

PLANNING AND ZONING BOARD
REGULAR MEETING/PUBLIC HEARING
APRIL 03, 2008, 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, absent
Roger Conley, Chairman, present
Oscar Ortiz, absent
Charles Parker, excused
Carl Saunders, present
Mike S. Thompson, present
Vida Tomlinson, present
Max Ullrich, Vice Chairman, absent

Staff

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 March 13 and March 20, 2008 with Affidavit of Publication 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 Thompson to approve Minutes of March 06, 2008 Regular Meeting as printed and mailed. Motion carried unanimously.

Agenda No. 08-14

Staszko advised the request from FINR II, by and through the Authorized Representative for approval of a **Site Development Plan** to construct/operate an adult gymnasium on 8.60MOL acres zoned P-I (Public Institutional) of the 242.73MOL acres in the Agriculture 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 04/03/08 meeting.

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

Staszko noted that Conditions numbered 1.-10. in the staff report have been addressed with a revised Site Development Plan.

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

Applicant's Authorized Representative Joseph O'Neill, George F. Young Inc., 10540 Portal Crossing, Suite 105, Bradenton, FL 34211 was sworn. Michael Carlson, Carlson Studio Architecture, 1613-A, Fruitville Rd, Sarasota, FL 34236 was sworn.

Chairman called for public input; none received.

Board inquired and O'Neill stated that the permits for the laundry facilities have been acquired; probably begin construction in July or August; once the new laundry and maintenance facilities have been constructed and pass final inspection, the old laundry and maintenance facility will be demolished and replaced with the adult gym.

Board reviewed request and upon MOTION by Thompson, second by Board Member Barncord voted to approve the request for a **Site Development Plan** to construct/operate an adult gymnasium on 8.60MOL acres zoned P-I (Public Institutional) of the 242.73MOL acres in the Agriculture Future Land Use District based on staff's findings, conclusion, recommendation for approval, and recommended conditions of:

Applicant shall otherwise comply with all ULDC, County ordinances and any other relevant laws and rules. Construction plans shall be substantially similar to the approved **Site Development Plan** or a review and hearing before the Planning and Zoning Board shall be required. Allocation of services shall occur at the time of construction plan approval. If no building permit is issued within 12 months, or no extension of approval is requested, this proposal shall become null and void and shall forfeit all service allocations received.

To ensure compliance with County ordinances and other regulations the Applicant shall submit to the Planning and Development Department eight copies of the **Site Development Plan** or if the **Site Development Plan/Construction Plan** are approved concurrently, eight copies of signed/sealed plans for County departmental approval. Building permits shall not be issued until the SDP/CP has been approved by Hardee County.

and based on the testimony received and the evidence presented at the public hearing. Motion carried unanimously.

Upon MOTION by Thompson, second by Board Member Saunders the Board RECESSED the Regular Meeting to Public Hearing at 6:25 P.M. (Separate Agenda). Motion carried unanimously.

Board RECONVENED Regular Meeting at 6:55 P.M.

Staszko advised Hardee County is required to conduct an Evaluation and Appraisal Report of the Hardee County Comprehensive Plan every seven years. The Consultant has provided a printed EAR to the Planning/Development Department.

Tim Stillings, Kimley-Horn and Associates, 4431 Barcadoo Dr., West Palm Beach, FL was sworn.

Stillings offered a power point presentation stating that the EAR addresses changing trends within the County , assesses ("Comp) Plan against identified major issues, recommends amendments, and pointed out the EAR is required to comply with FLORDIA STATUTES 164.3191(2)(a)-(p).

Stillings advised that the Consultant has identified:

Major Issues:

- a. Growth Management
- b. Mining
- c. Economic Development
- d. Natural Resources

Special Topics:

Public School Coordination
Water Supply Planning
Common Methodology for Transportation Impacts
Recommended Amendments.

Board requested a printed copy of the EAR for review well in advance of the 05/01/08 Public Hearing; Stillings stated the Consultant will provide.

Staszko advised that the EAR must be submitted by Ordinance to Department of Community Affairs by the middle of the summer, 2008.

Board was reminded the Joint Public Hearing with the BCC on Thursday, April 17, 2008, 6:00 P.M. for the Mosaic Fertilizer LLC DRI application and request for Major Special Exception will probably be a lengthy Public Hearing.

Board was reminded the next regular Planning/Zoning Meeting/Public Hearing scheduled for Thursday, May 01, 2008, 6:00 P.M. has a large agenda.

Both public hearings will be held in the Hardee County Board of County Commissioners Board Room, 412 W. Orange Street, Courthouse Annex, Room 102, Wauchula, Florida.

With no further business to come before by Board, upon MOTION by Tomlinson, second by Saunders the meeting/public hearing was adjourned at 7:15 P.M. Motion carried unanimously

B.J. Haney, Acting Recording Secretary