

PLANNING AND ZONING BOARD  
**REGULAR MEETING/PUBLIC HEARING**

April 21, 2011, 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, present  
Roger Conley, present  
Anita Keene, present  
Gordon Norris, present  
Oscar Ortiz, excused  
Monica Reas, Vice Chairperson, excused  
Charles Parker, excused  
Mike S. Thompson, Chairperson, present  
Vida Tomlinson, present

**Staff**

Kevin Denny, AICP, 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.

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

The Board was advised the Public Notice for the Regular Meeting/Public Hearing was published in The Herald-Advocate on 03/31/11 with Affidavit of Publication on file, and that 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 Board Member Arce to approve Minutes of 11/04/10 Joint Public Hearing with the Board of County Commissioners to receive Annual Reports from Mosaic Fertilizer LLC as printed and mailed. Motion carried unanimously.

MOTION by Board Member Arce, second by Board Member Norris to approve Minutes of 01/18/11 Regular Meeting/Public Hearing as printed and mailed. Motion carried unanimously.

Chairman welcomed newest member Anita Keene to the Board.

**Agenda No. 11-02**

Board was advised of a request from Hardee County Industrial Development Authority, Inc., by and through the Authorized representative for approval of a **Site Development Plan/Site Construction Plan** to construct a 23,000 sq-ft structure including 1,500-sq-ft office and lab area for a plant food blending facility/light manufacturing on an 8.490+/-acre parcel zoned C/IBC (commercial/Industrial Business Center) in the Highway Mixed Use Future Land Use District.

Board and County Staff were provided with a copy of the application containing the **Site Development Plan/Site Construction Plan**, the Staff's Report including the Staff's Findings, Conclusion, Recommendations and Recommended Conditions prior to the 04/21/11 public hearing.

Planning/Development Director Denny presented the Staff Report including Findings of Fact, and Minimum Site Development Requirements for off-street parking, property line setbacks, lot area/depth/width, setbacks, Floor Area Ratio, Impervious Surface Ratio, Landscaping and Buffering. The Staff Report cited the data shown on the **SDP/SCP** for those items.

Denny advised:

- the application is for a spec building for plant food blending/light industry and has been through the Development Review Committee (DRC);
- the proposed project meets all the codes and there are no issues.
- the applicant does have plans to expand in the future;
- the project has required parking, and the loading zone meets light industry regulations;
- the proposed project meets concurrency requirements, Hardee County Utilities Dept., and is part of the master stormwater plan for the commerce park.
- the lab area can be used for office area.

Denny cited the two recommended conditions and offered a recommendation for approval with conditions.

Denny entered the Staff Report and other reports into the record with no objections presented.

Applicant's Authorized Representative William Hartmann, P.E., Sr. Project Manager, Hunter Engineering, 213 Park Ave., Lake Wales, FL 33853 was sworn.

Chairman called for public input, none received.

MOTION by Conley, second by Board Member Tomlinson to approve the **Site Development Plan/Site Construction Plan** for Agenda No. 11-02 to construct a 23,000 sq-ft structure including 1,500-sq-ft office and lab area for a plant food blending facility/light manufacturing on an 8.490+/-acre parcel zoned C/IBC (Commercial/Industrial Business Center) in the Highway Mixed Use Future Land Use District based on staff's findings, recommendation for approval, recommended conditions and based on the testimony received and the evidence presented at the public hearing. Motion carried unanimously.

Board inquired and Planner Haney advised P/Z's next meeting is scheduled for May 19, and contains an application for Rezoning of a 1.17+/-acre parcel from A-1 to F-R, West side of Edison St., South of Lake Branch Rd. Haney explained that since the Board had no items for an 05/05/11 regular meeting, P/D Dept. asked of P/Z Chairman if a regular meeting could be scheduled for 05/19/11 so that a Rezoning applicant did not have to wait until June, 2011 to be heard since P/D Dept. has no items for an 06/02/11 regular meeting. P/Z Chairman had no problem with the request.

Denny advised that the next meeting staff will present some changes to the Unified Land Development Code for the Board's consideration. There are land uses that if the ULDC say are not allowed—are not allowed; the P/D Director has no latitude; proposed changes might give us some flexibility.

Denny advised that the recent 'Comp Plan' although changes are in effect; rezoning process for 11 large pieces of property has not been started.

Board was advised the P/Z's next Regular Meeting/Public Hearing is scheduled for Thursday, May 19, 2011, 6:00 P.M.

With no further business, MOTION by Conley, second by Arce to adjourn regular meeting/public hearing at 6:29 P.M. Motion carried unanimously.

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B.J. Haney, Acting Recording Secretary