

PLANNING AND ZONING BOARD  
REGULAR MEETING/PUBLIC HEARING  
NOVEMBER 06, 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, present  
Charles Parker, excused  
Carl Saunders, present  
Mike S. Thompson, excused  
Vida Tomlinson, present  
Max Ullrich, Vice Chairman, present

**Staff**

Planning/Development Director  
Nicholas Staszko, excused  
County Project Manager Doug Knight, 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/Public Hearing was published in The Herald-Advocate on October 23 and October 30, 2008 with Affidavit of Publication on file.

Project Manager Knight advised that 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 Tomlinson, second by Board Member Saunders to approve Minutes of October 02, 2008 Regular Meeting/Public Hearing as printed and mailed. Motion carried unanimously.

**Agenda No. 09-02**

Chairman advised of the request from Hardee County Board of County Commissioners by and through the Authorized Representative for approval of a Text Amendment to the Hardee County Comprehensive Plan amending the **Capital Improvements Element** and amending the **Five-Year Schedule of Capital Improvements** as contained in **Ordinance No. 2009-01**.

Board and County Staff were provided with a copy of the Application for Text Amendment containing the Staff Report, Amendment Overview and a copy of **Ordinance No. 2009-01** including attachments numbered 1 and 2.

Central Florida Regional Planning Council (CFRPC) representatives Jennifer Codo-Salisbury, and Shannon Brett were introduced. The Staff Report and the draft **Ordinance No. 2009-01** containing Attachment 1 and Attachment 2 were highlighted.

(The Staff Report and Amendment Overview were entered into the record as evidence; no objections were presented).

The Board was advised the annual update is required by the County's "Comp Plan", and the wording in the element is more user-friendly. Policy F2.1.2a and F2.1.2b were added and the update will be done every year wherein the population figures may change. (Those paragraphs will be correctly numbered as F1.2a and F1.2b in the final document).

There was discussion about Policy F1.3.1 and the Board was advised two public hearings will be held.

Policy F1.9 was explained that the County definition of a capital improvement is an improvement with a cost greater than \$25,000.

Policy 2.1 was explained to ensure understanding that Hardee County's is to assure the facilities are in place before the issuance of vertical construction permits.

Policy F3.3 was explained to inform that 10% is the maximum outstanding capital indebtedness.

Attachment 2 was reviewed and Gebart Road will be correctly spelled Gebhart Road in the final document.

Chairman called for public input; none received.

Board reviewed request and upon MOTION by Board Member Tomlinson, second by Saunders voted to recommend approval to the Board of County Commissioners of the request for a Text Amendment to the Hardee County Comprehensive Plan amending the **Capital Improvements Element** and amending the **Five-Year Schedule of Capital Improvements** as contained in **Ordinance No. 2009-01** 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.

**BCC to hold a public hearing and receive a recommendation from the Planning/Zoning Board on Thursday, December 04, 2008, 9:00 A.M. or as soon thereafter.**

Board was reminded of next Regular Meeting/Public Hearing scheduled for Thursday, December 04, 2008, 6:00 P.M.;

With no further business to come before by Board, upon MOTION by Board Member Barncord, second by Tomlinson the regular meeting/public hearing was adjourned at 6:40 P.M. Motion carried unanimously

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B.J. Haney, Acting Recording Secretary