

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, Wauchula, Florida

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

Planning and Zoning Board

Ralph Arce
Roger Conley, Vice Chairman
Anita Keene
Gordon Norris
Oscar Ortiz
Charles Parker
Monica Reas
Mike S. Thompson, Chairman
Vida Tomlinson

Staff

Kevin Denny, AICP, Planning/Development Director
"BJ" Haney, Planner II

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

- CHAIRMAN THOMPSON** Call April 21, 2011, Regular Meeting/Public Hearing to order
- CHAIRMAN** Pledge of Allegiance to the American flag; Call for prayer
- PLANNER HANEY** Notice of Publication for 04/21/11 Regular Meeting/Public Hearing was published in **The Herald-Advocate** on 03/31/11 (Affidavit of Publication is on file)
- HANEY** All advertisements/public notices were properly posted
- CHAIRMAN** Explain Planning and Zoning Board's General Rules of Procedure (Page Two)
- NOTARY PUBLIC** Administration of oath to those who wish to offer testimony
- CHAIRMAN** Approval--Minutes of 11/04/10 Joint Public Hearing with BCC to receive Annual Reports from Mosaic Fertilizer LLC
Approval—Minutes of 01/18/11 Regular Meeting/Public Hearing
NOTE: No Items for a December, 2010 Agenda, and
No Items for a February, and March, 2011 Agenda

SITE DEVELOPMENT PLAN/SITE CONSTRUCTION PLAN

Agenda No.

11-02 Hardee County Industrial Development authority Inc. by and through the Authorized Representative requests 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 8.50+/-acre-parcel zoned **C/IBC (Commercial/Industrial Business Center)** in the **Highway Mixed Use** Future Land Use District

On or abt West side of Commerce Ct South of Commerce Ln
Hardee County

20 33 25 0500 00001 0011 and
20 33 25 0500 00001 0012

Board requested a suggested format for its MOTIONS

I make a MOTION to **APPROVE** the **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 8.50+/-acre-parcel zoned **C/IBC (Commercial/Industrial Business Center)** in the **Highway Mixed Use** Future Land Use District based on the staff's findings, recommendation for approval, recommended conditions, and based on the testimony presented and the evidence received in the public hearing.

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

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Page Two

OTHER BUSINESS

**Next REGULAR P/Z MEETING/PUBLIC HEARING,
Thursday, MAY 05, 2011, 6:00 P.M.**

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.