BJ Haney, Planner II, present

No News Media Identified

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

Board was advised the Public Notice for the Regular Meeting was published in The Herald-Advocate on September 13 and September 20, 2007; Affidavit of Publication is on file.

Planning Director Staszko advised that courtesy notices were mailed to adjoining property owners and all advertisements/public notices were properly posted.

Chairman read the Planning and Zoning Board's General Rules of Procedure.

Notary Public Haney administered Oath to those wishing to offer testimony.

MOTION by Board Member Tomlinson, second by Board Member Saunders to approve Minutes of September 04, 2007 Regular Meeting as printed and mailed. Motion carried unanimously.

Chairman welcomed P/Z Member Mike S. Thompson to the Board.

Agenda No. 07-60

Staszko advised of a request for approval of a **Site Development Plan** by Doyle E. III/Debra H. Carlton by and through the Authorized Representative to develop a recreation complex to be known as **Hardee Park Baseball/Softball Complex** on a portion of the 61.14+/-acre-parcel zoned A-1 in the Town Center Future Land Use District.

Board and County Staff were provided with a copy of the Application for **Site Development Plan** containing the Staff Report including Standards of Review and Findings of Fact prior to the 10/04/07 meeting.

Staszko highlighted the Staff Report including the findings of fact, conclusion, recommendation for approval, and recommended conditions.

Staszko entered the Staff Report into the record as evidence; no objections were presented.

Applicant's Authorized Representative, Doug Knight, 110 South 9th Avenue, Wauchula, FL 33873 was sworn, and Authorized Representatives John Cavoli and Janelle Knight of Cavoli Engineering, 7357 International Place, Suite 101, Sarasota, FL were sworn.

Chairman called for public input; none received.

Board was advised:

- the access to the fields is from the 60 ft easement;
- 22 parking spaces are proposed of which two are handicap;
- Armory has given an agreement for the fields to use its approximately three acres of grassed area for spill-over parking;
- the fields are designed to Dixie Field Standards;
- these fields will have the new lighting technology that prohibits the illumination from being annoying to neighboring areas;
- these are added fields and are not replacement fields in the County.

Board reviewed request and upon MOTION by Board Member Nicholson, second by Board Member Barncord voted to approve the request of a **Site Development Plan** to develop a recreation complex to be known as **Hardee Park Baseball/Softball Complex** on a portion of the 61.14+/-acre-parcel zoned A-1 in the Town Center Future Land Use District based on staff's findings, conclusion, recommendation for approval including the request to allow unimproved access and parking, and recommended conditions, and based on the testimony received and the evidence presented at the public hearing. Motion carried unanimously.

Agenda No. 07-62

Staszko advised of a request for recommendation for approval of a **Site Development Plan** from FINR II Inc by and through the Authorized Representative to construct/operate three one-story ALFs (Assisted Living Facilities) as ALF-03, ALF-04 and ALF-05 on 5.0+/-acres of the 242.73+/-acre-parcels.

Board and County Staff were provided with a copy of the Application for **Site Development Plan** containing the Staff Report including Standards of Review and Findings of Fact prior to the 10/04/07 meeting.

Staszko highlighted the Staff Report including the findings of fact, conclusion, recommendation for approval and recommend conditions.

Staszko entered the Staff Report into the record as evidence; no objections were presented.

Applicant's Authorized Representative Joseph J. O'Neill, P.E., George F. Young, Inc., 10540 Portal Crossing, Suite 105, Bradenton, FL 34211 was sworn.

Chairman called for public input; none received.

Board reviewed request and upon MOTION by Board Member Chancey, second by Tomlinson voted to approve the request for a **Site Development Plan** to construct/operate three one-story Assisted Living Facilities identified as ALF-03, ALF-04, and ALF-05 on 5.0+/-acres of the 242.73-acre-parcels 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.

Agenda No. 07-63

Staszko advised of a request for recommendation for approval of a **Site Development Plan** from FINR II Inc by and through the Authorized Representative to construct/operate a laundry/maintenance facility on 8.0+/-acres of the 242.73+/-acre-parcels.

Board and County Staff were provided with a copy of the Application for **Site Development Plan** containing the Staff Report including Standards of Review and Findings of Fact prior to the 10/04/07 meeting.

Staszko highlighted the Staff Report including the findings of fact, conclusion, recommendation for approval and recommend conditions.

Staszko entered the Staff Report into the record as evidence; no objections were presented.

Applicant's Authorized Representative Joseph J. O'Neill, P.E., George F. Young, Inc., 10540 Portal Crossing, Suite 105, Bradenton, FL 34211 was sworn.

Board was advised the proposed laundry facility with ten clothes washers will replace the existing facility. Water availability was discussed and it was determined there was no problem.

Chairman called for public input; none received.

Board reviewed request and upon MOTION by Tomlinson, second by Board Member Thompson voted to approve the request for a **Site Development Plan** to construct/operate a laundry/maintenance facility on 8.0+/-acres of the 242.73-acre-parcels 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.

Agenda No. 07-31

Staszko advised of a request for recommendation for approval of a **Rezone** from German Florida Citrus LLC by and through the Authorized Representative to change the zoning of 216+/-acres from F-R (Farm-Residential) to R-2 (Two-Family Residential), and to change the zoning of 168+/-acres from F-R to R-3 (Multiple-Family Residential) noting that of the four parcels advertised for rezoning the development will retain the F-R zoning for 198.33+/-acres to be developed as Phase 1 with the development of **Vandolah Estates** proposing 107 estate lots, 350 suburban lots, 230 paired villas, 256 townhomes/flats and 306 garden apartments for a total of 1,249 dwelling units in the Rural Center Future Land Use District.

Board and County Staff were provided with a copy of the Application for **Rezone** containing the Staff Report including Standards of Review and Findings of Fact prior to the 10/04/07 meeting.

Staszko highlighted the Staff Report including the findings of fact, conclusion, and recommendation for approval.

Staszko entered the Staff Report into the record as evidence; no objections were presented.

Applicant's Authorized Representative Kelley Klepper, AICP, Kimley-Horn and Associates, Inc., 2601 Cattlemen Rd., Suite 500, Sarasota, FL 34232 was sworn.

Chairman called for public input; none received.

Board reviewed request and upon MOTION by Nicholson, second by Chancey voted to recommend to the Board of County Commissioners to approve the request for a **Rezone** to change the zoning of 216+/-acres from F-R (Farm-Residential) to R-2 (Two-Family Residential), and to change the zoning of 168+/-acres from F-R to R-3 (Multiple-Family Residential) noting that of the four parcels advertised for rezoning the development will retain the F-R zoning for 198.33+/-acres to be developed as Phase 1 with the development of **Vandolah Estates** proposing 107 estate lots, 350 suburban lots, 230 paired villas, 256 townhomes/flats and 306

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garden apartments for a total of 1,249 dwelling units in the Rural Center Future Land Use District based on staff's findings, conclusion, recommendation for approval and based on the testimony received and the evidence presented at the public hearing. Motion carried unanimously.

It was stated that the BCC will hold a public hearing and receive a recommendation from the Planning/Zoning Board on Thursday, October 18, 2007, 8:35 A.M. or as soon thereafter.

Board RECESSED at 7:40 P.M.; RECONVENED 7:44 P.M.
Board Member Barncord was excused from the meeting/public hearing.

Agenda No. 07-64

Staszko advised of a request for recommendation for approval of a **Rezone** from George H./Norma McNary to change the zoning of 5.35+/-acres from A-1 (Agriculture) to C-2 (General Commercial) in the Highway Mixed Use Future Land Use District.

Board and County Staff were provided with a copy of the Application for **Rezone** containing the Staff Report including Standards of Review and Findings of Fact prior to the 10/04/07 meeting.

Staszko highlighted the Staff Report including the findings of fact, conclusion, and recommendation for approval.

Staszko entered the Staff Report into the record as evidence; no objections were presented.

Applicant's Authorized Representative, Stephen Southwell, 105 South 6th Avenue, Wauchula, FL 33873 was sworn.

Chairman called for public input; none received.

Board inquired and Norma McNary advised that the plant nursery was no longer on the A-1-zoned parcel. Most all of the plants have been donated to Hardee County and have been picked up by County staff for plantings.

Board reviewed request and upon MOTION by Nicholson, second by Thompson voted to recommend to the Board of County Commissioners to approve the request for a **Rezone** McNary to change the zoning of 5.35+/-acres from A-1 (Agriculture) to C-2 (General Commercial) in the Highway Mixed Use Future Land Use District based on staff's findings, conclusion, recommendation for approval, and based on the testimony received and the evidence presented at the public hearing. Motion carried unanimously.

It was stated that the BCC will hold a public hearing and receive a recommendation from the Planning/Zoning Board on Thursday, October 18, 2007, 8:35 A.M. or as soon thereafter.

Board was reminded of the next regular Planning/Zoning Meeting/Public Hearing scheduled for Thursday, November 01, 2007, 6:00 P.M. Hardee County Board of County Commissioners Board Room, 412 W. Orange Street, Courthouse Annex, Room 102, Wauchula, Florida 33873.

Board Member Nicholson tendered his retirement statement after 30+/-years of service to Hardee County as a member of the Planning/Zoning Board. With a round of enthusiastic applause from the Board and the meeting attendees the Board accepted the statement of retirement expressing thanks for Nicholson's many years of service and dedication.

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With no further business to come before by Board, upon MOTION by Nicholson, second by Tomlinson the meeting/public hearing was adjourned at 7:55 P.M. Motion carried unanimously

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