

A G E N D A
HARDEE COUNTY BOARD OF COUNTY COMMISSIONERS
ZONING MEETING
THURSDAY, MAY 15, 2008, 8:35 A.M.
COUNTY COMMISSION CHAMBERS, ROOM 102
COURTHOUSE ANNEX
412 WEST ORANGE STREET, WAUCHULA, FLORIDA

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

County Manager Lexton H. Albritton, Jr.	County Attorney Ken Evers
Clerk B. Hugh Bradley	Office Manager Sandy Meeks
Nicholas Staszko, Planning & Development Director	Deputy Clerk Laura Barker

Chairman - Call meeting to Order.

Notice of Publication—*The Herald Advocate* on 04/17/08 & 04/24/08

Chairman or Designee—Explain BCC Rules of Procedure.

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

Planning & Development Director Nicholas Staszko—Courtesy notices were mailed to adjoining property owners, and all advertisements/public notices were properly posted.

MAJOR SPECIAL EXCEPTION

Agenda No.
08-18

CF Industries, Inc., and Clean Energy LLC by and through their Authorized Representative request a **Major Special Exception** to construct/operate a simple/combined-cycle electric power plant on 366 MOL acres, zoned A-1, Agriculture Land Use District located on or about the West side of CR 663 North, ¼ mile South of Hardee/Polk County Line.

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

Copy of letter from Roger Conley dated 05/02/08, staff report, and application package provided.

VARIANCE

Agenda No.
08-18

CF Industries, Inc., and Clean Energy LLC by and through their Authorized Representative requests approval of a **Variance** to wetlands setbacks, noise and building height on 366 MOL acres, zoned A-1, Agriculture Land Use District located on or about the West side of CR 663 North, ¼ mile South of Hardee/Polk County Line.

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

Copy of letter from Roger Conley dated 05/02/08, staff report, and application package provided.

ORDINANCE NO. 2008-16

Agenda No.

08-23

Hardee County Board of County Commissioners by and through their Authorized Representative request an Amendment to the Hardee County Unified Land Development Code Table 2.29.02(B) — to permit all Commercial/Industrial Business Center-zoned land uses either by right or by approval of a Site Development Plan, Major Special Exception or Special Exception to be permitted by right.

ACTION RECOMMENDED: Motion to approve continuing until next BCC Zoning meeting of 07/17/08 at 8:35 a.m.

Copy of letter dated 05/02/08 from Roger Conley provided.

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.

Next BCC Zoning meeting to be held on June 19, 2008, at 8:35 a.m. at Commission Chambers and the next regular County Commission meeting to be held June 05, 2008, at 8:30 a.m. at Commission Chambers, 412 West Orange St., Room 102 Wauchula, FL.

Meeting adjourned _____.