

**HARDEE COUNTY
PLANNING AND ZONING BOARD**

REGULAR MEETING/PUBLIC HEARING--JANUARY 04, 2018, 6:00 P.M.

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

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

Page One of Two

Planning and Zoning Board

Roger Conley, Chairman
Ralph Arce, Vice Chairman
Donnie Autry
Karen Gustinger
JoAnn Wilson
Renee Wyatt

Staff

Todd Miller, Planning/Development Director
'BJ' Haney, Planner II
Hazel Hastwell, Planning Technician

CHAIRMAN

Call January 04, 2018 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 12/14/17 (Affidavit of Publication is on file)
- Courtesy Letters were timely mailed from the Planning/Development Dept. to properties within a 300-ft radius of the subject parcel pursuant to the provisions of the Hardee County Unified Land Development Code

CHAIRMAN

Approval--Minutes of 12/07/17 Regular Meeting/Public Hearing
Correction: Page One: should identify Penny Dr. as a county-maintained road;
Correction: Page Two should identify the Rehberg BoCC public hearing as Thursday, January 04, 2018, 8:35 A.M.

CHAIRMAN

Election of Chairman and Vice Chairman for the ensuing year
Call for nominations for Chairman
Call for nominations for Vice Chairman

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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Page Two of Two

SITE DEVELOPMENT PLAN

Agenda No. 18-05

CHAIRMAN

Lexan Properties LLC, Sharon G. Mytyk and Erica M. Scheipsmeier request approval of a Site Development Plan to construct a new agriculture building for the agriculture business and to provide agri-tourism events on the parcels to include outdoor commercial recreation, educational activities, the keeping of non-commercial livestock, the operation of a plant nursery including wholesale and retail sales of ag-related products and on-site food sales on A-1 zoned parcels in the Highway Mixed Use Future land Use Category.

The parcels are situated on the East side of U.S. Highway 17 North and South of Torrey Rd., Hardee County

Parcel 01, 02, 03, 04, **Heartland Place S/D**

CHAIRMAN

The purpose of this Public Hearing is to hear the request, to offer a decision

**PLANNING/DEVELOP
DIRECTOR**

Presentation of Agenda No. 18-05

P/D STAFF RECOM.

Staff recommends the Board **APPROVE** the request for a Site Development Plan with conditions 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 **APPROVE** the request for a Site Development Plan with conditions to construct a new agriculture building for the agriculture business and to provide agri-tourism events on the parcels to include outdoor commercial recreation, educational activities, the keeping of non-commercial livestock, the operation of a plant nursery including wholesale and retail sales of ag-related products and on-site food sales on A-1 zoned parcels in the Highway Mixed Use Future Land Use Category based on the Staff Report as presented, the testimony presented and the evidence received in the public hearing.

I make a MOTION to **DENY** the request for a Site Development Plan to construct a new agriculture building for the agriculture business and to provide agri-tourism events on the parcels to include outdoor commercial recreation, educational activities, the keeping of non-commercial livestock, the operation of a plant nursery including wholesale and retail sales of ag-related products and on-site food sales on A-1 zoned parcels in the Highway Mixed Use Future Land Use Category based on _____.

Next REGULAR MEETING/PUBLIC HEARING, Thursday, February 01, 2018, 6:00 P.M.