

**HARDEE COUNTY BOARD OF COUNTY COMMISSIONERS  
ZONING MEETING  
THURSDAY, NOVEMBER 17, 2005 8:35 A.M.  
COUNTY COMMISSION CHAMBERS, ROOM 102  
COURTHOUSE ANNEX  
412 WEST ORANGE STREET, WAUCHULA, FLORIDA  
A G E N D A**

<b>Commissioners:</b>	<b>District I</b>	<b>Minor L. Bryant</b>
	<b>District II</b>	<b>Clifton N. Timmerman, Chairman</b>
	<b>District III</b>	<b>Gordon R. Norris</b>
	<b>District IV</b>	<b>Bobby R. Smith, Vice-Chairman</b>
	<b>District V</b>	<b>Dale A. Johnson</b>

<b>County Manager Lexton H. Albritton, Jr.</b>	<b>County Attorney Ken Evers</b>
<b>Clerk B. Hugh Bradley</b>	<b>Office Manager Sandy Meeks</b>
	<b>Deputy Clerk Nancy Craft</b>

**Mike Cassidy, Building & Zoning Director**

**Chairman - Call meeting to Order.**

**Notice of Publication—The Herald Advocate on 10/20/05 & 10/27/05.**

**Chairman or Designee—Explain BCC Rules of Procedure.**

**Attorney Evers—Administer oath to witness who wish to offer testimony.**

**Building & Zoning Director Cassidy—Courtesy notices were mailed to adjoining property owners, and all advertisements/public notices were properly posted.**

**Agenda No.**

**REZONE**

**05-31 Sultana Razzaque by and through its Authorized Representative requests approval of a Rezone of no-more-than 1.8 acres of the 6.81 MOL acre parent parcel from A-1 (Agriculture) to C-2 (General Commercial) for the construction/operation of a convenience store with fuel sales on or about East Main Street - East of Boyd Cowart Road, Hardee County.**

**ACTION RECOMMENDED: Planning and Zoning Board and staff recommend approval.**

**Copy of letter from Roger Conley, Planning and Zoning Board dated 11/07/05 and record of decision provided.**

**06-02 Terry L. Thompson by and through its Authorized Representative requests approval of a Rezone of 1.37 MOL acre parent parcel from A-1 (Agriculture) to F-R (Farm-Residential) to eliminate the nonconformity of a parcel in an A-1 zoned district on or about W. Main St., SE of Paldao Acres.**

**ACTION RECOMMENDED: Planning and Zoning Board and staff recommend approval.**

**Copy of letter from Roger Conley, Planning and Zoning Board dated 11/07/05 and record of decision provided.**

**06-05** **Rojan, Inc. and Florida Engineered Citrus, Inc. by and through their Authorized Representative requests approval of a Rezone of 88.40 MOL acre parent parcel from A-1 (Agriculture) to F-R (Farm-Residential) for the development of single-family dwellings on lots no less than 1.0 acre in size on or about Post Plant Road N. of Goose Pond Rd.**

**ACTION RECOMMENDED: Planning and Zoning Board and staff recommend denial.**

**Copy of letter from Roger Conley, Planning and Zoning Board dated 11/07/05 provided.**

**SPECIAL EXCEPTION**

**06-04** **Abdon & Ofelia Rivera by and through their Authorized Representative requests approval of a Special Exception to remove the existing convenience store and gas pumps and the s/f MH dwelling and replace with a 3,200 MOL-sq-ft convenience store with fuel sales for A&M Grocery on 1.0 acres MOL in an A-1-zoned district on or about SR 64 E. of 7-Mile Point.**

**ACTION RECOMMENDED: Planning and Zoning Board and staff recommend approval.**

**Copy of letter from Roger Conley, Planning and Zoning Board dated 11/07/05 provided.**

**OTHER BUSINESS**

**GENERAL RULES OF PROCEDURE**

**Ladies and Gentlemen:**

**This is a quasi-judicial proceeding and any decision of the Board must be supported by substantial and competent evidence. In rendering its decision the Board shall rely solely upon the testimony which is relevant and material and any testimony given in the form of an opinion will not be relied upon unless given by a qualified witness.**

**You shall have the right to give testimony, and to present evidence and witnesses. The applicant, the Board and any interested persons shall be given an opportunity to ask question of any witness. Any person who wishes to testify shall be administered an oath to swear or affirm to tell the truth.**

**At this time, if there is anyone who wishes to testify before the Board, please rise for the administration of the Oath.**

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**Next BCC Zoning meeting to be held on December 8, 2005, at 8:35 a.m. at Commission Chambers and the next regular County Commission meeting to be held December 8, 2005, at 8:30 a.m. at Commission Chambers, 412 West Orange St., Room 102 Wauchula, FL.**

**Meeting adjourned \_\_\_\_\_.**