

PLANNING AND ZONING BOARD  
**REGULAR MEETING/PUBLIC HEARING  
and EAR WORKSHOP**

April 01, 2010, 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  
Don Chancey, present  
Roger Conley, Vice Chairman, present  
Gene Davis, present  
Gordon Norris, present  
Oscar Ortiz, absent  
Charles Parker, excused  
Mike S. Thompson, Chairman, present  
Vida Tomlinson, present

**Staff**

Doug Knight, Interim Planning/Develop. Director,  
present  
BJ Haney, Planner II, present

No News Media identified

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

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

Board was advised the Public Notice for the Regular Meeting/Public Hearing was published in The Herald-Advocate on March 11, 2010 with Affidavit of Publication on file.

Interim Director 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 Chancey, second by Conley to approve Minutes of March 04, 2010 Regular Meeting/Public Hearing as printed and mailed. Motion carried unanimously.

MOTION by Conley, second by Board Member Norris to approve Minutes of March 04, 2010 Evaluation and Appraisal Report (EAR) Workshop as printed and mailed. Motion carried unanimously.

**Agenda No. 10-09**

Board was advised of a request from James B./Melissa Platt for approval of a **Special Exception** to situate a single-family mobile home dwelling on a 2.96+/-acres excluding r/o/w vacant lot in the **Farm-Residential (F-R)**-zoning district and in the Town Center Future Land Use District.

Knight presented the Staff Report including the Summary of Analysis, Staff's Recommendation and Recommended Conditions, and entered the balance of the Staff Report into the record with no objections.

James B. Platt, POB 2384, Lake Placid, FL 33862 was sworn and advised that the dwelling has pass pre-inspection by the Building Dept; Road Dept. has said no culvert is needed; Southwest Florida Water Management District (SWFWMD) is ok with the planned dwelling.

Chairman called for public input; none received.

MOTION by Board Member Tomlinson, second by Chancey to recommend approval of the request for approval of a **Special Exception** to situate a single-family mobile home dwelling on a 2.96+/-acres excluding r/o/w vacant lot in the **Farm-Residential (F-R)**-zoning district and in the Town Center Future Land Use District 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 with Conley voting NO.

**BCC to hold a public hearing and receive a recommendation from the Planning/Zoning Board on Thursday, April 15, 2010, 6:00 P.M. or as soon thereafter.**

With no further business to come before by Board, the Regular Meeting/Public Hearing adjourned at 6:15 P.M. upon MOTION by Chancey, second by Conley. Motion carried unanimously to convene in a Joint Public Hearing with the Board of County Commissioners for a request from Mosaic Fertilizer LLC, VCH Citrus, Brian D./Mary Lou Hoopingarner and VC III/Betty Jo Hollingsworth for approval of a Large-Scale Comprehensive Plan Future Land Use Map amendment to amend the Generalized Mining Overlay Map to include several parcels of land totaling approximately 3,601.43 acres.

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B.J. Haney, Acting Recording Secretary

PLANNING AND ZONING BOARD

**EAR WORKSHOP**

April 01, 2010, following Regular Joint Public Hearing with BCC  
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  
Don Chancey, present  
Roger Conley, Vice Chairman, present  
Gene Davis, present  
Gordon Norris, present  
Oscar Ortiz, absent  
Charles Parker, excused  
Mike S. Thompson, Chairman, present  
Vida Tomlinson, present

**Staff**

Doug Knight, Interim Planning/Develop. Director,  
present  
BJ Haney, Planner II, present

News Media present (*The Herald-Advocate*)

The Board convened the **EAR Workshop** at 7:02 P.M.. The Board was presented with a Workshop packet of materials from CFRPC that spoke to the 'Comp Plan' update, and identified the Tables enclosed in the packet, the issue, the goal/objective/policy, the language and a comments section. (A copy of the packet is attached to the original of these Minutes).

Jennifer Codo-Salisbury (Planning Director), CFRPC advised of a:

Community **EAR** Workshop scheduled for Thursday, April 08, 2010, 6:00 P.M.  
at the Civic Center;

Joint P/Z and BCC transmittal hearing of the **EAR** amendments to DCA  
Scheduled for Thursday, April 29, 2010, 6:00 P.M.

Codo-Salisbury distributed an 'in-color' draft map of the Future Land Use Map amendments and a 'black and white' map of the proposed amendment to the Mining Overlay that will be discussed at the Community **EAR** Workshop.

Codo-Salisbury identified changes to the proposed 'in color' FLUMap as a result of Workshops and communications with County staff:

Site	04	so Industrial FLU can abut Commerce Park FLU;
Site	05	adds Industrial; the 1300 ft of Industrial FLU along the North/South CR663 takes in 650 ft on either side of the roadway;
Site	06	400 acres is proposed to change from Highway Mixed use FLU to Ag FLU;
Site	09	is Ag FLU now and proposes to change to Residential Low FLU;
Site	10	has been added to the map for the County's consideration.

Codo-Salisbury advised that any of the land uses proposed on this map do not harm the land uses of today.

Codo-Salisbury advised that the 'black and white' map shows the areas being considered for addition to the mining overlay map.

Codo-Salisbury and Marissa Barmby, Senior Planner, CFRPC presented the Tables.

**LAND USE ELEMENT**

The addition of Goal L1, Objective L1: and Policy L.1.1:  
pertains to Green House Gas Reduction

Policy L1.4:a), b), c), d): speaks to Single Use FLU category **Commerce Park**

Policy L1.5:a), b) speaks to Single Use FLU category Industrial

**Board suggested to add to the second sentence in L1.5a)**  
*within the mining overlay*

Policy L1.8:a), b), c), d) speaks to Single Use FLU category **Residential High**  
**Board suggested for CFRPC to relook at a percentage figure instead of just saying no more than 3 acres in Residential Medium, Residential High and Residential Estate**

**Re: L1.8b) Board suggested to delete the last sentence and to delete that same sentence in the Residential Low FLU category already adopted**

Policy L1.9:a), b), c), d) speaks to Single Use FLU category **Residential Medium**

**Re: L1.9b) Board suggested to delete the last sentence**

Policy L1.12: a), b), c), d) speaks to Single Use FLU category **Residential Estate**

**Re: L1.12b) Board suggested to delete the last sentence**

**Re: L1.12d) Board suggested to strike paved and add County-maintained and suggested the language . . . . This land use shall be located no further than two miles from existing higher density land uses and/or boundary of incorporated areas.**

Policy L1.17: ~~40~~ speaks to Single Use FLU category **Mining Overlay District**

Policy L.1.22: speaks to **Electrical Substations**

**Board suggested to delete ~~or overlay districts~~**

Policy L1.26 ~~49~~: a), b), c) speaks to **Industrial FLU and School Locations**

**Board suggested to add Public at the beginning of the first sentence**

Objective L5: speaks to **Energy Efficiency and Greenhouse Gas Reduction**

**Policy L5.2 is an obsolete policy and will be deleted**

Policy L8.1.6: speaks to **Policy Relocation . . . . Hardee Industrial Park**

New Objective L9: speaks to **Conservation Development Program**

#### HOUSING ELEMENT

Objective H6: speaks to **Greenhouse Gas Reduction and Energy Efficiency, Pedestrian and Oriented Communities**

Objective H6

Policy H6.1

Policy H6.2 **Board suggested the word offer instead of ~~provide~~**

Policy H6.3

Policy H7.4 speaks to the **State Requirement for density bonuses and accessory dwelling units**

Objective H4 speaks to the **State Requirement for Very Low Income Families**

#### RECREATION AND OPEN SPACE ELEMENT

Policy R1.7: speaks to **Land Acquisition for Recreation and Open Space**

**Board suggested re-writing that paragraph to ensure the policy does not require the County to find state, local and/or federal funding . . . . .**

Policy R3.6: speaks to **Walkable Communities and Trail Connectivity**

#### INTERGOVERNMENTAL COORDINATION ELEMENT

Policy G3.5: speaks to **Coordination with the Heartland 2060 Vision**

#### ECONOMIC DEVELOPMENT ELEMENT

Policy E5.6: speaks to **Post Mining Land Uses**

Policy E3.4: speaks to **Economic Development**

**Board suggested to add to the beginning of the paragraph In coordination with the County and the private sector there shall be work to facilitate . . . . .**

Policy E3.5: speaks to **Economic Development**

**Board suggested to add to the beginning of the paragraph**

**The County and Economic Development Council in coordination with the private sector shall continue to . . . . .**

**Board suggested to delete the comma after parks,**

DEFINITIONS AND ACRONYMS

Goal/Objective/Policy (as a Florida Statute requirement) a definition has been added for

**Extremely-Low-Income Persons**

**Financial Feasibility**

**General Lanes**

**Public Facilities and Services**

**Public Transit**

**Substandard.**

Board was advised that CFRPC will re-notice the property owners whose property is affected by the black and white mining overlay proposed infill and removal map suggested by the EAR process. The black and white map will be available for discussion at the EAR Community Workshop on April 08, 2010, and the Joint P/Z and BCC Public Hearing on April 29, 2010

With no further discussion for the Board, the **Workshop** adjourned at 9:25 P.M.

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B.J. Haney, Acting Recording Secretary