

PLANNING AND ZONING BOARD

REGULAR MEETING/PUBLIC HEARING—JUNE 14, 2012, 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
John Deer
Shawna Lambert
Gordon Norris
Oscar Ortiz
Mike S. Thompson, Chairman
Mark White

Staff

Kevin Denny, AICP, Planning/Development Director
Joshua Cheney, AICP, Planner III
'BJ' Haney, Planning/Development Dept.
West Palmer, Mining Coordinator

- CHAIRMAN THOMPSON** Call June 14, 2012, Regular Meeting/Public Hearing to order
- CHAIRMAN** Pledge of Allegiance to the American flag; Call for prayer
- CHAIRMAN** Please turn off all cell phones and pagers or set the unit to silence
- PLANNER HANEY** Notice of Publication for Regular Meeting/Public Hearing was published in **The Herald-Advocate** on 05/24/12
-----(Affidavit of Publication is on file)
- CHAIRMAN** Explain Planning and Zoning Board's General Rules of Procedure (Page Three)
- NOTARY PUBLIC** Administration of oath to those who wish to offer testimony
- CHAIRMAN** Approval—Minutes of 04/26/12 Regular Meeting/Public Hearing
There were no items for a May meeting

MAJOR SPECIAL EXCEPTION/SITE DEVELOPMENT PLAN

Agenda No.
12-13

CF Industries, Inc., property owner and Fort Green Storage LLC, applicant by and through the Authorized Representative requests approval of a **Major Special Exception** and **Site Development Plan**
On or about E side of CR 663 North,
1.6+/-miles N of SR62, S of Hardee-Polk County Line

- CHAIRMAN** The purpose of this Public Hearing is to hear the requests and offer a recommendation to the Board of County Commissioners
- PLANNING/
DEVELOPMENT
DIRECTOR DENNY** Presentation of Agenda No. 12-13 from the Planning/Development Dept.
- P/D STAFF
RECOMMENDATION** Staff recommends the Board recommend approval to the Board of County Commissioners for the **Major Special Exception** with a **Site Development Plan** for Agenda No. 12-13 as shown in the Staff Report and in the presentation
- CHAIRMAN** Questions/Comments from the Board
- CHAIRMAN** Questions/Comments from the public
Please come to the microphone and state your name and mailing address for the record
- CHAIRMAN** Requests a MOTIONS

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Suggested format for Board's MOTIONS

I make a MOTION to **RECOMMEND APPROVAL** to the Board of County Commissioners of Agenda No. 12-13 for a **Major Special Exception** for the phased buildout of a Liquefied Natural Gas Fueling Station and Storage Facility as detailed in the Staff Report on 486.1 +/- acres, **A-1**-zoned lands, in the **Industrial** Future Land Use District based on the Staff Report, Staff's recommendation for approval, recommended conditions, and based on the testimony presented, and the evidence received in the public hearing.

I make a MOTION to **RECOMMEND DENIAL** to the Board of County Commissioners of Agenda No. 12-13 for a **Major Special Exception** for the phased buildout of a Liquefied Natural Gas Fueling Station and Storage Facility as detailed in the Staff Report based on _____.

I make a MOTION to **APPROVE** the **Site Development Plan** of Agenda No. 12-13 pending approval of the **Major Special Exception** by the Board of County Commissioners for the phased buildout of a Liquefied Natural Gas Fueling Station and Storage Facility as detailed in the Staff Report on 486.1 +/- acres, **A-1**-zoned lands in the **Industrial** Future Land Use District based on the Staff Report, Staff's 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 **Site Development Plan** for Agenda No. 12-13 based on _____.

BoCC to hold a public hearing and receive a recommendation from the Planning/Zoning Board pertaining to the **Major Special Exception on Thursday, July 05, 2012, 8:35 A.M. or as soon thereafter.**

<p><i>Amendment to Unified Land Development Code, as amended ORDINANCE NO. 2012-11</i></p>

Agenda No.
12-14

Hardee County Board of County Commissioners by and through the Authorized Representative requests an amendment to the Hardee County Unified Land Development Code, as amended providing for an Amendment to Article 02, of the ULDC establishing Section 2.28.03—Temporary Off-Premises Sales of Motor Vehicles and Vessels as contained in **ORDINANCE NO. 2012-11**

CHAIRMAN

The purpose of this Public Hearing is to offer a recommendation for the amendment to the ULDC to the Board of County Commissioners

**PLANNING/
DEVELOPMENT
DIRECTOR DENNY**

Presentation of Agenda No. 12-14

P/D STAFF RECOM.

Staff recommends the Board recommend approval to the Board of County Commissioners of Agenda No. 12-14 as contained in **ORDINANCE NO. 2012-11** as shown in the Staff report and in the presentation

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- CHAIRMAN** Questions/Comments from the Board
- CHAIRMAN** Questions/Comments from the General Citizenry
- CHAIRMAN** Request a MOTION of recommendation to the BoCC

Suggested format for Board's MOTIONS

I make a MOTION to **RECOMMEND APPROVAL** to the Board of County Commissioners of Agenda No. 12-14 as contained in **ORDINANCE NO. 2012-11** to amend the Hardee County Unified Land Development Code, as amended providing for an Amendment to Article 02 establishing Section 2.28.03—Temporary Off-Premises Sales of Motor Vehicles and Vessels as contained in **ORDINANCE NO. 2012-11** based on the Staff Report, Staff's recommendation for approval and based on the testimony presented, and the evidence received in the public hearing

I make a **MOTION to RECOMMEND DENIAL** to the Board of County Commissioners of Agenda No. 12-14 as contained in **ORDINANCE NO. 2012-11** based on _____

BoCC to hold a public hearing and receive a recommendation from the Planning/Zoning Board for Agenda No. 12-14 as contained in ORDINANCE NO. 2012-11 on Thursday, July 05, 2012, 8:35 A.M. or as soon thereafter.

OTHER BUSINESS

Next REGULAR P/Z MEETING/PUBLIC HEARING
Thursday, July 12, 2012, 6:00 P.M.

GENERAL RULES OF PROCEDURE

Ladies and Gentlemen,

Pertaining to Agenda No. 12-13 . . . 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.