

**HARDEE COUNTY
PLANNING AND ZONING BOARD**

REGULAR MEETING/PUBLIC HEARING--JANUARY 07, 2016, 6:00 P.M.

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

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

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Planning and Zoning Board

Ralph Arce, Vice Chairman
Donnie Autry
Roger Conley, Chairman
Drew Schock
Nick Timmerman
Danielle Valentim
JoAnn Wilson

Staff

Todd Miller, Planning/Development Director
Annie Barnes, Planner II
'BJ' Haney, Planning/Development Dept.

CHAIRMAN

Call January 07, 2016 Regular Meeting/Public Hearing to order
Please turn off all cell phones and pagers or silence 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 the public notice for this public hearing was advertised in **The Herald-Advocate** on 12/17/15 (Affidavit of Publication is on file)

CHAIRMAN

Approval--Minutes of 11/05/15 Regular Meeting/Public Hearing as printed and mailed

There were no items for a December, 2015 Planning/Zoning Board meeting

**PLANNING/
DEVELOPMENT**

HANEY

... has any Hardee County Planning and Zoning Board member received any oral or written communication(s) regarding the land use items to be discussed? If so, please disclose substance of the communication and identify the person making the communication.

CHAIRMAN

Explain Planning and Zoning Board's 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.

NOTARY PUBLIC

Administration of oath to those who wish to offer testimony

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REZONING—ORDINANCE 2016-01

Agenda No. 16-02

CHAIRMAN

Wauchula Groceries LLC, by and through the Authorized representative request a Rezoning of lots totaling 1.01+/-acres in the **Town of Ona S/D** from Farm-Residential to General Commercial in the Rural Center Future Land Use District for the improving of the existing retail store

Parcels are situated on or about South side of Pine St., West of Badger Loop, North of SR64W, East of CR663 North, Hardee County

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

**PLANNING/DEVELOP.
DIRECTOR**

Presentation of Agenda No. 16-02

P/D STAFF RECOM.

Staff recommends the Board recommend to the Board of County Commissioners approval of the Rezoning as requested based on the staff report 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 **RECOMMEND APPROVAL** to the Board of County Commissioners of the request for a Rezoning of selected lots totaling 1.01+/-acres from Farm-Residential to General Commercial in the **Town of Ona S/D** as **ORDINANCE NO. 2016-01** to improve the existing retail store in the Rural Center Future Land Use Category based on the staff report as presented and based on the testimony presented and the evidence received in the public hearing.

I make a MOTION to **DENY** the request for approval to the Board of County Commissioners of a Special Exception based on _____.

CHAIRMAN

BoCC to hold FIRST PUBLIC HEARING for ORDINANCE NO. 2016-01 and receive a recommendation from the Planning/Zoning Board on Thursday, January 21, 2016, 6:05 P.M. or as soon thereafter in this room

BoCC to hold SECOND PUBLIC HEARING for ORDINANCE NO. 2016-01 on Thursday, February 18, 2016, 8:35 A.M. or as soon thereafter in this room

OTHER BUSINESS

Regular Meeting/Public Hearing adjourned at _____

Next REGULAR MEETING, Thursday, February 04, 2016, 6:00 P.M.