

PLANNING AND ZONING BOARD

REGULAR MEETING/PUBLIC HEARING--AUGUST 07, 2014, 6:00 P.M.

County Commissioners Board Room, 412 W. Orange St., Courthouse Annex, Rm. 102 , Wauchula, Florida

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Planning and Zoning Board
Ralph Arce, Vice Chairman
Don Chancey
Roger Conley, Chairman
Gordon Norris
Drew Schock
Nick Timmerman
Jo'Ann' Wilson

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

CHAIRMAN

Call August 07, 2014 Regular Meeting/Public Hearing to order
**Please turn off all cell phones and pagers
or set the unit to silent announcement**

CHAIRMAN

Pledge of Allegiance to the American flag; Call for prayer

HANEY

Pursuant to the provisions of the Hardee County Unified Land Development Code be advised that

- Courtesy Notices announcing the Public Hearing were mailed to adjoining property owners within a 300-ft radius of the subject parcels for Agenda no. 14-15 and Agenda No. 14-16;
- The public notice for this public hearing was advertised in **The Herald-Advocate** on 07/17/14 (Affidavit of Publication is on file)

CHAIRMAN

Explain Planning and Zoning Board's General Rules of Procedure

Ladies and Gentlemen pertaining to Agenda No. 14-15 and Agenda No. 14-16,

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.

NOTARY PUBLIC

Administration of oath to those who wish to offer testimony

CHAIRMAN

Approval--Minutes of 07/10/14 Regular Meeting/Public Hearing as printed and mailed

HANEY

. . . has any Planning and Zoning Board member received any oral or written communication(s) regarding the land use items in Agenda No. 14-15 and Agenda No. 14-16 to be discussed? If so, please disclose substance of the communication and identify the person making the communication.

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SITE DEVELOPMENT PLAN/SITE CONSTRUCTION PLAN

Agenda No. 14-15

CHAIRMAN Hardee County as property owner and Hardee County Industrial Development Authority, as applicant by and through the Authorized Representative requests approval of a Site Development Plan/Site Construction Plan for a 20,000-sq-ft building for Manufacturing of Finished Products, Warehousing and Distributing for Lot 13B, **Hardee County Commerce Park** on 2.66+/-acres zoned **Commercial/Industrial Business Center** in the **Highway Mixed Use** Future Land Use District

Parcel is situated on the E side of Commerce Ct., S of Commerce Ln.
Hardee County 20 33 25 0500 00001 0013B

CHAIRMAN The purpose of this Public Hearing is to hear the request, receive public input and offer a decision

PLANNER III CHENEY Presentation of Agenda No. 14-15

P/D STAFF RECOM. Staff recommends the Board approve the request for a Site Development Plan/Site Construction Plan with conditions as presented; enter Staff Report and staff testimony into the record

CHAIRMAN Questions/Comments from the Board

CHAIRMAN Questions/Comments from the General Citizenry
Please come to the microphone and state your name and MAILING ADDRESS for the record

CHAIRMAN Requests a MOTION

Suggested format for Board's MOTIONS

I make a MOTION to **APPROVE** the request for a Site Development Plan/Site Construction Plan for a 20,000-sq-ft building for Manufacturing of Finished Products, Warehousing and Distributing for Lot 13B, **Hardee County Commerce Park** on 2.66+/-acres zoned **Commercial/Industrial Business Center** in the **Highway Mixed Use** Future Land Use District as presented 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 request for a Site Development Plan/Site Construction Plan as presented based on _____.

SITE DEVELOPMENT PLAN/SITE CONSTRUCTION PLAN

Agenda No. 14-16

CHAIRMAN Hardee County Industrial Development Authority, as property owner and applicant by and through the Authorized Representative requests approval of a Site Development Plan/Site Construction Plan for an 80,934-sq-ft building for Manufacturing of Finished Products which project is known as FLORIKAN, for Lot 16 (4.32+/-acres) and Lot 17 (4.31+/-acres), **Hardee County Commerce Park** on a total of 8.63+/-acres zoned **Commercial/Industrial Business Center** in the **Highway Mixed Use** Future Land Use District

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Parcels are situated on the E side of Commerce Ct., N of Commerce Ln.
Hardee County 20 33 25 0500 00001 0016
20 33 25 0500 00001 0017

CHAIRMAN The purpose of this Public Hearing is to hear the request, receive public input and offer a decision

PLANNER III CHENEY Presentation of Agenda No. 14-16

P/D STAFF RECOM. Staff recommends the Board approve the request for a Site Development Plan/Site Construction Plan with conditions as presented; enter Staff Report and staff testimony into the record

CHAIRMAN Questions/Comments from the Board

CHAIRMAN Questions/Comments from the General Citizenry
Please come to the microphone and state your name and MAILING ADDRESS for the record

CHAIRMAN Requests a MOTION

Suggested format for Board's MOTIONS

I make a MOTION to **APPROVE** the request for a Site Development Plan/Site Construction Plan for an 80,724-sq-ft building for Manufacturing of Finished Products which project is known as FLORIKAN, for Lot 16 and Lot 17, **Hardee County Commerce Park** on a total of 8.63+/-acres zoned **Commercial/Industrial Business Center** in the **Highway Mixed Use** Future Land Use District as presented 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 request for a Site Development Plan/Site Construction Plan as presented based on _____.

**AMENDMENT TO HARDEE COUNTY UNIFIED LAND DEVELOPMENT CODE
ORDINANCE NO. 2014-17**

Agenda No. 14-18

CHAIRMAN Hardee County Board of County Commissioners by and through the Authorized Representative requests approval of an Amendment to Section 3.09.00--**Access Points Onto Streets** of the Hardee County Unified Land Development Code to provide for severability, repeal of conflicting ordinances for an effective date as **ORDINANCE NO. 2014-17**

CHAIRMAN The purpose of this Public Hearing is to hear the request, receive public input and offer a recommendation to the Board of County Commissioners

PLANNER III CHENEY Presentation of Agenda No. 14-18

P/D STAFF RECOM. Staff recommends the Board approve the request for an Amendment to the Hardee County ULDC as presented; enter Staff Report and staff testimony into the record

CHAIRMAN Questions/Comments from the Board

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CHAIRMAN Questions/Comments from the General Citizenry
Please come to the microphone and state your name and MAILING ADDRESS for the record

CHAIRMAN Requests a MOTION

Suggested format for Board's MOTIONS

I make a MOTION to **RECOMMEND APPROVAL** of the request for an Amendment to Section 3.09.00--**Access Points Onto Streets** of the Hardee County Unified Land Development Code to provide for severability, repeal of conflicting ordinances for an effective date as **ORDINANCE NO. 2014-17** based on 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** the request for an Amendment to Section 3.09.00, Hardee County Unified Land Development Code as presented based on _____.

CHAIRMAN BoCC to hold a **FIRST READING public hearing and receive a recommendation from the Planning/Zoning Board on Thursday, August 21, 2014, 6:05 P.M. or as soon thereafter.**

BoCC to hold **SECOND READING public hearing on Thursday, September 25, 2014, 6:05 P.M.**

**AMENDMENT TO HARDEE COUNTY UNIFIED LAND DEVELOPMENT CODE
ORDINANCE NO. 2014-16**

Agenda No. 14-17

CHAIRMAN Hardee County Board of County Commissioners by and through the Authorized Representative requests approval of an Amendment to the Hardee County Unified Land Development Code amending Section 7.13.07 and adding Section 7.12.06 to provide for a process for extensions to approved Major Special Exceptions and approved Special Exceptions to provide for severability, repeal of conflicting ordinances and for an effective date as **ORDINANCE NO. 2014-16**

CHAIRMAN WAS ADVERTISED FOR PUBLIC HEARING;
THE STAFF REPORT AND ORDINANCE ARE NOT READY FOR PRESENTATION

OTHER BUSINESS

**Next REGULAR P/Z MEETING/PUBLIC HEARING
Thursday, September 11, 2014, 6:00 P.M.**