

PLANNING AND ZONING BOARD

REGULAR MEETING/PUBLIC HEARING—NOVEMBER 01, 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.

- CHAIRMAN THOMPSON** Call November 01, 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 silent announcement
- HANEY** Notice of Publication for Regular Meeting/Public Hearing was published in **The Herald-Advocate** on 10/18/12 (Affidavit of Publication is on file)
- 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 10/04/12 Regular Meeting/Public Hearing as printed and mailed
Approval—Minutes of 12/15/11 Joint Meeting BoCC and P/Z Board CF 2011-2012 Annual Report as printed and mailed

MAJOR SPECIAL EXCEPTION w/Concept Development Plan

Agenda No.
12-23

- CHAIRMAN** E.L. Davis, Jr., as property owner, by and through the Authorized Representative representing Bio Nitrogen Corp. requests approval of a **Major Special Exception** containing a Concept Development Plan for a biomass-fed urea fertilizer manufacturing operation on 40.20+/-acres zoned **A-1 (Agriculture)** on lands in the **Rural Center** Future Land Use District
- CHAIRMAN** The purpose of this Public Hearing is to hear the request and offer a recommendation to the Board of County Commissioners for the **Major Special Exception** containing a Concept Development Plan
- PLANNING/
DEVELOPMENT
DIRECTOR DENNY** Presentation of Agenda No. 12-23 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** containing a Concept Development Plan for Agenda No. 12-23 as shown in the Staff Report and in the presentation

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Page Two

- CHAIRMAN** Applicant 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** Applicant response to Questions/Comments from the public
- CHAIRMAN** Requests a MOTION

Suggested format for Board's MOTIONS

I make a MOTION to **RECOMMEND APPROVAL** to the Board of County Commissioners of Agenda No. 12-23 for a **Major Special Exception** containing a Concept Development Plan for for a biomass-fed urea fertilizer manufacturing operation on 40.20+/-acres zoned **A-1 (Agriculture)** on lands in the **Rural Center** 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. 12-23 for a **Major Special Exception** containing a Concept Development Plan for a biomass-fed urea fertilizer manufacturing operation on 40.20+/-acres zoned **A-1 (Agriculture)** on lands in the **Rural Center** Future Land Use District for the reason(s) that _____.

BoCC to hold a public hearing and receive a recommendation from the Planning/Zoning Board pertaining to the Major Special Exception containing a Concept Development Plan on Thursday, November 15, 2012, 6:05 P.M. or as soon thereafter.

OTHER BUSINESS

**Next REGULAR P/Z MEETING/PUBLIC HEARING
Thursday, December 06, 2012, 2012, 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.

