

PLANNING AND ZONING BOARD

CALLED MEETING/PUBLIC HEARING—AUGUST 22, 2013, 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
Don Chancey
Roger Conley, Vice Chairman
Gordon Norris, Chairman
Oscar Ortiz
Jo'Ann' Wilson

Staff

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

- CHAIRMAN** Call August 22, 2013 Called Meeting/Public Hearing to order
Please silence all cell phones and pagers
- CHAIRMAN** Pledge of Allegiance to the American flag; Call for prayer
- HANEY** Notice of Publication
was published in **The Herald-Advocate** on 08/01/13
(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 07/11/13 Regular Meeting/Public Hearing
as printed and mailed

<p><u>MODIFICATION TO AN APPROVED-WITH-CONDITIONS MAJOR SPECIAL EXCEPTION</u> <i>and</i> <u>SITE DEVELOPMENT PLAN</u></p>
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Agenda No.
13-10

- CHAIRMAN** BioNitrogen Plant FL I LLC by and through the Authorized Representative requests approval of a Modification to an Approved-With-Conditions Major Special Exception for the construction of a biomass-fed urea fertilizer manufacturing operation on 40.20+/-acres zoned **A-1 (Agriculture)** in the **Rural Center** Future Land Use District said Modification establishing maximum height for industrial structures **AND** requests approval of a Site Development Plan for the project
- Site is on or about East side of CR663N,
North of Vandolah Rd., Hardee County 17 34 24 0000 06590 0000
- CHAIRMAN** input The purpose of this Public Hearing is to hear the requests, receive public
and offer a recommendation to the Board of County Commissioners for the Modification to an Approved-With-Conditions Major Special Exception **AND** to approve the Site Development Plan
- PLANNER III CHENEY** Presentation of Agenda No. 13-10 from the Planning/Development Dept.

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P/D STAFF

RECOMMENDATION

Staff recommends the Board recommend approval of Agenda No. 13-10 to the Board of County Commissioners

CHAIRMAN

Call for Applicant presentation or comments

CHAIRMAN

Call for Questions/Comments from the Board

CHAIRMAN

Call for Questions/Comments from the public

Please come to the microphone and state your name and MAILING ADDRESS for the record

CHAIRMAN

Call for Applicant response to Questions/Comments from the public

CHAIRMAN

Call for a MOTION

Suggested format for Board's MOTIONS

I make a MOTION to **RECOMMEND APPROVAL** of Agenda No. 13-10 to the Board of County Commissioners for a Modification to an Approved-With-Conditions Major Special Exception for the construction of a biomass-fed urea fertilizer manufacturing operation on 40.20+/-acres zoned

A-1 (Agriculture) in the **Rural Center** Future Land Use District said Modification establishing maximum height of 175 ft for industrial structures based on the Staff's Report and Conditions, 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** of Agenda No. 13-10 to the Board of County Commissioners based _____.

I make a MOTION to **APPROVE** Agenda No. 13-10 containing a Site Development Plan for the construction of a biomass-fed urea fertilizer manufacturing operation on 40.20+/-acres zoned

A-1 (Agriculture) in the **Rural Center** Future Land Use District based on the Staff's Report and Conditions, Staff's recommendation for approval and based on the testimony presented, and the evidence received in the public hearing.

I make a MOTION to **DENY** Agenda No. 13-10 based _____.

CHAIRMAN

BoCC to hold public hearing and receive a recommendation from the Planning/Zoning Board pertaining to the Modification to an Approved-With-Conditions Major Special Exception on Thursday, September 05, 2013, 8:35 A.M. or as soon thereafter

OTHER BUSINESS

PLANNING AND ZONING BOARD

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Next REGULAR P/Z MEETING/PUBLIC HEARING

Thursday, September 05, 2013, 6:00 P.M.

**(Large-Scale 'Comp Plan' Future Land Use Map Amendment
for Mosaic Fertilizer LLC adding 160+/-A-1-zoned acres
in Agriculture FLU to Mining Overlay Map)**

PLANNING/ZONING BOARD 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.

MY DOCUMENTS-P-ZBOARD-AGENDA\PLAN-ZON—2013-0822