

PLANNING AND ZONING BOARD
REGULAR MEETING/PUBLIC HEARING
March 05, 2009, 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

Ralph Arce, absent
James Barncord, excused
Roger Conley, present
Gordon Norris, Vice Chairman present
Oscar Ortiz, absent
Charles Parker, present
Carl Saunders, present
Mike S. Thompson, Chairman, present
Vida Tomlinson, excused

Staff

Planning/Development Director
Nicholas Staszko, excused
County Project Manager Doug Knight, present
BJ Haney, Planner II, present
Ken Evers, County Attorney, present
Lex Albritton, County Manager, present

No News Media Identified

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

Those in attendance pledged allegiance to the American Flag; Board Member Conley offered a prayer of guidance for the meeting.

Board was advised the Public Notice for the Regular Meeting/Public Hearing was published in The Herald-Advocate on February 12 and February 19, 2009 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 located on Page Two of the Board's Agenda.

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

MOTION by Board Member Norris, second by Conley to approve Minutes of January 08, 2009 Regular Meeting/Public Hearing as printed and mailed. Motion carried unanimously.

Board was reminded there were no items for a February, 2009 Agenda.

Agenda No. 09-05

Knight advised of the request from Popash LLC by and through the Authorized Representative for approval of a **Special Exception** to construct/operate a 9,000-10,000-sq-ft warehouse/agricultural repair/grove services building on 6.71+/-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 the Standards of Review prior to the 03/05/09 public hearing.

Applicants' Authorized Representative Robert "Bo" Conerly, Kimley-Horn and Associates, Inc., 04 West Oak Street, Suite E., Arcadia, FL 334266 was sworn.

Conerly advised that the:

- site presently has other facilities and an office building serving Popash LLC;
- the proposal is for a 9,000-10,000-sq-ft building;
- access will be from the existing drive on Merle Langford Rd.;
- no plans for additional drive access;
- building will be for warehouse/ag repair/grove services;
- required parking is on the West side of the building four 10 ft spaces;
- building and some impervious surface is being added to the land.

Conerly noted there is an existing permit on the facilities to the North and the present facilities will be permitted through Southwest Florida Water Management District (SWFWMD).

Conley inquired what the request for Special Exception is for and Conerly responded that the proposed use of a warehouse/ag repair/grove services building is on land zoned Agriculture.

Knight pointed out that there was some controversy going on, and it was determined that the Special Exception process was the best route to get an application before the public. Knight noted the request being considered at this public hearing do not have anything to do with the existing facilities.

Knight highlighted the Staff Report including the Summary Analysis, Consistency with the Comprehensive Plan; Staff's Recommendation and Recommended Conditions.

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

There was discussion regarding the handicapped parking space and Knight advised that the County's Development Review Committee (DRC) determined that one space was acceptable.

County Attorney Evers advised that he was of the opinion the P/Z Board is approving the shared parking area for the handicapped space.

Chairman called for public input; none received.

Board reviewed request and upon MOTION by Conley, second by Norris voted to recommend to the Board of County Commissioners to approve the request for a **Special Exception** to construct/operate a 9,000-10,000-sq-ft warehouse/agricultural repair/grove services building on 6.71+/-acres zoned A-1 (Agriculture) in the Agriculture Future Land Use District based on staff's findings, recommendation for approval, and recommended conditions, 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, March 19, 2009, 8:35 A.M. or as soon thereafter.

Knight requested the Board to schedule a Workshop to discuss waiving the Site Development Plan requirement for land uses exclusively in the Hardee County Commerce Park.

Board determined to consider and discuss scheduling a Workshop at the April 02, 2009 public hearing.

Each Board Member was given a copy of the current Hardee County Unified Land Development Code.

Board was reminded of next Regular Meeting/Public Hearing scheduled for Thursday, April 02, 2009, 6:00 P.M.;

With no further business to come before by Board, upon MOTION by Conley second by Norris the regular meeting/public hearing was adjourned at 6:34 P.M. Motion carried unanimously

B.J. Haney, Acting Recording Secretary