

PLANNING AND ZONING BOARD  
REGULAR MEETING/PUBLIC HEARING  
OCTOBER 02, 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, present  
Roger Conley, Chairman, present  
Oscar Ortiz, absent  
Charles Parker, present  
Carl Saunders, absent  
Mike S. Thompson, present  
Vida Tomlinson, excused  
Max Ullrich, Vice Chairman, excused

**Staff**

Planning/Development Director  
Nicholas Staszko, excused  
County Project Manager Doug Knight, present  
BJ Haney, Planner II, present

News Media present

Chairman Conley called the Regular Meeting to order at 6:10 P.M.; a quorum was present.

Board was advised the Public Notice for the Regular Meeting was published in The Herald-Advocate on September 18 and September 25, 2008 with Affidavit of Publication on file.

Project Manager Knight 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.

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

MOTION by Board Member Thompson, second by Board Member Chancey to approve Minutes of September 04, 2008 Regular Meeting/Public Hearing as printed and mailed. Motion carried unanimously.

**Agenda No. 09-01**

Chairman advised of the request from Lallymix Farms LLP by and through the Authorized Representative for approval of a **Special Exception** to locate a commercial office trailer as a field business office for the farm manager and assistant on 120.34+/-acres, zoned A-1 (Agriculture) in the Agriculture Future Land Use District.

Board and County Staff were provided with a copy of the Application for **Special Exception** containing the Staff Report including Standards of Review and Findings of Fact prior to the 10/02/08 meeting.

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

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

Applicant's Authorized Representative, David Rodriguez, 3510 Hwy. 546 E., Haines City, FL 33844 was sworn.

Rodriguez pointed out that this would be a temporary business office and would be located some 250 ft to the West of Colin Poucher Rd., and that the future permanent office is planned to be located directly adjacent to Colin Poucher Rd.

Board discussed that since the location of the future permanent business office is planned to be in a different location on the parcel than at the location of the temporary commercial office trailer, the Applicant will probably have to apply for a Modification to the Special Exception for the permanent business office.

Board determined inasmuch as this is a temporary commercial office trailer the surrounding blueberry shrubs should be acceptable as the landscape buffer and determined that requiring the paving of the parking spaces was not necessary, except that the paving of the handicapped space could not be waived.

Chairman called for public input; none received.

Board reviewed request and upon MOTION by Chancey, second by Thompson voted to recommend approval to the Board of County Commissioners of the request for a **Special Exception** to locate a temporary commercial office trailer as a field business office for the farm manager and assistant on 120.34+/-acres, zoned A-1 (Agriculture) in the Agriculture Future Land Use District based on staff's findings, conclusion, recommendation for approval, and recommended:

no change to Condition No. 01;

that Condition No. 02 be amended to allow the use of existing blueberry shrubs as the landscape buffer; and;

that Condition No. 03 be amended to state that the handicapped parking space and access aisle must have impervious surface, but that the remaining parking spaces would not be required to have an impervious surface

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

**BCC to hold a public hearing and receive a recommendation from the Planning/Zoning Board on Thursday, October 23, 2008, 8:35 A.M. or as soon thereafter.**

Board was reminded of next Regular Meeting/Public Hearing scheduled for Thursday, November 06, 2008, 6:00 P.M.;

With no further business to come before by Board, upon MOTION by Chancey, second by Thompson the regular meeting/public hearing was adjourned at 6:35 P.M. Motion carried unanimously

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B.J. Haney, Acting Recording Secretary