

PLANNING AND ZONING BOARD

REGULAR MEETING/PUBLIC HEARING—JUNE 05, 2008, 6:00 P.M.

Hardee County Board of County Commissioners Board Room
412 W. Orange Street, Courthouse Annex, Room 102, Wauchula, Florida

::: A G E N D A :::

Planning and Zoning Board

James Barncord
Don Chancey
Roger Conley, Chairman
Oscar Ortiz
Charles Parker
Carl Saunders
Mike S. Thompson
Vida Tomlinson
Max Ullrich, Vice Chairman

Staff

Nicholas Staszko, Planning/Development Director
Lex Albritton, County Manager
Kenneth B. Evers, County Attorney
B.J. Haney, Planner II

**TURN OFF ALL CELL PHONES AND PAGERS
OR SET THE UNIT TO SILENT ANNOUNCEMENT**

CHAIRMAN Call June 05, 2008, Regular Meeting/Public Hearing to order

HANEY Notice of Publication for Regular Meeting/Public Hearing
was published in **The Herald-Advocate** on 05/15 and 05/22/08
Affidavit of Publication on file

PLANNING DIRECTOR

STASZKO Courtesy Notices were mailed to adjoining property owners,
and all advertisements/public notices were properly posted

CHAIRMAN Explain Planning and Zoning Board's General Rules of Procedure (Page Two)

HANEY

NOTARY PUBLIC Administration of oath to witnesses who wish to offer testimony

CHAIRMAN Approval--Minutes of May 01, 2008 Regular Meeting/Public Hearing
Approval—Minutes of May 08, 2008 Joint Meeting/Public Hearing
with the Board of County Commissioners to receive
2007-2008 Annual Report from CF Industries Inc. and
request for NOPC to Development Order from CF Industries Inc.
Approval—Minutes of April 28, 2008 Joint Meeting/Public Hearing
with the Board of County Commissioners
Mosaic Fertilizer LLC's DRI and Major Special Exception

SPECIAL EXCEPTION

Agenda No.

08-25 Rocky D./Kimberly J. Parks request approval of a **Special Exception** to locate a single-family mobile home dwelling on 2.86+/-acres zoned F-R (Farm-Residential) in the **Agriculture** Future Land Use District

On or abt North side of Altman Rd., West of South Florida Ave.
Hardee County

Board requested a suggested format for its MOTIONS

I make a MOTION to recommend to the Board of County Commissioners **APPROVAL** of the request for **Special Exception** to locate a single-family mobile home dwelling on 2.86+/-acres zoned F-R (Farm-Residential) in the **Agriculture** 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;

I make a MOTION to **DENY** the request based on _____.

BCC to hold a public hearing and receive a recommendation from the Planning/Zoning Board on

Thursday, June 19, 2008, 8:35 A.M. or as soon thereafter.

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**LARGE-SCALE "COMP PLAN" AMENDMENT to the FUTURE LAND USE MAP
Ordinance No. 2008-17**

Agenda No.

08-24 Ryan C. Garza and Hardee County Industrial Development Authority by and through the Authorized Representative requests approval of a **Large-Scale "Comp Plan" Amendment to the Future Land Use Map** changing the FLU designation of 129.81+/-acres from **Residential Mixed Use** to **Highway Mixed Use**

On or abt N of Old Bradenton Rd., E of Osprey Ln,	Garza 025.67+/-acres
Old Bradenton Rd., E of Mott Rd; N & E of Old Bradenton Rd.	IDA 104.14+/-acres

Board requested a suggested format for its MOTIONS

I make a MOTION to recommend to the Board of County Commissioners **APPROVAL** of the **Large-Scale "Comp Plan" Amendment to the Future Land Use Map** changing the FLU designation of 368MOL acres from **Residential Mixed Use** to **Highway Mixed Use**, as contained in **Ordinance No. 2008-17** based on staff's findings, conclusion, recommendation for **APPROVAL** and based on the testimony received and the evidence presented at the public hearing;

I make a MOTION to **DENY** the request based on _____.

BCC to hold a public hearing and receive a recommendation from the Planning/Zoning Board on Thursday, June 19, 2008, 8:35 A.M. or as soon thereafter.

OTHER BUSINESS

**Next REGULAR P/Z MEETING/PUBLIC HEARING
Thursday, July 10, 2008, 6:00 P.M.**

Regular Meeting/Public Hearing adjourned at _____ P.M. to convene in a Jt. Public Hearing with the BCC CONTINUED FROM 04/28/08 for Major Special Exception approval, and a Development Order on an application for Development Approval for a Development of Regional Impact (DRI) and a Master Mining and Reclamation Plan and Unit Plan for Mosaic Fertilizer LLC.

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 that 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 questions of any witness.

Any persons who wish 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 speak before the Board, please rise for the administration of Oath and raise your right hand.

